

9404/38550046887

(PERSONAL DETAILS)

MANJU MUKESH BHARTI

APPLICANT CO-APPLICANT GUARANTOR

Salutation Mr Mrs Ms Dr Other

Gender M F

Date of Birth 21 03 1983

Marital Status Married Unmarried Other

Name of Spouse MUKESH J. BHARTI

No. of Dependents No. of Children 01

Name of Father ASHOK KEER

Mother's Maiden Name RAMESHWARI

Category SC ST OBC General

Nationality INDIAN

Residential Status Resident NRI / PIO Religion HINDU

Place of Birth MUMBAI

Photo Identification (ID) : Type

Photo Identification (ID) : Number

Photo ID: Valid Upto

Driving Licence No.

Driving Licence Valid Upto

PAN No./GIR No. AKZP

Passport No.

Passport Valid Upto

Highest Qualification Attained

Qualifying Year

Present Address: Staying at the present address for the past _____ Years and _____ Months.

Residential Address

House / Flat / Apartment No. or Name B-504 RUNWAL ELEGANTE

Street Name & No. and Area/Location LINK ROAD

Landmark BEHIND INFINITY MALL ANDHERI WEST

City MUMBAI

District MUMBAI

Pin Code 400053

State MAHARASHTRA

Country INDIA

Telephone (Landline)

Mobile (Primary) 8850892508

Mobile (Secondary)

Email (Personal) manjuniks@rediffmail.com

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

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City

District

Pin Code

State

Country

Telephone (Landline 1)

Telephone (Landline 2)

Office / Business Address

Office / Business Address:

Anchor DIVIVEK FILMS PRODUCTION HOUSE

A-1305 OBEROI SPRINGS OPP T-SERIES

NEW LINK ROAD ANDHERI WEST

MUMBAI

District MUMBAI

Pin Code 400047

MAHARASHTRA

Country INDIA

Telephone (Landline)

Fax

Mobile (Secondary)

Email (Organizational)

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquiries from the referees if it deems necessary.

Name: Address: Email: Tel:

Mob:

Name: Address: Email: Tel:

Mob:



Signature of Manju Mukesh Bharti.

Vertical handwritten signature on the right margin.

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FORM-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Name MUKESH JAGDISH BHARTI Gender M

Salutation Mr Mrs Ms Dr Other

Date of Birth

Marital Status Married Unmarried Other Name of Spouse MANJU BHARTI

No. of Dependents 01 No. of Children 01 Name of Father JAGDISH BHARTI

Mother's Maiden Name SURTA DEVI Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion INDIAN (HINDU)

Place of Birth BAREILLY (UP) Photo Identification (ID) : Type

Photo Identification (ID) : Number Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No. AIRPB2605E Passport No. Passport Valid Upto

Highest Qualification Attained Qualifying Year



Signature

Present Address: Staying at the present address for the past Years and Months.

Residential Address

House / Flat / Apartment No. or Name B-504 RUNWAL ELEGANTE

Street Name & No. and Area/Location LINK ROAD

Landmark BEHIND INFINITY MALL ANDHERI WEST

City MUMBAI District MUMBAI Pin Code 400053

State Country

Telephone (Landline) Mobile (Primary) Mobile (Secondary)

Email (Personal)

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

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City District Pin Code

State Country

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Office / Business Address:

Name of Org/Employer, Dept, & Floor LEARN KARATE INSTITUTE

Street Name & No. and Area/Location SHOP NO. 98 DIVINE MEREDON PLAZA

Landmark JESAL PARK

City BHAYANDAR EAST District THANE Pin Code 401105

State Country

Telephone (Landline) Fax Mobile (Secondary)

Email (Organizational)

Payment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

State Bank of India may make enquiries from the referees if it seems necessary.

Name: Address: Email:

Name: Address: Email:



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MTR Form Number-6

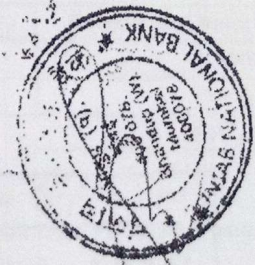


GRN	MH002418440201920M	BARCODE	[Barcode]		Date	07/06/2019-16:40:19	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3			PAN No.(If Applicable)	AKZPB6717E			
Location	MUMBAI			Full Name	MANJU MUKESH BHARTI			
Year	2019-2020 One Time			Flat/Block No.	FLAT NO 5801, TOWER 2, AURIS SERENITY			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501 Stamp Duty		1311000.00		Road/Street	MALAD WEST			
030063301 Registration Fee		30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 4			
				Remarks (If Any)	PAN2=AAACT0197J~SecondPartyName=TRANSCON SHETH CREATORS PVT LTD~			
				Amount In	Thirteen Lakh Forty One Thousand Rupees Only			
Total				Words	13,41,000.00			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172019060700899	100519M787830	
Cheque-DD Details				Bank Date	RBI Date	10/06/2019-14:39:54	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान केवल दृश्य निबंध कार्यालयों में ही करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू



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AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 07th day of June - 2019.

BETWEEN

TRANSCON - SHETH CREATORS PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at C-302, 3rd floor, Waterford Building, Juhu Galli, above Navneet Motors, Andheri (West), Mumbai 400 058, hereinafter referred to as the "Promoters" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the ONE PART;

AND

Mrs. Manju Mukesh Bharti & Mr. Mukesh Jagdish Bharti

Indian Inhabitant(s)

residing at H/1801, Casa Primia Lakeshore Green, Nr. Khidkaleshwar Temple, Kalyan Shil Road, Dombivali East, Maharashtra.

OR

_____ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

OR

_____ a Company registered under the Indian Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having its registered office at _____



hereinafter called "the Purchaser/s" (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 or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART;

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WHEREAS

A. Originally, the Salsette Catholic Co-operative Housing Society Limited ("Salsette Society") was the owner *inter-alia* of all that piece and parcel of land admeasuring 70,871.79 square meters or thereabouts situate, lying and being at village Valnai, Taluka Borivali, Mumbai Suburban District along with the structures standing thereon (hereinafter referred to as "the said Larger Property").

(Handwritten signature of Promoters)

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(Signature of Purchaser/s)

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B. By a Notification dated 30th June, 1978 issued by the Deputy Collector (Encroachments) and Competent Authority, Sub-Division, Borivali, a portion admeasuring 14,093 square meters or thereabouts out of the said Larger Property, was declared as Slum Area under Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act").

C. Some portions of the said Larger Property are affected by certain reservation under the development plan for Greater Mumbai.

D. By 2 (two) separate Deeds of Conveyance one dated 9th May, 2007, registered with the Sub-Registrar of Assurances under serial no.5550 of 2007, and other dated 29th August, 2007 and another registered with the Sub-Registrar of Assurances under serial no.7760 of 2007, both made and entered into between Salsette Society, therein referred to as the Vendors of the One Part and the Promoters herein (formerly known as Transcon Properties Pvt. Ltd), therein referred to as the Purchaser/s of the Other Part, Salsette Society sold, transferred and conveyed *inter-alia* the said Larger Property unto the Promoters herein, on the terms and conditions contained therein.

E. By Notifications dated 18th September, 2010, 6th February, 2014 and 29th May, 2015 portions admeasuring 12,579.5 square meters or thereabouts and 799.82 square meters or thereabouts and 629.24 square meters or thereabouts, respectively, of the said Larger Property are declared as Slum Rehabilitation Area under Section 3C(1) of SRA Act.

F. Subsequently, name of Transcon Properties Pvt. Ltd. was changed to Transcon-Sheth Creators Pvt. Ltd and fresh Certificate of Incorporation upon consequent upon change of name was issued by Registrar of Companies on 26th February 2013.

G. The Promoters have proposed to develop (i) portion admeasuring 30,630.75 square meters or thereabouts of the Larger Property, more particularly described in **First Schedule** hereunder written and shown in green colour boundary line on the plan annexed hereto and marked as **Annexure "A"** (hereinafter referred to as the "**Auris Serenity Land**") in phase wise / manner; and (ii) another portion admeasuring 4,126 square meter or thereabouts of the Larger Property and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "A"** (hereinafter referred to as the "**Auris Bliss Land**"), also in phase wise / manner and (iii) remaining portion of said Larger Property as shown in blue colour boundary line on the plan annexed and marked as Annexure "A" hereto (hereto is hereinafter referred to as "**Balance Portion of Larger Land**"), also in phase wise / manner.

H. The Promoters are proposing to develop the Auris Serenity Land in 4 (four) phases. Phase 1 comprising of Tower I (i.e. sale building 1 Wing "A") (hereinafter referred to as "**Phase I**" or "**Tower I**"), Phase 2 comprising of Tower II (i.e. sale building 1 Wing "B") (hereinafter referred to as "**Phase II**" or "**Tower II**"), Phase 3 comprising of Tower III (i.e. sale building 1 Wing "C") (hereinafter referred to as "**Phase III**" or "**Tower III**"), Phase IV comprising of Tower IV (i.e. sale building 1 Wing "D") (hereinafter referred to as "**Phase IV**" or "**Tower IV**"). Each of the Tower I, Tower II, Tower III and Tower IV will have stilt/ground floor, common 6 (six) levels of podium, E-deck on 7th level and 1st to 58th habitable floors (hereinafter collectively referred to as the "**Auris Serenity**"). Auris Serenity shall also have shop line and banquet hall for retail purpose.

I. The Promoters are also proposing to develop: (i) the Auris Bliss Land in phases and (ii) Balance Portion of the Larger Land comprising of sale buildings, rehab buildings, PTC buildings, buildable and non buildable reservations etc. also in phases.

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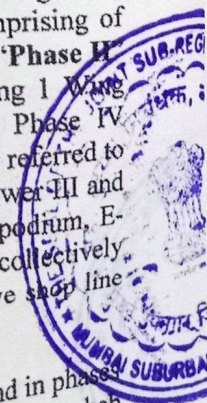
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of Purchaser/s)

(Signature of Promoters)

- R. The principal and material aspects of the development of the Tower II of Auris Serenity are briefly stated below:
- residential cum commercial building being Phase II i.e. Tower II i.e. Real Estate Project of Auris Serenity comprising of stilt/ground floor, common 6 (six) levels of podium, E-deck on 7th level and 1st to 58th habitable floors as residential area;
 - as on date, the Slum Rehabilitation Authority has sanctioned the plans for stilt/ground, 6 (six) levels of podium, E-deck on 7th level and 1st to 58th habitable floors;
 - Total FSI of 39,793.11 sq. mtrs. has been sanctioned for for completion of construction and development of the Tower II;

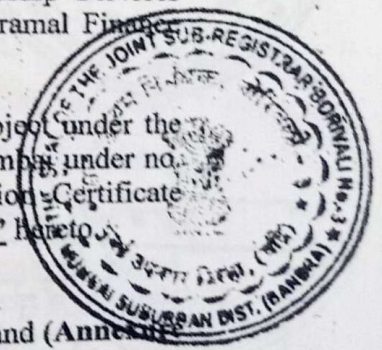
The above details along with the relevant permissions and approvals are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>

- S. The Purchaser/s after having investigated and after being fully satisfied in respect of title of the Promoters to the said Property, has/have approached the Promoters and requested the Promoters to allot to him/her/them Flat No. **5801** admeasuring **74.80** square meter carpet area (excluding balcony) on the **58th** habitable floor in Tower "II" of "Auris Serenity" to be constructed on the said Property, which flat is shown in red colour boundary lines on the plan annexed and marked as **Annexure "E"** hereto (hereinafter referred to as "**the said Flat**") for the consideration of **Rs.21847900/- (Rupees Two Crore Eighteen Lakhs Forty Seven Thousand Nine Hundred Only)** (hereinafter referred to as "**Sale Price**") and on the terms and conditions hereinafter appearing. The said Flat has attached balcony/ies/terrace as shown in red hatched lines on floor plan annexed and marked as **Annexure "E"** hereto.
- T. Along with the said Flat, at the request of the Purchaser/s, the Promoters have also agreed to permit to the Purchaser/s to use and occupation of **2(Two)** car parking space in podium of the Tower II (hereinafter referred to as "**Parking Space**").
- U. The Promoters have created mortgage /charge, inter alia, in respect of their rights in the Auris Serenity Land in favour of IDBI Trusteeship Services Limited (hereinafter referred to as "**Trustee**") on behalf of Piramal Finance Limited (hereinafter referred to as "**Lender**").
- V. The Promoters have registered the Tower II as Real Estate Project under the provision of RERA and RERA Rules with the Authority at Mumbai under no. P51800001413 on 28th July 2017. Copy of RERA Registration Certificate issued by the Authority is annexed and marked as **Annexure "F"** hereto.
- W. Copies of following documents are annexed to this Agreement;
- Copy of the plan showing inter-alia the said Auris Serenity Land (**Annexure "A"**);
 - Copy of Property Register Card of Auris Serenity Land (**Annexure "B"**); - 3/
 - Copy of I.O.A. and C.C. (**Annexure "C"**);
 - Copy of Title Certificate given by M/s IC Legal (**Annexure "D"**);
 - Copy of the floor plan (**Annexure "E"**);
 - Copy of RERA Registration Certificate dated 28th July 2017 issued by the Authority (**Annexure "F"**).

The relevant details along with the annexures annexed to this Agreement are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>

(Signature of Promoters)

(Signature of Purchaser/s)



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- X. The Purchaser/s has/have demanded inspection from the Promoters and the Promoters have given inspection to the Purchaser/s of all documents of title relating *inter-alia* to the said Larger Property, Auris Serenity Land, and the said Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters Architects, the Title Certificate, revenue records and all other documents as specified under RERA Act and RERA Rules, as amended upto date and the Purchaser/s is/are fully satisfied with the title of the Promoters in respect of the said Property and the Promoters' right to allot various premises in the Tower II to be constructed on the said Property and has/have agreed not to raise any requisitions on or objections to the same.
- Y. Under section 13 of the RERA, the Promoters are required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Purchaser/s, and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908.
- Z. Relying upon the said applications, declaration and agreement herein contained, the Promoters have agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.

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

1. AGREEMENT

1.1 The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.

2. CONSTRUCTION OF PHASE II i.e. TOWER II i.e. REAL ESTATE PROJECT

2.1 The Promoters shall construct the Tower "II" of the Auris Serenity on the portion of Auris Serenity Land being the said Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and inspected by the Purchaser/s with such variations and modifications as may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the said Flat, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Purchaser/s.

3. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION

The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to allot to the Purchaser/s the said Flat being a Flat No. 5801 admeasuring 74.80 square meters carpet area of thereabout (excluding balconies) on 58th habitable floor in Tower "II" of "Auris Serenity" and as shown in red colour boundary lines on the typical floor plan annexed and marked as Annexure "E" at and for the lump sum price of Rs.21847900/- (Rupees Two Crore Eighteen Lakhs Forty Seven Thousand Nine Hundred Only) (hereinafter referred to as "Sale Price") payable by the Purchaser/s to the Promoters in the manner as mentioned in clause 3.6 below.

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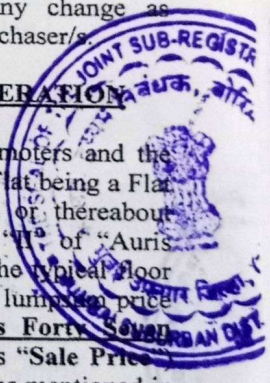
(Signature of Promoters)

[Handwritten Signature]

(Signature of Purchaser/s)

[Handwritten Signature]

(Signature of Promoters)

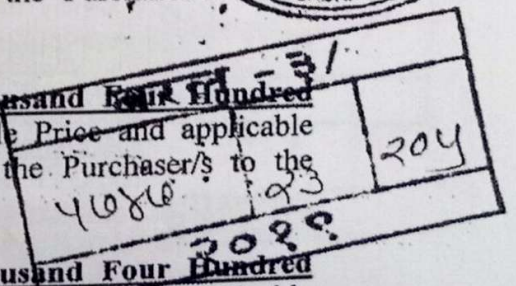
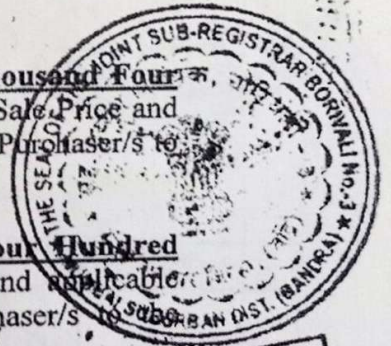


- 3.2 The said Flat also has square meter or therea plan annexed and mar as "Appurtenant Area" Area attached to occupants/purchaser
- 3.3 The Promoters have use 2(Iw9) car park referred to as "the P Parking Space/s ar Premises".
- 3.4 The Appurtenant Area to the Purchaser/s is only for the carpe
- 3.5 The Promoters shall been agreed to be Tower II is comp granted by the cor any) in the carpet Sale Price payable area of the said F then the Promote within 45 (forty The interest pay Bank of India F (hereinafter refe carpet area of th excess area in th
- 3.6 The Purchaser/s Price Rs.21847 Thousand Nin the Promoters a
- i. Rs.2162942/- Hundred Fort paid by the Promoters bef
- ii. Rs.4391428/- Hundred Tw applicable ser the Promoters
- iii. Rs.655437/- Thirty Seven service tax/C Promoters on
- iv. Rs.655437/- Thirty Seven service tax/C Promoters on
- v. Rs.655437/- Thirty Seven service tax/C Promoters on

- 3.2 The said Flat also has balcony/ies and attached terrace, thus aggregating --- square meter or thereabouts as shown in red colour hatched lines on floor plan annexed and marked as **Annexure "E"** hereto (hereinafter referred to as "**Appurtenant Area**"). The Purchaser/s acknowledge(s) that Appurtenant Area attached to the flats in the Tower II shall belong to occupants/purchaser(s) of such flat.
- 3.3 The Promoters have agreed to permit the Purchaser/s, the right to exclusive use 2(Two) car parking space/s in stilt/podium of Tower II (hereinafter referred to as "**the Parking Space/s**"). The said Flat, Appurtenant Area and Parking Space/s are hereinafter collectively referred to as "**the said Premises**".
- 3.4 The Appurtenant Area and Parking Space are made available free of charge to the Purchaser/s and the sale price agreed to be paid under this Agreement is only for the carpet area of the said Flat.
- 3.5 The Promoters shall confirm the final carpet area of the said Flat that has been agreed to be allotted to the Purchaser/s only after construction of Tower II is completed and occupation certificate in respect thereof is granted by the competent authority by furnishing details of the changes (if any) in the carpet area of the said Flat, subject to variation cap of 3%. The Sale Price payable for the said Flat shall be recalculated based on the carpet area of the said Flat. If there is any reduction in carpet area of the said Flat, then the Promoters shall refund the excess money paid by the Purchaser/s within 45 (forty five) days together with the interest on the excess amount. The interest payable by the Promoter shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as "**Interest Rate**"). In the event of increase in carpet area of the said Flat, the Purchaser/s shall make the payment of such excess area in the immediate next installment of the Sale Price.
- 3.6 The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price **Rs.21847900/- (Rupees Two Crore Eighteen Lakhs Forty Seven Thousand Nine Hundred Only)** (hereinafter referred to as "**Sale Price**") to the Promoters as follows:-
- i. **Rs.2162942/- (Rupees Twenty One Lakhs Sixty Two Thousand Nine Hundred Forty Two Only)** being 9.90% of the Sale Price as earnest money paid by the Purchaser/s along with applicable service tax/GST to the Promoters before execution of these presents;
 - ii. **Rs.4391428/- (Rupees Forty Three Lakhs Ninety One Thousand Four Hundred Twenty Eight Only)** equivalent to 20.10% of the Sale Price and applicable service tax/GST and other taxes to be paid by the Purchaser/s to the Promoters on execution of this Agreement;
 - iii. **Rs.655437/- (Rupees Six Lakhs Fifty Five Thousand Four Hundred Thirty Seven Only)** equivalent to 3% of the Sale Price and applicable service tax/GST and other taxes to be paid by the Purchaser/s to the Promoters on completion of Podium - 1;
 - iv. **Rs.655437/- (Rupees Six Lakhs Fifty Five Thousand Four Hundred Thirty Seven Only)** equivalent to 3% of the Sale Price and applicable service tax/GST and other taxes to be paid by the Purchaser/s to the Promoters on completion of Podium - 3;
 - v. **Rs.655437/- (Rupees Six Lakhs Fifty Five Thousand Four Hundred Thirty Seven Only)** equivalent to 3% of the Sale Price and applicable service tax/GST and other taxes to be paid by the Purchaser/s to the Promoters on completion of Podium - 5;

(Signature of Promoters)

(Signature of Purchaser/s)



30. NOTICE

30.1 All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned

30.2 A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same

31. PAN

31.1 For the purposes of this transaction, the details of the PAN of the Promoters and the Purchaser/s are as follows:

- (i) Promoters PAN AAACT0197J
- (ii) Purchaser/s PAN AKZPB6717E / AJRPB2605E

32. LEGAL ADVICE

32.1 The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Real Estate Project, Auris Serenity and also the Project and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Auris Serenity Land)

ALL THAT piece and parcel of land bearing C.T.S. Nos. 322/C, 325/A/1, 326, 327, 328(pt), 329(pt), 330 (pt), 330/1, 330/2, 331, 332, 333, 371(pt), 374(pt), 375(pt), 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 382/A (pt) thus aggregating to 39,60/75 sq. meters or thereabouts being a portion of the said Larger Property at Guriya Pada, Link Road, Malad (West), Mumbai 400 064, Village Valnai, Taluka Borivali, Mumbai Suburban District and bounded as follows:-

- On and towards North : Sunder Lane Road
- On and towards West : New Link Road
- On and towards South : Ramchandra Lane
- On and towards East : 18.30 mtrs., wide proposed D.P. Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT piece and parcel of land bearing CTS Nos.328(pt), 325/1, 326, 327, 326(pt), 327(pt) thus aggregating to 923.13 sq. meters or thereabouts being a portion of the said Auris Serenity Land more particularly described in the First Schedule hereinabove written.

(Signature of Promoters)

(Signature of Purchaser/s)

(Signature of Promoters)

THE THIRD SCHEDULE
(Description of the said Property)

- Safety & Security Features**
- CCTV in entrance lobby
 - DG power back up for common areas
 - Fire safety features as per norms
- Common Amenities**
- Well planned Entrance
 - Separate Service elevator
 - Internet connection, LAN/WiFi
 - Garbage chute for each flat

THE FOURTH SCHEDULE
(Description of the said Property)

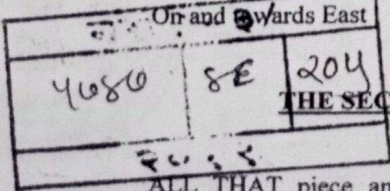
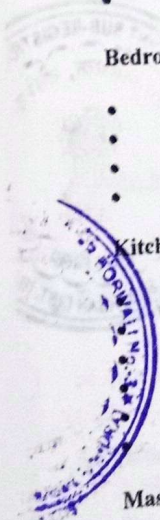
- Living & Dining Room**
- Vitrified Flooring
 - Concealed copper wiring
 - Modular switches
 - TV, Telephone & Data point
 - D2H point
 - Intercom system
 - Panic button in living room

- Master Bedroom**
- Laminated wooden flooring
 - Concealed copper wiring
 - Modular switches
 - TV, Telephone & Data point

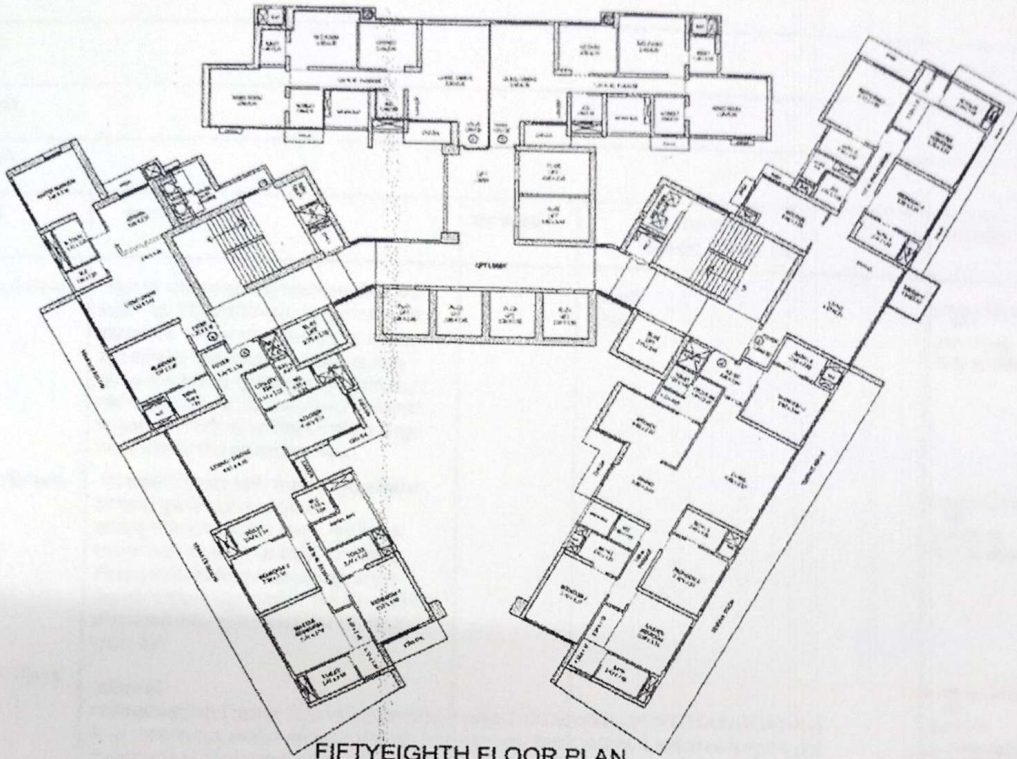
- Bedroom**
- Vitrified Flooring
 - Concealed copper wiring
 - Modular switches
 - TV, Telephone & Data point

- Kitchen**
- Vitrified Flooring
 - Granite kitchen counter
 - Tile dado till 1.5m
 - Adequate electrical points
 - Provision for pipe work
 - Gas Detector in kitchen

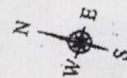
- Master Bathroom**
- Master toilet with vanity
 - Marble basin
 - Geyser & electric water heater
 - Branded Sanitary ware



ANNEXURE-E



FIFTYEIGHTH FLOOR PLAN
SCALE - NTS



TOWER 2

FLAT NO.	FLOOR	FLAT AREA	BALCONY		TERRACE	
			AREA	AREA	AREA	AREA
5801	58	14.93				

4080	43	204	31
2033			



For TRANSCON-SHETH CREATORS PVT.LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

For TRANSCON-SHETH CREATORS PVT LTD

RISHI TODI (CONSTITUTE ATTORNEY)



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3025/PN/PL/AP **17 OCT 2013**

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 1 (WING 'A')

TO,
M/s. Transcon-Sheth Creators Pvt. Ltd.
C-302, Waterford Bldg., 3rd floor,
Juhu Lane, Above Navnit Motors,
Juhu Lane, Andheri (W), Mumbai-400 058.
Sir.

With reference to your application No. 2766 dated 04/06/2013 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 322/C(pt.), 323/A, 325/A(pt.), 326, 327, 328, 330, 330/1-2, 331, 332, 333, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371(pt.), 372, 373, 374(pt.), 375, 376/A(pt.), 376/1-5, 377, 378, 379, 380, 381, 382/A(pt.), 416, 422, 424, 425, 426 & 427 of village Valnai P.S. No. - ward P/N Situated at Malad West Taluka Borivali, Orlem at New Link Road, Malad (W) in 'P/N8' Ward.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/0158/PN/PL/LOI dt. 16/05/2013
IDA U/R No. SRA/ENG/3025/PN/PL/AP dt. 05/09/2013
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI AVINASH RAO Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to podium top of proposed Sale Bldg.No.1 Wing 'A'.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
[Signature]
Executive Engineer (SRA) (W.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



बतल - ३/		
५०८५०	९९९	२०५
२०१९		

SKA/ENR/144/1
 This plinth c.c. is granted up to podium top of proposed sale building No. 1 (wing 'B') as per approved plans dt. 5.9.2013

14/3/14
 Executive Engineer (W/S)
 Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 23 DEC 2014

This c.c. is now further extended for sale Bldg no. 1 (Wing 'A') upto 40th floor as per approved plans dated 05-09-2013.

10/1/15
 Executive Engineer (W/S)
 Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 10 NOV 2015

This c.c. is further extended from 41st to 54th floor, i.e. Full c.c. including OHT, LMR, to wing 'A' and podium top i.e. 1st floor to 25th floor to wing 'B' of sale building No. 1 as per approved plans dated 05/09/2015

10/10/15
 Executive Engineer (W/S)
 Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 5 JUL 2016

This c.c. is re-endorsed and further extended for sale Building No. 1 (wing-B) from 26th floor to 35th upper floor and plinth c.c. upto podium top of (wing-C) as per amended approved plans dt. 12/05/2016.
 (only R.C.C. work for wing 'B')

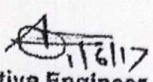
12/05/16
 Executive Engineer
 Slum Rehabilitation Authority

र.स. - ३/		
4080	१११	२०५
२०११		



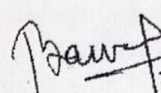
SRA/ENG/3025/PN/PL/AP = 1 JUN 2017

This C.C. is further extended for wing A from 55th to 58th upper floors including OHT and LMR for full height and re-endorsed for wing B from 26th to 35 floors for full finishing work and further extended for wing B from 36 to 58th upper floors including OHT and LMR for full height as per amended approved plan dtd 01/06/2017.


Executive Engineer
Slum Rehabilitation Authority

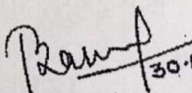
SRA/ENG/3025/PN/PL/AP 26 OCT 2017

This CC is further extended for wing C from 1st to 4th upper floors as per amended approved plans dated 15/07/2017


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 30 DEC 2017

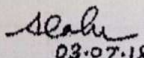
This C.C. is further extended for wing C from 5th to 12th upper floors as per amended approved plans dated 15/07/2017.


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP

3 JUL 2018

This CC is further extended from 13th to 22nd upper residential floors to wing C and top of plinth CC to wing E (Commercial) as per amended approved plans dated 28/06/2018.


Executive Engineer
Slum Rehabilitation Authority



बरल - ३/		
4680	923	204
२०१९		



Auris Serenity - Tower 2

Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 9 of the Act to the following project under project registration number :
PS1800001413

Project: Auris Serenity Tower 2 Plot Bearing / CTS / Survey / Final Plot No.: CTS No 328 PART 325/WAY PART 326 PART 327 PART at Andheri, Andheri, Mumbai Suburban, 400058;

1. Transcon-Sheth Creators Private Limited having its registered office / principal place of business at Tarali, Andheri, District: Mumbai Suburban, Pin: 400058.

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 (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.

- The Registration shall be valid for a period commencing from 28/07/2017 and ending with 31/12/2022 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. Vasantrao Premchand Prabhu
(Secretary, MahaRERA)
Date: 7/25/2017 12:52:40 PM

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

Dated: 28/07/2017
Place: Mumbai



बरल - ३/		
4080	१४९	204
२०१९		



11/06/2019

747/2019

सूची क्र.2

दुय्याम निबंधक : सह दुय्याम
3
दस्त क्रमांक : 5747/2019
नोदणी :
Regn.63m

गावाचे नाव : वळणई

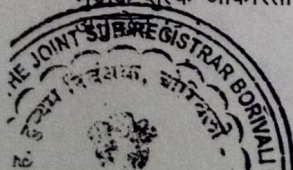
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21847900
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16339711.5
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 5801, माळा नं: 58 वा हॉबिटेबल मजला, इमारतीचे नाव: टॉवर नं 2, ऑरिस सेरेनिटी बिल्डींग, ब्लॉक नं: गुरिया पाडा,मालाड पश्चिम,मुंबई 400064, रोड नं: लिंक रोड, इतर माहिती: 2 कारपार्किंग सहित. सदनिकेचे क्षेत्रफळ 74.80 चौ मी कारपेट.((C.T.S. Number : 322/सी, 325/ए/1, 326, 327, 328(पार्ट), 329(पार्ट), 330 (पार्ट), 330/1, 330/2, 331, 332, 333, 371(पार्ट), 374(पार्ट), 375(पार्ट), 376/ए, 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 382/ए (पार्ट). ;))
(5) क्षेत्रफळ	1) 74.80 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:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-48; पत्ता:-प्लॉट नं: ऑफिस-सी-302 , माळा नं: 3 रा मजला , इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग, जुहू गल्ली ब्लॉक नं: नवनीत मोटर्सच्या वर, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAACT0197J 2): नाव:-ट्रान्सकॉन-शेठ क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती ऋषी तोडी तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-48; पत्ता:-प्लॉट नं: ऑफिस-सी-302 , माळा नं: 3 रा मजला , इमारतीचे नाव: वॉटर फॉर्ड बिल्डींग, जुहू गल्ली , ब्लॉक नं: नवनीत मोटर्सच्या वर, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAACT0197J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंजू मुकेश भारती वय:-36; पत्ता:-एच/1801, -, कासा प्रिमिया लकेश्री ग्रीन, खिडकलेश्वर टेम्पलच्या जवळ, डोंबिवली पूर्व, कल्याण शील रोड, डोंबिवली ई.आ. , MAHARASHTRA, THANE, Non-Government. पिन कोड:-421203 पॅन नं:-AKZPB6717E 2): नाव:-मुकेश जगदीश भारती वय:-40; पत्ता:-एच/1801, -, कासा प्रिमिया लकेश्री ग्रीन , खिडकलेश्वर टेम्पलच्या जवळ, डोंबिवली पूर्व, कल्याण शील रोड, डोंबिवली ई.आ. , MAHARASHTRA, THANE, Non-Government. पिन कोड:-421203 पॅन नं:-AJRBP2605E
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	11/06/2019
(11) अनुक्रमांक, खंड व पृष्ठ	5747/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1311000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला

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



(Handwritten signature)

सह दुय्याम निबंधक बोरीवली क्र. 3

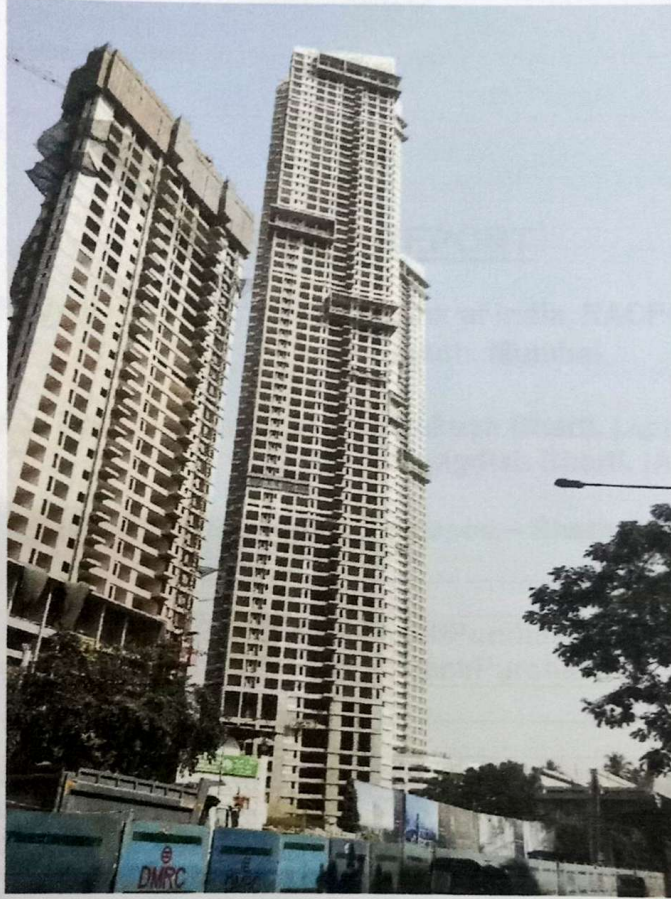
VALUATION OF IMMOVABLE PROPERTY

For Housing Loan Purpose.

For State Bank of India, RACPC, Sion Branch, Mumbai.

At

Flat No. 5801 on 58th (Habitable Floor), Tower No. 2, In Under Construction Building Known as "AURIS SERENITY", Situated at C.T.S. No. 322/C, 325/A/1, 326, 327, 328(Pt), 329(Pt), 330(Pt), 330/1, 330/2, 331, 332, 333, 371(Pt), 374(Pt), 375(Pt), 376/A, 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 382/A(Pt), of Village Valnai, Near Landmark Restaurant, Guriya Pada, New Link Road, Malad(West), Mumbai 400 064. (Along With 2 Car Parking Spaces)



In the case of

Manju Mukesh Bharti. (Applicant/Purchaser)

Mukesh Jagdish Bharti. (Applicant/Purchaser)

Prepared By

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp.Mehta Industrial Estate,

Malad(West),Mumbai-400 064.

Tel.No.28825635/28826937

Mobile: 9869003273/9833599876

Email: aarchconsultants@gmail.com

Phones:

Off. :91 (22) 2882 6937

:91 (22) 2882 5635

Mob. :9869003273 /9833599876

Fax :91(22) 2882 5635

E-mail : aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants & Valuers

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering
Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai :- 400 064.

SBI Sion Branch/ Manju Mukesh Bharti /34168

Date: 19/06/2019.

Annexure - I

To,
The Chief Manager,
State Bank of India,
RACPC, Sion Branch,
Mumbai.

VALUATION REPORT

Name of Address of Branch

State Bank of India, RACPC,
Sion Branch, Mumbai.

Name of Customer (s) / Borrowal units

Manju Mukesh Bharti. (Applicant/Purchaser)
Mukesh Jagdish Bharti. (Applicant/Purchaser)

Name of Owner (s)

M/S. Transcon - Sheth Creators Pvt. Ltd. (Developer)

1	Customer Details				
	Name	Manju Mukesh Bharti. (Applicant/Purchaser) Mukesh Jagdish Bharti. (Applicant/Purchaser)			
	Apl. No.	-			
2.	Property Details				
	Address:	<u>Flat No. 5801 on 58th (Habitable Floor), Tower No. 2, In Under Construction Building Known as "AURIS SERENITY", Situated at C.T.S. No. 322/C, 325/A/1, 326, 327, 328(Pt), 329(Pt), 330(Pt), 330/1, 330/2, 331, 332, 333, 371(Pt), 374(Pt), 375(Pt), 376/A, 376/1, 376/2, 376/3, 376/4, 376/5, 377, 378, 379, 382/A(Pt), of Village Valnai, Near Landmark Restaurant, Guriya Pada, New Link Road, Malad(West), Mumbai 400 064.</u> (Along With 2 Car Parking Spaces)			
	Nearby Landmark	Near Landmark Restaurant, Guriya Pada, New Link Road, Malad(West), Mumbai 400 064.			
	Google Map Independent access to the property	Google Map Enclosed.			
3	Document Details				
	Layout Plan	Not available for inspection	N.A.	Approval No.	N.A.
	Building Approved Plan	Not available for inspection	N.A.	Approval No.	N.A.
	Occupation Certificate	Not available for inspection	N.A.	Approval No.	N.A.
	Commencement Certificate (For Building No. 1 Wing-B	Yes	SRA	Approval No. SRA/ENG/3025/PN/PL/AP	Dated: 17/10/2013
	Legal Documents	Yes.	List of Documents No. a) Agreement For Sale Dated: 07/06/2019 b) Index II. Sr. No. 5747/2019 Dated: 11/06/2019.		



4 Physical Details									
Adjoining Properties		East	New Link Road	West	Open Space	North	Tower-1	South	Tower-3
Matching of Boundaries Yes/ No.			Yes	Plot demarcated	Yes	Approved land use	Residential	Type of property	Flat
No. of Rooms	Living / Dining	Internal Inspection Not Allowed	Bed Room	Internal Inspection Not Allowed	Toilets / W.C.	Internal Inspection Not Allowed	Kitchen	Internal Inspection Not Allowed	
Total No of Floors.	Stilt + 6 Podium + 7 th & 8 th Floor Eco Deck + 58 th Upper Floors With Provision for 8 Lifts.	Floor on which the property is located	58 th Habitable Floor	Approx. age of the property	Building is under construction	Residual age of the property	60Years. (After Completion)	Type of structure	RCC framed structure

5 Tenure / Occupancy Details.				
Status of Tenure	Building is under Construction. (Flat is with 2 BHK as per Site Information)	No of years of Occupancy	Relationship of tenant of owner	N.A.

6 Stage of Construction :		
Stage of Construction	Internal site visit not allowed. Entry into construction site of building was not permitted hence stage of construction of said building could not be seen & hence percentage completion of building under construction cannot be assessed.	If under construction, extent of Completion. (Expected Completion within 2023) (as per Site Information)

7 Violations if any observed	No.
Nature and extent of violations	No.

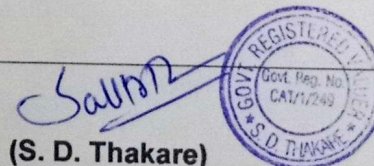
8 Area Details of the Property								
Site Area	-	Plinth area	-	Carpet area	805 Sq. Ft. (74.80 Sq. Mt.) as per Agreement For Sale Dated: 07/06/2019.	Built up area	966 Sq. Ft. (89.74 Sq. Mt.) Is considered for valuation.	Remarks

9 Valuation	
i.	Mention the value as per Government Approved Rates also Rs. 1,63,39,711/- Index II. Sr. No. 5747/2019 Dated: 11/06/2019.
ii.	In case of variation of 20% or more in the valuation by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.

Summary of Valuation	
i.	Guideline Value = Rs. 1,63,39,711/-(on 100% Completion)
a	Land
b	Building



ii.	Fair Market Value	Carpet area 805 Sq. Ft. x Rs. 29,900/- Per Sq. Ft. Rs.2,40,69,500/- (Including 2 Car Parking's) Say... = Rs. 2,40,70,000/- (on 100% Completion) (Rupees Two Crore Forty Lakhs Seventy Thousand Only)
iii.	Present stage of construction work	Internal site visit not allowed. Entry into construction site of building was not permitted hence stage of construction of said building could not be seen & hence percentage completion of building under construction cannot be assessed.
iv.	Realizable Value	0.90 x Rs. 2,40,70,000/- = Rs. 2,16,63,000/- Say... = Rs. 2,16,63,000/- (on 100% Completion) (Rupees Two Crore Sixteen Lakhs Sixty Three Thousand Only)
v.	Forced / Distress Sale Value.	0.80 x Rs. 2,40,70,000/- = Rs. 1,92,56,000/- Say... = Rs. 1,92,56,000/- (on 100% Completion) (Rupees One Crore Ninety Two Lakhs Fifty Six Thousand Only)
vi.	Rental Value	Rs. 75,000/- Per Month. (on 100% Completion) (Rupees Seventy Five Thousand Per Month Only)
vii.	Insurance Value	Rs. 56,35,000/- Say... = Rs. 56,35,000/- (on 100% Completion) (Rupees Fifty Six Lakhs Thirty Five Thousand Only)
10.	Assumptions / Remarks.	Building is under construction. Internal site visit not allowed. Entry into construction site of building was not permitted hence stage of construction of said building could not be seen & hence percentage completion of building under construction cannot be assessed.
i.		i) Qualifications in TIR/ Mitigation suggested, if any
ii		ii. Property is SARFAESI Compliant: Yes (Building is under construction)
iii		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No. (Building is under construction)
iv		iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged.
v.		v. Details of Last two transactions in the locality / area to be provided, if available. - N.A.
vi.		vi. Any other aspect which has relevance on the value or marketability of the property.
11.	Declaration	i. The property was inspected by our representative on 18/06/2019 ii. The undersigned does not have any direct / indirect in the above property iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted valuation report directly to the Bank
12.	Name Address & Signature of Valuer with Wealth Tax Registration No.	S.D.Thakare Architect and Govt.Regd.Valuer. 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai:- 400 064. Wealth Tax Registration No. CAT//249.
13.	Enclosures Documents & Photographs (Geo Stamping with date) etc.	External Enclose Photos.



(S. D. Thakare)
Architect and Govt.Regd.Valuer.
Reg.No.CAT//249