



Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT. 1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

PMD/613/2016

03/01/2017

To,
The Senior Manager,
Central Bank of India
Modellagram Branch,
Thane (West),
Thane.

"Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	: 02/01/2017
	b. Date on which the valuation is made	: 03/01/2017
3.	List of documents produced for perusal	: Agreement for sale bearing regd. no. TNN2-7551-2015, Dated: 03/07/2015.
4.	Name of the Tenement / Purchaser and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Mr. Natwer Kumar Jha & Mrs. Nandani Natwer Jha
5.	Brief descriptions of the property	: Flat No 204, 2 nd Floor, Bldg C-3, Park View Building, Ghod Bunder Road, Thane Taluka & District: Thane 400 615 Maharashtra.
6.	Location of property	
	a. Plot No. / Survey No./ Sector No.	: Survey No. 242, Hissa No. 1/1C/1
	b. Door No.	: Flat No 204, 2 nd Floor, Bldg C-3
	c. C.T.S. No. / Village	: Village: Vadavali
	d. Ward / Taluka	: Taluka: - Thane
	e. Mandal / District	: District: Thane



7.	Postal address of the property	: As stated in Sr. no. 5
8.	City / Town	
	Residential Area	: Residential
	Commercial Area	: ---
	Industrial 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	: Within the limits of Thane Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Flat Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: Not Known.
12.	Boundaries of the property	
	North	: Road
	South	: Soham Building
	East	: C-4 Building
	West	: Garden
13.	Dimension of the site / Flat	
	North	: Flat No. 203
	South	: Staircase
	East	: Wall
	West	: Flat No. 201
14.	Extent of the site	: N.A.
15.	Extent of the site considered for valuation (least of 14a & 14b)	: N.A.
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Lying Vacant



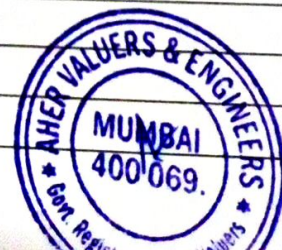
II APARTMENT BUILDING		
Sr. No.	Description	
1.	Nature of the apartment	: Residential
2.	Location	: As stated above (Sr. No. 5).
	C.T.S. No.	
	Block No.	
	Ward No.	
	Village / Municipality / Corporation	
	Door No., Street Road (Pin code)	
3.	Descriptions of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2016 or thereabout
5.	Number of Floors	: Stilt + 15 Upper Floors
6.	Type of Structure	: RCC Slab with RCC Structure.
7.	Number of Dwelling Flats in the floor	: 4 Nos. of Flats on 2 nd Floor.
8.	Quality of Construction	: Good
9.	Appearance of the building	: Good
10.	Maintenance of the building	: Good
11.	Facilities available	
	Lifts	: 2 Nos. Lift.
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car parking – Open / Covered	: Stilt+ Open Car Parking
	Is compound wall existing?	: Yes
	Is pavement laid around the building?	: Yes



III	FLAT	
1.	The floor in which the Flat is situated	: 2 nd Floor
	Door No. of the Flat	: Flat No 204, 2 nd Floor, Bldg C-3.
3.	Specification of the Flat	
	Roof	: RCC Structure
	Flooring	: Vitrified Flooring
	Doors	: Wooden Doors
	Windows	: Aluminum Framed Windows
	Fittings	: Concealed Wiring
	Finishing	: Distempered Colored
4.	House Tax	
	Assessment No.	:
	Tax paid in the name of	: Details Not Available
	Tax amount	:
5.	Electricity service connection no.	: Details Not Available
	Meter card is in the name of	: Details Not Available
6.	How is the maintenance of the Flat?	: Good
7.	Sale Deed executed in the name of	: Mr. Natwer Kumar Jha & Mrs. Nandani Natwer Jha
8.	What is the undivided area of Flat as per Sale deed?	: N.A.
9.	What is the plinth area of the Flat?	: Carpet Area: 538 Sq.fts (As Per Agreement) Saleable Area: 807 Sq. fts
10.	What is the floor space index (FSI) (app)	: As permissible
11.	What is the Carpet area of the Flat?	: Carpet Area: 538 Sq.fts
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Residential
14.	Is it Seller Occupied or Let out?	: Lying Vacant
15.	If rented, what is the monthly rent?	: N.A.



MARKETABILITY		
	How is the marketability?	: Good.
	What are the factors favoring for an extra Potential Value?	: Well Developing Residential locality.
	Any negative factors are observed which affect the market value in general?	: No.
RATE		
	After analyzing the comparable sale instances. what is the composite rate for a similar Flat with same specifications in the adjoining locality?	: Rs.8500/- per sq.ft
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	: Rs. 8000/- Rs.9000/- per sq.ft
3.	Break – up for the rate	
	i. Building + Services	: Rs.2000/-.
	ii. Land + Others	: Rs.6500/-
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Comparable Sale method.
I COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Flat with services (v(3)i)	: Comparable Sale method.
	Age of the building	: Newly Constructed
	Life of the building estimated	: 60 years (with proper maintenance & care the building).
	Depreciation percentage assuming the salvage value as 10%	:--
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.8500/- per sq.ft.
	Depreciation building rate VI (a)	
	Rate for Flat & other V (3) ii	
	Total Composite Rate	: Rs. 8500/- per sq.ft.



DETAILS OF VALUATION		
1.	Present value of the Flat	: 807 sq.fts x Rs.8500/- per sq.ft = Rs.68,59,500/-
2.	Wardrobe	} : N.A
3.	Showcase	
4.	Kitchen arrangements	
5.	Superfine finish	
6.	Interior Decoration	
7.	Electricity deposits / electrical fittings, etc.	
8.	Extra collapsible gates / grill works etc.	
9.	Potential value, if any	
10.	Others	
Total		

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.68,59,500/- (Rupees Sixty Eight Lakhs Fifty Nine Thousand Five Hundred Only).**

- The realizable value of the property would be about **Rs. 61,73,550/- (Rupees Sixty One Lakhs Seventy Three Thousand Five Hundred Fifty Only).**
- The distress value of the property would be about **Rs. 58,30,575/- (Rupees Fifty Eight Lakhs Thirty Thousand Five Hundred Seventy Five Only).**
- **Insurance Value = 807 sq.fts x Rs. 2000 /- per sq.ft = Rs.16,14,000/-**
- **Govt. Ready Reckoner Rate: 6735.41 Per Sq.ft.**
- **Latitude. 19 16 02 69 N**
- **Longitude. 72 58 17 79 E**

Date: 03/01/2017

Place: Mumbai.



Aher valuer & Engineers.

Aher
(P.M. Aher)

(Approved Valuers of Central bank of India)



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 3rd day of July, 2015 BETWEEN M/S. AKSHAR UNNATHI ASSOCIATES, PAN NO. AABAA 1327L, having its office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, a Joint Venture between M/s. AKSHAR PROPERTIES AND DEVELOPERS PVT. LTD. a body corporate duly incorporated under the provision of the Companies Act, 1956 and having its office at Aishwarya, Goshala Road, Near Municipal School, Mumbai - 400 080 & M/S. UNNATHI ESTATES, a registered Partnership firm, having their office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610 hereinafter referred to as "the BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Akshar Unnathi Associates, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the FIRST PART

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*Refer to the
Mandari for*

AND

1) MR. RAJAN N. BANDELKAR, 2) MR. KUSHAL K. SHAH, 3) MR. SHYAMAL V. MODY having address at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, 4) MR. DHIRAJ P. SHAH & 5) MR. MUKESH P. DEDHIA, having address at Aishwarya, Goshala Road, Near Municipal School, Mumbai - 400 080, all adults, Indian Inhabitants, being the members of the Builders, hereinafter referred to as 'the CONFIRMING PARTY' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART

AND

Mr. Natwer Kumar Jha PAN NO. AGMPJ9413A and Mrs. Nandani Natwer Jha PAN No: ASOPJ3073A having his/her/its/their address at **United Octroi CO.,7, Municipal Shopping Centre, Janta Vikash Nagar, Checknaka, Mulund (W), Mumbai - 400080** hereinafter referred to as the 'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the THIRD PART;

In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

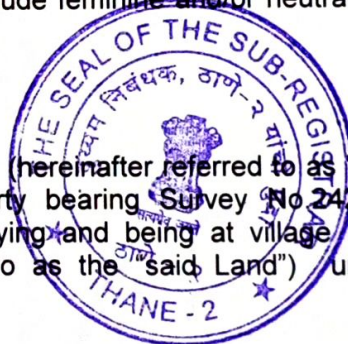
- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

WHEREAS :

1) a) Shri Waman alias Ziprya Joma Tanki (hereinafter referred to as "the said Waman") during his lifetime acquired the property bearing Survey No.242, Hissa No.1(P), admeasuring 20,400 sq. mtrs., situate, lying and being at village Kavesar, Taluka and District Thane, (hereinafter referred to as the "said Land") under the provisions of the Tenancy Act.

b) By and under Agreement for Development dated 29/04/1988 (hereinafter referred to as "the said First Agreement") made and executed between M/S. Oorvi Estate and Investment Pvt. Ltd. (hereinafter referred to as "the said Oorvi") therein referred to as the Developers of the One Part and the said Waman & others therein referred to as the Owners of the other part, the Owners therein granted the development rights for and in respect of the Said land to the Developers therein at and for the consideration and upon the terms and conditions therein contained. The said First Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.3157/88.

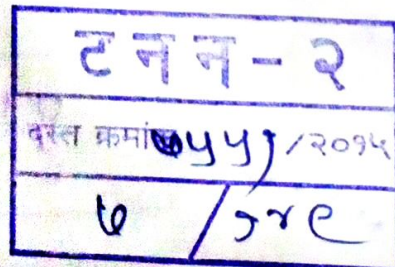
c) By an order bearing No.TD/6/TNC/S.R.-26/96 dated 02/07/1996 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of section 43(1) of the Tenancy Act, the said Waman was allowed to sell and/or develop the said land.



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part, the Transferors therein with the consent and knowledge of the Confirming Parties therein granted, sold, transferred, conveyed and assured unto the Transferees therein and the Transferees therein purchased and acquired from the Transferor therein TDR to the extent of 3480 sq. mtrs. out of 9080 sq. mtrs. issued by the Corporation under DRC bearing No. Reservation 153, Folio No.TDR/6/Park Res.3/68/2008/TDR/SECTOR VI dated 18/12/2012 (hereinafter referred to as 'the said TDR') together with the rights and obligations upon the Transferees therein to use the said TDR as per the provisions of the D.C. Regulations 1994 at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr.No.6895. A copy of the said TDR Certificate is annexed and marked hereto as Annexure "D"

VII) AND WHEREAS subsequently, the Builders have submitted revised plan in respect of the said property by loading the said TDR upon the said property to the Corporation for its approval and the Corporation has approved the same and has also issued Commencement Certificate in respect thereof vide V.P. No. S 06/0141/12/TMC/TDD/1121/14 dated 28/03/2014. A copy whereof is annexed and marked hereto as Annexure "E". As per the sanctioned plan, the Builders are entitled to construct the said buildings viz. Building C3 comprising of Gr. (Pt.) + St. (Pt.) + 14th + 15th (Pt.) upper floors and Building C4 comprising of Gr. (Pt.) + St. (Pt.) + 15 Upper floors.

VIII) AND WHEREAS the Builders have availed term loan facility up to a limit of Rs.20,00,00,000/- (Rupees Twenty Hundred Lacs i.e. Twenty Crores only) from Aditya Birla Finance Limited (hereinafter referred to as 'the said Bank') and as a security for repayment of the said loan amount alongwith interest & other monies that may become due & payable to the said Bank, the Builders have created to Mortgage (Without Possession) in respect of the said property alongwith another property in favour of the said Bank by depositing the title deeds with the said Bank vide Deed of Mortgage (Without Possession) dated 26/06/2014, registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN2 / 5311 / 2014 (hereinafter referred to as 'the said Mortgage Deed').

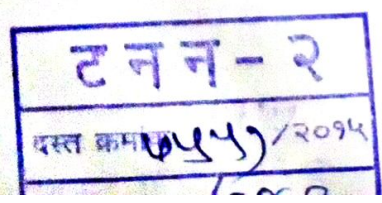
IX) AND WHEREAS the Builders have entered into a standard agreement with M/s. Godbole Mukadam & Associates, Architects and Interior Designers and the said agreement is as per the prescribed format prescribed by the Council of Architects whereas the Builders have also appointed RCC specialist and Structural Engineer M/s. R.C.Tipnis for preparation of the structural designs and drawings of the buildings on the Builders accepting the professional supervision of the Architects and the structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake resistant and a copy of the certificate in respect thereof is hereto annexed and marked as Annexure 'F'.

X) AND WHEREAS the Purchaser has demanded from the Builders and the Builders have given inspection to the Purchaser of all the documents of title relating to the said property, building plans as well as specifications and designs thereof prepared by the Architects, Orders passed by the concerned authorities and of such other documents as are specified under Maharashtra Ownership Flats (Regulations, Promotion of construction, sale, Management and transfer) Act, 1963 and the Rules made thereunder (hereinafter called 'the MOF Act').

XI) AND WHEREAS a copy of the certificate of Title issued by the Advocate of the Builders, copy of 7/12 Extracts showing the nature of the title of (a) the said Confirming Party to the said First property and (b) the Builders herein to the said Second Plot and copies of the floor plans and specifications of the flat agreed to be purchased by the Purchaser have been annexed hereto and marked as Annexure 'G', 'H' & 'I' respectively. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the said property and Builders' right of development.



Handwritten signatures and initials:
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2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the said Owners to their respective property including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title of the respective said Owners as well as that of the Builders' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further, prior to the execution of these presents, the Builders have given the Purchaser an express notice of the rights reserved and retained by the Builders for themselves as well as for their nominees and assigns.

3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Builders while developing the said property and the said building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser Flat bearing No. **204** on the **2** floor of Building No. **C3** (hereinafter referred to as 'the said Building') of "Park View" having carpet area of **538** square feet equivalent to **49.98** sq. mtrs. (to be/being constructed on the said property and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'I' (hereinafter referred to as 'the said flat') at or for the price of **Rs.66,08,196/- (Rupees: Sixty Six Lakh Eight Thousand One Hundred Ninety Six Only)** including the proportionate price of the "Common areas and facilities" and / or limited common area and facilities appurtenant to the said flat. The Builders also agrees to allot one mechanical Parking space to the Purchaser. The proposed carpet area of the said premises would be as per the approved plans and may reduce marginally as a result of physical variations due to tiling, ledges, plaster, skirting, RCC column, door Jam/s & door frame, railings, etc. However, the said Purchase price shall remain unchanged for such marginal reduction. The list of the amenities to be provided by the Builders in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'J' & 'K' hereto respectively. However, the Purchaser agrees & confirms that the Builders have the absolute right to change the fixtures, fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Builders. In such circumstances, the Builders shall substitute the fixtures, fittings and amenities without any approval of the Purchaser in as such similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Builders to offer at the earliest the possession of the said flat and/or for any other reason whatsoever.

5(a). The Purchaser hereby agrees to pay to the Builders the aforesaid purchase price of **Rs. 66,08,196/-** as under :

i)	20.00 %	Rs. 13,21,639/-	On or before execution this agreement by the way of advance/earnest money
ii)	10.00 %	Rs. 6,60,820/-	On or Before completion of Plinth
iii)	4.00 %	Rs. 2,64,328/-	On or before completion of 1st Slab.
iv)	4.00 %	Rs. 2,64,328/-	On or before completion of 2nd Slab.

M/S

*Maker Kumbh
Nandani Jha*

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65. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement and the validity of the Agreement itself.

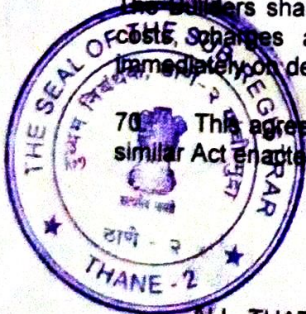
66. If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser/s shall be joint and several.

67. The Purchaser hereby agrees and confirms that any liability, tax, duties, impositions including service tax, works contract tax, VAT, LBT, etc. related to the construction on the said property and/or any activity whatsoever related to the said property shall be due and payable by the Purchaser on a pro rata basis. The Builders shall have the right and be entitled to recover such amounts proportionately or otherwise if required by the law from the Purchaser and the Builders' decision in respect of the same shall be final and binding on the Purchaser.

68. All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or the respective heirs, legal representatives, successors-in-title, transferred and assign (as the case may be touching or concerning this Agreement or its construction or effect or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them under or by virtue of this Agreement or otherwise or as to any other matter in any way connected with or arising out of or in relation to the subject matter of this Agreement, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator nominated by the Builders. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Thane only.

69. The Purchaser shall bear the stamp duty and registration charges payable under this agreement. All costs, charges, and expenses in connection with the formation of the organisation as well as the costs of preparing and engrossing the lease and conveyance, stamp and registration charges thereof and all other agreements, assignment deeds, transfer deeds or any other document/s required to be executed by the Builders as well as the entire professional costs of the attorneys-at-law of the Builders in preparing and approving all such documents shall be borne and paid by the organisation or proportionately by all the premises purchasers in the said building. The stamp duty and registration charges and the entire professional costs of the advocate/solicitor incidental to this agreement shall be borne and paid by the Purchaser. The Builders shall not contribute anything towards such expenses. The share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

70. This agreement shall always be subject to the provisions of the MOF Act or any similar Act enacted hereinafter and the rules made thereunder.



THE FIRST SCHEDULE ABOVE REFERRED TO :
(The said First Property)

ALL THAT piece or parcel of land bearing Survey No.242 Hissa No.1/10 admeasuring 4360 sq. mtrs. situate, lying and being at village Kavesar, Taluka & Dist. Thane, within the local limits of the Thane Municipal Corporation.

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Survey No 242 Hissa
admeasuring 510 sq
admeasuring 1720 sq
Village- Vadavali, Ta
Thane and within the

IN WITNESS
their respective hands

SIGNED, SEALED
by the withinnamed
M/S. AKSHAR UN
through its Member
Shri. SHYAMAL

Shri. MUKESH
in the presence of

1. Surgj
2. Dinesh

Handwritten note: 'Mukesh'

THE SECOND SCHEDULE ABOVE REFERRED TO :
(The said First Plot)

ALL THAT portion of land admeasuring 510 sq. mtrs. out of the said First Property more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(The said Second Property)

ALL THAT piece or parcel of land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs., situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane.

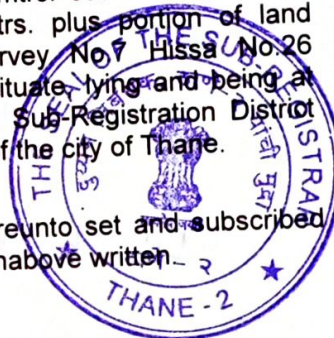
THE FOURTH SCHEDULE ABOVE REFERRED TO
(The said Second Plot)

ALL THAT portion of land admeasuring 510 sq. mtrs. out of the said Second Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(The said Property)

ALL THAT PORTION of land admeasuring 3850 sq. mtrs. out of land bearing Survey No.242 Hissa No.1/1C/1 admeasuring 4360 sq. mtrs. plus portion of land admeasuring 510 sq. mtrs. out of the land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs. aggregating to 4360 sq. mtrs. situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written.



SIGNED, SEALED AND DELIVERED)
by the withinnamed Builders)
M/S. AKSHAR UNNATHI ASSOCIATES)
through its Member)
Shri. **SHYAMAL V. MODY**)

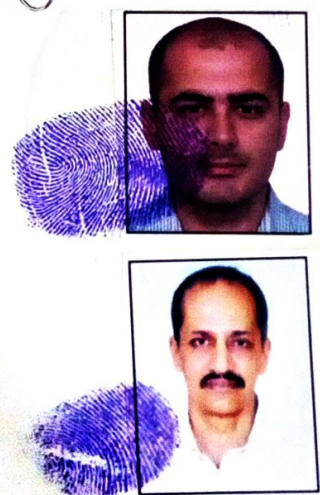
For AKSHAR UNNATHI ASSOCIATES

Shyamal Mody *M.P. Dedhia*
Authorized Signatory

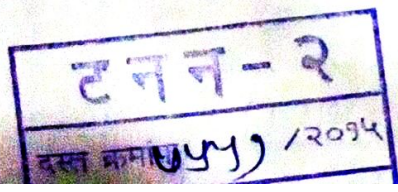
Shri. **MUKESH P. DEDHIA**)

in the presence of ...

- 1. Suraj more *Smore*
- 2. Dinesh Shelamkar *DShelamkar*



Suraj more
Dinesh Shelamkar





03/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 7551/2015

नोंदणी :

Regn 63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6608196
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5132500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 204, माळा नं: 2 रा मजला, इमारतीचे नाव: सी 3 विल्डींग,पार्क व्हिव, ब्लॉक नं: कावेसर, रोड : जी.बी.रोड,ठाणे, इतर माहिती: क्षेत्र 60 चौ.मी. विल्टअप + 13.76 चौ.मी. विल्टअप कारपाकिंग(झोन नं. 11/43,2 क-1)((Survey Number : कावेसर 242/1/1 क/1, वडवली 7/26 :)) इतर हक्क :
(5) क्षेत्रफळ	1) 60 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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. अक्षर उन्नती असोसीएटस चे मॅबर श्री. श्यामल व्ही. मोदी व मुकेश पी देदीया यांचे तर्फे कु.मु. म्हणून सुनिल एन कंरजिवकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, उन्नती गार्डन 3, पोखरण रोड नं. 2, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L 2): नाव:-मान्यता देणार- राजन एन बांदेलकर, कुशल के शाह यांचे तर्फे कु. मु. म्हणून व स्वतःकरिता श्यामल व्ही. मोदी व धीरज पी शाह यांचे तर्फे कु. मु. म्हणून व स्वतःकरिता मुकेश पी देदीया यांचे तर्फे कु. मु. म्हणून सुनिल एन कंरजिवकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, उन्नती गार्डन 3, पोखरण रोड नं. 2, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नटवर कुमार झा - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनायटेड ऑक्टोय को.7, ब्लॉक नं: जनता विकास नगर, चेक नाका, मुलुंड, , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGMPJ9413A 2): नाव:-नंदनी नटवर झा - - वय:-25; पत्ता:-, -, युनायटेड ऑक्टोय को.7, जनता विकास नगर, चेक नाका, मुलुंड, , -, मुलुंड डु रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-ASOPJ3073A
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2015
(10) दस्त नोंदणी केल्याचा दिनांक	03/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	7551/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	396500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, ठाणे क्र.२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-



iSarita v1.5.0

मुळ दस्त मिळाला



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Amended

Bldg No. C3 (Gr. Pt. St. pt.+ 14th & 15th pt. flrs.), C4 (Gr. Pt. St. pt.+ 15th flrs.)
By Utilizing DRC No. 153 (Reservation)

V. P. No. S 06/0141/12 TMC/TDD/1121/14 Date: 28/03/2014
To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godbole Mukadam & Associates)
Shri Shri. Rajan Bandelkar & Others (Owners)
for M/s Akshar Unnathi Associates

With reference to your application No. 9316 dated 30/12/2013 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Kavesar & Vadavli Sector No. VI Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. _____
S.No.242/1/1 C & 7/26

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) ठामपा/शबिबि/०७३६/१३ दि.२/०१/२०१३ रोजीचे परवानगी / सीसी मधील अटी आणि अपणावर बंधनकारक राहतील.
- ६) वापर परवान्यापूर्वी सदर स्टॅक व पझल पार्कींग व्यवस्था कार्यन्वित करून संबंधित विभागाचा दाखला सादर करणे आवश्यक राहिल
- ७) फिटनेस सेंटरचा वापर सोसायटीतील सभासदांपुरते सिमीत असून त्याचा वाणिज्य वापरासाठी उपयोग होणार नाही याची जबाबदारी विकासक / संबंधित सोसायटीची राहिल



**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT. 1966**

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of Thane.
टनन-२
दस्ता क्रमांक ५५११ / २०१५
५९ / २०१५

P.T.O.

ANNEXURE 'F'

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

R.C. TIPNIS

B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

Ref: 2058/CV/04

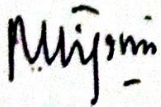
TO WHOM SO EVER IT MAY CONCERN

- 1) NAME OF PROJECT : PARK VIEW
- 2) BUILDING TYPE : C 3 & C4
- 3) NAME OF COMPANY : M/s. Akshar Unnathi Associates
- 4) LAND DETAILS : S. No 242/1/1C/1 Village Kavesar
S. No 7/26 Village Vadavali
- 5) TMC APPROVAL : V.P. No. S06/0141/12/ TMC/TDD
/1121/14 Dt. 28/03/2014.
- 6) ADDRESS : Opp. Saraswati School,
Off Ghodbunder Road,
Village Kavesar & Vadavali,
Thane (W)

This is to confirm that structural design of above said building is done in accordance with ISI893 IS 4326, and 13920 to resist seismic forces.

Thanking you

Yours faithfully



R C Tipnis
Consulting Structural Engineer
M.C.G.M. Regn. No. STR /13



टनन-२

PARK VIEW

BLDG. C3
STILT + 1ST TO 14TH +
15TH (PART) FLOORS

20.0 M WIDE S.P. ROAD



KEY PLAN

204

2nd

FLAT NO.

FLOOR NO.

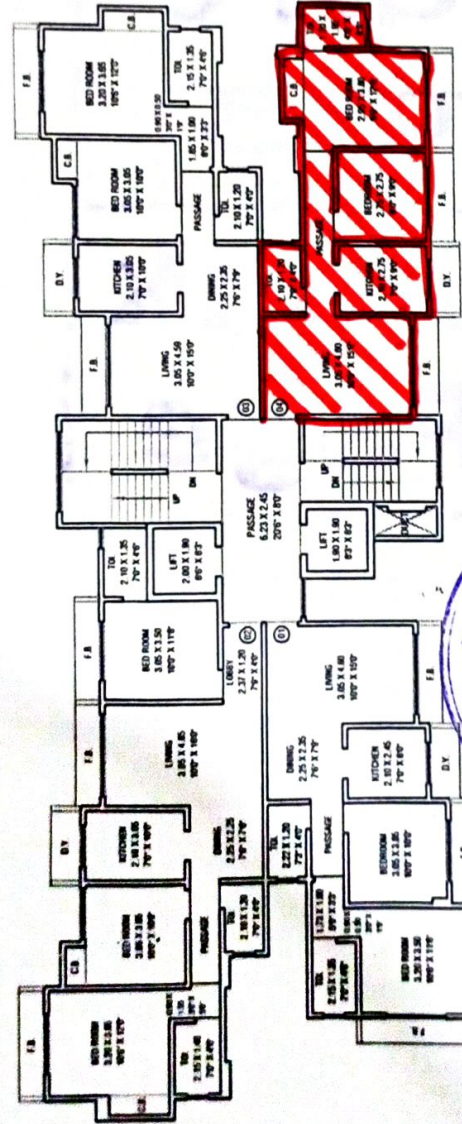
BLDG. NO.

DEVELOPERS:

M/S AKSHAR UNNATHI ASSOCIATES

DESCRIPTION OF PROPOSAL:

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING
S.M. 240/1/20/1, 20/1, AT VILLAGE KANESARI &
VADAVLI, (BROODER ROAD) THANE (W)

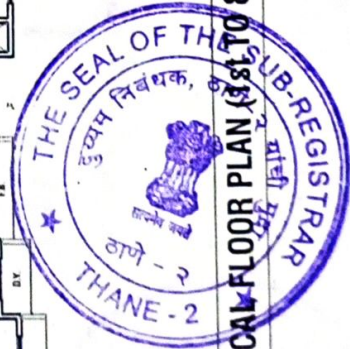


Signature

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TYPICAL FLOOR PLAN (8th, 10th TO 12th & 14th)

Handwritten text



टनन-२
दस्ता क्रमांक २०५५७२०१५

03, Asha De