

DEPARTMENT OF POSTS

CUSTOMER COPY

8765

India Post  
DEPARTMENT OF POST, INDIA (MAHARASHTRA CIRCLE)

NAME OF POST OFFICE PANVEL HEAD POST OFFICE

Date

4/10/10

FRANKING VALUE RS.

60550/-

NO. OF DOCUMENT one (1)

PAN NO.

NAME OF STAMP DUTY PAYING PARTY

Vikrant V Dinkars

NAME OF COUNTER PARTY

Mulubhughe

NAME OF DOCUMENT

AD

PAY ORDER NO. IF ANY

DRAWN ON BANK

AMOUNT RS.

FOR POST OFFICE USE ONLY

TRANSACTION ID

109122

FRANKING NO.

8785

POST OFFICE STAMP IMPRESSION

15:51

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AUTHORIZED OFFICER  
Post Master Panvel H.O.  
410206

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered at Kamothe, Navi-Mumbai, on this 5<sup>th</sup> day of Oct 2010 BETWEEN **JOSHI CONSTRUCTIONS** through her **C. A. SHRI. DHARMA RAMA JOSHI** a Proprietary Firm, having their office at Shop No. 09, Plot No. 33 + 34, Sector - 8, Vrindavan Complex, Kamothe, Navi-Mumbai, Tal - Panvel, Dist - Raigad "hereinafter referred to as the **DEVELOPERS**" (which expression shall where the context so admits, be deemed to include his heirs, executors, administrators, and assigns) of the **ONE PART AND SHRI/ SMT. VIKRANT VINAYAK DINKAR**

residing at FLAT

NO. 104, F-WING PUSHPANDEEP, PLOT NO-2, SEC-9, KAMOTHE NAVI MUMBAI.

"hereinafter referred to as the **DEVELOPERS**" (which expression unless repugnant to the context include their Partners, executors, representatives, administrators, and assigns) of the **OTHER PART.**

**AND WHEREAS** THE CITY OF INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a company incorporated under the companies Act 1956 ( 1 of 1956 ) and having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai - 21, ( hereinafter referred to as **THE CIDCO**) is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its



Vikrant V Dinkars

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प्रधान डाकपाल, पनवेल  
Post Master Panvel H.O.  
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PANVEL HO  
PANVEL - 410206

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powers under Sub-section (1) and (3-A) of section 113 of the Maharashtra Regional & Town Planning Act E-56 Maharashtra XXXIIV of E-56.)

**AND WHEREAS** the Govt of Maharashtra has pursuant to section 113A of the MRTP Act, been acquiring lands and vesting such lands in the CIDCO for the purpose of development and disposal.

**AND WHEREAS** the CIDCO has with the approval of the state Government has implementing a Scheme known as "Allotment of land under the 12.5% Scheme" and allotting the lands to the project Affected Persons whose lands have been acquired by the State Govt and vested such lands in the CIDCO for Development of the Navi Mumbai project.

**AND WHEREAS** the State Government has acquired the land belonging to the Owners for development of Navi Mumbai project and the Special Land Acquisition Officer Metro Center, Panvel has declared his award in respect of the acquisition of the lands belonging to the Owner.

**AND WHEREAS** the Owner being eligible for an allotment of a piece or parcel of the lands, from the CIDCO Ltd. applied to the CIDCO Ltd., by his application for an allotment of piece or parcel of lands in the 12.5 % scheme of CIDCO Ltd., at Kamothe village, within the local limits of Kamothe, Tal-Panvel, Dist - Raigad in lieu of lands belonging to Owner and so acquired by state Government and vested in the CIDCO Ltd. by the State Government and described hereinabove.

**AND WHEREAS** the Licensees have by his application dated 03/08/1996 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.

**AND WHEREAS** the Corporation has consented to grant to the licensee lease of all that piece or parcel of land described in the schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line and containing by measurement 312.15 Sq.Mtrs or thereabout (hereinafter referred to as "the said land") for the purpose of constructing a building or buildings for residential users and has permitted the



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Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.

**AND WHEREAS** the Licensees has before the execution of this Agreement paid to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order a sum of Rs. 11,370/- (Rupees Eleven Thousand Three Hundred Seventy Only) being the full premium agreed to be paid by the Licensee to the Corporation.

**AND WHEREAS** the CIDCO Ltd., found the Owner eligible for an allotment of plot under the said Scheme allotted to the Owner a plot of land bearing Plot No.16, Sector - 7, having area admeasuring 812.15 sq.mtrs, under 12.5% (Goathan Expansion Scheme) Scheme, situated at village - Kamothe - I, within the local limits of Kamothe - I, Tal - Panvel, Dist - Raigad, Navi Mumbai, and more particularly described in the Schedule of property hereunder written hereinafter referred to as "The Said Plot") in consideration to the total lease premium of Rs.11,370/- (Rupees Eleven Thousand Three Hundred seventy Only).

**AND WHEREAS** the Owner paid to CIDCO Ltd, a sum of Rs. 11,370/- (Rupees Eleven Thousand Three Hundred Seventy Only) being the agreed amount of lease premium in respect of the said plot of land.

**AND WHEREAS** by an Agreement to lease made at CBD, Navi Mumbai on the 24/12/2007 between CIDCO LTD., ( therein referred to as the 'Corporation') of the One Part and the Owner ( therein referred to as "Co-Licensee") the CIDCO Ltd., consented to grant to the Owner a Lease of the piece and parcel of the land bearing Plot No. 16, Sector - 7, having area admeasuring 812.15 sq.mtrs, under 12.5% (Goathan Expansion Scheme), Situated at village - Kamothe - I, within the local limits of Panvel, Tal - Panvel, Dist - Raigad, Navi-Mumbai, more particularly described in the " Schedule of Property" hereunder written and also in the "Schedule of Property" written in the said Agreement to Lease and delineated on the plan annexed to the said Agreement to Lease and shown thereon by red colour boundary line (hereinafter referred to as "The Said Plot") in consideration of lease premium of Rs. 11,370/- (Rupees Eleven Thousand Three Hundred



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Seventy Only ) and upon performance and observance by the Owner of the obligations and the terms, conditions and stipulations contained in the said Agreement to lease dated 24<sup>th</sup> Dec 2007 for the terms of 60 years from the date of execution of the said Agreement to lease and has further granted and permitted the Owner license to enter upon the said land for the purpose of erecting the intended building/s on the said land in accordance with the terms and conditions contained in the said Agreement to Lease dated 24<sup>th</sup> Dec 2007 and registered with Sub-registrar at Panvel - 1 on 24<sup>th</sup> Dec 2007 under Sr. No. 10134 / 2007. The Owner is now fully sized and possessed of and otherwise well and sufficiently entitled to deal with or dispose off "The Said Plot".

**AND WHEREAS** by development agreement dated 26/12/2007 between the original owner and the vendors, the original plot owners had assign the development right in respect of the said plot of land in certain terms and conditions which are more specifically stipulated dated in the said agreement which is duly registered on 17/12/2009 with the sub registrar of assurance at Panvel under serial No. 08768/2009 and also executed General Power of Attorney dated 17/12/2009.

**AND WHEREAS** the developers/ vendors are well sufficiently seized and possessed the Plot No. 16, Sector - 7, having area admeasuring 812.15 sq.Mtrs under 12.5% ( Gaothan Expansion Scheme), Situated at Village - Kamothe - II, within the local limits of Kamothe - II, Tal - Panvel, Dist - Raigad, Navi - Mumbai.

**AND WHEREAS** the Developers/ Vendors are developing the residential cum commercial units on the said Plot No. 16, Sector - 7, having area admeasuring 812.15 sq. mtrs. under 12.5% (Gaothan Expansion Scheme), Situated at village - Kamothe - II, within the local limits of Kamothe - II, Tal - Panvel, Dist - Raigad, Navi Mumbai.

**AND WHEREAS**, the Developers/Vendors have got sanctioned and approved the plan of the building/buildings to be constructed on the said plot of the land vide sanctioned plan bearing No. CIDCO/BP/ATPO /1300/\_\_\_\_\_ dated 25/11/2009.

**AND WHEREAS** the CIDCO Ltd. had also issued commencement certificate to the Original Lessees to commence the work on the said plot of land bearing



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Reference No. CIDCO / BP/ ATPO / 1300/\_\_\_\_\_ dated 25/11/2009 by Executive Engineer, Building Permission, Additional Town Planning Officer.

**AND WHEREAS**, are issued a Title Certificate dated 26/04/2010 is issued by their Advocate, **SHRI. M. S. MANGELA** in respect of the said plot of land regarding the right, and marketable title in respect of the plot of land to the Developers / Vendors.

**AND WHEREAS**, the Purchaser/s has requested the Developers/Vendors to give an inspection of documents and Title Deed of the Developers/Vendors in respect of the said plot of land.

**AND WHEREAS**, the Purchaser is satisfied regarding the documents and title deed of the Developers/Vendors in respect of the said plot and building.

**AND WHEREAS**, the Developers/Vendors have agreed to sell and the Purchaser have agreed to purchase the flat / shop No. 503, on 5th floor, , area admeasuring about 411 Sq.ft built up area equivalent 38.18 sq.mtrs and terrace/ ~~Left~~ admeasuring about 45 Sq.ft built up area equivalent 4.18 sq.mtrs, on Plot No. 16, Situated at Sector- 7, Kamothe, Navi-Mumbai, Tal - Panvel, Dist - Raigad for valuable consideration of Rs. 900000/ (Rupees. Nine lakh only).

**AND WHEREAS**, the parties are desirous of recording the terms and condition of the agreement as follow:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.**



1. The Developers shall construct the said building known as **Shiv Shankar Apartment (Proposed) consisting of ground floor as a stilt and upper 7 floors** on the said land in accordance with the plans, designs specification approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as Developers may consider necessary or as may be required by the concerned local authority/The Govt. to be made in them or any of them.

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2. The Flat Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the purchaser Flat / shop No. - 503, on 5<sup>th</sup> floor, area admeasuring about 411 Sq.ft built up area equivalent 38.18 sq.mtrs and terrace/~~left~~ admeasuring about 45 Sq.ft built up area equivalent 4.18 sq .mtrs, on Plot No. 16, situated at Sector- 7 Kamothe, Navi Mumbai, Tal – Panvel, Dist – Raigad the as shown in the Plan thereof hereto annexed (hereinafter referred to as the Flat). The Purchaser agreed to pay the total price of Rs. 900000/- (Rupees Nine lakh only).

In the following manner :-

|                                    |      |
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| Earnest money deposit on booking   | 15 % |
| On completion of plinth            | 10%  |
| On casting of 2 <sup>nd</sup> slab | 10%  |
| On casting of 4 <sup>th</sup> slab | 10%  |
| On casting of 6 <sup>th</sup> slab | 10%  |
| On casting of 8 <sup>th</sup> slab | 10%  |
| On Completion of Brick work        | 10%  |
| On Internal plastering             | 10%  |
| On External Plastering             | 10%  |
| On Tiling and Flooring             | 3%   |
| On completion                      | 2%   |



The Purchaser/s has / have paid a sum of Rs. \_\_\_\_\_/- as earnest money and the balance amount of Rs. \_\_\_\_\_/- shall be paid within \_\_\_\_\_ weeks on availing the loan from financial institution. THE TIME IS ESSENCE OF CONTRACT.

3. The Developers hereby agree to observe and perform and comply which all the terms and conditions stipulations and restrictions. If any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Purchaser the Developers shall obtain

*Dr. ...*

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d) It is agreed between both the parties that the society's CIDCO transfer charges of the said land will be borne and paid by the Purchaser at the time of transfer of said land in the name of society.

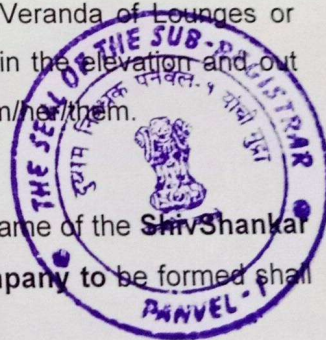
19. The fixtures, fittings and amenities to be provided in the said Flat are those as set out in the scheduled hereunder written in Appendix "AMINITIES" and Flat Purchaser as satisfied himself/herself/ Themselves about the designs of the said structure.

20 The Purchaser/s shall from the date of possession maintain the said Flat at his/her own cost in a good and tenantable repair and condition and shall not do or suffer to done anything in or to the said Flats or the said Flat staircase and common passages, which may be against the rules or bye-laws of concerned authorities or any public authority nor shall the purchaser/s, changes, alter or make additions in or to the said Flat or in Flat or any part thereof the Purchaser/s shall be responsible for any breach of this provision.

21. The Purchaser/s will not at any time demolish or cause to be demolished the Flat or any part thereof agreed to be taken by his/her/them not will he/she/they at the time make or cause to be made any addition or alteration of whatsoever nature to the said Flat or any part thereof. The Flat Purchaser/s shall not permit the closing of Veranda of Lounges or Balconies or Common area make any alteration in the elevation and out side color scheme of the Flat to be acquired by him/her/them.

22. The said Flat shall always be known as and the name of the **Shiv Shankar Co-operative Housing Society or Limited Company** to be formed shall bear same name as its name.

23. On the completion of the said Flat and or receipt by builder's of the full payment of all the amount due and payable to Builder by all the Flat Purchaser of the building. The Developers shall Co-operate with the Flat Purchaser in forming registering Co-operative Society or a Limited Company. The rights of the members of the Co-operative Society or of the



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## FIRST SCHEDULE OF LAND

All that piece of G.E.S. Plot bearing No. 16, Sector - 7, total area admeasuring 812.15 Sq.Mtrs. in Gaothan Expansion Scheme of Village - Kamothe - I, within the local limits of Tal. Panvel, Dist. Raigad, Navi Mumbai.

On or towards the North by : Plot No. 18  
 On or towards the South by : Plot No. 14A, 15 & 17  
 On or towards the East by : 15m, Wide road  
 On or towards the West by : Plot No. 12 & 14

## SECOND SCHEDULE OF FLAT/ SHOP

✓ Flat / shop No. 503, on 5th floor, area admeasuring about 411 Sq.ft built up area equivalent 38.18 sq.mtrs and terrace/ loft admeasuring about 45 Sq.ft built up area equivalent 4.18 sq .mtrs, on Plot No. 16, situated at Sector- 7 Kamothe, Navi Mumbai, Tal - Panvel, Dist - Raigad

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED SEALED AND DELIVERED )

By the withinnamed " OWNER" )

JOSHI CONSTRUCTIONS )

Through her C. A. SHRI. DHARMA RAMA JOSHI )

In the presence of )

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Alh:

DEVELOPERS



SIGNED SEALED AND DELIVERED )

By the withinnamed " PURCHASERS" )

SHRI/ SMT Vikrant V. Dinkar )

In the presence of )

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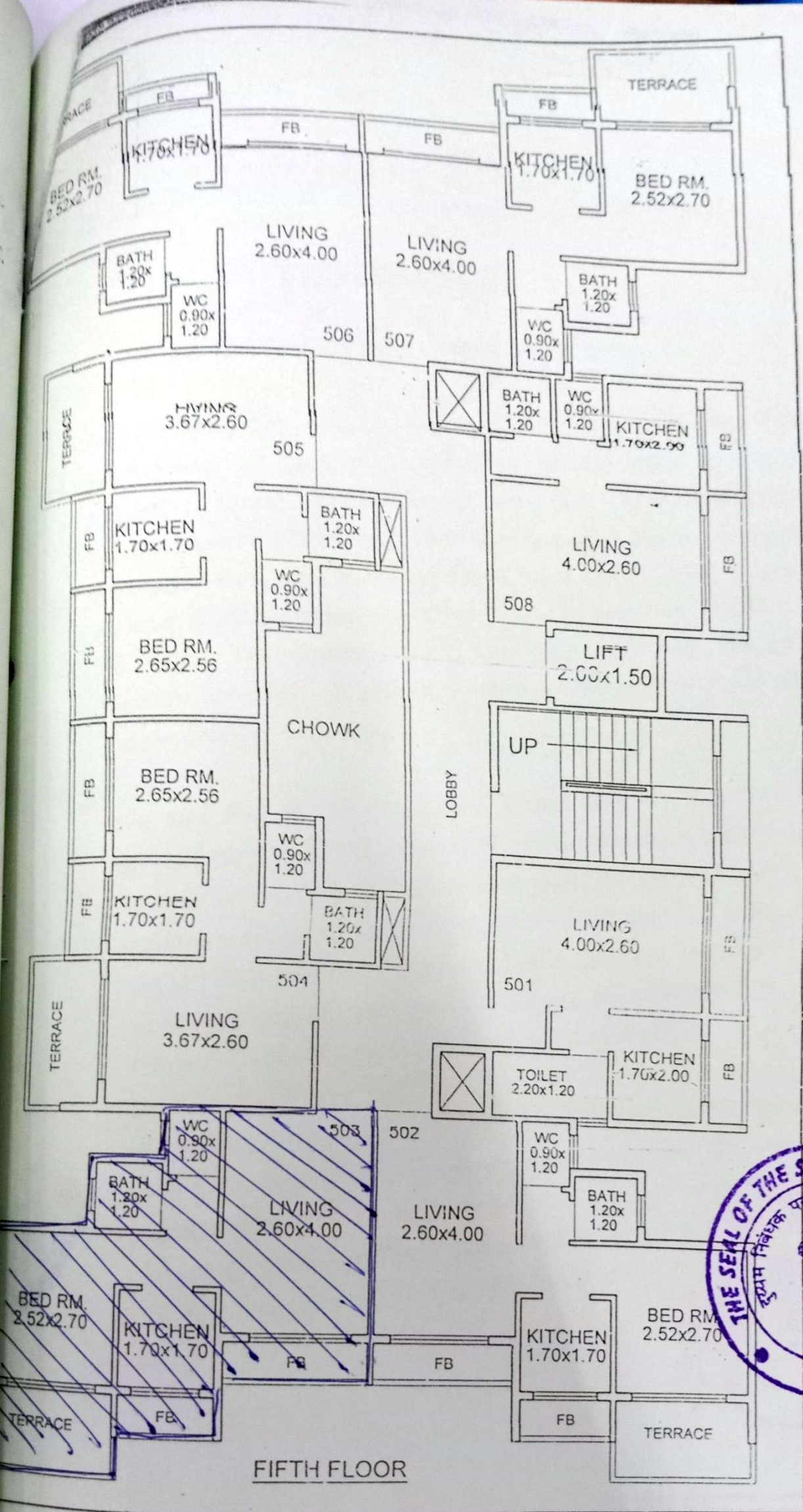
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PURCHASERS



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25 NOV 2009

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to Shri. Haridas Shankar Joshi.

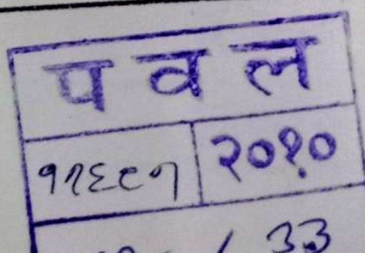
Plot No. 16 Road No. — Sector 07 Node Kamotho of Navi Mumbai.

As per the approved plans and subject to the following conditions for the development work of the proposed Residential building (G+7)

Comm. BVA = 45.622 m<sup>2</sup> + Resi. BVA = 1172.105 m<sup>2</sup>, Total BVA = 1217.727 m<sup>2</sup>

( Nos. of Residential Units 54 Nos. of Commercial units 06 )

1. This Certificate is liable to be revoked by the Corporation if :
  - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
2. The applicant shall :
  - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Obtain Occupancy Certificate from the Corporation.
  - 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision (except for provision in respect of floor area) prescribed in the National Building Code or and / or GDCR - 1975 in force at the time of issue of this certificate.
4. The Certificate shall remain valid for period of 1 year from the date of issue. The revalidation of the same shall be done in accordance with provision in section-43 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.





REF. NO. CHD/04/TPC/ 1300 - -

25 NOV 2009

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVIII) of 1966 to Shri. Haridas Shankar Joshi

Plot No. 16 Road No. - Sector 07 Node Kamothe of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential building (G+7)

Comm BVA = 45.622 m<sup>2</sup> + Resi. BVA = 1172.105 m<sup>2</sup>, Total BVA = 1217.727 m<sup>2</sup>

(Nos. of Residential Units 54 Nos. of Commercial units 06)

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  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
  - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
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  - 2(c) Obtain Occupancy Certificate from the Corporation.
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3. The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area) as prescribed in the National Building Code or and / or GDCR - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of issue. The revalidation of the same shall be done in accordance with provision of section-45 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



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दस्तावेज क्रमांक व वर्ष: 11691/2010

Tuesday, October 05, 2010

11:39:38 AM

दुय्यम निबंधक: पनवेल 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा करारनामा  
मोबदला रू. 900,000.00  
बा.भा. रू. 1,298,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र.503, पाचवा मजला, शिवशंकर अपार्टमेंट (नियोजित), प्लॉट क्र.16, से.नं.07, कामोटे
- (3) क्षेत्रफळ (1) 38.18 चौ.मी.बिल्टअप + 4.18 चौ.मी. टेरेस
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/-जोशी कन्स्ट्रक्शन तर्फे प्रोप्रा. भारती धर्मा जोशी यांचे वतीने कु.मु.म्हणून धर्मा रामा जोशी - -; घर/प्लॉट नं: शॉप नं.9, वृंदावन कॉम्प्लेक्स, प्लॉट क्र.33+34, से 8, कामोटे, ता.पनवेल, जि.रायगड; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विक्रांत विनायक दिनकर - -; घर/प्लॉट नं: प्लॉट क्र.104, एफ विंग, से.नं.9, कामोटे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 05/10/2010
- (8) नोंदणीचा 05/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 11691 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 60510.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 12990.00
- (12) शेरा



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सहदुय्यम निबंधक, वर्त. २  
(पनवेल-१)







**Ref. -2903 - 9<sup>th</sup> March 2022/ SBI RACPC, Sion Branch/ Vikrant Vinayak Dinkar.**

**BANK: STATE BANK OF INDIA**

**BRANCH: RACPC, SION**

**VALUATION REPORT (IN RESPECT OF FLATS)  
(To be filled in by the Approved Valuer)**

| <b>I</b> | <b>GENERAL</b>   |   |
|----------|--|---|
| 1.       | Purpose for which the valuation is made  | : <b>To assess the present market value of the Property Rights for Loan purpose.</b>  |
| 2.       | a. Date of Inspection  | : <b>9<sup>th</sup> March 2022</b>  |
|          | b. Date on which the valuation is made   | : <b>9<sup>th</sup> March 2022</b>  |
| 3.       | List of documents produced for perusal   |   |
|          | Documents  | :   |
|          | 1) Agreement   | <b>Agreement For Sale Dated: 5<sup>th</sup> Oct 2010.</b>   |
|          | 2) Index II  | <b>Index II Sr. No. 11691/2010 Dated: 5<sup>th</sup> Oct 2010.</b>  |
|          | 3) Commencement Certificate  | <b>No. CIDCO/ATPO/1300 Dated: 25<sup>th</sup> Nov 2009.<br/>(For Building Ground + 7<sup>th</sup> Floors)</b>   |
|          | 4) Occupation Certificate  | <b>No. CIDCO/BP-7059/ATPO/(NM &amp; K)/2013/581<br/>Dated: 9<sup>th</sup> April 2013<br/>(For Building Ground + 7<sup>th</sup> Floors)</b>  |
| 4.       | Name of the <b>Owner</b> and his / their address (es) with phone no. (details of share of each owner in case of joint ownership) | : <b>Vikrant Vinayak Dinkar. (Owner)</b><br>Address: Flat No. 503, 5 <sup>th</sup> Floor, "SHIVSHANKAR APARTMENT", Situated At Land Bearing Plot No. 16, Sector No. 07, At Village Kamothe, Nearby Dosti Sports, Kamothe, Taluka Panvel, District Raigad, Pin Code 410 206. |
| 5.       | Brief descriptions of the property   | : <b>Flat No. 503, 5<sup>th</sup> Floor, "SHIVSHANKAR APARTMENT", Situated At Land Bearing Plot No. 16, Sector No. 07, At Village Kamothe, Nearby Dosti Sports, Kamothe, Taluka Panvel, District Raigad, Pin Code 410 206.</b>  |
| 6.       | Location of property   | :   |
|          | a. Plot No. / Survey No.   | Land Bearing Plot No. 16, Sector No. 07   |
|          | b. Door No.  | Flat No. 503  |
|          | c. C.T.S. No. / Village  | At Village Kamothe  |
|          | d. Ward / Taluka   | Taluka Panvel   |
|          | e. Mandal / District   | Raigad  |

Reports Scrutinised

*Furina*  
28/3/22  
Asst./Dy. Manager / CM

*G*  
**Er. G. V. KHOT**  
IBBI.Reg. IBBI Valuer /RV/04/2019/12696  
Govt. Reg. Valuer  
CAT NO: CCIT (N) 265/31CAT (I) 2017/18



|  |  |                                  |
|--|--|----------------------------------|
| f. Date of issue and validity of layout of approved map / plan   | 1) Commencement Certificate No. CIDCO/ATPO/1300<br>Dated: 25 <sup>th</sup> Nov 2009.<br>(For Building Ground + 7 <sup>th</sup> Floors)<br>2) Occupation Certificate<br>No. CIDCO/BP-7059/ATPO/(NM & K)/2013/581<br>Dated: 9 <sup>th</sup> April 2013<br>(For Building Ground + 7 <sup>th</sup> Floors) |                                  |
| g. Approved map / plan issuing authority   | Issued by CIDCO  |                                  |
| h. Whether genuineness or authenticity of approved map / plan is verified  | Issued by CIDCO  |                                  |
| i. any other comments by our empanelled valuers on authentic of approved plan  |  |                                  |
| 7. Postal address of the property  | : Flat No. 503, 5 <sup>th</sup> Floor, "SHIVSHANKAR APARTMENT",<br>Situating At Land Bearing Plot No. 16, Sector No. 07, At<br>Village Kamothe, Nearby Dosti Sports, Kamothe, Taluka<br>Panvel, District Raigad, Pin Code 410 206.   |                                  |
| 8. City / Town   | : City   |                                  |
| Residential Area   | Residential Area   |                                  |
| Commercial Area  | N.A.   |                                  |
| Industrial Area  | N.A.   |                                  |
| 9. Classification of the Area  | :  |                                  |
| i. High / Middle / Poor  | Middle Class   |                                  |
| ii. Urban / Semi Urban / Rural   | Urban  |                                  |
| 10. Coming under Corporation limit / Village Panchayat / Municipality  | : CIDCO  |                                  |
| 11. Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. | : No.  |                                  |
| 12. Boundaries of the property   | :  |                                  |
| North  | Shlok Art & Craft Gallery  |                                  |
| South  | Vardhaman Society  |                                  |
| East   | Padmavati Apartment  |                                  |
| West   | Suyog Awnings, Chainle Nest CHSL   |                                  |
| 13. Dimension of the site  | : As per Deed  | Actuals                          |
| North  | N.A.   | Shlok Art & Craft Gallery        |
| South  | N.A.   | Vardhaman Society                |
| East   | N.A.   | Padmavati Apartment              |
| West   | N.A.   | Suyog Awnings, Chainle Nest CHSL |
| 14. Extent of the site   | : N.A.   |                                  |
| 14. Latitude & Longitude & Co-ordinates of Flat 1  | : Latitude = 19°01'21.0"N  |                                  |
|  | : Longitude = 73°05'33.2"E   |                                  |
| 15. Extent of the site considered for valuation (least of 13A & 13B)   | : N.A.   |                                  |





|            |  |   |  |
|------------|--|---|--|
|            | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Flat is occupied by owner. ✓                 |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  | : |  |
| 1.         | Nature of the Apartment  |   | Residential 1 BHK Flat                       |
| 2.         | Location   |   | Nearby Dosti Sports.                         |
|            | C.T.S. No.   |   |  |
|            | Block No.  |   | -  |
|            | Ward No.   |   | -  |
|            | Village / Municipality / Corporation   |   | At Village Kamothe/ CIDCO Limits             |
|            | Door No., Street Road (Pin code)   |   | Flat No. 503, (Pin Code 410 206)             |
| 3.         | Descriptions of the locality Residential / Commercial / Mixed  |   | Residential Area.                            |
| 4.         | Year of Construction   |   | <b>2013</b>                                  |
| 5.         | Number of Floors   |   | <b>Ground + 7<sup>th</sup> Floors</b>        |
| 6.         | Type of Structure  |   | R.C.C.                                       |
| 7.         | Number of dwelling units in the building   |   | 8 Flats Per Floor.                           |
| 8.         | Quality of Construction  |   | Good.  |
| 9.         | Appearance of the building   |   | Good.  |
| 10.        | Maintenance of the building  |   | Good.  |
| 11.        | Facilities available   | : |  |
|            | Lifts  |   | 1 Lift.                                      |
|            | Protected Water Supply   |   | Available                                    |
|            | Underground Sewerage   |   | Available                                    |
|            | Car parking - Open / Covered   |   | Open   |
|            | Is compound wall existing?   |   | Yes  |
|            | Is pavement laid around the building?  |   | Yes  |
| <b>III</b> | <b>FLAT</b>  | : |  |
| 1.         | The floor on which the Flat is situated  | : | 5 <sup>th</sup> Floor                        |
| 2.         | Door No. of the Flat   | : | Flat No. 503                                 |
| 3.         | Specification of the Flat  | : |  |
|            | Roof   |   | R.C.C.                                       |
|            | Flooring   |   | Vitrified                                    |
|            | Doors  |   | Teak Wood Doors.                             |
|            | Windows  |   | Black Powder Coated Aluminum Sliding Windows |
|            | Fittings   |   | Concealed                                    |
|            | Finishing  |   | Plaster & Distemper.                         |
| 4.         | House Tax  | : | Not Provided                                 |
|            | Assessment No.   |   | N.A.   |
|            | Tax paid in the name of  |   | N.A.   |
|            | Tax amount   |   | N.A.   |
| 5.         | Electricity service connection no.   | : | N.A.   |
|            | Meter card is in the name of   |   | N.A.   |





|     |  |   |  |
|-----|--|---|--|
|     | How is the maintenance of the Flat?  | : | Good.  |
|     | Sale Deed executed in the name of  | : | Vikrant Vinayak Dinkar. (Applicant)<br>Joshi Construction. (Developer)<br>As Per Agreement For Sale Dated: 5 <sup>th</sup> Oct 2010.                                     |
| 8.  | What is the undivided area of land as per Sale deed?   | : | N.A.   |
| 9.  | What is the plinth area of the Flat?   | : | As Per Measured<br>Carpet area is 334 Sq. Ft. (31.02 Sq. Mt.)  |
| 10. | What is the floor space index (app)  | : | As per Rules & Regulation.   |
| 11. | What is the Salable Built up area of the Flat?   | : | As per Document<br>Built up area is 411 Sq. Ft. (38.18 Sq. Mt.)<br>Terrace up area is 45 Sq. Ft. (4.18 Sq. Mt.)<br>Total Built up area is 456 Sq. Ft. (42.36 Sq. Mt.)    |
|     |  |   | Built up area is 411 Sq. Ft. (38.18 Sq. Mt.)<br>½ Terrace up area is 22.5 Sq. Ft. (2.09 Sq. Mt.)<br>Total Built up area is 434 Sq. Ft. (40.27 Sq. Mt.)<br>For Valuation. |
| 12. | Is it Posh / I Class / Medium / Ordinary?  | : | Medium Class.  |
| 13. | Is it being used for Residential or Commercial purpose?  | : | Residential purpose.   |
| 14. | Is it Owner occupied or Let out?   | : | Flat is occupied by owner.   |
| 15. | If rented, what is the monthly rent?   | : | N.A.   |
|     | <b>IV MARKETABILITY</b>  | : |  |
| 1.  | How is the marketability?  | : | Good.  |
| 2.  | What are the factors favoring for an extra Potential Value?  | : | Nothing Specific   |
| 3.  | Any negative factors that are observed which affect the market value in general?   | : | Not Observed   |
|     | <b>V RATE</b>  | : |  |
| 1.  | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details/reference of at-least two latest deals/transactions with respect to adjacent properties in the areas) | : | Rs. 11,200/- per Sq. Ft. on Built up area.   |
| 2.  | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)  | : | Around Rs. 11,200/- per Sq. Ft. on Built up area.  |
| 3.  | Break - up for the rate  | : |  |
|     | i. Building + Services   |   | Rs. 2,500/- per Sq. Ft.  |
|     | ii. Land + Others  |   | Rs. 8,700/- per Sq. Ft.  |





|   |   |   |
|---|---|---|
| Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | : | Built up area is 434 Sq. Ft. X Rs. 6,744/- =<br>Rs. 29,26,896/- (As per Reck) |
|---|---|---|

#### VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

|    |   |   |   |
|----|---|---|---|
| a. | Depreciation building rate                                | : | Comparable Sale method                        |
|    | Replacement cost of Flat with services (v(3)i)            | : | Comparable Sale method                        |
|    | Age of the building                                       | : | 09 Years.                                     |
|    | Life of the building estimated                            | : | 51 Years.                                     |
|    | Depreciation percentage assuming the salvage value as 10% | : | N.A.  |
|    | Depreciation Ratio of the building                        | : | N.A.  |
| b. | Total composite rate arrived for Valuation                | : |   |
|    | Depreciation building rate VI (a)                         | : | Rs. 2,500/- per Sq. Ft. (Building + Services) |
|    | Rate for land & other V (3) ii                            | : | Rs. 8,700/- per Sq. Ft. (Land + Others)       |
|    | Total Composite Rate                                      | : | Rs. 11,200/- (Composite Rate)                 |

#### DETAILS OF VALUATION

| Sr. No. | DESCRIPTION   | QUANTITY                       | RATE PER UNIT (Rs.) Per Sq. Ft.   | ESTIMATED/ PRESENT VALUE (Rs.)           |
|---------|---|--------------------------------|---|--|
| 1.      | Present Value of the Flat (incl. car parking, if provided)<br><b>Built up area: 434 Sq. Ft.</b> | 1                              | Rs. 11,200/-  | Rs. 48,60,800/-<br>Say...Rs. 48,61,000/- |
| 2.      | Wardrobes   | N.A.                           |   |  |
| 3.      | Show cases / Almirahs   | Provided                       |   |  |
| 4.      | Kitchen arrangements  | Black Granite Kitchen Platform |   |  |
| 5.      | Superfine finish  | Normal                         |   |  |
| 6.      | Interior decorations  | Normal                         |   |  |
| 7.      | Electricity deposits / electrical fittings, etc.,   | Concealed                      |   |  |
| 8.      | Extra Collapsible gates / grill works etc.,   | M.S. Grill Provided            |   |  |
| 9.      | Potential value, if any   | N.A.                           |   |  |
| 10.     | Others  | N.A.                           |   |  |
|         | <b>Total</b>  |                                | <b>Rs. 48,61,000/-</b><br><b>(Rupees Forty Eight Lakhs Sixty One Thousand Only)</b> |  |





Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

As a result of my appraisal and analysis it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is

**Rs. 48,61,000/-**

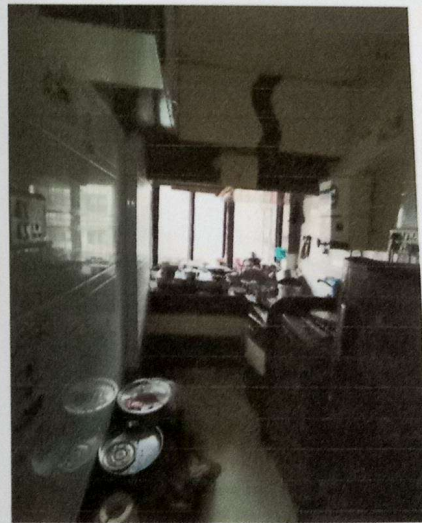
|   |   |                              |
|---|---|------------------------------|
| 1) Insurance Value  | = | <b>Rs. 12,67,500/-</b>       |
| 2) Rental Value   | = | <b>Rs. 8,000/- Per Month</b> |
| 3) The book value of the above property<br>(Government value) | = | <b>Rs. 29,26,896/-</b>       |

**Place: Dombivali (East), Mumbai.**

**Date: 9<sup>th</sup> March 2022.**



Property Photos





Instances

1 BHK Apartment / F...  
99acres.com

**₹ 53.5 Lac**  
₹ 60,000 brokerage, + Tax...  
See Price Details >

by Milind Sheda...  
1 month ago

Property has been verified by our team [Learn more](#)

Ready To Move Unfurnished

- Fresh Construction
- food magick Nearby
- Gated Society

Residential Apartment for Resale in  
**Greenscape Royale**  
Sector-7 Kamothe

50 Places nearby

- buddha vihar
- ganpanti mandir

1 BHK and 1 baths  
5 out of 7 floors  
450.0 sq.ft. Carpet Area (41 sq.m.)  
₹ 8916 price per sq.ft.

5 Year Old  
Ready to move  
North-East facing  
Unfurnished

1 BHK 650 Sqft Apar...  
housing.com

1 BHK Apartment

Tap to see all images

2 Images

1 BHK Apartment  
in shree shankar height, Kamothe, Navi Mumbai

**₹53.0 L**  
650 sq.ft built up area  
₹8.15 K/sq.ft

EMI starts from ₹28.07 K

5 Year Old  
Ready to move  
North-East facing  
Unfurnished





Applicant

Rep

|   |  |               |
|---|--|---------------|
|   | Details  |               |
| Received from   | RACPC SION   | Kavya<br>Asst |
| Applicant   | VIKRANT VINAYAK DINKAR<br>7977724131   |               |
|   | Home Loan:-NEW/Take Over/Resale/Educational<br>Loan/Reverse Mortgage Loan/Post Sanction/     |               |
| Address   | FLAT NO 503, 5TH FLOOR, SHIVSHANKAR<br>PLOT NO 16, SECTOR - 07, NEAR<br>KAMOTHE, NAVI MUMBAI |               |
|   | SHIVSHANKAR APARTMENT  |               |
| Details (Construction)  |  |               |
| Builder   | Observations of Asst. Manager /Deputy Manager  |               |
|   | NA   |               |
| Completion  | NA   |               |
| Property (to be sold independently and with a surprise element) |  |               |
| Property could be located                                       | YES  |               |
| the Title Documents   |  |               |



Date of Birth 23 03 19 78

Spouse SHITAL NIKRANT DINKAR

Father VINAYAK RAJENATH DINKAR

AK DINKAR Category  SC  ST  OBC  General

Resident  NRI/PIO  Religion HINDU

Identification (ID) : Type AADHAR

5065 Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No Passport Valid Upto

GRADUATE Qualifying Year 2002

10 Years and Months Residential Address

503 SHIVSHANKAR APT CHS

16 SEC-07

SHR SCHOOL

District RAIGAD Pin Code 410209

SHTRA Country INDIA

Mobile (Primary) 9146273773 Mobile (Secondary) 7977724131

nta@rediffmail.com

address  Yes  No (To be filled if permanent address is different from present address)

[Empty grid for address details]

District Pin Code

Country

Telephone (Landline 2)

Office / Business Address

DICAL COLLEGE COMMUNITY MEDICINE

-01 KAMOTHE NAVIMUMBAI

[Empty grid for address details]

Attach your recent passport size photograph here

Signature box with handwritten signature and 'Please sign here' text.



PERSONAL DETAILS)

APPLICANT  CO - APPLICANT  GUARANTOR

NAME: AL VIKRANT DINKAR Gender:  M  F  Transgender

Date of Birth: 18/12/1983

Name of Spouse: VIKRANT VINAYAK DINKAR

Name of Father: BAJIRAO J. DHOLE

Category:  SC  ST  OBC  General

Residential Status:  Resident  NRI/PIO Religion: HINDU

Photo Identification (ID): Type: AADHAR

Number: 382891551544 Photo ID: Valid Upto: DD MM YYYY

Driving Licence Valid Upto: DD MM YYYY

Passport No.: EPD6649Q Passport Valid Upto: DD MM YYYY

Education: B.A. GRADUATE Qualifying Year: DD DD YYYY

Residing at the present address for the past 10 Years and 00 Months. Type of the Residence:  Owned  Rented  Allotted by employer  Other

Address Name: FLAT NO 503 SHIVSHANKAR APT CHS

Address Location: PLOT NO 16 SECTOR-07 KAMOTHE

NEAR MNR SCHOOL

KAMOTHE District: RAIGAD Pin Code: 410209

MAHARASHTRA Country: INDIA

Mobile (Primary): 9967973369 Mobile (Secondary): 8369773825

Permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

Name: \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_ District: \_\_\_\_\_ Pin Code: \_\_\_\_\_

\_\_\_\_\_ Country: \_\_\_\_\_

Telephone (Landline 2): \_\_\_\_\_

Office/Business Address

Floor: VIKRANT ENTERPRISES SHOP-04 PADMAVATI

Location: TOWER PLOT NO-26 SECTOR-08 KAMOTHE

NEAR DATTOSHETH PATIL SCHOOL

KAMOTHE District: RAIGAD Pin Code: 410209

MAHARASHTRA Country: INDIA

Fax: \_\_\_\_\_ Mobile (Secondary): \_\_\_\_\_



*Shivshankar*

Please Sign here



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

WE MAKE CITIES

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

Ref. No.

CIDCO/BP-7059/ATPO/(NM & K)/2013/581 = -- =

09 APR 2013

पवेल - ४

|       |      |
|-------|------|
| ५६४   | २०१७ |
| २९/३२ |      |

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| 2 | 2 | 2 | 4 | 3 | 6 | 6 | 2 |
|---|---|---|---|---|---|---|---|

|                 |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unique Code No. | 2 | 0 | 1 | 3 | 0 | 3 | 0 | 2 | 1 | 0 | 2 | 2 | 4 | 3 | 6 | 6 | 2 |
|-----------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential Building Gr.+07 floors [Res. BUA = 1170.935 Sq.mtrs., Comm. BUA = 47.127 Sq.mtrs. Total BUA = 1218.062 Sq.mtrs. (No. of Units Resi.-54, Comm.-06 )] on Plot No.16, Sector-07 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Unitech Associates has been inspected on 03/01/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 25/11/2009 and that the development is fit for the use for which it has been carried out.

*(Signature)*  
( R. B. Ratil )  
Add. Town Planning Officer(BP)  
(Navi Mumbai & Khopla)

*(Signature)*

CO  
CITIES  
TED  
laput  
00  
66

2



ANNEXURE - A  
Plot NO.16, Sector-7, Kamothe, Area 812sq. mtr.

SHARE OF DEVELOPER

| Flat No.           | Floor           | Built up Area  | Flat No.  | Floor           | Built up Area |
|--------------------|-----------------|----------------|-----------|-----------------|---------------|
| 102                | 1 <sup>st</sup> | 407            | 301       | 3 <sup>rd</sup> | 300           |
| <del>101</del> 101 | 1 <sup>st</sup> | 300            | 312       | 3 <sup>rd</sup> | 407           |
| 107                | 1 <sup>st</sup> | 407            | 3J3       | 3 <sup>rd</sup> | 407           |
| 108                | 1 <sup>st</sup> | <del>300</del> | 304       | 3 <sup>rd</sup> | 395           |
| 408                | 4 <sup>th</sup> | 300            | 305       | 3 <sup>rd</sup> | 395           |
| 501                | 5 <sup>th</sup> | 300            | 306       | 3 <sup>rd</sup> | 407           |
| 502                | 5 <sup>th</sup> | 407            | 307       | 3 <sup>rd</sup> | 407           |
| 503                | 5 <sup>th</sup> | 407            | 308       | 3 <sup>rd</sup> | 407           |
| 504                | 5 <sup>th</sup> | 395            | 603       | 6 <sup>th</sup> | 407           |
| 505                | 5 <sup>th</sup> | 395            | 604       | 6 <sup>th</sup> | 395           |
| 506                | 5 <sup>th</sup> | 407            | 605       | 6 <sup>th</sup> | 395           |
| 507                | 5 <sup>th</sup> | 407            | 606       | 6 <sup>th</sup> | 407           |
| 508                | 5 <sup>th</sup> | 300            | Shop No.1 | Ground          | 150           |
| 701                | 7 <sup>th</sup> | 407            | Shop No.2 | Ground          |               |
| 704                | 7 <sup>th</sup> | 395            | Shop No.6 | Ground          |               |
| 705                | 7 <sup>th</sup> | 407            |           |                 |               |

SHARE OF OWNER

| Flat No. | Floor           | Built up Area | Flat No.  | Floor           | Built up Area |
|----------|-----------------|---------------|-----------|-----------------|---------------|
| 103      | 1 <sup>st</sup> | 407           | 201       | 2 <sup>nd</sup> | 300           |
| 104      | 1 <sup>st</sup> | 395           | 202       | 2 <sup>nd</sup> | 407           |
| 106      | 1 <sup>st</sup> | 407           | 203       | 2 <sup>nd</sup> | 407           |
| 105      | 1 <sup>st</sup> | 300           | 204       | 2 <sup>nd</sup> | 395           |
| 401      | 4 <sup>th</sup> | 300           | 205       | 2 <sup>nd</sup> | 395           |
| 402      | 4 <sup>th</sup> | 407           | 206       | 2 <sup>nd</sup> | 407           |
| 403      | 4 <sup>th</sup> | 407           | 207       | 2 <sup>nd</sup> | 407           |
| 404      | 4 <sup>th</sup> | 395           | 208       | 2 <sup>nd</sup> | 300           |
| 405      | 4 <sup>th</sup> | 395           | 601       | 6 <sup>th</sup> | 300           |
| 406      | 4 <sup>th</sup> | 407           | 602       | 6 <sup>th</sup> | 407           |
| 407      | 4 <sup>th</sup> | 407           | 607       | 6 <sup>th</sup> | 407           |
| ✓ 702    | 7 <sup>th</sup> | 407           | 608       | 6 <sup>th</sup> | 300           |
| 703      | 7 <sup>th</sup> | 395           | Shop No.3 | Ground          | 322           |
| 706      | 7 <sup>th</sup> | 407           | Shop No.4 | Ground          | 322           |
|          |                 |               | Shop No.5 | Ground          | 155           |

पवल - ४  
५६४ २०१७  
१०/३२



B. D. Joshi  
६-११-२०१७

Witness: (1) N.H. Joshi

(2) D.R. Joshi

पवल - ३  
१६६ २००९  
२५ / ३०

FOR JOSHI CONSTRUCTION  
B. D. Joshi  
PROPRIETOR