

880
02/05/2022

CRM

30/4/22

CRM
13332601

LOS
24064341

Lead
2/5/22

CRM
13340011

LOS
24067111

HIS

Done
04/05/2022

PMAY Yes/No	Annual Gross Income	Please Tick	
CIF No. 20695373372		PAL	
Existing SBI A/C No. 90951425625		Tie up (if applicable)	
LOS Reference No.: 50122041926906 24064341		Take Over	
Applicant Name: MANISH PATIL	RLMS: 50122041926906		
Co-Applicant Name: MITAL PATIL	RLMS: 5012204130016921		
* RLMS: 501220504018544			
Contract (Resi.) Mobile:	H-67645		
Loan Amount: 1.10 cr.	Tenure:		
Interest Rate:	EMI:		
Loan Type:	SBI LIFE: YES / NO		
Hsg. Loan _____ Maxgain _____	AIC- 40966544092		
Realty _____ Home Equity _____	CU- 78322777040		
Property Location: matunga			
Property Cost:	51613 / 615 / 623		
Name of Developer / Vendor:	SIMSONS	19144	
RBO- _____ Zone- _____ Branch- 1429	Code No. 12m		
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS along with Mob No.:	Sumi Bhasale		

	DATE		DATE
SEARCH - 1	15/05/22	RESIDENCE VERIFICATION	As per
SEARCH - 2	15/05/22	OFFICE VERIFICATION	As per
VALUATION - 1	Archana	SITE INSPECTION	Sumi Bhasale
VALUATION - 2	Seerat		

Gross Amount:



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA
RACPC SOUTH MUMBAI

To,
THE MANAGER
STATE BANK OF INDIA
RACPC SION
MUMBAI

VALUATION REPORT
REF No. ADI/SBI/SION/SB/PG/2022/05-01

I. GENERAL		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	30-04-2022
	b) Date on which the valuation is made	02-05-2022
3	List of documents produced for perusal	
	Documents Details	Index II No.MUM-3/514/2021 Dated.13-01-2021 Agreement Value : Rs.2,18,50,000/- Govt. Value : Rs.2,01,55,756.665/-
		Sale Agreement Between M/s. Indus Valley Constructions LLP AND Mrs. Mitali Mangesh Patil & Mr. Mangesh Bhaskar Patil
		Sale Floor Plan
		Amended Plan Approval Letter No. CHE/CTY/1597/G/N/337(NEW)/337/3/Amended Dated 06-11-2020
		Commencement Certificate No. CHE/CTY/1597/G/N/337(NEW)/CC/1/Amend Dated 28-11-2019
		Title Certificate from Advocate DSK Legal Dated 04-07-2016
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mrs. Mitali Mangesh Patil Mr. Mangesh Bhaskar Patil
5	Brief description of the property	Flat No.2001, 20th Floor, B Wing, "Angan", Plot No. 157(2) and 157(3), TPS III, Matunga Division, Near Bhagat Gali, Mainak Wadi, Lokmanya Nagar, Matunga West, Tal & Dist.Mumbai - 400 016.
6	Location of property	
	a) Plot No. / Survey No.	Plot No. 157(2) and 157(3), TPS III
	b) Door No.	-
	c) T. S. No. / Village	Matunga Division
	d) Ward / Taluka	Tal. Mumbai
	e) Mandal / District	Dist. Mumbai
	f) Date of issue and validity of layout of approved map / plan	Approval plan not given
	g) Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai

	g) Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai	
	h) Whether genuineness or authenticity of approved map / plan is verified	Bank to verify	
	i) Any other comments by our empanelled valuers on authentic of approved plan	Approval plan not given	
7	Postal address of the property	As same mentioned in Point No.5	
8	City / Town		
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	-	
9	Classification of the area		
	i) High / Middle / Poor	Middle class	
	ii) Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Reference Details Not Given	
12	Boundaries of the property		
	North	Takandas Kataria Marg	
	South	Shah Apartment	
	East	Ajay Shopping Centre	
	West	Bhagat Gali	
13	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	-	Takandas Kataria Marg
	South	-	Shah Apartment
	East	-	Ajay Shopping Centre
	West	-	Bhagat Gali
14	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of flat	Latitude: 19.030848, Longitude: 72.8435064	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Building is Under Construction	

II. APARTMENT BUILDING

1	Nature of the Apartment	Residential Apartment
2	Location	
	T. S. No.	Plot No. 157(2) and 157(3), TPS III
	Block No.	-
	Ward No.	-
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	Matunga Division, Near Bhagat Gali, Mainak Wadi, Lokmanya Nagar, Matunga West, Tal & Dist.Mumbai-400 016.



3	Description of the locality Residential / Commercial / Mixed	Residential
4	Year of Construction	Building is Under Construction
5	Number of Floors	Stilt + 9 Podium + 10th Podium (Amenities) Floor + 11th to 31st Residential Floor
6	Type of Structure	RCC Frame Structure
7	Number of Dwelling units in the building	Per Floor 04 Flats
8	Quality of Construction	Building is Under Construction
9	Appearance of the Building	Building is Under Construction
10	Maintenance of the Building	Building is Under Construction
11	Facilities Available	
	Lift	Building is Under Construction
	Protected Water Supply	Yes, From MCGM
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Yes
	Is Compound wall existing?	Compound wall is not constructed, Only Metal Sheet is installed at site.
	Is pavement laid around the Building	No not yet, still building is Under Construction
III	FLAT	
1	The floor on which the flat is situated	2nd Floor
2	Door No. of the flat	Flat No. 2001 (2 BHK)
3	Specifications of the flat	
	Roof	RCC
	Flooring	Building is Under Construction
	Doors	Building is Under Construction
	Windows	Building is Under Construction
	Fittings	Building is Under Construction
	Finishing	Building is Under Construction
4	House Tax	
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	-
5	Electricity Service Connection no.	Building is Under Construction
	Meter Card is in the name of	-
6	How is the maintenance of the flat?	Building is Under Construction
7	Sale Deed executed in the name of	Mrs. Mitali Mangesh Patil Mr. Mangesh Bhaskar Patil
8	What is the undivided area of land as per Sale Deed?	Reference Details Not Given
9	What is the plinth area of the flat?	As per Index II 739 Sq.Ft. B.U.A
10	What is the floor space index (app.)	Not Know
11	What is the Carpet Area of the flat?	As per Index II 672 Sq.Ft. Considered for valuation RERA Carpet Area
12	Is it Posh/ I class / Medium / Ordinary ?	Medium
13	Is it being used for Residential or Commercial purpose?	Building is Under Construction
14	Is it Owner-occupied or let out?	Building is Under Construction
15	If rented, what is the monthly rent?	No
IV	MARKETABILITY	
1	How is the marketability?	Marketability is good



2	What are the factors favouring for an extra Potential Value?	Said Bldg is Under Construction, Matunga Division, Near Bhagat Gali, Mainak Wadi, Lokmanya Nagar, Matunga West, Tal & Dist.Mumbai - 400 016. All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km radius. Nearest Railway Station is Matunga Station about 10 Min walking distance.
3	Any negative factors are observed which affect the market value in general?	No

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)	As per the instructions from the Manager, SBI/Sion Mumbai, we have done enquiry also searched composite rate online through Real Estate Authorised Site. And attached sale instances from Real Estate Sites and IGR from Govt. Stamp Duty And Registration Dept.
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).	Rate adopted is Rs.42,000/- per Sq Ft on Flat Carpet Area as per location
3	Break - up for the rate	
	i) Building + Services	Rs.2,800/-
	ii) Land + Others	Rs.39,200/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.30,159/- Sq. Ft. on Carpet Area

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	-
	Replacement cost of flat with Services {V (3) i}	Rs.2,800/-
	Age of the building	Building is Under Construction
	Life of the building estimated	60 Years after completion (Subject to proper maintenance)
	Depreciation percentage assuming the salvage value as 10%	0%
	Depreciated Ratio of the building	-
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.2,800/-
	Rate for Land & other V (3) ii	Rs.39,200/-
	Total Composite Rate	Rs.42,000/-



Details of Valuation:

Sr. No.	Description	Qty. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the flat	672	42,000.00	28,224,000
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others (Car Parking)	1	1,000,000.00	1,000,000
	Total			29,224,000

JUSTIFICATION:

The Govt. Guideline Rate is for rates are fixed by respective state governments for computing Stamp Duty/Rgstn. Fees purpose only. In the valuation of subject property, the rates are justified by the sale advertisement for same type of properties in the same complex if found or else in nearby area of the subject property which are open to be sold in year 2022.

Market value given in the report is in line with current trends in the market. The location, amenities / facilities available in complex premises, subject to the location, current demand & supply of real estate properties are the factors influencing the market value.

The Government Value = Rs.2,02,66,848/- (Rs.Two Crore Two Lakh Sixty Six Thousand Eight Hundred Forty Eight Only)

Rental Value = Rs.90,000/- (Rs. Ninety Thousand Only)

Insurance Value = Rs.20,69,200/- (Rs.Twenty Lakh Sixty Nine Thousand Two Hundred Only)

Note:- Building is under construction, Upto 8th RCC Slab including Mivan Technology works are completed. (23% works are completed).



Photographs





13/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

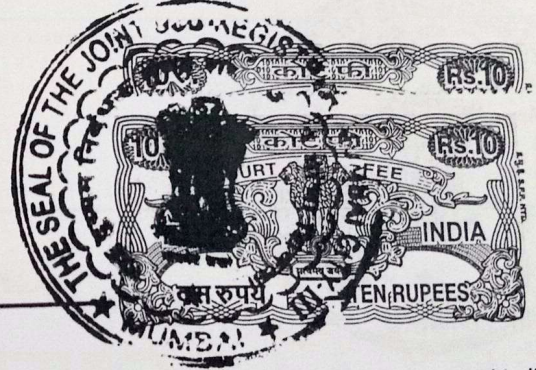
दस्त क्रमांक : 514/2021

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	21850000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20155756.665
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 2001, माळा नं: 20वा माळा,बी विंग, इमारतीचे नाव: आंगण, ब्लॉक नं: भगत लेन,ऑफ टी एच कटारिया मार्ग, रोड : माटुंगा पश्चिम,मुंबई 400016, इतर माहिती: क्षेत्रफळ 672 चौ. फूट कार्पेट(रेरा प्रमाणे),सोबत एक कार पार्किंग जागा,फायनल प्लॉट नं.157(2)आणि 157(3) टी.पी एस III माहिम डिव्हिजन,मुंबई शहर. इतर माहिती दस्तात नमूद केल्याप्रमाणे.((Final Plot Number : 157(2) आणि 157(3) टी.पी एस III माहिम ;))
(5) क्षेत्रफळ	1) 68.70 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-इंडस वॅल्ली कंस्ट्रक्शन एलएलपी तर्फे भागीदार राहुल जोगानी वय:-28; पत्ता:-प्लॉट नं: 408, माळा नं: -, इमारतीचे नाव: मुंडेचा चॅंबर्स, ब्लॉक नं: नमीनदास मास्तर रोड, रोड नं: फाऊंटन, फोर्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400023 पॅन नं:-AAEFI8035M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिताली मंगेश पाटील वय:-54; पत्ता:-प्लॉट नं: 5, माळा नं: 1ला माळा, बी विंग, इमारतीचे नाव: ब्रह्माकुमारी को.ओप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.290, भांधारकर रोड, रोड नं: माहिम पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-ALHPP9161F 2): नाव:-मंगेश भास्कर पाटील वय:-58; पत्ता:-प्लॉट नं: 5, माळा नं: 1ला माळा, बी विंग, इमारतीचे नाव: ब्रह्माकुमारी को.ओप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.290, भांधारकर रोड, रोड नं: माहिम पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-ADCPP6713A
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	514/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	437000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह दुय्यम निबंधक मुंबई
शहर क्र. ३

CHALLAN
MTR Form Number-6



MH009314074202021E BARCODE [Barcode] Date 29/12/2020-22:16:42 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Mode of Payment Registration Fee		PAN No.(If Applicable)	ADCPP6713A
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name	Mangesh Patil
Location MUMBAI		Flat/Block No.	Flat No. 2001, B Wing, Aangan
Year 2020-2021 One Time		Premises/Building	Bagat Lane, Off. T. H. Kataria Marg
Account Head Details		Amount In Rs.	Road/Street
0030045501 Stamp Duty		437000.00	Bagat Lane, Off. T. H. Kataria Marg
0030063301 Registration Fee		30000.00	Area/Locality
			Mahim, Mumbai
			Town/City/District
			PIN
			4 0 0 0 1 6
		Remarks (If Any)	
			PAN2=AAEF18035M~SecondPartyName=Indus Valley Constructions LLP-
		Amount In	Four Lakh Sixty Seven Thousand Rupees Only
		Words	
Total		4,67,000.00	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332020123013274 2651403288
Cheque/DD No.		Bank Date	RBI Date 29/12/2020-22:17:48 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID : Mobile No. : 9833419121
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बबई - ३
 ५९४ ४/२०
 २०२१



AGREEMENT FOR SALE

This Agreement for Sale "Agreement" is made and executed at Mumbai on this 29 day of DECEMBER in the year 2020.

BETWEEN

INDUS VALLEY CONSTRUCTIONS LLP, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office address at 408, Gundecha Chambers, Nagindas Master Road, Fountain, Fort, Mumbai 400023, represented by its Designated Partners (1) Shri Ramesh T. Jogani, (2) Shri Rahul R Jogani, (3) Shri Karan S. Jogani, and (4) Shri Jitesh Rohera, hereinafter referred to as "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include administrators, liquidators, successors and assigns) of the FIRST PART

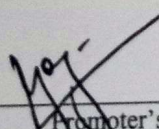
AND

Mrs. Mitali Mangesh Patil and Mr. Mangesh Bhaskar Patil, adult, Indian Inhabitant, having address at Plot No. 290, Flat No. 5, 1st Floor, B Wing, Brahmakumari CHSL, Bhandharkar Road, Mahim West, Mumbai - 400 016, hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of Individual, his/her/their/ respective heirs, executors, administrators and permitted assigns, in case of a Company, its successors and assigns, in case of a Partnership Firm or a Limited Liability Partnership, the partners for the time being thereof, the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the survivor, in case of Hindu Undivided Family (HUF), the Karta and all coparceners, members of the HUF from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns, in case of a Public Charitable Trust, all trustees constituting the Trust and the heirs, executors and administrators of the surviving trustee and permitted assigns, in case of a Private Trust/ Settlement, all trustees constituting the Trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the Second Part.

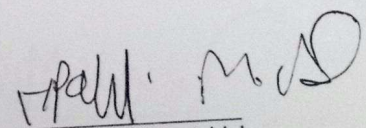
The Promoter and the Purchaser are hereinafter, for sake of brevity and wherever the context so requires, individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

- A. The Promoter is well and sufficiently entitled to ownership rights in respect of all that piece and parcel of lands (i) admeasuring 877.10 square metres being and situated at F.P. Plot No.157(3), TPS III, Ward No.GN-4053(3), situated at Bhagat Lane, Off T.H. Kataria Marg, Mahim, Mumbai 400 016, (hereinafter referred to as


Promoter's Initial

बबई - ३	
५५०	१०/१०
२०२१	


Purchasers' Initial

"First Property") (ii) bearing Final Plot No.157(2) TPS III Mahim containing by admeasurement 937 square yards equivalent to 783.44 square metres or thereabouts (hereinafter referred to as the "Second Property") and more particularly described in the Second Schedule . The First Property and Second Property shall hereinafter be jointly referred to as the "said Property".

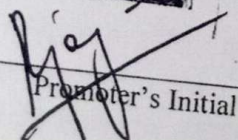
- B. The Promoter has agreed to enter into agreements for permanent alternate accommodations with the tenants on the Property and has agreed to construct and handover premises in the Buildings to be constructed on the Property.
- C. The Municipal Corporation of Greater Mumbai ("MCGM") vide its letter dated 13th April 2017 granted Intimation of Disapproval in respect of the Buildings. A copy of the Intimation of Disapproval bearing no. CHE/CTY/1597/G/N/337(NEW) dated 13th April 2017 is annexed hereto and marked as Annexure "1". Pursuant to the grant of the Intimation of Disapproval, MCGM by its letter dated 21/12/2017, issued the Commencement Certificate for the Buildings. The validity of the CC has been extended from time to time by MCGM by way of subsequent endorsement/s made thereon. The copies of the Commencement Certificates are collectively annexed hereto and marked as Annexure "2".

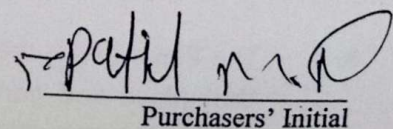


- The Promoter intends to redevelop the said Property under the aegis of Regulation 33(1) & 33(12) of the Development Control Regulations for Greater Mumbai, 2034 by constructing residential and commercial units thereon in a phase wise manner by utilizing the available FSI of the Property and loading the Fungible FSI / TDR (by whatsoever name called) thereon ("Project"). The Project comprises of 2 buildings/towers, wherein Wing No. "A" consists of ground + 21 upper floors; wherein Wing No. "B" consists of ground + 31(proposed) upper floors (the Wing "A" and Wing No. "B" are hereinafter jointly referred to as the "Buildings").
- E. The Promoter has informed the Purchaser and hereby once again confirms that the existing applicable Development Control Regulations ("DCR") may be amended / modified in due course and thus, an additional FSI may be granted on the Property, which is over and above the Presently Sanctioned FSI. The Promoter hereby have further clarified that any FSI (by whatever name called), sanctioned in future, if at all, in respect of the Property, shall solely and exclusively belong to the Promoter and the Purchaser shall not object to the same.

- F. Subject to what is agreed to be handed over to the existing tenants as set out under the agreements entered into with the existing tenants, the Promoter is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats/units in the Project and the Promoter hereby intends to sell on ownership basis the various flats/units in the Project and to receive the sale consideration in respect thereof.

बबई = 3
498
2029


Promoter's Initial


Purchasers' Initial

Property and after satisfying himself/herself/themselves/itself about the title of the Promoter thereto and the Purchaser having accepted the same, the Purchaser has entered into this Agreement with the Promoter and the Purchaser hereby agrees not to further investigate the title of the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Promoter to the Property at any time in future.

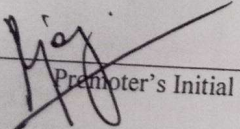
- N. The Purchaser is fully satisfied with the title of the Promoter in respect of the Property and further in respect of the Premises (defined hereinbelow) and the Promoter's right to construct, allot and sell various premises in the Project. The Purchaser confirms that the Purchaser waives his/her/their/its right to further investigate or raise any objection to the title of the Promoter to the Property.
- O. The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Project contained materials / pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals.
- P. The Purchaser being fully satisfied in respect of the title to the Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the Property, has approached the Promoter and applied for allotment of Flat No. 2001 admeasuring 62.43 sq. mtrs Rera carpet area on the 20th floor (hereinafter referred to as "the Flat") in the Wing No. "B" (herein referred to as the "Building") of the Project being constructed on the Property and shown in the floor plan annexed hereto and marked as Annexure "5" along with in the puzzled car parking system installed in the basement / lobby / podium of the Building (hereinafter referred to as "the Car Parking Space/s"). The Flat and the Car Parking Space/s are hereinafter collectively referred to as "the Premises". The Premises is more particularly described in the Fifth Schedule hereunder written.

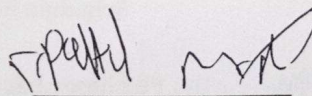


- Q. The Promoter has agreed to sell and allot to the Purchaser the Flat on ownership basis and the Purchaser has agreed to purchase from the Promoter the Flat for a total consideration of **Rs. 2,18,50,000/- (Rupees Two Crore Eighteen Lacs Fifty Thousand Only)** and on the terms and conditions as hereinafter appearing. The Promoter is aware that the Car Parking Space/s is/are an amenity attached to the Flat for his / her / their / its exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit. It is further clarified that, since the Car Parking Space/s allotted to the Purchaser are in the puzzled system therefore, the Purchaser shall not be entitled to a designated Car Parking Space.

बवई - 90/26
2029

- R. The Purchaser hereby expressly confirms that he/she/they/it has entered into this Agreement with full knowledge, implication, effect etc. of various terms and


Promoter's Initial


Purchasers' Initial

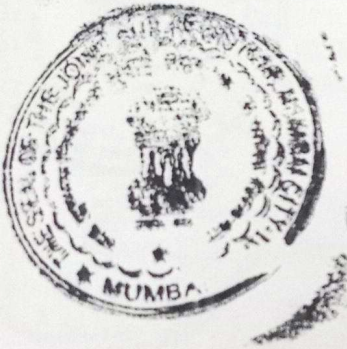
conditions contained in the document and entitlements available to Agreement.

S. It is clarified by the Promoter that the Purchaser is not to be taken as having agreed tentatively and agreed to the requirements of the Project by the MCGM. The Promoter reserves the right to vary the requirements of the Project from the time of the Agreement by the Promoter. Irrevocable.

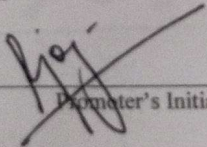
1. None as in the original has been carefully read, understood & made by me. I am authorized to cancel / amend the same by appropriately communicating.

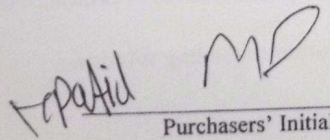
THE FIFTH SCHEDULE HEREINABOVE REFERRED TO
(Description of the Flat and Car Parking spaces)

Flat No. 2001 admeasuring 672.00 square feet Rera Carpet Area equivalent to 62.43 square meters Rera Carpet Area on the 20th floor (hereinafter referred to as "the Flat") along 1 Puzzle Car Parking space in the Building known as "Aangan".



बवई - ३	
५१४	५६/२७
२००१	


Promoter's Initial


Purchasers' Initial

THE SIXTH SCHEDULE
(Schedule of)

Sr. No.	Payment Schedule	Miles
1	On allotment	
2	Initiation of	
3	Completion	
4	Initiation	
5	Initiation	
6		
7		
8		
9		

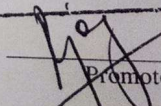
1. Name as in bank
seen carefully read, understood & made by me (s) I am not
to cancel, amend this made by appropriately communicating the cancel

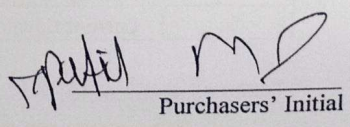
THE EIGHTH SCHEDULE ABOVE REFERRED TO
("Details of the terms & expressions defined in this Agreement")

Sr. No.	Terms and Expressions	Meaning End Description
1.	Name, address of the Promoter	Name: Indus Valley Constructions LLP Address: 408, Gundecha Chambers, Nagindas Master Road, Fountain, Fort, Mumbai 400 023.
2.	Name, address of the Purchaser	Name: Mrs. Mitali Mangesh Patil and Mr. Mangesh Bhaskar Patil Address: Plot No. 290, Flat No. 5, 1 st Floor, B Wing, Brahmakumari CHSL, Bhandharkar Road, Mahim West, Mumbai – 400 016
3.	The Project	"AANGAN"
4.	RERA Certificate	P51900015218
5.	IOD	IOD dated 13 th April 2017 bearing ref. no. CHE/CTY/1597/G/N/337 NEW amended from time to time
6.	CC	CC dated 21 st December 2017 and re-endorsed from time to time
7.	the said Premises	Flat bearing No. 2001 on 20 th floor in Wing "B" of the said Project and admeasuring 62.43 square meters Rera carpet area equivalent to 672 square feet Rera carpet area in the building known as "Aangan" of the Project known as "F.P. Plot No. 157(2) and 157(3), TPS III, Ward No.GN-4053(3), situated at Bhagat Lane, Off T.H. Kataria Marg, Mahim, Mumbai 400 016.
8.	Puzzle Parking Space	1 Puzzle Car Parking Space
9.	Sale Consideration	Rs. 2,18,50,000/- (Rupees Two Crore Eighteen Lac Fifty Thousand Only)
10.	Possession Date	30 th June 2023, subject to provisions of clause 13 of this Agreement for Sale.
11.	the said Account	"Indus Valley Constructions LLP" Account No. 57500000141380, HDFC BANK LTD. IFSC: HDFC0000060
12.	Nominee	
13.	PAN	(A) Promoter: AAEFI8035M Purchaser: 1. Mrs. MITALI MANGESH PATIL: ALHPP9161F 2. Mr. MANGESH BHASKAR PATIL : ADCPP6713A



वर्ष - ३
 ५९४ ५८ / २६
 २०२१


 Promoter's Initial

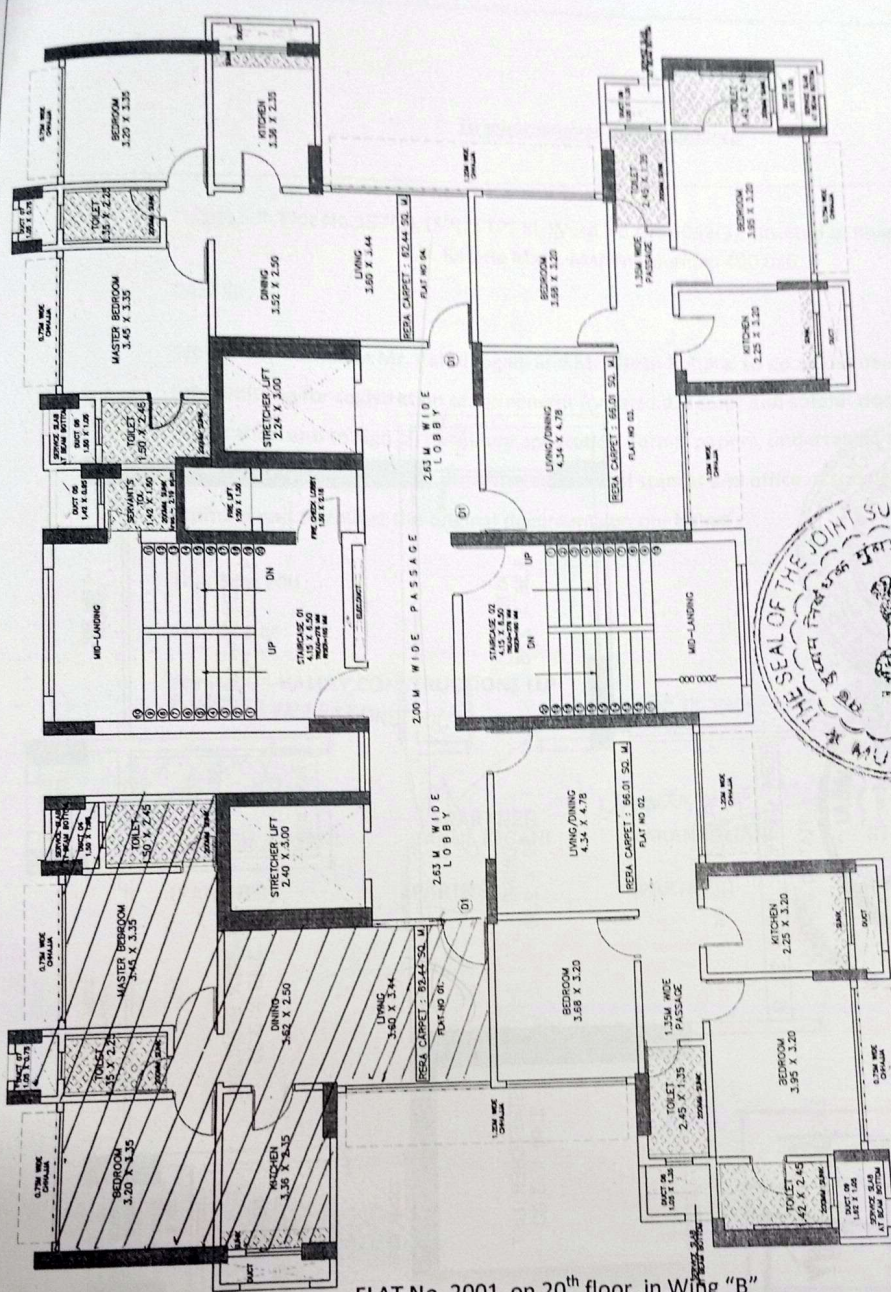

 Purchasers' Initial

of Rs. 18,00,000/-
Earnest Money

Unit Cap...

Signature: Mrs. P. S. 1

PAN No.



FLAT No. 2001 on 20th floor, in Wing "B"

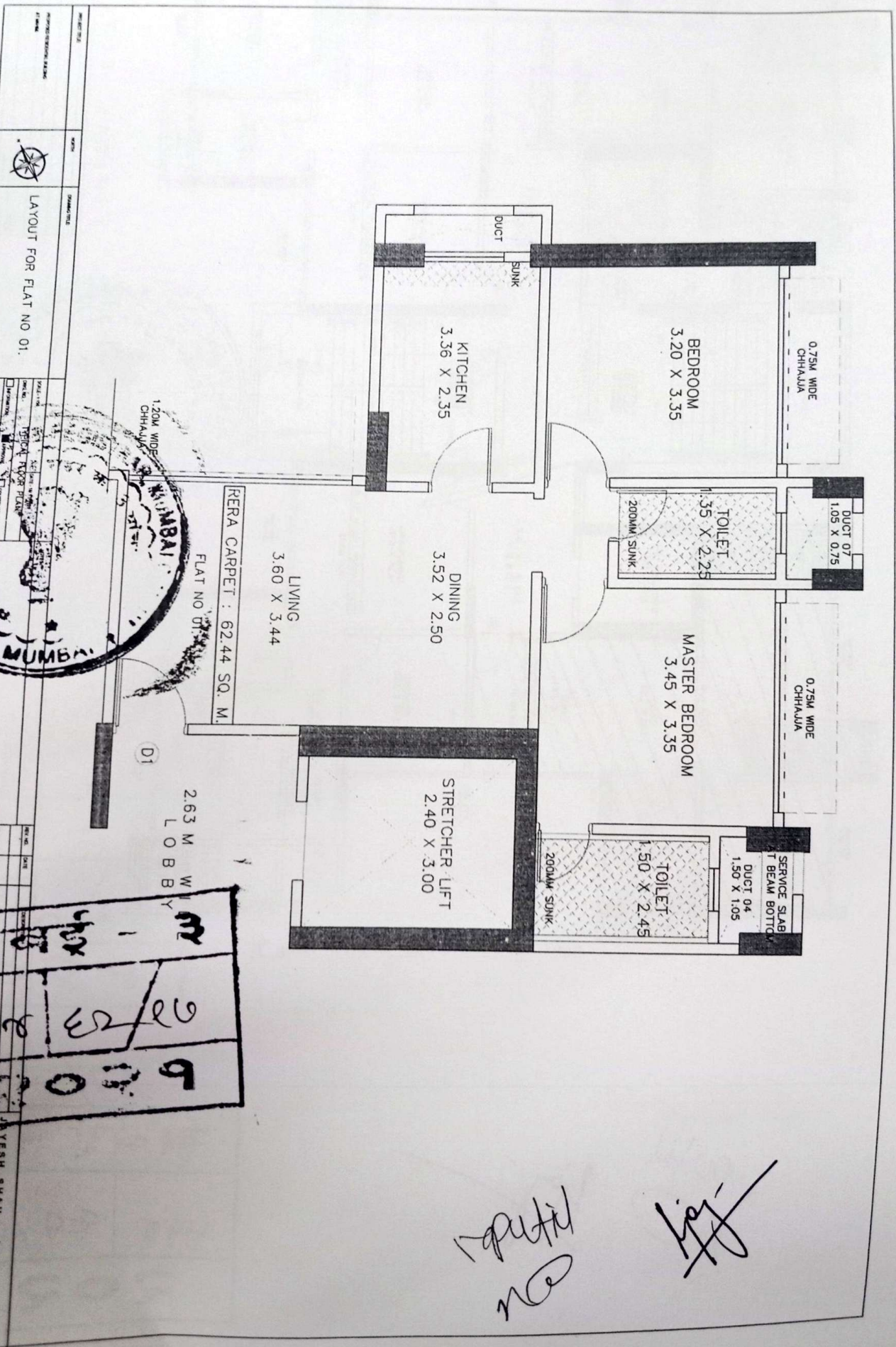
TYPICAL FLOOR PLAN



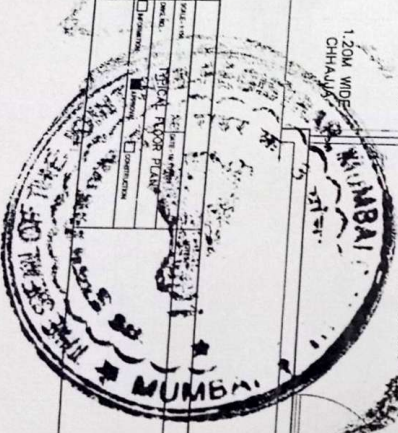
PROJECT TITLE		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	
PROJECT NO.		DATE	
PROJECT LOCATION		DATE	
PROJECT TYPE		DATE	
PROJECT STATUS		DATE	
PROJECT VALUE		DATE	
PROJECT AREA		DATE	
PROJECT PERIOD		DATE	
PROJECT RISK		DATE	
PROJECT COST		DATE	
PROJECT BUDGET		DATE	
PROJECT PROGRESS		DATE	
PROJECT DELIVERABLES		DATE	
PROJECT RISKS		DATE	
PROJECT MITIGATIONS		DATE	
PROJECT COMMUNICATION		DATE	
PROJECT REPORTING		DATE	
PROJECT CLOSURE		DATE	

Handwritten signatures and initials:
Patil
20
Mog

बवई - २०
५९० ६९/६०
२०२९



LAYOUT FOR FLAT NO. 01.



RERA CARPET : 62.44 SQ. M.
FLAT NO. 01

2.63 M W
LOBBY

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JAYESH SHAH | ARCHITECTS
 602, Anar Churnam, Tandon Mahal Road, Mumbai - 400 034
 T: 022-48882403
 W: jayeshshaharchitects.com
 E: mail@jayeshshaharchitects.com

Handwritten signatures and initials.



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/CTY/1597/G/N/337(NEW)/337/3/Amend dated 06.11.2020

To,
YOMESH NARAYAN RAO
202, Shree Prasad House, Plot No.
517, 35th Road, TPS-III, Off Linking
Road, Bandra (West), Mumbai
400050. -

CC (Owner),
M/s. Indus Valley Constructions LLP
408, Gundecha Chambers, N M Road,
Fort, Opposite Milan coffee house,
Mumbai 400001

Subject : Redevelopment of amalgamated property bearing F.P. No. 157(2) & 157(3), TPS III Mahim situated at Jn. of T.H. Katarla Road & Bhagat Lane Mahim, Mumbai - 16

Reference : Online submission of plans dated 28.09.2020

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 21.12.2017 and amended plan approved letter dated 06.11.2019 shall be complied with.
- 2) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 3) That the revised NOC from CFO shall be submitted before asking full CC.
- 4) That the revised parking NOC shall be submitted before asking full CC.
- 5) That the C.C. shall be got endorsed as per amended plan.
- 6) That the work shall be carried out strictly as per approved plan.
- 7) That all conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground case shall be complied with.
- 8) That adequate safeguards be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM.
- 9) That the debris shall be managed in accordance with the provision of Construction and Demolition Waste Management Rules 2016.

बवई - २५	
५१०	६४/२६
२०२१	

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1597/G/N/337(NEW)/CC/1/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Indus Valley Constructions LLP
408, Gundecha Chambers, Nagindas Master Road,
Fountain, Fort, Mumbai - 400 023

Sir,
With reference to your application No. **CHE/CTY/1597/G/N/337(NEW)/CC/1/Amend** Dated, 08 Nov 2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 08 Nov 2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 0 C.T.S. No. 632 Division / Village / Town Planning Scheme No. Mahim situated at **Jn. of T.H. Kataria Road & Bhagat Lane Road / Street in G/North Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (Naresh M. Hamand)** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 20/12/2018

बबई - ३	
५१४	८६/१०
२०२१	

Issue On : 21 Dec 2017

Valid Upto : 20 Dec 2018

Application Number :

Remark :

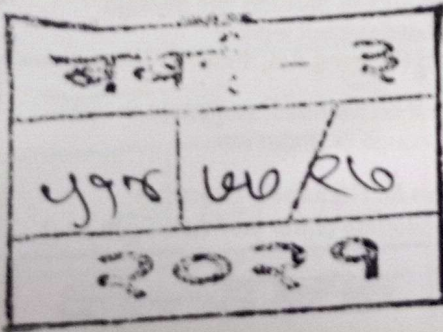
This CC is granted upto plinth level as per IOD plans dated 13/04/2017.



Valid Upto : 27 Nov 2020

CHE/CTY/1597/G/N/337(NEW)/CC/1/Amend

The plinth C.C is endorsed as per amended plans approved on 06.11.2019.



CHE/CTY/1597/G/N/337(NEW)/CC/1/Amend



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 :
P51900015218

Project: **Aangan**, Plot Bearing / CTS / Survey / Final Plot No.: **FP no 157/2, 157/3 at GNorth-400016, Ward GNorth, Mumbai City, 400016;**

1. **Indus Valley Constructions Llp** having its registered office / principal place of business at *Tehsil: Ward ABCD*
District: Mumbai City, Pin: 400023.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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 Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- 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 (1) 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.

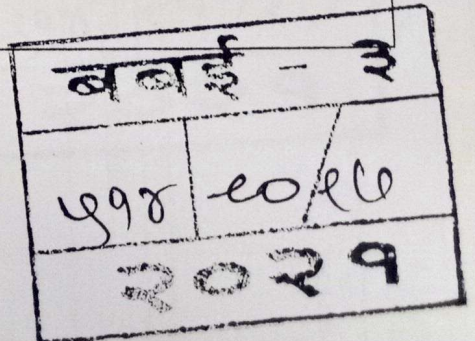
- The Registration shall be valid for a period commencing from **08/02/2018** and ending with **30/06/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - 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
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:19-06-2020 10:53:27

Dated: **18/05/2020**

Place: **Mumbai**

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





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 :
P51900015218

Project: **Aangan** , Plot Bearing / CTS / Survey / Final Plot No.: **FP no 157/2, 157/3 at GNorth-400016, Ward GNorth, Mumbai City, 400016;**

1. **Indus Valley Constructions Llp** having its registered office / principal place of business at Tehsil: **Ward ABCD**
District: **Mumbai City, Pin: 400023.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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;
- 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 (l) 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.

- The Registration shall be valid for a period commencing from **08/02/2018** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 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
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 12:26:48

Dated: **09/09/2021**

Place: **Mumbai**

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