

27/10/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 4932/2022

नोंदणी :

Regn:63m

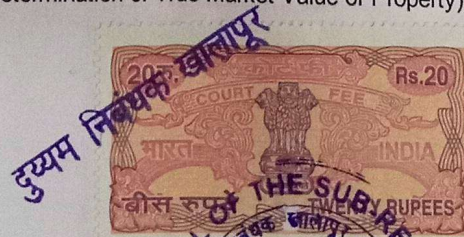
गावाचे नाव : दूरशेत

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	3202000
(3) बाजारभाव (भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1046400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे दूरशेत ता. खालापूर जि. रायगड येथील सर्वे नं 62 हिस्सा नं 3अ या मिळकतीवर वाधण्यात येत असलेल्या दि रिट्टेट दूरशेत या प्रोजेक्ट मधील एफ विंग मधील सहाय्या मजल्यावरील निवासी सदनिका नं एफ-603 जिचे कॉर्पेट क्षेत्रफळ 485 चौ फुट या मिळकती वावत. सदरचा प्रकल्प रेरा अतर्गत नोंदणी केली आहे रेरा नंबर पी52000015424 असा असून त्याची मुदत 31/03/2023 ((Survey Number : 62/3अ ;))
(5) क्षेत्रफळ	1) 485 चौ.फुट
(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 त्रिकस इन्फ्रास्ट्रक्चर तर्फे भागीदार मोहम्मद शाहीद मोहम्मद सागीर अन्सारी तर्फे सादरकर्ता ज्ञानेश्वर दळवी - वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-7 मेफेयर बिल्डिंग एस व्ही रोड बांद्रा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAPFB4519G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कासिफ शाबित अली - - वय:-33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.शॉप नं सी 8 सी 1/सी 8 सी 2, भाऊराव उधोग नगर, बी पी क्रॉस रोड 2, भाईदर ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401106 पॅन नं:-AYTPA5867A
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2022
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4932/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दुय्यम निबंधक 'खालापूर'

कासिफ, अली

27/10/2022

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SALE AGREEMENT

The Articles of this Sale Agreement are made and executed at Khalapur, on this 27th day of October in the Christian year 2022 by and between

M/S. BRICKS INFRASTRUCTURE a partnership firm (PAN AAPFB4519G) registered under the provisions of the Indian Partnership Act 1932, through their partners, (i) Mohd Shahid Mohd Sagir Ansari, (ii) Laxman. N. Dudani and (iii) Pali Hill and Resorts Pvt Ltd, having their office at A7, Mayfair Building, S.V. Road, Bandra (W), Mumbai 400050, hereinafter referred to as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and their successor or successors/s, heirs, executors and administrators of the last surviving partner) of the **FIRST PART.**

AND

(1) SHRI KASIF SABIT ALI (PAN-AYTPA5867A) aged about 33 years an adult Indian inhabitant residing at Shop No C8C1, C8C2, Bhaurao udyog, Near B.P. Cross Road 2, Bhayander East, Thane, Maharashtra-401106 hereinafter referred to as **"The Purchaser/s"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective successor or successors heirs, executors and administrators and assigns) of the **Second Part**

WHEREAS:

A. Bricks Infrastructure (hereinafter referred to as **'the Developers'**) is seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas lying, being and situate at Village Durshet, Taluka Khalapur, District Raigad 410203 more particularly described in the First Schedule hereunder written and hereinafter referred to as **'the said Land'**. The said Land is delineated in Red colour hatched lines in the plan annexed hereto and marked as **FIRST SCHEDULE.** M/s Bricks Infrastructure purchased the said Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas from Laxman Naraindas Dudani vide conveyance deed dated 20.01.2018 registered with the Sub Registrar Khalapur vide Serial No 278/2018 dated 20.01. 2018. The 7/12 Extract also stands in the name of Bricks Infrastructure.

B. Laxman Naraindas Dudani (hereinafter referred to as **'the Original Owner'** is seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas lying, being and situate at Village Durshet, Taluka Khalapur, District Raigad more particularly described in the First Schedule hereunder written and hereinafter referred to as **'the said Land'**. The Original Owner had purchased the said land vide conveyance deed dated 22nd May 2001 registered with sub Registrar Khalapur Vide Serial No 360/2001 dated 22.02.2001.

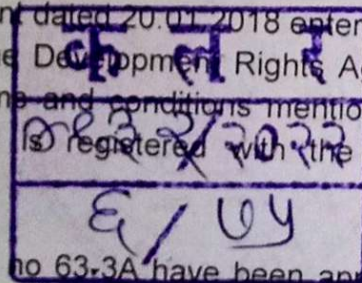
C. By a Development Agreement dated 28th September 2015 registered with the Sub-Registrar Khalapur under Serial No.3570/2015 on 28th September 2015 (hereinafter referred to as **'the said Development Agreement'**) entered into between the Original Owner and the Developers herein, the Original Owner granted to the Developers, development rights in respect of the said Land for the consideration and on the terms and conditions contained therein.

D. By Cancellation of Development Agreement dated 20.01.2018 entered between the Original Owner and Owner Promoter herein, the Development Rights Agreement dated 28th September 2015 was cancelled on the terms and conditions mentioned in the said Cancellation of Development Agreement which is registered with the Sub Registrar Khalapur vide serial Nos 281 dated 20.01.2018.

E. The plans of the Project the Retreat on plot no 63-3A have been approved by the Collector vide its Order dated 6th March 2017 and the same have been approved by the Town Planning Authority vide its order dated 8th July 2016.

F. The office of the Fire Adviser, Santacruz (East), Mumbai, has issued a Grant of Provisional "NOC" vide its order No. MFS/51/2016/338 dated 07/06/2016.

G. The Developers propose to construct on the said property multistoried building and the said project is termed as **THE RETREAT, DURSHET"** (hereinafter referred to as "the said Project"). As per Plans sanctioned there are four Buildings A1, B1, C1 and D1. As you



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approach from the Road, the First Residential Building is named as A1-It consists of three Wings-A,B & C.

The next building is smaller and is named as C1-It consists of two wings D & E.The third Building is named as B1- The Construction Work of the building B1 now named as 'GRANDEUR' is in progress.It consists of three wings F,G and H.The Developers have renamed it as "Grandeur".The developers have started the construction of this building.The Construction of C1 building is completed upto Plinth Level.Its Construction will start after the completion of B1 Building.

H. The copies of Title Search Report dated 8th February 2018 and the Title Certificate dated 8th February 2018 have been issued by Advocate SANIL N. GHATWAL, having office at Hari Om Apartment, Near Panchayat Samiti Office, Tal. Khalapur, Dist Raigad.

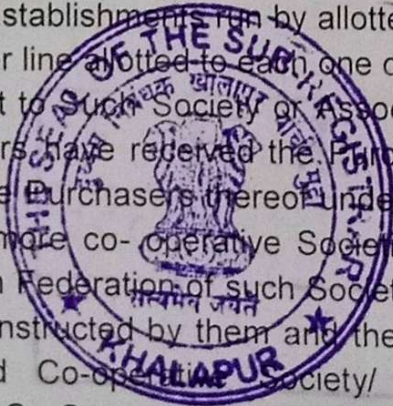
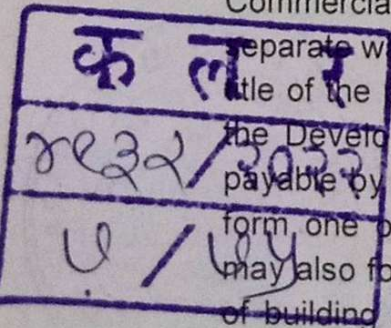
I. The Developers have appointed M/s Sara Consultancy of Shop No 9, Poore House Bldg, Kacheri Road, Karjat, Raigad 410201 as the Architects of this Project, The Retreat. The Developers have appointed Shri Atul Kudtarkar & Associates of 202, Shree Yash Society, Badlapur (E) 421503 as the structural designers of the said Project.

J. The Developers have obtained the NA permission vide order dated 16th January 2015 from the Collector, Raigad Alibag in respect of the said Plot 62-3A.

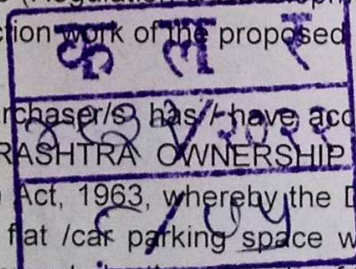
K. The Developers have also entered into and/or intend to enter into Agreements for joint developments and/or Agreements to purchase with the adjacent and/or nearby plot owners of 62/1,62/3C,73/8 and negotiations are in progress with other nearby/adjacent Plot Owners. The Developers hereby reserve with themselves an absolute, unfettered and undisputed right to carry out further amalgamations and/or subdivision / revision in the sanctioned layout of Plot 62/3A with other Plots as well as in the buildings to be constructed in the other phases of the said layout as the Developers may deem fit, necessary and proper without having any reference or recourse to the Purchaser(s) in any manner whatsoever and all such revisions, amendments carried out by the Developers in the layout plans or sanctioned building plans for the other phases shall be final and binding upon the Purchaser(s), the Purchaser's legal heirs and representatives and all persons and or parties claiming through or under the Purchaser(s) to which the purchaser hereby gives consent .The access to the adjacent plots of land from and to the main road/highway is through over the said plot No 62-3A . The Plot owners/Developers/society herein shall have and retain the right of Road access to the said adjacent plots of land through plot 62/3A for the benefits and use of the said adjacent owners of plots of land. The water source for the adjacent plots is from the said plot 62/3A. Water Provision for the benefits and use of the said adjacent plots of land owners will be done by providing a running water line of upto 2 inches width from the said plot 62/3A's water line or Water Storage tank used by the said plot 62/3A.

L. It is expressly understood between the parties hereto that the adjacent plot Owners (whether the developer or any other owner) as mentioned in the recitals above shall have an uninterrupted unconditional easementary perpetual Right of way/access over the said plot of land No 62/3A to the said Adjacent Plot Owner of Plot Nos 62/1,62/3C,73/8 and shall also be entitled to uninterrupted unconditional rights to source water supply from the water sources of said plot 62/3A to the said Adjacent Plots Nos 62/1,62/3C,73/8 and to the Commercial Establishment run by allotted Lease holders, through a 2.00 inch water line, 1 separate water line allotted to each one of them. The conveyance deed for transferring the title of the plot to Such Society or Association shall be formed as per Rera Regulations after the Developers have received the Purchase price of all the Flats and all other amounts payable by the Purchasers thereof under the respective agreements. The Developers may form one or more co-operative Societies for the building/s constructed by them and/or may also form Federation of such Society/ies and execute Deed of Conveyance in respect of building constructed by them and the area that is land beneath the building in favor of the proposed Co-operative Society/ Association of Apartments/ limited company/ Federation of Co-Operative Societies as the case may be and such Deed of Conveyance shall be in accordance with the terms and provisions of the present agreement.

M. The Developers have commenced the construction of the Building(s) on the said property in accordance with sanctioned plans and the Developers are desirous of selling flats in the said proposed Building(s).



- N. The Developers hereby inform the Purchaser(s) and the Purchaser(s) is/are aware that the Developers intend to develop the said property entitled The Retreat, Durshet, in one or more Phase(s) comprising of multiple Survey Numbers for Residential/Commercial Purpose as shall be permitted by the Collector Raigad or any other Concerned Authorities. The present Plan is sanctioned on Plot No 62-3A. The Developers have entered into Purchase agreements /Joint Venture Agreements with the neighboring Plot owners and once all the agreements are complete the Developers will resubmit the plans for amalgamation of the plots with the existing plot 62/3A as deemed fit by the Developers.
- O. The Purchaser/s has/have demanded from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Developers' Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder;
- P. The Developers are constructing a club house, Swimming Pool and other club facilities on the adjacent Plot No 62-1. The Purchaser herein shall get life time membership of the said club House and swimming pool in lieu of payment of the joining fees and annual maintenance charges for its usage and upkeep of the club house and the swimming pool and other related facilities.
- Q. The Developers have registered the first phase of their project as The Retreat with RERA Authorities under registration number **P52000015424**.
- R. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- S. Under section 13 of the said Act the Developers is required to execute a written Agreement for sale of said flat with the Purchasers, being in fact these presents and also to register said Agreement under The Registration Act, 1908.
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers hereby agree to sell to the purchaser and the Purchasers hereby agree to purchase from the Developers the Said flat as per RERA Measurement for the total consideration as mentioned hereunder in clause 3 of the Agreement and also pay additionally other Deposits/Charges more clearly mentioned in clause 3 hereunder. The Flat allotted to the Purchaser is more clearly shown in the floor plan annexed hereto and marked Annexure -F (hereinafter referred to as the Flat).
- T. The Purchaser/s has/have agreed to pay price /consideration in respect of the said flat in accordance with the provisions of the MAHARASHTRA OWNERSHIP FLATS (Regulations of Promotion of Construction, Sale, Management and Transfer) Act, 1963 & as per the Provision of RERA Act [The Real Estate (Regulation & Development) Act, 2016] and in accordance with the progress of the construction work of the proposed building.
- U. By executing this Agreement the Purchaser/s has/have accorded his/her/their consent as required under Section 9 of MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion, Sale, Management and Transfer) Act, 1963, whereby the Developers will be entitled to mortgage or create charge on any flat /car parking space which is not hereby agreed to be sold by the Developers and continues to be the property of the Developer.
- V. By executing this Agreement the Purchaser/s have accorded their consent whereby the Developers will be entitled to make such alterations in the structures in respect of the said flat/car parking space agreed to be purchased/acquired by the Purchaser/s in the said complex as may be necessary and expedient in the opinion of their Architect / Engineer



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provided that such alterations / modifications are approved by the Town Planning Authority/Collector and does not affect light/ ventilation of the flat.

W. The Developers intend that the various acquirers of flat/car parking space Owners in the said building would form themselves into a Co-operative Housing Society and would take over the said plot together with the building standing thereon in accordance with the provisions hereinafter appearing.

X. The Developers have given inspection of the following documents in Original / Zeroc copies and the Purchasers have taken full free and complete inspection of the same :

- i) The Collector's Order dated 6th March 2017 and the Order of Town Planning Authority dated 8th July 2016 vide which they have approved the plans of the Project the Retreat on plot no 63-3A.
- ii) Provisional "NOC" No. MFS/51/2016/338 dated 07/06/2016 issued by the office of the Fire Adviser, Santacruz (East), Mumbai.
- iii) Conveyance Deed dated 20.01.2018 registered with the Sub Registrar Khalapur vide Serial No 278/2018 dated 20.01.2018 for Plot No.62, Hissa No.3A, admeasuring 112 gunthas and the 7/12 Extract dated 30.08.2018 in the name of Bricks Infrastructure.
- iv) Gram Panchayat Order dated 09.07.2016
- v) N.A Order dated 28.05.2009
- vi) Title Certificate dated 08.02.2018 issued by Adv.Sanil N.Ghatwal

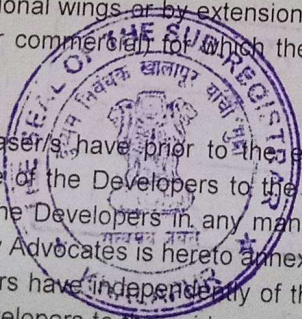
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The Developers shall under normal condition construct building on the said plot in accordance with the said plans and specifications approved and sanctioned by the Town Planning Authority/Collector Raigad and other concerned authorities and further seen and approved by the Purchaser/s with variations and modifications as the Developers may consider necessary or desirable or as may be required by the Town Planning Authority or Public Body or Authority to be made in them and/or any other changes or alterations which the Developers in their absolute discretion deem fit either in the whole building or part thereof or in the premises hereinafter agreed to be sold or allotted to the Purchaser/s and the Purchaser/s hereby gives irrevocable consent hereto, Provided that the Developers shall obtain prior consent in writing of the Purchaser/s in respect of such variations or modification which may adversely affect the premises proposed to be allotted to the Purchaser/s.

The Developers intend to commence in due course, further development of the said Property in accordance with the sanctioned plans in a phase- wise manner and/or subject to any variation or modification or any amendments thereof, as may be approved by the concerned authorities, from time to time. The Developers represents that they shall be entitled to construct additional building/s on the said property or construct any additional structures on the proposed building/s either by way of additional floors or by way of additional wings or by extension of the said building/s (either vertical or horizontal, residential or commercial) for which they may go in amalgamation or subdivision of the plots of land.

2) The Purchaser/s have prior to the execution of this Agreement satisfied themselves about the title of the Developers to the said Flat and no requisition or objection shall be raised upon the Developers in any manner relating thereto. (A copy of the Certificate of Title issued by Advocates is hereto annexed and marked as (Annexure-G) The Purchasers have independently of the said Certificate made inquiries concerning the title of the Developers to the said property and the Purchaser/s has/have accepted the same and they shall not be entitled to raise or administer any requisition or objections in respect of the property or the Developers' title thereto.

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3.1 The Purchasers have agreed to sell admeasuring 485 shown in the floor plan sum consideration of paid by the purchaser clearly mentioned. The Purchasers hereinafter in the following manner: Out of the above Total 3,20,000/- (Rupees Three Lakhs Two Thousand) which the Vendor hereinafter at last page of the Agreement. The Purchaser agrees to pay the date of registration of the

Construction
a) Booking
b) On Completion
c) On Completion
d) On Completion
e) On Completion
f) On Completion
g) On Completion
h) On Completion
i) On Completion
j) Completion
k) Completion
l) On Completion

Now Since also mentioned in the due to be paid now sales consideration deposit the following things:
a) The above mentioned
i) Rs25,92,000/- to
ii) Rs1,50,000/- to
iii) Rs1,50,000/- to
iv) RS 30,000/- to
v) RS 30,000/- to
vi) Rs 20,000/- to
vii) Rs 40,000/- to
viii) Rs50,000/- to
various deposits
ix) Rs1,40,000/- to

3.1 The Purchasers hereby agree to purchase from the Developers and the Developers have agreed to sell to the Purchaser Flat No F603 in building under construction admeasuring 485 sq. ft.(carpet area) ("hereinafter referred to as the said Flat) as shown in the floor plan hereto annexed and marked as Annexure F for the total lump sum consideration of Rs. 32,02,000/- (Rupees Thirty Two Lakhs and Two Thousand only) to be paid by the purchasers to the developers plus deposits and other charges more clearly mentioned hereunder exclusive of taxes and other levies.

The Purchasers hereby agree to pay to the Developers the above mentioned consideration in the following manner.

Out of the above Total Consideration amount of Rs 32,02,000/- the purchaser herein has paid Rs 3,20,000/- (Rupees Three Lakhs & Twenty Thousand only) before the execution of these presents, which the Vendor herein admits and acknowledges the receipt. The details of Rs 3,20,000/- are given at last page of the Agreement.

The Purchaser agrees to pay the balance Sale consideration within a period of one month from the date of registration of this Agreement.

SCHEDULE OF PAYMENT

Construction Stage	Amount to be paid by the Purchaser
a) Booking Amount to be paid on or before execution of this agreement	25%
b) On Completion of Plinth	10%
c) On Completion of 1st Slab	10%
d) On Completion of 2nd Slab	5%
e) On Completion of 3rd Slab	5%
f) On Completion of 4th Slab	5%
g) On Completion of 5th Slab	5%
h) On Completion of 6th Slab	5%
i) On Completion of 7th Slab	5%
j) Completion of Brick Work	10%
k) Completion of external & Internal Plaster	10%
l) On Possession	5%

Now Since almost 95% of the building Construction is completed all the amounts mentioned in the installment Schedule as per the aforesaid payment schedule are due to be paid now by purchaser except the amount due on possession. In addition to the above sales consideration, the Purchaser shall on or before taking the possession of the flat deposit the following amounts with the Developers/developers;

a) The above mentioned consideration of Rs 32,02,000/- consists of the following things.

- Rs25,92,000/- being the basic cost of the flat.
- Rs1,50,000/- towards Infrastructure/Development Charges.
- Rs1,50,000/- towards user of Health Club Facilities.
- RS 30,000/- towards Kitchen Arrangements
- RS 30,000/- towards Superfine Finish.
- Rs 20,000/- towards Extra Collapsible gates/grills.
- Rs 40,000/- towards Electrical Fittings.
- Rs50,000/- towards Legal Charges, Society Formation, Share Monies and various deposits.
- Rs1,40,000/- towards Interior Decorations.

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on account of labor trouble, Civil Commotion, riot or any act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission or sanctions by the Local Body, Government, and/or any such other or similar public or authority or beyond the control of the Owner Developers and/or Force Majeure.

24.11) Upon the possession of the said premises being delivered to the Purchaser/s the Purchaser/s shall be entitled to the use and occupation of the said flat and thereafter the purchaser/s shall have no claim against the Owner Developers as to any defect in any item or work of construction of the said premises or on any ground whatsoever.

24.12) If any dispute arises between the parties hereto due to the non-performance of any obligation by other party then in such circumstances the parties hereto at first instance may try to settle the dispute amicably between themselves or by the Project Architect. If it is still not resolved then the matter shall be referred to an arbitrator mutually appointed by the parties or to three arbitrators, one to be appointed by each party and the third arbitrator to be appointed by the other two appointed arbitrators. The Arbitration would be governed by the provisions of the Arbitration and Conciliation Act, 1996 with all its amendments thereafter or any Statute which may be in respect of the said enactment. The place of arbitration shall be at Mumbai.

24.13) It is expressly agreed that the Courts in Khalapur, Raigad will alone have the Jurisdiction to try and entertain any dispute in respect of or arising out of this contract.

25. NOTICES

25.1) All notice to be served on the Developers and Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered A.D. post and/or by way of Email and/or by Courier at his/her/their address mentioned hereunder:

i) Name of Purchaser/s:- KASIF SABIT ALI

Address of Purchasers:- at Shop No C8C1, C8C2, Bhaurao Ydyog, Near B.P. Cross Road 2, Bhayander East, Thane, Maharashtra-401106

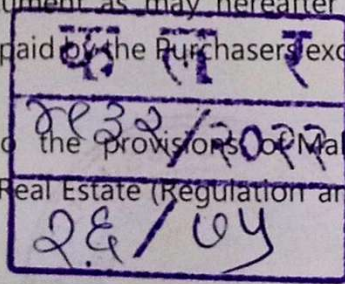
iii) Email id:-

iv) Mobile phone:-

26. STAMP DUTY AND REGISTRATION CHARGES

26.1) All costs charges and expenses arising out of and incidental to this Agreement, including stamp duty, penalty if any and registration charges payable for this Agreement or any agreement or deed or document as may hereafter be executed pursuant to this Agreement shall be borne and paid by the Purchaser exclusively.

27) This Agreement shall always be subject to the provisions of Maharashtra and the Maharashtra Ownership Flats Act 1963 and The Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.



FIRST SCHEDULE HEREINABOVE REFERRED TO: DESCRIPTION OF PROPERTY

ALL That piece and parcel of land bearing **Survey No. 62, Hissa 3A, Durshet, Tal- Khalapur, Dist- Raigad**, within the limits of Village Durshet, Dist- Raigad, within the Registration District Raigad and Sub-Registration, Taluka- Khalapur, District Raigad.

The entire property is bounded as under:

On or towards the East by – PALI KHOPOLI ROAD

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On or towards the South by – PLOT NO 62/3B, 62/3C & 62/4

On or Towards the West by – PLOT NO 73/2

On or towards the North by – PLOT NO 73/10&73/11

**SECOND SCHEDULE ABOVE REFERRED TO IN RESPECT OF COMMON AREAS,
LIMITED COMMON AREAS AND FACILITIES**

(A) "Common Areas and Facilities means;

- 1) The foundation, columns, beams, supports, ducts, chajjas, corridors, staircases. Entrance, lobbies, exits of the said building.
- 2) The elevators in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
- 3) The Underground Tank and the Overhead Tanks with all GI pipe fittings including Pump Room, Pumps, Switches and Water meter.
- 4) Electrical installations, including the wiring of the electric cabins meter and the meters of the Flat/Flat Buyers.

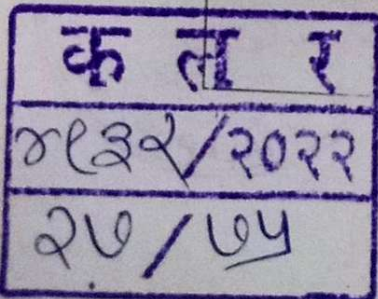
(B) Limited Common Areas and Facilities and Restricted Areas

Landing in front of the stairs on the floor on which the said Flat is located and the space of corridor in front of the entrance to the lift as a means of access to the said Flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.

THIRD SCHEDULE IN RESPECT OF COMMON PERMISSION DOCUMENTS

The copy of the following documents are annexed hereto and marked as follows:-

ANNEXURE "A"	MAP MARKING IN RED COLOUR BOUNDARY LINE SHOWING GUT NO.62-3A
ANNEXURE "B"	COPY OF THE NA PERMISSION ORDER DATED 16 TH JANUARY 2015 ISSUED BY THE COLLECTOR OF RAIGAD
ANNEXURE "C"	SANCTIONED LAYOUT PLAN PASSED BY COLLECTOR OFFICE –ORDER DATED 6 TH March 2017
ANNEXURE "D"	SANCTIONED LAYOUT PLAN PASSED BY TOWN PLANNING AUTHORITY–ORDER DATED 8 TH JULY 2016
ANNEXURE "E"	7/12 EXTRACTS OR INDEX II
ANNEXURE "F"	COPIES OF FLOOR PLANS OF THE CONCERNED FLAT HIGHLIGHTED
ANNEXURE "G"	CERTIFICATE DATED 8 TH FEBRUARY 2018 ISSUED BY ADVOCATE SANIL N.



**FOURTH SCHEDULE
LIST OF AMENITIES**

- Decorative Laminated with night latch in Main Door
- Vitrified Ceramic Flooring in all rooms
- Granite Kitchen Platform with S/S Sink
- Glazed Tiles on wall in Bathroom and Kitchen
- Sufficient electric points with internal Polycab wires, Modular switches and MCB.

नासिक

- Branded Fixtures and fittings in Bathrooms.
- Antiskid Tiles in Bathrooms and Balcony/ Terrace
- Branded Sanitary wares
- Powder coated Aluminum Doors for Balcony and Terrace
- Premium Quality Bath fittings
- Gypsum Plaster on internal walls.
- Branded Common Lift.
- Acrylic Paints on internal walls.

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IN WITNESS WHERE OF the parties hereto have executed these presents in duplicate, the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED
 by the within named builder
M/S. BRICKS INFRASTRUCTURE
 through its authorised signatory
MR. Mohd Shahid Mohd Sagir Ansari



Handwritten signature and blue ink stamp of MR. Mohd Shahid Mohd Sagir Ansari.

SIGNED SEALED AND DELIVERED
 by the within named purchaser/s
1) KASIF SABIT ALI

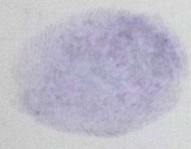


Handwritten signature and blue ink stamp of KASIF SABIT ALI.

in the presence of witness



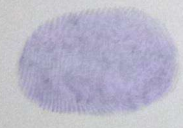
*MR. Abdul Kadir
 Age - 30
 AT - Bhayander
 Thane*



अब्दुल क़ादिर



*MR. Mahammed Jilani
 Age - 30
 AT - Bhayander Thane*



मो. जिलानी

RECEIPT

RECEIVED a sum of **Rs 3,20,000/- (Rupees Three Lakhs & Twenty Thousand only)** from within named Flat Purchaser/s, being advance and part payment towards the sale price in respect of sale of flat mentioned in para 3 above in building to be known as **Flat No F603 in building under construction admeasuring 485 sq. ft** constructed on land bear survey no. 62-3a situated at Village Durshet ,Tal. Khalapur, Dist. Raigad, within the limits of Khopoli Municipal Council.

Cheque No.	Date	Bank Name	Amount in Rs.
IMPS	17/08/2022		1001
IMPS	17/08/2022		50000
IMPS	17/08/2022		40000
IMPS	18/08/2022		10000
IMPS	18/08/2022		30000
IMPS	19/08/2022		100000
IMPS	19/08/2022		30000
IMPS	22/08/2022		59000
TOTAL			3,20,001

We say received



1) _____

Witness

अब्दुल कादर

Abul Kader

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Mohammad Jilani 28/08

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२८/०८



SBI RAIGAD
(महाराष्ट्र जमीन महसूल अधि)
दुरशेत
क्रमांक व उपविभाग : 62/3/अ तालुका :- खालापूर

मद क्रमांक व उपविभाग 62/3/अ	भुधारणा पद्धती भोगवटादार वर्ग - 1	मो
मालीचे स्थानिक नाव प्राप्ती वे	सहस्रमण नारायणदास दुधाणी	
सर्व एकक आर.चौ.मी		
पान शेती 112.00.00	लर्फ भरत नारायणदास दुधाणी	
पान शेती 1120.00	लर्फ मोहम्मद शाहीद मोहीन सा	
नारणी	अन्नसाठी	
रायत -	लर्फ लक्ष्मण नारायणदास दुधाणी	
गायत -	लर्फ शेकली भरत दुधाणी	
रो -	मि. ब्रिक्स इन्फ्राम्स्ट्रक्चर	
रकस -		
स्तर -		
कुण क्षेत्र -		
टखराब (लागवडीस योग्य)		
मी (अ) -		
मी (ब) -		
रण पो 0.00.00		
किवा -		
प		
नरणी		
	(63),(80),(102),(164),(200),(633),(682),(711),(790),(107)	

(महाराष्ट्र जमीन महसूल अधिकार अधि)
दुरशेत
क्रमांक व उपविभाग : 62/3/अ तालुका :- खालापूर

पि	मिश्र पिकाखालील	घटक
हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित अजल सिंचित
1) (२)	(३)	(४) आर. चौ.मी (५) आर. चौ.मी
6- संपूर्ण वर्षे		
7- संपूर्ण वर्षे		
8- संपूर्ण वर्षे		
9- संपूर्ण वर्षे		

ग्रुप ग्रामपंचायत उंबरे

ता. खालापूर, जि. रायगड.

शौचालय बांधा दारी। आरोग्य नांदेल घरोघरी।।

जावक क्र.

दिनांक : / / २०

- डेकमची प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक
- Ⓧ वास्तुक प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक
- Ⓧ प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक
- प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक
- प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक
- प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक प्रजासत्ताक

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000015424

Project: **The Retreat Durshet, 1st Phase, Plot Bearing / C.T.S. / Survey / Final Plot No.: 62 H.NO. 3A at Durshet, Khalapur, Raigarh, 410203;**

1. **Bricks Infrastructure** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400050.**
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from **23/02/2018** and ending with **31/03/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority.

Dated: **23/02/2018**

Place: **Mumbai.**

THE SUR

No.MFS/51/2016/338
Tel No. 2667 7555
Fax No.2000 0287

GOVERNMENT OF MAHARASHTRA

Directorate of Maharashtra Fire Service
Maharashtra Fire Service Academy
Vidyanagri, Hans Bhugra Marg,
Santacruz (East), Mumbai - 400 098
Date: 07/06/2016

To,
M/s. Bricks Infrastructure
Survey No. 62, Hissa No. 3A,
Village Durshet, Tal-Khalapur
Dist-Raigad

Sub: Grant of "Provisional No-Objection Certificate"
for your proposed Residential Buildings on Survey No. 62,
Hissa No. 3A, Village Durshet, Tal-Khalapur, Dist-Raigad
Ref: Online Application No. Drft 105.16, Dated 29.02.2016

Dear Sir,

This has reference to the above. This office has No Objection for (Provisional) Fire Approval for following proposed construction of Residential Occupancy (Apartment).

Total Plot area is 11,200.00 Sq.mts and Proposed built up area is 11064.24 Sq.mts (incl area free of FSI) & Height of the Building is 22.95 Mtrs. The detail of the proposed Construction is as under.

Residential Building No. A1 & B1

Sr. No	Floor	B/U area in Sq. Mtrs	Occupancy Load	Height of Build
01	Ground	547.30		22.95 Mtrs
02	1 st floor	547.30	44	
03	2 nd floor	547.30	44	
04	3 rd floor	547.30	44	
05	4 th floor	547.30	44	
06	5 th floor	547.30	44	
07	6 th floor	547.30	44	
08	7 th Floor	547.30	44	
	Total	4378.4 x 02 =		
	Total Built up area	8756.80		

Residential Building No. C1

Sr. No	Floor	B/U area in Sq. Mtrs	Occupancy Load	Height of Build
01	Ground			22.95 Mtrs
02	1 st floor	293.92	24	
03	2 nd floor	293.92	24	
04	3 rd floor	293.92	24	
05	4 th floor	293.92	24	

drft105.16

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24/04



06	5 th floor	293.92	24
07	6 th floor	293.92	24
08	7 th Floor	293.92	24
	Total Built up area	2307.44	



This N.O.C. is valid subject to fulfillment of the following conditions:-
Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006

1. Under **Section 3** of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2005 and as amended from time to time failing which it shall be treated as a violation of the said Act.
2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
 - A) No Licensed Agency or any other person, claiming to be such Licensed Agency shall give a certificate under **sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance.
 - B) The names of the License Agencies approved by Directorate of Maharashtra is available in our website www.mahafireservice.gov.in
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
4. The plans of the building should be approved by The Concern Competent Authority.
5. The Occupancy certificate should be obtained from The Competent Authority. The O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.
6. Proper roads in the premises should be provided & marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2005, should be kept free from obstructions all the time. The load bearing capacity of internal roads must be minimum 45Tones. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.
7. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets & it must be strictly conforming to relevant IS specification.
8. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
9. Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the complex" should be displayed in security cabin & at other strategic locations.

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Krishnakant A. Pandat

(B.Arch., B.E. Civil, AIA, FIIV, MCE, 34AB, IBBI)
Govt. Approved Valuer, (WT 34AB & IBBI
Approved), LCM-2443, CAT-I-Immovable Properties
LCM-2443, CAT-II-Agri.Lands,
LCM - 2445, CAT-VII - Plant & Machinery -
Movable Property, Regd. Engineer,
Structural Designer.

Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com

HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101



Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

REF.: SAEV/MUM/VNC/ANK/FLAT/VALU/SBI/KURLA-RACPC/5340

Date :- 19/07/2022

To,
State Bank of India,
RACPC Branch,
Kurla, Mumbai

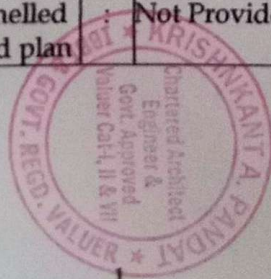


Sub - Valuation Report of Residential Flat No. 603 , 6th Floor, 'F' Wing, "The Retreat Durshet"
Situate At Survey No. 62, Hissa No.3A, Village- Durshet, Taluka : Khalapur , Dist : Raigad - 410203.
Rera No.P52000015424. Within limits of Sub Registrar Khalapur.

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 18/07/2022
	b) Date on which the valuation is made : 19/07/2022
3	List of documents produced for perusal : Draft Agreement - march 2022 Commencement Certificate Date:06/03/2017
4	Name of the owner(s) and their address(es) With Phone no. (details to be shared of each owner in case of joint ownership) : MR. KASIF SABIT ALI
5	Brief description of the property : Residential Flat No. 603 , 6 th Floor, 'F' Wing, "The Retreat Durshet" Situate At Survey No. 62, Hissa No.3A, Village- Durshet, Taluka : Khalapur , Dist : Raigad - 410203. Rera No.P52000015424. Within limits of Sub Registrar Khalapur.
6	Location of property
a)	Plot No. / Survey No. : Survey No. 62, Hissa No.3A
b)	Door No. : Flat No. 603 , 6 th Floor
c)	C.T. S. No. / Village : Durshet
d)	Ward / Taluka : Khalapur
e)	Mandal / District : Raigad
f)	Date of issue and validity of layout of approved map/plan : Not Provided
g)	Approved map/plan issuing authority : Sub Registrar Khalapur
h)	Whether genuineness or authenticity of approved map/plan is verified : N/A
i)	Any other comments by our empanelled valuers on authenticity of approved plan : Not Provided

Reports Scrutinised
30/10/22
Asst /Dy. Manager / CM



Digitally signed by
KRISHNAKANT AMRUTLAL
PANDAT
Date: 2022.09.14 19:24:39 +05'30'

Krishnakant A. Pandat

(B.Arch., B.E. Civil, AHA, FIV, MCE, 34AB, IBBI)
Govt. Approved Valuer, (WT 34AB & IBBI
Approved), LCM-2443, CAT-I-Immovable Properties
LCM-2443, CAT-II-Agri.Lands,
LCM - 2445, CAT-VII - Plant & Machinery -
Movable Property, Regd. Engineer,
Structural Designer.



Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com

HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 19/07/2022

7	Postal address of the property	:	Residential Flat No. 603 , 6 th Floor, 'F' Wing, "The Retreat Durshet" Situate At Survey No. 62, Hissa No.3A, Village- Durshet, Taluka : Khalapur Dist : Raigad - 410203. Rera No.P52000015424. Within limits of Sub Registrar Khalapur.	
8	City / Town	:	Khalapur, Raigad	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Sub Registrar Khalapur	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the side	:	A	B
		:	As per the Deed	Actual (As Per Site Inspection)
	North	:	-	Open
	South	:	-	Open
	East	:	-	Open
	West	:	-	Road
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	18°69'69.9"N 73°29'57.3"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction	



Digitally signed by
KRISHNAKANT AMRUTLAL
PANDAT
Date: 2022.09.14 19:25:27
+05'30'



Date :- 19/07/2022

II. APARTMENT BUILDING		
1	Nature of the Apartment	: 1 BHK
2	Location	
	Survey No.	: Survey No. 62, Hissa No.3A
	Block No.	: NA
	Ward No.	: NA
	Village / Municipality / Corporation	: Sub Registrar Khalapur
	Door No. Street or Road (PIN Code)	: 410203
3	Description of the locality (Residential / Commercial / Mixed)	: Residential
4	Year of Construction	: Under Construction
5	Number of Floors	: Ground + 7 Upper Floors
6	Type of Structure	: RCC Framed Structure
7	Number of Dwelling units in the building	: -
8	Quality of Construction	: Under Construction
9	Appearance of the Building	: Under Construction
10	Maintenance of the Building	: Under Construction
11	Facilities Available	
	Lift	: Under Construction (1 Nos)
	Protected Water Supply	: Under Construction
	Underground Sewerage	: Under Construction
	Car Parking - Open / Covered	: Under Construction
	Is compound wall existing?	: Under Construction
	Is pavement laid around the building?	: Under Construction
III Flat		
1	The floor on which the flat is situated	: 6 th Floor
2	Door No. of the flat	: Flat No. 603
3	Specification of the flat	
	Roof	: Under Construction
	Flooring	: Under Construction
	Doors	: Under Construction
	Windows	: Under Construction
	Fittings	: Under Construction
	Finishing	: Under Construction

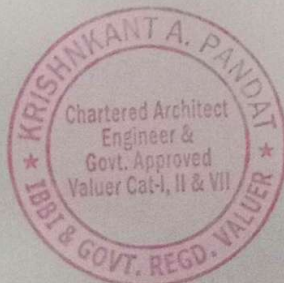




Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG ROAD, AHMEDABAD-9.

Date :- 19/07/2022

4	House Tax	:	N.A.
	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.
6	How is the maintenance of the flat?	:	On the Owner's Name
7	Sale Deed executed in the name of	:	Under Construction
		:	MR. KASIF SABIT ALI
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built Up Area =
10	What is the floor space index (approx.)?	:	49.51 Sq. Mt. i.e. 533.5 Sq. Ft (Carpet + 10% Loading)
		:	As per actual
11	What is the Carpet Area of the flat?	:	Carpet Area = 45.06 Sq. Mt. i.e. 485 Sq. Ft.
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Under Construction
15	If rented, what is the monthly rent?	:	Rs. 8,000/- to Rs. 12,000/- per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any



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AMRUTLAL PANDAT
Date: 2022.09.14 19:25:52 +05'30'



Date :- 19/07/2022

V	RATE	
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 if available)	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	
	1. Building + Services	: Rs. 2,500/- per Sq. Ft.
	2. Land + Others	: Rs. 4,500/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 20,100/- per Sq Mt. i.e. as per ready reckoner 49.51 Sq. Mt. BUA x 20,100/- per sq. Mt. = Rs.9,95,151/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: Under Construction
	Replacement cost of flat with services {V(3)i}	: --
	Age of the building	: --
	Life of the building estimates	: 60 Years
	Depreciation percentage assuming the salvage value as 10%	: The depreciation is considered at 0% for this Building as the building age is 00 years old.
	Depreciation Ratio of the building	: 1:6 (10% at each 6 years)
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2,500/- per Sq. Ft.
	Rate for land & other V (3) (ii)	: Rs. 4,500/- per Sq. Ft.
	Total Composite Rate	: Rs.7,000/- per Sq. Ft. of Carpet Area



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Govt. Approved Valuer, (WT 34AB & IBBI
(Approved), LCM-2443, CAT-I-Immovable Properties
M-2443, CAT-II-Agri. Lands,
M - 2445, CAT-VII - Plant & Machinery -
Immovable Property, Regd. Engineer,
Structural Designer.



Head Office:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 19/07/2022

V	RATE	
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 if available)	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
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	1. Building + Services	: Rs. 2,500/- per Sq. Ft.
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VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: Under Construction
	Replacement cost of flat with services {V(3)i}	: --
	Age of the building	: --
	Life of the building estimates	: 60 Years
	Depreciation percentage assuming the salvage value as 10%	: The depreciation is considered at 0% for this Building as the building age is 00 years old.
	Depreciation Ratio of the building	: 1:6 (10% at each 6 years)
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2,500/- per Sq. Ft.
	Rate for land & other V (3) (ii)	: Rs. 4,500/- per Sq. Ft.
	Total Composite Rate	: Rs. 7,000/- per Sq. Ft. of Carpet Area





Date :- 19/07/2022

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 6,000/- to Rs. 7,000/- per sq. ft.
- As per our opinion the fair market value of Rs.7, 000/- per Sq. Ft. for Carpet rate of the flat is Reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	45.06 Sq. Mt. i.e. 485 Sq. Ft.	Rs.7,000 /-	Rs.33,95,000 /-
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/ Separate purchased car park or extended area etc.)	--	-	-
				Rs.33,95,000 /-

(Rupees Thirty Three Lakh Ninety Five Thousand Only)

Valuation Methodology:

(Valuation: Here, the approved valuer should discuss in details his 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). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs. 7,000/- per Sq. Ft.** on the Carpet area.

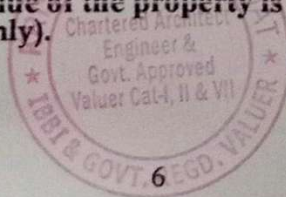
The rental value of the apartment at comes to **Rs. 8,000/- to Rs. 12,000/-** per month

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.33,95,000 /-**

The undersigned has inspected the property detailed in the Valuation Report dated 19-07-2022. We are satisfied that the realizable value of the property is Rs. Rs.33,95,000 /-/- (Rupees Thirty Three Lakh Ninety Five Thousand Only).

Digitally signed by KRISHNAKANT
AMRUTLAL PANDAT

Date: 2022.09.14 19:28:05 +05'30'

(B.Arch., B.E. Civil, AIA, FIIV, MCE, 34AB, IBBI)
Govt. Approved Valuer, (WT 34AB & IBBI
Approved), LCM-2443, CAT-I-Immovable Properties
LCM-2443, CAT-II-Agri.Lands,
LCM - 2445, CAT-VII - Plant & Machinery -
Movable Property, Regd. Engineer,
Structural Designer.



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MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 19/07/2022

PHOTOGRAPH:-



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AMRUTLAL PANDAT
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Krishnakant A. Pandat

Arch. B.E. Civil (AIA, FIV, MCE, 34AB, IBBI)
Govt. Approved Valuer. (WT 34AB & IBBI
(Approved), LCM-2443, CAT-I-Immovable Properties
(Approved), LCM-2443, CAT-II-Agri Lands,
(Approved), LCM-2445, CAT-VII - Plant & Machinery -
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Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com

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MUMBAI-400101

Date :- 19/07/2022



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PANDAT
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Date :- 19/07/2022

Market Rate Instance

Buy ▾ Khopoli Add More

Top Localities ▾ Budget ▾ Flat +1 (X) BHK ▾ Posted By ▾ More Filters ▾

MB EXCLUSIVE

1 BHK Apartment for Sale in The Retreat Durshet ₹ 32 Lac
₹ 6,275 per sqft

CARPET AREA 450 sqft **STATUS** Ready to Move **FLOOR** 7 out of 7

Owner: Bricks Infrastructure

With a carpet area of 450 square feet, it provides a comfortable. [Read more](#)

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Home > Property for Sale in Khopoli > Flats for Sale in Khopoli > Flats for Sale in Savrol > 1 BHK Flats for Sale in Savrol > 510 Sq Ft Property ID: 57613325

₹ 32.0 Lac **1 BHK Flat** for sale in

[Free Property Valuation](#)

Owner Bricks Infrastructure [Contact Now](#)

PROPERTY DETAILS Posted on: Oct 20, 21

	Bedroom 1	Bathroom 1	Balconies 2
Super area 510 sqft - ₹ 6,275/sqft	Carpet area 450 sqft - ₹ 7,111/sqft	Loading 11%	
Status Ready to Move	Transaction type Resale Get Documents Verified	Floor 7 (Out of 7 Floors)	Car parking None
Furnished status Furnished			

[Contact Owner](#)

KRISHNAKANT A. PANDAT
Chartered Architect
Govt. Approved
Valuer Cat-I, II & VII
IBBI & GOVT. REGD. VALUER

[Share Property Feedback](#)

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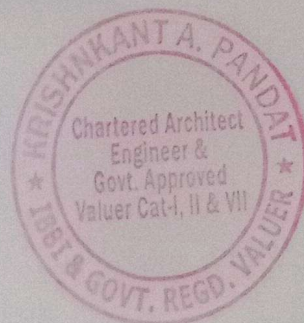
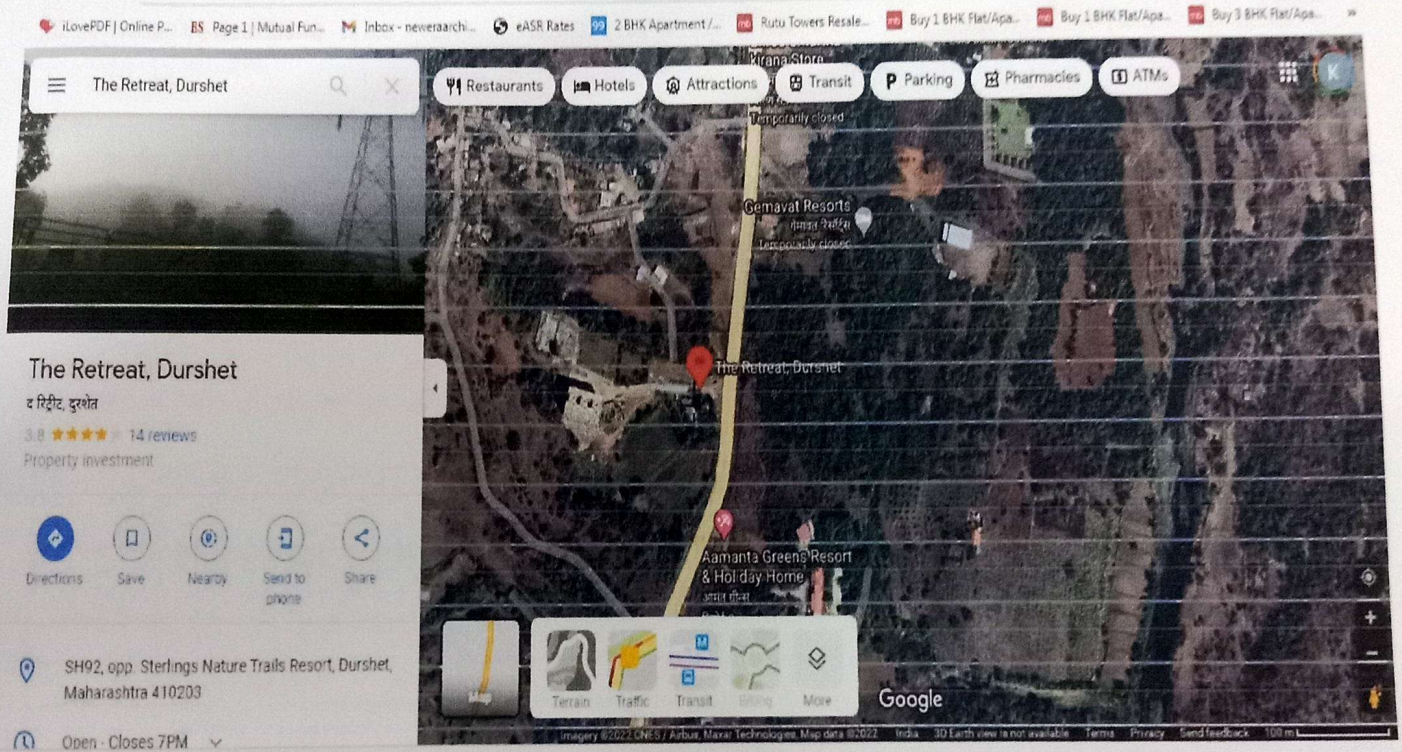


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ROAD, AHMEDABAD-9.

Date :- 19/07/2022

LOCATION



122
1985
LA-01458015



Scanned
R808/190

LOS ID :		LOAN TYPE :	
BRANCH :	LBS KURLA (W)	BRANCH CODE :	12703
OPAS ID :		RERA REG NO :	

A/c no - 41387433278
 LOAN ACCOUNT NUMBER : 501220916011365
 RIN RAKSHA ACCOUNT NUMBER :

14202840 = 24525026

APPLICANT NAME:	KASIF ALI	CIF NO :	90970118735
CO-APPLICANT NAME:		CIF NO :	
CO-APPLICANT NAME:		CIF NO :	
CO-APPLICANT NAME:		CIF NO :	
CONTACT NO (1)	7977 82657	(2)	
EMAIL ID :	KASIF.ALI116@GMAIL.COM	PAN CARD NO.	AYTPA5867A

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	
LOAN AMOUNT :	3000000/-	INTEREST RATE :	
TENURE :	30 YEARS	EMI AMOUNT / EMI DATE	
HL TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP			
SCHEME :	HOME LOAN	SBI LIFE: YES / NO	
PROPERTY COST :	3600000/-	PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION	AK - 41387433278. call - 78379361648		
ASE	SHAHID SIDDIQUI	CONTACT OF SOURCING	7900147146
ASM	IRFAN SARNOBATI	SSL CODE	5839
EMAIL / MOB. NO.		SIGN OF THE AQM:	

blmt
foyer
10/11/22
16/9

CONNECTOR - SAMEER SAJVELKAR - (MUM00223566)

PROPERTY INSURANCE OBTAINED :		PARTICULARS :	ENTERED IN CBS	INITIAL
COLLATERAL NO :		INSURANCE :		
MODE OF PAYMENT	SI / ECS	CERSAI :		
SI / ECS DATE :		EM CREATION DATE :		
CERSAI SECURITY ID		PROJECT COST :		
CERSAI ASSET ID		POST SANCTION INSPECTION:		
DE NO :		ROI :		
TD NO :		ECS / SI :		

	SENT TO	SENT ON	RECEIVED ON
SEARCH-1	S.S.P.	01/05/22	06/05/22
SEARCH-2			
VALUATION -1	PANDAT	15/06/22	19/07/22
VALUATION-2			
RO	19/08/22		
SITE	RACPC		Site pending on draft sign

H-68879