

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Rammilan R. Upadhyay & Mrs. Meena Rammilan Upadhyay**

Residential Flat No. 1202, 12th Floor, Building No. 18, "**Amarante**", Plot No. 4, Sector - 9 E,
Village - Kalamboli, Taluka - Panvel, District - Raigad, PIN Code - 410 218, State - Maharashtra,
Country - India.

Latitude Longitude : **19°02'13.3"N 73°06'09.6"E**

Valuation Done for:

**State Bank of India
RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,
Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1202, 12th Floor, Building No. 18, "Amarante", Plot No. 4, Sector - 9 E, Village - Kalamboli, Taluka - Panvel, District - Raigad, PIN Code - 410 218, State - Maharashtra, Country - India. belongs to **Mr. Rammilan R. Upadhyay & Mrs. Meena Rammilan Upadhyay**

Boundaries of the property :

North	D' mart
South	Internal Road
East	Internal Road & Bianca Building
West	Road

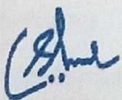
Asstt.Dy. Manager / CM
Reports Scrutinised

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 75,74,000.00 (Rupees Seventy Five Lac Seventy Four Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



Director



Mumbai	Mumbai (South)	Delhi NCR	Nanded	Aurangabad
21, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	4 th Block, 2 nd Floor, Rahimtoola House, 7, Homji Street, Fort, Mumbai - 400 001, (M.S.), INDIA Tel. : +91 22 40032436 +91 22 40022436 mumbaisouth@vastukala.org	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018 (U.P.), INDIA Mobile : +91 9216912225 +91 9819670183 delhincr@vastukala.org	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org

Valuation Report of Immovable Property

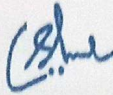

1 Customer Details											
Name(s) of the owner(s).			Mr. Rammilan R. Upadhyay & Mrs. Meena Rammilan Upadhyay								
Application No.											
2 Property Details											
Address			Residential Flat No. 1202, 12th Floor, Building No. 18, "Amarante", Plot No. 4, Sector - 9 E, Village - Kalamboli, Taluka - Panvel, District - Raigad, PIN Code - 410 218, State - Maharashtra, Country - India.								
Nearby Landmark / Google Map Independent access to the property			Landmark: Near D' mart Latitude Longitude: 19°02'13.3"N 73°06'09.6"E								
3 Document Details											
Layout Plan					No		Details not provided		Approval No.	Details not provided	
Building Plan					No		Details not provided		Approval No.	Details not provided	
Construction Permission					Yes		CIDCO		Approval No.	CIDCO / BP - 2861 / TPO / (NM & K) / 2016 / 1479	
Legal Documents					Yes		1. Copy of Index - II (4 Page from agreement) dated 11.04.2017 2. Copy of Occupancy Certificate dated 07.01.2016 Document Number. CIDCO / BP - 2861 / TPO / (NM & K) / 2016 / 1479 issued by CIDCO.				
4 Physical Details											
Adjoining Properties			East		West		North		South		
As on site			Internal Road & Bianca Building		Road		D' mart		Internal Road		
As per document			Details not provided		Details not provided		Details not provided		Details not provided		
Matching of Boundaries			Plot Demarcated		Yes	Approved land use		Residential purpose	Property Type		Residential
No. of rooms		Living	1	Bed Room	2	Kitchen	1	Dining			
		Toilet	2	Bath room		WC		Small Room	0		
Car Parking											
Total no. of Floors		Part Ground + Part Stilt + 17 upper floors.	Floor on which the property is located		12 th Floor	Approx. Age of the property		1 year(s)	Residual age of the property	59 years Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation



5 Occupancy Details - Vacant						
Tenant Name(s)		N.A.				
Status of Tenure		N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
Expected Income from the property		₹ 16,000.00 Expected Income from the property per month				
6 Stage of Construction						
Stage of construction				Completed		
If under construction, extent of completion				100% work completed		
7 Violations if any observed						
Nature and extent of violations			Approved Building plans were not provided and not verified.			
8 Area Details of the Property						
Carpet Area in Sq. Ft.	Carpet Area = 535.00 Terrace Area =40.00 Flowerbed Area =43.00 Total Area = 618.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft.	740.30	Saleable Area in Sq. Ft.	1082.00 (Area as per Sales Office)	
Remarks:						
9 Valuation						
i. Mention the value as per Government Approved Rates also						
Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 70,840.00 per Sq. M. i.e. ₹ 6,581.00 per Sq. Ft.			
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.						
Indicator						
Property : Amarante, Kalamboli Source : 99 acres. com Area : 1082.00Sq. Ft. Expected Price : 7500000.00 Expected Rate/Sq. Ft : 6931.61 per Sq. Ft						
Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).						
Summary of Valuation						
i. Guideline Value						

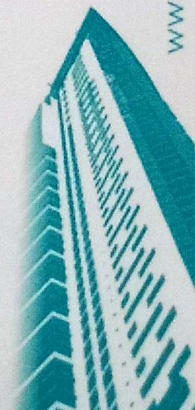
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	740.30	6,581.00	48,71,914.30
ii. Fair Market Value of the Property			
Built Up / Saleable Area	1082.00 Sq. Ft.		
Prevailing market rate	₹ 7,000.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 7,000.00		
Total Value of the property	₹ 75,74,000.00		
vi. Realizable Value of the Property	₹ 68,16,600.00		
vii. Distress / Force Sale Value	₹ 60,59,200.00		
viii. Insurable Value of the Assets	₹ 18,50,750.00		
10 Assumptions /Remarks			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Yes		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		
11 Declaration			
i. The property was inspected by me / our site Engineer Mr. Rajesh Ghadi (Mobile No. - 8652092666) personally on 28.04.2017			
ii. The undersigned does not have any direct / indirect interest in the above property.			
iii. The information furnished here in is true and correct to the best of our knowledge.			
iv. I have submitted Valuation report directly to the Bank.			



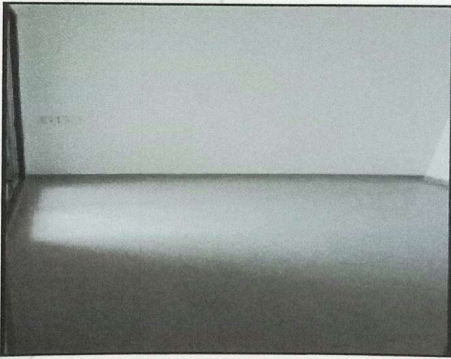
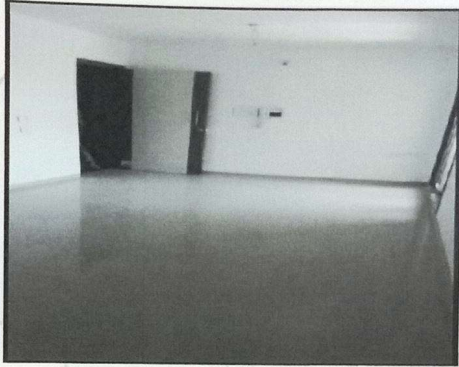
12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D.  Director	
			Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193	Date of valuation: 28.04.2017
13	Enclosures Documents & Photographs	1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Photographs of the property		



Think.Innovate.Create



Actual Site Photographs



www.vastukala.org



पवल-३
२३/०२/२०१७
७/७०



AGREEMENT FOR SALE

This Agreement for Sale made at Vashi on this 8TH day of APRIL in the year Two Thousand and Seventeen between M/s **NEEL SIDHI DEVELOPERS**, a partnership firm duly registered under the Partnership Act, 1932 having registered address at 2nd Floor, The Emerald, Plot No. 195-B, Sector - 12, Vashi, Navi Mumbai - 400 703 (PAN No. AAGFN 2744 N) being the Promoter duly represented by its partner **Shri. DARSHAN G. PALAN** authorized in this behalf hereinafter called the "PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his survivors or survivor of them and the heirs, executors administrators and assigns) of the One Part; and **MR. RAMMILAN R. UPADHYAY & MRS. MEENA RAMMILAN UPADHYAY**, Indian Inhabitant, having address at, B/4, PREM SAGAR, APT., BEHIND THAKUR TYRES, NEAR SHEETAL TALKIES, KURLA (W), MUMBAI-400070. (PAN No. AABPU3702A & ACJPU1039Q), hereinafter called the "PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof mean and include the survivors or survivor of them and the heirs, executors administrators and assigns) of the Other Part;

मि. उपध्याय मेना

[Handwritten signature]

meena मि. उपध्याय

WHEREAS:

- i. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LIMITED, (hereinafter referred to as the Corporation) is a Company wholly owned by the State Govt. of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai, 400 021.
- ii. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Govt. Of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).
- iii. The State Govt. of Maharashtra has, pursuant to Section 113(A) of the said Act, acquired lands described therein and vested such lands along with the Govt. lands in the Corporation for orderly development of Navi Mumbai.
- iv. The Corporation has laid down at Sector 9E, Kalamboli, Navi Mumbai several plots on one of the pieces of lands so acquired and vested by the State Govt. in the Corporation for development and disposal.
- v. M/S. Deepak Fertilisers and Petrochemicals Corporation Limited by their application dated 29-4-1991 offered or requested the Corporation to allot and grant a lease of a piece or parcel of land being Plot No 4, admeasuring 29,881.16 square meters situated in Sector - 9E of Kalamboli, Navi Mumbai (hereinafter referred to as the said Plot.)
- vi. The Corporation accepted the offer of M/S. Deepak Fertilisers and Petrochemicals Corporation Limited and signified its acceptance by its letter of allotment No CIDCO/MM/1996/B55, dated 13-5-1991 (hereinafter referred to as the said letter) and allotted to M/S. Deepak Fertilisers and Petrochemicals Corporation Limited the said Plot for or at consideration of Rupees 3,73,51,450/- (Rupees Three Crores Seventy Three Lacs Fifty One Thousand Four Hundred & Fifty Only) @ Rs.1250/- per sq. meter with the maximum permissible FSI 1.00 and on other terms and conditions contained in the said letter.
- vii. M/S. Deepak Fertilisers and Petrochemicals Corporation Limited had paid to the Corporation a sum of Rupees 3,73,51,450/- (Rupees Three Crores Seventy Three Lacs

5-1991
290

पबल - ३
२३/२३०१७
C/100



DA

meena

Am upadhy

Fifty One Thousand Four Hundred & Fifty One
respect of the said Plot.

The Corporation had delivered to M/S. Deepak Fertilisers and Petrochemicals Corporation Limited the possession of the said Plot.

By an Agreement to Lease made on 29-4-1991, the Corporation therein referred to as the Other Part, (hereinafter referred to as the said Agreement) had agreed to grant to them a lease of the said Plot from the date of execution of the said Agreement and grant to them the purpose of erecting a building on the said Plot.

x. The Corporation has by its letter of allotment dated 25-1-2008 granted to M/S. Deepak Fertilisers and Petrochemicals Corporation Limited the possession of the said Plot for the purpose of erecting a building on the said Plot.

xi. By or under Tripartite Agreement dated 29-4-1991, the Corporation referred to as the Other Part, (hereinafter referred to as the said Agreement) had agreed to grant to them a lease of the said Plot from the date of execution of the said Agreement and grant to them the purpose of erecting a building on the said Plot.

xii. By its letter of allotment dated 25-1-2008, the Corporation referred to as the Other Part, (hereinafter referred to as the said Agreement) had agreed to grant to them a lease of the said Plot from the date of execution of the said Agreement and grant to them the purpose of erecting a building on the said Plot.

xiii. By its letter of allotment dated 25-1-2008, the Corporation referred to as the Other Part, (hereinafter referred to as the said Agreement) had agreed to grant to them a lease of the said Plot from the date of execution of the said Agreement and grant to them the purpose of erecting a building on the said Plot.

xxii. The Purchaser/s has/have prior to the execution of this Agreement himself/himself/herselves/herself about the title of the Promoter to the said Plot requisition or objection shall be raised upon the Promoter in any matter relating to

xxiii. As per the scheme envisaged by the Promoter.

(i) The PROMOTER has completed the construction of the Residential Commercial Project in accordance to the plans sanctioned vide Amended Development Permission Cum Commencement Certificate issued by the Corporation, copy of which is annexed hereof and marked as Annexure A. The PROMOTER has also obtained the occupancy certificate for the said complex, copies of which are enclosed hereof and marked as Annexure E & Annexure F.

पवल
2002/2013
92/100



(ii) The Promoter has agreed to provide common amenities as mentioned in the Second Schedule hereunder written. The Promoter declares and clarifies that construction of common amenities i.e. [a] Podium, [b] Garden with lawn and shrubs along with children play area over podium, [c] Club House with gymnasium over podium, [d] Swimming pool with filtration plant over podium, [e] Sewerage treatment plant of adequate capacity with recycling of treated water for flushing and gardening and [f] Rain Water Harvesting for ground water recharge is complete and occupancy certificate for the same has been issued by the Corporation vide letters dated 03.07.2013 & 07.07.2016 respectively.

(iii) The Promoter hereby declares and clarifies that one co-operative housing society will be formed and registered in respect of the Flat/Commercial unit purchaser/s of the entire buildings 1 to 19 once the procedure of formation of cooperative society will carried out and a lease deed would be executed in favour of the Society thereafter.

xxiv. The Purchaser/s applied to the PROMOTER for allotment of Flat No. 1202 on 12TH floor in Building/Tower No. 18 in the Residential cum Commercial Complex to be known as "AMARANTE" having carpet area of 40.97 sq. mtrs. (excluding 7.53 sq. mtrs. of enclosed balconies) as agreed to by and between the parties as per the Floor Plan annexed hereto and marked as Annexure "D" which the PROMOTER has agreed to sell to the Purchaser/s at the price and on the terms and conditions hereinafter appearing.

Handwritten signature/initials in blue ink.

meena pm upadhyay

At and before the execution of these pre...
PROMOTER a sum of Rs. 2,00,000...
part payment of the consideration o...
PROMOTER to the Purchaser/s as...
whereof the PROMOTER doth...
Purchaser/s has/have agreed to...
consideration in the manner herein...

The Stamp Duty of Rs. 3,935
THREE THOUSAND

NOW THIS AGREEMENT W...
AND BETWEEN THE PART...

- Project:
1. All the recital clauses here Agreement.
 2. The PROMOTER has Complex to be know plans, designs, spe Certificate for the 03.07.2013 & 07.07.2016

Consideration and...
3. The Purchaser hereby agrees sq. mtrs. (Building/To as Annex 65,59,696 HUND by the p

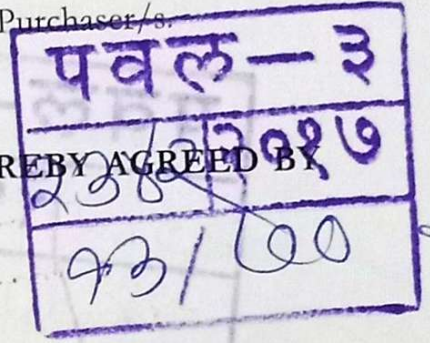
Schedule
4. The the cla

At and before the execution of these present the Purchaser/s has/have paid to the PROMOTER a sum of Rs. 2,00,000/- (Rupees TWO LAKHS only) being part payment of the consideration of the said flat agreed to be sold by the PROMOTER to the Purchaser/s as advance payment (the payment and receipt whereof the PROMOTER doth hereby admit of acknowledge) and the Purchaser/s has/have agreed to pay to the PROMOTER balance of the consideration in the manner hereinafter appearing.

The Stamp Duty of Rs. 3,93,600/- (Rupees THREE LAKH NINETY THREE THOUSAND SIX HUNDRED _____

_____ Only) has been paid by the Purchaser/s.

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



Project:

- All the recital clauses herein before mentioned shall be treated as part and parcel of this Agreement.
- The PROMOTER has completed the construction of the Residential Cum Commercial Complex to be known as "AMARANTE" situated at Kalamboli in accordance with the plans, designs, specifications approved by the Corporation and the Occupancy Certificate for the said complex is obtained from the Corporation. Vide letters dated 03.07.2013 & 07.01.2016



Consideration and Description of Premises:

- The Purchaser/s hereby agrees to purchase from PROMOTER and PROMOTER hereby agrees to sell to the Purchaser/s Flat No. 1202 of carpet area admeasuring 40.97 sq. mtrs. (excluding 7.53 sq. mtrs. of enclosed balconies) on 12TH floor in Building/Tower No. 18 as shown in the floor plan thereof hereto annexed and marked as Annexure "D" (hereinafter referred to as "the said Unit") for a consideration of Rs. 65,59,696/- (Rupees SIXTY FIVE LAKHS FIFTY NINE THOUSAND SIX HUNDRED NINETY SIX Only). The consideration has been mutually agreed upon by the parties due to schedule of payment mentioned hereunder offered by Purchaser/s.

Schedule of Payment:

- The Purchaser/s has/have made a payment of Rs.2,00,000/- towards part payment of the consideration which has been adjusted against the consideration as mentioned in clause 3 hereinabove.

[Handwritten signature]

Meena In upadhy

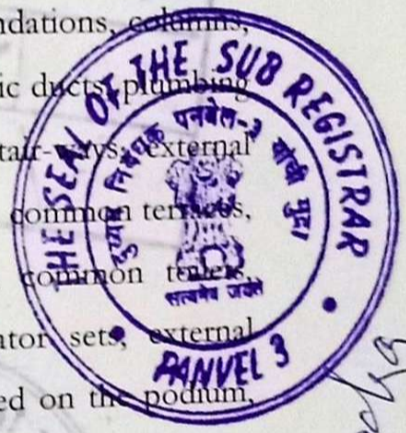
However such entitlement of interest shall not be deemed to be a waiver of Promoter's right to terminate this agreement as per the provisions of this agreement.

Limited Common Areas and Facility:

10. The Purchaser/s shall be entitled to exclusive use of limited common areas and facility of 18.01 sq.mtrs. attached with the said Unit to be used as flower bed, cupboard space, service slab, ~~etc~~, door/window jams and terrace (hereinafter referred to as "exclusive amenities") as per approved plans and Architect certificate. The Purchaser/s shall also be entitled to exclusive use of additional area of _____sq.mtrs. adjoining to the said unit to be used as a garden only as shown in the sanctioned plan. No monetary consideration is payable by the Purchaser/s to the Promoter for acquiring right to such exclusive use.

पवेल - 3
22/2/2016
94/100

11. Without paying any monetary consideration the Purchaser/s shall also be entitled to certain common areas and facilities proportionate to the carpet area of the said unit which is equivalent to 34.01 sq.mtrs., which includes the area of foundations, columns, girders, beams, supports, main walls, roofs, elevators, fire ducts, electric ducts, plumbing ducts, electric meter rooms, lift well, lift machine room, stairs, stair-ways, external passages, entrance lobby, typical floor lobby, fire-escapes, refuge areas, common terraces, overhead & underground water tanks, sewerage treatment plant, common terraces, security cabins, society office, electric sub stations, diesel generator sets, external compound walls, landscaped gardens & recreational facilities provided on the podium, ramp, club house, swimming pool etc. The fixtures, fittings and amenities to be provided by the PROMOTER in the said unit and the said building are those that are set out in Schedule-II annexed hereto. The Promoter shall not be obliged to accept or accede to any request from the Purchaser/s for making any changes in the amenities to be provided by the Promoter.



meena for upadhyay

Declaration by the Promoters:

12. The Promoter has observed, performed and complied with all the terms, conditions, stipulations and restrictions imposed by the Corporation and concerned local authorities which were laid down while granting sanction of the layout plans and has obtained Occupancy Certificate from the Corporation in respect of this unit vide letters dated 03.07.2013 & 07.01.2016.

13. The PROMOTER hereby declares that currently the Floor Space Index available in respect of the said land is 45,358.526 sq. mtrs. only and that no part of the said floor space index has been utilized by the PROMOTER elsewhere for any purpose whatsoever.

[Handwritten signature]

meena for upadhyay

FIRST SCHEDULE

THE DESCRIPTION OF THE PROPERTY

All the piece and parcel of land known as Plot No.4, Sector-9E, Kalamboli, Navi Mumbai, containing by admeasurements about 30,251.60 Sq. Meters or thereabouts falling within the Registration Sub District Panvel and District Raigad, Taluka Panvel, Navi Mumbai and bounded as follows:

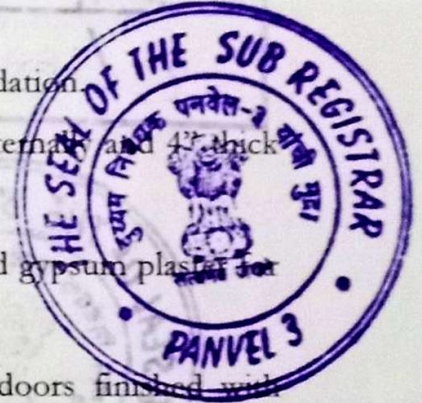
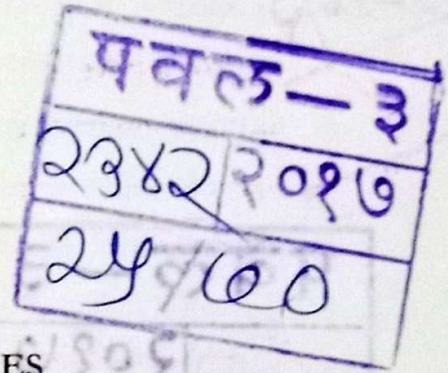
On or towards the NORTH by : Plot No 3
On or towards the SOUTH by : Road
On or towards the EAST by : Road
On or towards the WEST by : Road

SECOND SCHEDULE

SPECIFICATIONS AND AMENITIES

Brief specifications of materials, amenities, fixtures and fittings :-

- ❖ Earthquake resistant R.C.C. framed structure founded on open foundation.
- ❖ Solid cement concrete /AAC blocks/brick walls of 6" thickness external and 4" thick brick internal partition walls.
- ❖ Sand faced cement plaster for external surfaces, and smooth finished gypsum plaster for internal surface.
- ❖ All internal and external doors of solid core commercial flush doors finished with laminates and having wooden frames of adequate section for residential flats and MS rolling shutter push and pull type for all shops.
- ❖ All fittings of doors shall be brass chromium plated.
- ❖ All windows on aluminum track with sliding shutters having powder coating with plain glass and MS window grills outside.
- ❖ Aluminum louvered windows in Bathroom and W.C.
- ❖ Vitrified tiles flooring of size 2' X 2' in all rooms & ceramic tiles of size 2' X 2' in terraces.
- ❖ Raised cooking platform made out of Granite stones with SS sink as per architect's design with one tap and tiles dado upto 7' around it.
- ❖ Colour glazed / ceramic tiles in Toilets & Bathrooms upto 7' and W.C. upto 3'.
- ❖ Indian/European type white W.C. pan in each water closet with high/low plastic flushing tank and colour glazed/ceramic tiles flooring as per instruction of Architect.



W

meena

pu upadhyay

MAHARASHTRA
HEAD OFFICE :
CIDCO Bhayandar,
Navi Mumbai - 401
PHONE : 00-91-24
FAX : 00-91-24

20 JUN 2013

REF.NO.CIDCO/ATPO/739 = --1

DATE:-

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD
AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIV) of 1966 to **M/S Neel Sidhi Developers,**

Plot No: 4, Sector: 9E, Kalamboli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed **Residential Cum Commercial Building (Tower no.1,2,3,4,9,10,11,12 of Stilt +7th floor & Tower no. 5,6,7, 8 of Stilt +16th floor and 13,14, 15, 16,17,18,19, of Stilt +Podium +17th floor and Commercial Building G+1st Floor)**

Total Residential BUA = 40764.667 Sq.Mt. and Commercial BUA = 4593.859 Sq. Mt.

Total B.U.A. = 45358.526 Sq. Mt.

Fitness Centre area = 196.370 Sq.Mt. & Society office area = 29.948 Sq.Mt. (Free of FSI)

(Nos. of Residential Units = 916 + Nos of Commercial Units=76, Total = 992 Nos.)

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.

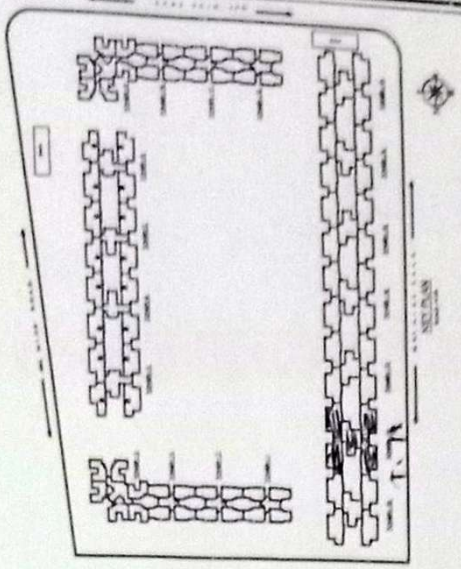
पत्र क्र - ३
२३/६/२०१३
९१७०

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 authorized 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 floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
- 4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
- 5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
- 6. A certified copy of the approved plan shall be exhibited on site.

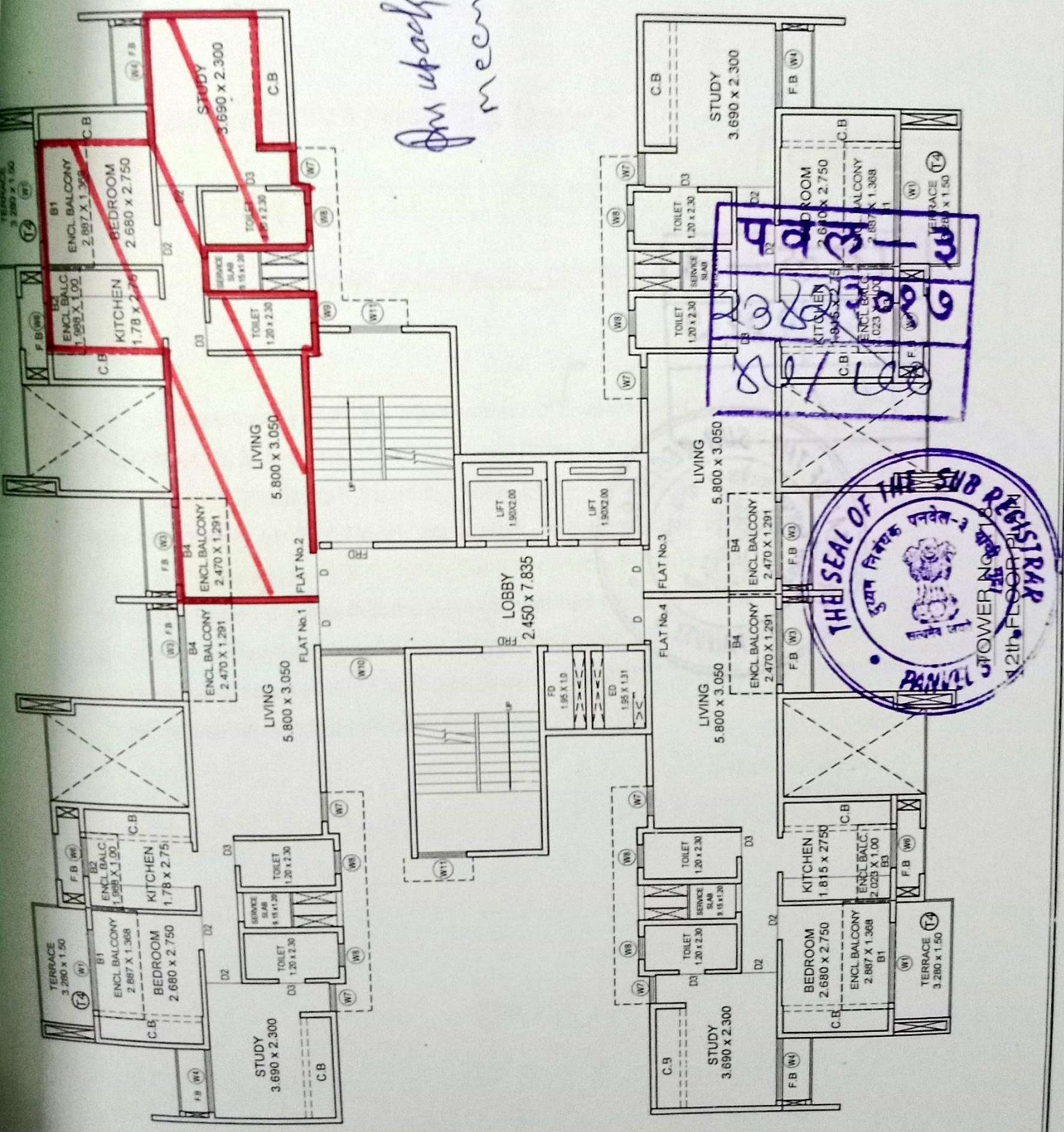


[Handwritten signature]



AMARANTE
TOWER NO. 18
FLAT NO. 1202
12TH FLOOR

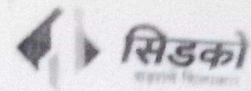
Am upachay
meera



Handwritten signature and date: 20/08/2006



Handwritten signature at the bottom left of the page.



राज्य औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय:

बुध्वा मजला, नरीमन पॉईंट, मुंबई-४०० ०२१.
 : (स्वागत कक्ष) +९१-२२-६६५००९००
 : +९१-२२-२२०२२५०९

मुख्य कार्यालय:

'सिडको' भवन, घीबीडी बेलगाव, नवी मुंबई-४०० ६२२.
 दूरध्वनी : +९१-२२-६०९९८१००
 फॅक्स : +९१-२२-६०९९८१६६

क्र.:

दिनांक: ३ JUL 2013

CIDCO/BP-2861/ATPO/(NM & K)/2013/949=---

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 1

PART OCCUPANCY CERTIFICATE

पवल-३
 २३/०२/२०१७
 ४९/६०

I hereby certify that the development of Residential-Cum-Commercial Building (Tower No.1, 2, 3, 4, 9, 10, 11, 12 of Gr.+07 floors & Tower No.5, 6, 7, 8 of Gr.+06 floors) [(Res. BUA = 20605.394 Sq.mtrs., Total BUA= 20605.394 Sq.mtrs.) (Res. Units -504 Nos.)] on Plot No.04, Sector-9-E, at Kalamboli of Navi Mumbai, completed under the supervision of M/s. Hiten Sethi Architects Pvt. Ltd., has been approved on 08/05/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 20/05/2013 and that the development is fit for the use for which it has been carried out.



Manjula

(Manjula Nayak)
 Addl. Town Planning Officer (BP)
 Navi Mumbai & Khotga

Am upadhyay



गृह व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दफ्तीकृत कार्यालय :
 'सेमल' दुसरा मजला, नरीमन पॉईंट,
 बॉम्बे - ४०० ०२९.
 दूरध्वनी : (स्वागत कक्ष) ००-९९-२२-६६५० ०९००
 ००-९९-२२-६६५० ०९२८
 फॅक्स : ००-९९-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
 'सिडको' भवन, सी.बी.डी. वेलापूर,
 नवी मुंबई ४०० ६९४.
 दूरध्वनी : ००-९९-२२-६६९९ ८९००
 फॅक्स : ००-९९-२२-६६९९ ८९६६

संदर्भ क्र.

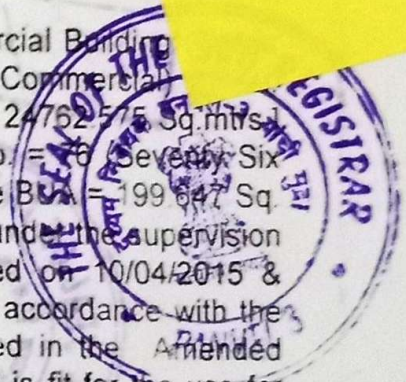
दिनांक : १६/०४/२०१६
 २३४२/२०१७
 ५९/६०

CIDCO/BP-2861/TPO (NM & K)/2016/ 1479

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	1	5
-----------------	---	---	---	---	---	---	---	---	---	---	---	---	---	---

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building No. 13 to 19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial (Res. BUA= 20154.784 Sq.mtrs, Comm. BUA= 4607.791 Sq.mtrs) Total BUA = 24762.575 Sq.mtrs. Residential Units No. = 410 (Four Hundred Ten Nos.), Comm. Units No. = 76 (Seventy Six Nos.) (free of FSI Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq. Mtrs.) on Plot No.04, Sector- 9E at Kalamboli, Navi Mumbai completed under the supervision of Architect M/s. Hiten Sethi Architects Pvt. Ltd. has been inspected on 10/04/2015 & 07/12/2015 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 20/05/2013 and that the development is fit for the use for which it has been carried out.



Earlier Part Occupancy Certificate is issued on 03/07/2013 for Residential-Cum-Commercial Building (Tower No.1,2,3,4,9,10,11,12 of Ground + 7 Floors & Tower No.5,6,7,8 of Ground + 16 Floors) (Res. BUA = 20605.394 Sq.mtrs.) (Resi. Units = 504 Nos.) on Plot No.04, Sector- 9E at Kalamboli, Navi Mumbai.

Thus, the Occupancy Certificate for total Residential -Cum-Commercial Building (Tower No.1,2,3,4,9,10,11,12 of Ground + 7 Floors & Tower No.5,6,7,8 of Ground + 16 Floors, Tower No.13,14,15,16,17,18,19 of Ground + 17 Floors of Residential & Ground + 1st Floor of Commercial) Resi. BUA = 40760.178 Sq.mtr. & Comm. BUA = 4607.791 Sq. mtr., Total BUA = 45367.969 Sq.mtr. (Total Resi. Units = 914 Nos. & Comm. Units = 76 Nos.) (free of FSI Society Office BUA = 26.218 Sq.mtrs. & Fitness Centre BUA = 199.647 Sq. Mtrs.)

Handwritten signature

(Jagdish B. Patil)
 Associate Planner (Bldg. Permission)
 Navi Mumbai & Khopta



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 2342/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कळंबोली

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	6559696
3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4418000
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: सदनिका नं. 1202, 12 वा मजला, बिल्डींग नं. 18, आंमरांते, प्लॉट नं. 4, सेक्टर 9 ई, कळंबोली, तालुका पनवेल, जिल्हा रायगड. क्षेत्रफळ - 40.97 चौ. मी. कारपेट एरिया (7.53 चौ. मी. बाल्कनी सहित) ((Plot Number : 4 ; SECTOR NUMBER : 9E ;))
5) क्षेत्रफळ	1) 40.97 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. नील सिद्धी डेव्हलपर्स तर्फे भागीदार दर्शन जी पालन तर्फे कु. मु. मच्छिंद्र कचरे - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2 रा मजला, दि ईमिरल्ड, प्लॉट नं. 195 बी, सेक्टर 12, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAGFN2744N
8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राममिलन आर. उपाध्याय - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/4, प्रेम सागर अपार्टमेंट, ठाकूर टायर्स च्या पुढे, शीतल टाँकीज जवळ, कुर्ला वेस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:- AABPU3702A 2): नाव:-मीना राममिलन उपाध्याय - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/4, प्रेम सागर अपार्टमेंट, ठाकूर टायर्स च्या पुढे, शीतल टाँकीज जवळ, कुर्ला वेस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:- ACJPU1039Q
9) दस्तऐवज करून दिल्याचा दिनांक	08/04/2017
10) दस्त नोंदणी केल्याचा दिनांक	11/04/2017
11) अनुक्रमांक, खंड व पृष्ठ	2342/2017
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	393600
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



within the limits of any Municipal Corporation or any Cantonment area annexed to it.