



दस्ता क्र. बरल ३, ८२६३ दि. २३/०८/२०१८
मध्ये देव केलेला मुद्रांक शुल्क रु ६,२८,५००/-
दस्ता क्र. बरल-९/८२६६/२०१९ या दस्त्यामध्ये
समायोजित करण्यात आले.

सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at **MUMBAI**
THIS 13th day of **AUGUST**, 2019

BETWEEN

बरल - ९/		
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MR. HEMANT RAGHUNATH MALI, aged 39 years, Indian Inhabitant of Mumbai, residing at 2, Mali House, Near Ganesh Mandir, Navgaon, L.M. Cross Road, Dahisar (West), Mumbai- 400 068, hereinafter called "**THE VENDOR**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **ONE PART**;

[Signature]

[Signature]

AND

MR. RAMDAV NAIR aged 48 years, Indian Inhabitant of Mumbai residing at Flat No.A-603, Divya Vaishnavi Co-op. Housing Society Ltd., Gorai- 3, Near Gorai Bus Depot, Borivali (West), Mumbai- 400 092, hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his respective legal heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS "**THE VENDOR**" has represented to "**THE PURCHASER**" as follows:

a. By an Agreement dated **23rd August, 2018** made and entered: **BETWEEN : M/S. PARINEE REALTY PVT. LTD.**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 102/068, Smag House, 1st Floor, Plot No.157-A, Sarojini Road Extn., Opp. Darshana Apartment, Vile Parle (West), Mumbai- 400 056, therein referred to as "**THE DEVELOPERS**" of the **One Part**;

AND ; MR. HEMANT RAGHUNATH MALI, THE VENDOR herein referred to as "**THE PURCHASER**" of the **Second Part**; AND; MR. RAGHUNATH MALI therein referred to as "**THE CONFIRMING PARTY**" of the **Third Part**; the said

DEVELOPERS sold and the "**VENDOR**" herein purchased and acquired the Flat No.301 on 3rd Floor in Building known as "**PARINEE ADNEY- 1**" situated at Navagaon, L.M. Road, Dahisar (West), Mumbai – 400 068, together with all rights, title,

interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforementioned Agreement for Sale dated **23rd August, 2018** (hereinafter for the sake of convenience referred to as "**the said Agreement**")

was duly stamped and registered with the Sub-Registrar of Assurances, Borivali No.3, M.S.D. under Document Serial



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"THE PURCHASER" herein has paid a Stamp Duty of Rs. 863000/- (RUPEES Eight Lakh Sixty Three thousand ONLY) on this Agreement after claiming a rebate of Rs.6,98,500/- (Rupees Sixty Lakhs Ninety Eight Thousand Five Hundred Only) paid on the Agreement for Sale dated 23/8/2018 by THE VENDOR" herein as per recent amendment in the Bombay Stamp Act "THE VENDOR" shall get concession Under Section 5g (a) (ii) for Stamp duty should be given. "THE VENDOR" has not been taken refund of Stamp duty paid on this Agreement.

Done

b. That by virtue of the above purchase "THE VENDOR" became the sole, absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to ownership Premises being Flat No.301 on 3rd Floor in Building known as "PARINEE ADNEY- 1" situated at Navagaon, L. M. Road, Dahisar (West), Mumbai – 400 068 on what is called "ON OWNERSHIP BASIS" (which is hereinafter collectively referred to as the said Premises).

c. That the said Agreement for Sale dated 23rd August, 2018 is valid and the same is not terminated and/or determined and "THE VENDOR" herein have observed the terms and conditions and covenants of the said Agreement for Sale and have made full payment in pursuant of the said Agreement to the Developers out of his self acquired funds.



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d. That "THE VENDOR" have from time to time and at all times since after entering into the said Agreement observed the terms and conditions of the said Agreement, and he has himself good right, full power and absolute authority to sell and dispose off the said premises and he has truly, faithfully and

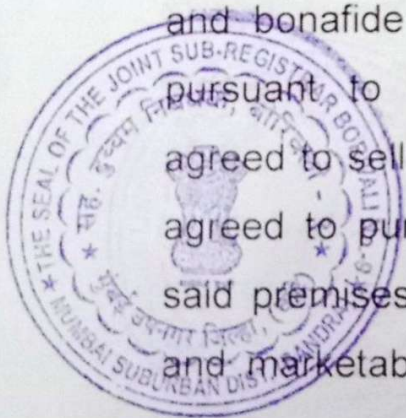
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Done

honestly disclosed all the facts to "THE PURCHASER" without suppressing or misrepresentations of any facts from "THE PURCHASER" and their rights in respect of the said premises and the said Agreement is absolutely clear and marketable and free from all encumbrances and reasonable doubts and free from all encumbrances at law in and equity right, title, interest and/or claims in favor of any third party/parties whosoever in respect of said premises and any and every part thereof which affects the right of "THE PURCHASER" and they have not received or agreed to receive any consideration from any third party whosoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said premises.

AND WHEREAS upon the strength of the aforesaid representations made by "THE VENDOR" to "THE PURCHASER" and "THE PURCHASER" believing the same to be true and correct, honest and bonafide the parties had entered into an oral negotiation and pursuant to the said negotiations "THE VENDOR" herein have agreed to sell to "THE PURCHASER" and "THE PURCHASER" have agreed to purchase and acquire from the said "THE VENDOR" the said premises with all rights, titles, interests, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.2,60,00,000/- (RUPEES TWO CRORE AND SIXTY LAKHS ONLY)** subject to "THE VENDOR" putting "THE PURCHASER" in possession and/or getting the names of "THE PURCHASER" recorded in the records of THE DEVELOPERS to which "THE VENDOR" have agreed to do so and

upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.



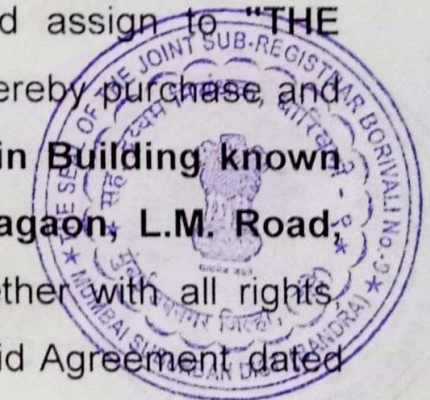
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Handwritten signature

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

1. It is specifically agreed between the parties herein that all the recitals, terms and conditions and obligation of the VENDOR stipulated in the aforesaid Agreement dated 23rd August, 2018 executed by and between M/S. PARINEE REALTY PVT. LTD. on the one part and the VENDOR herein on the other part and registered with the Sub-Registrar of Assurance at Borivali- 3, M. S.D. under No. BRL3-8263-2018, Receipt No.9125 dated 23/8/2018 shall be treated as forming an integral part of this Agreement and the same shall be binding on the PURCHASER herein in the same manner as is binding on the VENDOR herein.

2. "THE VENDOR" hereby sell, transfer and assign to "THE PURCHASER" and "THE PURCHASER" hereby purchase and acquire the said Flat No.301 on 3rd Floor in Building known as "PARINEE ADNEY-1" situated at Navagaon, L.M. Road Dahisar (West), Mumbai – 400 068, together with all rights, titles, interests, benefits of and under the said Agreement dated 23rd August, 2018 etc., at the lump sum price or consideration amount of Rs.2,60,00,000/- (RUPEES TWO CRORE AND SIXTY LAKHS ONLY).



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3. "THE VENDOR" doth hereby admits and acknowledges to have received from "THE PURCHASER" the sum of Rs.60,00,000/- (RUPEES SIXTY LAKHS ONLY) on or before execution of this Agreement, being the part consideration amount for the sale of the said Flat , as per the particulars mentioned in the receipt appearing hereunder. The abovesaid consideration amount includes the T.D.S. amount viz.

[Handwritten signatures]

"THE PURCHASER" agrees and undertakes to pay directly a sum of Rs.2,60,000/- (RUPEES TWO LAKHS AND SIXTY THOUSAND ONLY) directly to the Income Tax Authorities by way of 1% T.D.S. amount. The Purchaser shall hand over to the Vendor the paid Challan copy.

4. "THE PURCHASER" agrees and undertakes to pay to "THE VENDOR" the balance consideration amount of Rs.2,00,00,000/- (RUPEES TWO CRORES ONLY) within _____ days from the date of Registration of this Agreement for Sale being the balance full and final consideration amount on disbursement of Housing Loan and against receiving the vacant and peaceful possession of the said premises.

5. "THE VENDOR" shall hand over and/or cause to be handed to "THE PURCHASER" the vacant and peaceful possession of the said premises immediately on completion of the present sale transaction i.e. against receiving the consideration amount in full.



6. The VENDOR hereby covenants with THE PURCHASER as follows:-

I. That THE VENDOR is the sole and absolute owner of said Flat, and no other person(s) has/have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Flat, either by way of sale, charges, gift, trust, lease, easement or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the PURCHASER.

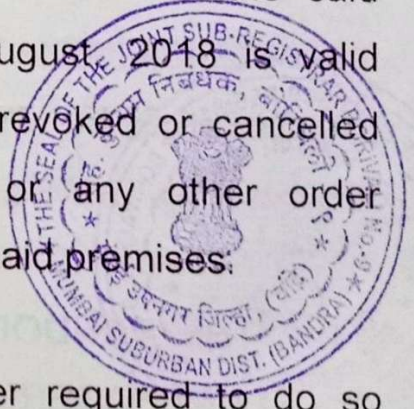
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ii. That THE VENDOR has not created any charge or encumbrance of whatsoever nature in respect of the said premises and that the said premises is not subject

matter of any litigation nor are the same or any of them attached in execution, any tenancy or leave and licence or any right in favor of anyone in respect of the said premises and the same is not attached either before or after judgement at the instance of Income Tax authorities, the Custom Authorities, FEMA authorities, SAFEMA authorities or from the Government of Maharashtra, Local Municipality or any other Government Body or person and there are no outstanding or arrears payable to the Income Tax Authorities and the **VENDOR** have not given any undertakings to the taxation authorities or any other Government Authorities or any other authorities to deal with or dispose of right, title and interest in the said premises and that the **VENDOR** have full and absolute power to deal with the same.

iii. That THE **VENDOR** states and declares that the said Agreement for Sale dated 23rd August 2018 is valid and subsisting and not terminated, revoked or cancelled that he has not received notice or any other order restraining him from transferring the said premises:

iv. That THE **VENDOR** shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, complaints, defenses in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said premises to the use of the **PURCHASER** forever.



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7. "THE **PURCHASER**" are entitled to become the members of the proposed Society/Condominium Society/Pvt. Ltd. Co. formed by the Flat Owners of the said Building known as "PARINEE

[Handwritten signatures]

PROPERTY SCHEDULE OF THE FLAT

Flat No.301 admeasuring 972.27 sq.ft. Carpet area equivalent to 90.36 Sqmtrs. Carpet area on 3rd Floor in the Building known as "PARINEE ADNEY- 1" situated at Navagaon, L.M. Road, Dahisar (West), Mumbai – 400 068 constructed on all that piece or parcel of land bearing C.T.S. No.675/12 (pt), 869, 870 (pt), 871, 872, 876 (pt), 878, 1062 (pt) of Village: Eksar, Taluka: Borivali, within the registration limits of Mumbai Suburban District. The Building consists of Ground plus 21 upper floors with Lift and the Year of construction of the Building is 20_____.

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

SIGNED AND DELIVERED by the)
 within named THE VENDOR)

MR. HEMANTRAGHUNATH MALI)

In the presence of)



SIGNED AND DELIVERED by the)

within named THE PURCHASER)

MR. RAMDAV NAIR)

In the presence of)

Hemant



Ramdev



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 WITNESSES:-

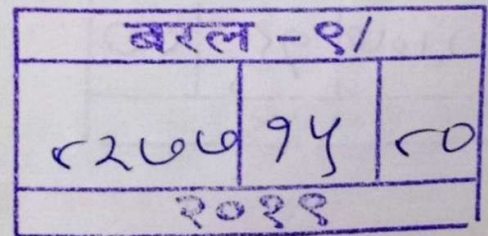
1. Sachin Kholawkar *Sachin*
2. DILIP VYAS *Dilip*

PAYMENT RECEIPT

Received from the withinnamed Purchaser, **MR. RAMDAV NAIR** a sum of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** being the part payment out of total consideration of **Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs Only)** towards the sale of Flat No. 301, admeasuring area 972.27 Sqft. Carpet area equivalent to 90.36 Sqmtrs. carpet area on the 3rd Floor, in the building known as "Parinee - Adney 1", situated at L.M. Road, Navagaon, Dahisar (West), Mumbai - 400 068. situated on plot bearing CTS No. 675/12 (pt), 869, 870 (pt.), 871, 872, 876 (pt.), 878, 1062 (pt.) in the Revenue Village Eksar, Taluka Borivali in the Mumbai suburban District. The details of payments are as under:

Date	Cash / Cheque	Bank Name	Amount
21/07/2019	Cash	-	51,000
24/07/2019	Cash	-	1,99,000
26/07/2019	RTGS	Vijaya Bank, Borivali (West)	5,00,000
30/07/2019	RTGS	Vijaya Bank, Borivali (West)	14,00,000
31/07/2019	RTGS	Vijaya Bank, Borivali (West)	14,50,000
01/08/2019	RTGS	Vijaya Bank, Borivali (West)	14,00,000
05/08/2019	RTGS	Vijaya Bank, Borivali (West)	8,00,000
08/08/2019	RTGS	Vijaya Bank, Borivali (West)	2,00,000
		TOTAL AMOUNT	60,00,000

I say Received **Rs.60,00,000/-**



WITNESSES:-

1. Sachin Kholankar

2. Dilip WAB



14/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 8277/2019

नोंदणी :

Regn.63m

गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 26000000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 13965700

(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: परिणी अँडने 1, ब्लॉक नं: दहिसर पश्चिम मुंबई 400068, रोड : नवागाव एल एम रोड, इतर माहिती: मुल दस्त नोंदणी करारनामा क्रमांक बरल 3/8263/2018 दिनांक 23/08/2018 मध्ये बाजारभाव रु.13965700 नुसार मुद्रांक शुल्क रु.698500 भरण्यात आले होते सदर दस्तात मोबदल्याची रक्कम रु. 26000000/- एवढी असल्याने सदर दस्तावर उर्वरीत मुद्रांक शुल्क रु. 863000 एवढे मुद्रांक शुल्क मुद्रांक अधी नियम 1958 च्या कलम 5जी/ए/II नुसार समाविष्ट करण्यात येत आहे. इतर वर्णन दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 675/12 part, 869, 870 part, 871, 872, 876 ;))

(5) क्षेत्रफळ

1) 108.43 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- हेमंत रघुनाथ माळी वय:-39; पत्ता:- प्लॉट नं: 2, माळा नं: तळमजला, इमारतीचे नाव: माळी हाऊस, गणेश मंदिराच्या जवळ, ब्लॉक नं: दहिसर पश्चिम मुंबई, रोड नं: नवागाव एल एम क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AJBPM9477D

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- रामदेव नायर वय:-48; पत्ता:- प्लॉट नं: ए 603, माळा नं: -, इमारतीचे नाव: दिव्या वैष्णवी को ओप हाउसींग सोसाइटी लीमीटेड, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: गोरार्ड 3 गोराई बस डेपोच्या जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AJAPN3859M

(9) दस्तऐवज करुन दिल्याचा दिनांक 13/08/2019

(10) दस्त नोंदणी केल्याचा दिनांक 13/08/2019

(11) अनुक्रमांक, खंड व पृष्ठ 8277/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 863000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह. दुय्यम निबंधक, बोरीवली
 मुंबई उपनगर जिल्हा

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, बोरीवली-९,
 मुंबई उपनगर जिल्हा.

ANNEXURE- "E"

SLUM REHABILITATION AUTHORITY

5th floor, Griha N Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No SRA/ENG/2932/RN/STGL/AP 20 DEC 2012
COMMENCEMENT CERTIFICATE

To, SALE BLDG. NO. 1

S. K.R. Mali Builders & Developers Pvt.Ltd.
Ward Compound, Maskani's wadi, Shastri Nagar,
Ward No. 11, B. Road, Dahisar (W),
Mumbai - 400 040.

Sir,
With reference to your application No. 3017 dated 03/10/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 for 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. 675/12(pt.) Ekhar T. P. S. No. _____
ward 11/worth Borivali, Mumbai.
* 869, 870(pt), 871, 872, 876(pt), 878, 1062(pt)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI/MP No. SRA/ENG/2085/RN/STGL/LLI dt. 09/03/2012
LOA/UR No. SRA/ENG/2932/RN/STGL/AP dt. 21/11/2012
and on following conditions.

- Land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- 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.
- The permission does not entitle you to develop land which does not vest in you or in your heirs.
- If construction is not commenced this Commencement Certificate is renewable every year but such extension shall be in no case exceed three years provided further that such lapse shall not be a ground for subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

- This Certificate is liable to be cancelled by the C.E.O. (SRA) if :-
 - 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.
 - 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.
 - 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.

The C.E.O. (SRA) has appointed Shri. D.V. Pawar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1966.

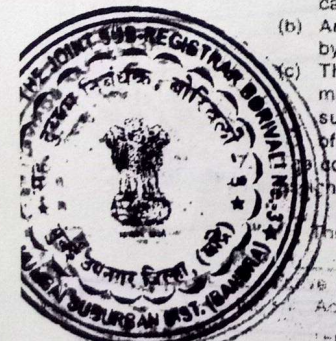
The C.E.O. is granted for work up to Basement + Plinth level of Sale Bldg.
for a period of 3 approved years dtd. 21/11/2012.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

D.V. Pawar
Executive Engineer (SRA) -II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



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The portion comprising maternity home and municipal dispensary as per amended approved plans dt. 4/10/2016

Executive Engineer
Rehabilitation Authority

NO-SRA/ENGI/2932/RN/STGIL/AP

2016

This C.C. is further extended for R.C.C. work of 13th to 15th upper floors.



Executive Engineer
Rehabilitation Authority

NO-SRA/ENGI/2932/RN/STGIL

This C.C. is further extended for R.C.C. work of 16th to 22nd upper floors including the portion of Hospital, Maternity Home & Municipal Dispensary building comprising of 04+2 upper floors & further extension for R.C.C. work of 16th to 22nd upper floors including overhead water tank & lift machine room as per approved amended plan dt. 18/11/2016.

Executive Engineer
Rehabilitation Authority



[Signature]

Developers

[Signature]

Purchasers

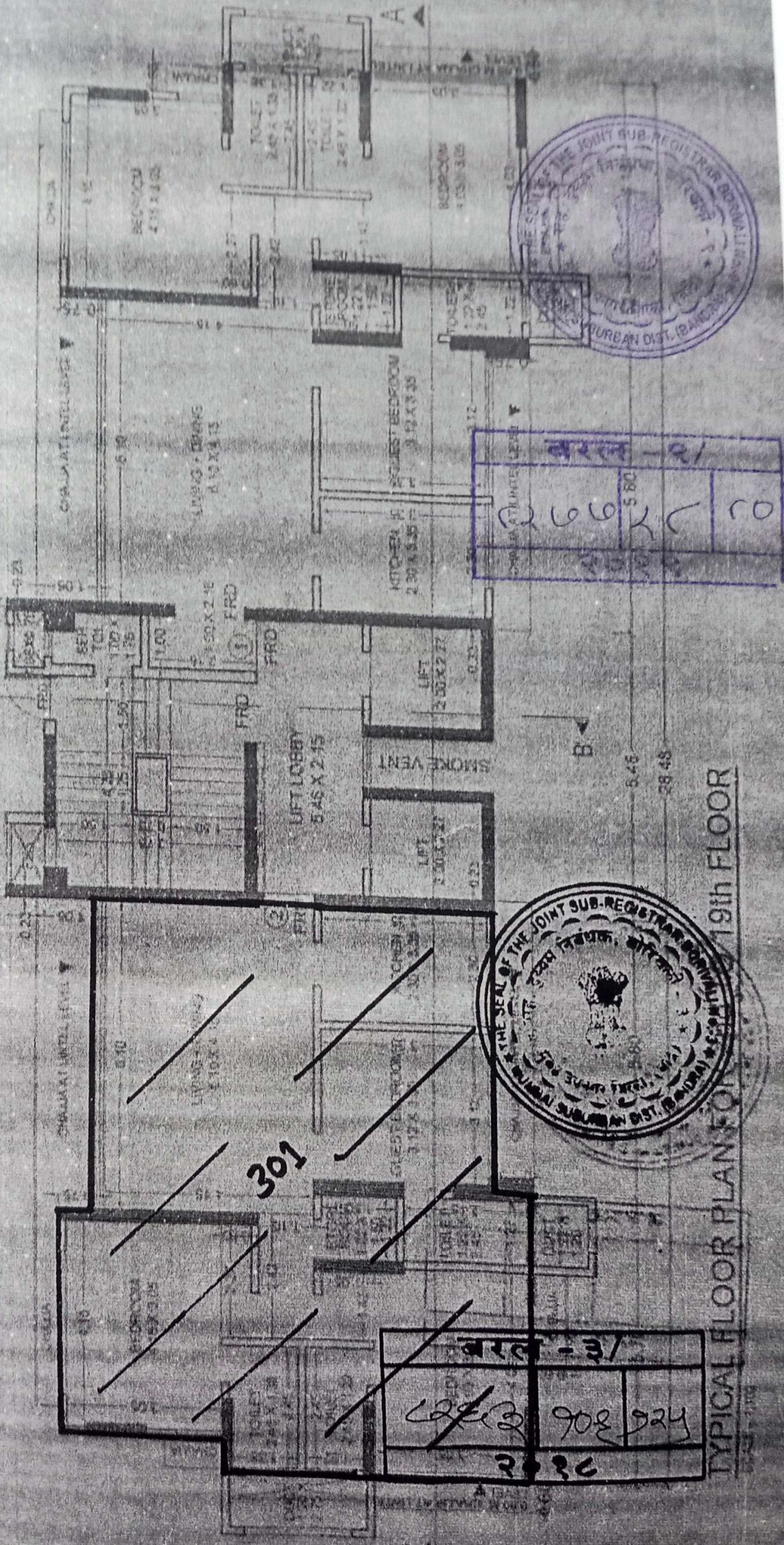
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REFUGE AT EVERY ALTERNATE MID-LANDING AFTER 24 M AREA = 18.41 SQ.MT



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TYPICAL FLOOR PLAN FOR 19th FLOOR

70



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/ 2933/RN/STGL/AP

Date: 30 . SEP 2020

To,
Developer

M /s, K. R. Mali Builders & Developers Pvt. Ltd.
103, Smag House, 1st Floor,
Behind Nanavati Hospital,
Off. Sarojini Road Ext. ,
Vileparle (west) Mumbai -400 056.

Sub: Amended Plans Occupation Certificate for Sale building no. 2 in the S.R. scheme on plot bearing C.T.S No. 675/12 (pt.), 869, 870 (pt.), 871. 872. 876 (pt.), 878, 1062 (pt.) of Village-Eksar, Borivali known as Om Kalyani CHS Ltd.

Ref : Your letter dated 08/01/2020

Gentleman,

I have to inform you that the permission to occupy Sale bldg. no. 2 comprising of sunken stilled portion for Puzzle parking + 1st floor for fitness centre and part residential unit + 2nd to 21st (pt.) upper floors are completed under the Supervision of Shri. Manoj Vishwakarma of M/s. DOT Architects, License No.CA/2004/33829, Structural Engineer Shri. Vatsal Gokani having Registration no. STR/G/105 and Site supervisor Shri.Atul J Sawant having Registration no. S/788/SS-I may be occupied on the following Conditions.

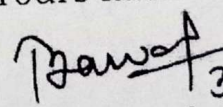
1. That the Part Occupation is granted to Sale bldg. no. 2 comprising of sunken stilled portion for Puzzle parking + 1st floor for fitness centre and part residential unit + 2nd to 21st (pt.) upper floors.
2. That the balance conditions of LOI issued u/no. SRA/ENG/2085/RN/STGL/LOI dtd. 09/03/2012 shall be complied with before asking Full OCC to Sale Building no. 1.
3. That the Conditions of IOA issued u/no. SRA/ENG/2933/RN/STGL dtd. 21/11/2012 shall be complied with. & amended plan dtd. 04/10/2014, 18/11/2016 shall be complied with before asking Full OCC to Sale Building no.1.

4. That the C.C. shall be re-endorsed as per last amended plans
5. That the Completion Certificate of 9.00m wide internal Road from Dy.Ch Eng. (Roads) shall be submitted.
6. That the Set-Back land handed over to MCGM & possession receipt shall be submitted before OCC to Sale Building no.1.
7. That the certificate under section 270A of BMC Act shall be obtained from A.E.W.W-F/S ward and a certificate copy of the same shall be submitted to this office.
8. That you shall comply the following conditions before granting Full OCC to Sale building 1.
 - i) Construction of compound wall along plot boundary.
 - ii) You shall develop layout R.G. as per D. C. regulation 1991.
 - iii) You shall handed over D.P reservation to Concern Authority & possession receipt of the same shall be submitted
 - iv) You shall submit separate P. R. Card of sub-divided plots as per layout.
 - v) You shall submit supplementary Ann-II for remaining Non-eligible tenements.

One set of part OCC is returned herewith as taken of approval.

Note: - This permission is issued without prejudice to action under section. 305,353A of BMC act.

Yours faithfully,


30.09.2020
Executive Engineer
Slum Rehabilitation Authority



V. S. JADON & CO. VALUERS LLP

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,
SANPADA, NAVI MUMBAI 400 706.
TEL: 022-27758396/5 FAX: 022-27758394. E mail: vsjcvaluer@gmail.com.
Web site: www.vsjadon.com

Valuation Report

Name of Branch:		SBI RACPC Sion		Date: 23/08/2019				
Name of Customer (s)/ Borrowal Unit		Mr. Ramdev Nair.						
Customer Details								
1 Owner Name		Mr. Ramdev Nair.						
Apl No.		NA						
2 Property Details								
Address of the Property		Flat No. 301, 3rd Floor, Parinee Adney 1, C.T.S. No. 675/12(pt), 869, 870(pt), 871, 872, 876, Navagaon L M Road, Village. Eksar, Dahisar west, Borivali west, Mumbai-400 103.						
Nearby Landmark/ Google Map Independent access to the property		Near Cafe coffee day.						
Longitude		72.8517377		Latitude 19.2523379				
3 Document Details								
Layout Plan		No	NA	Approval No.	NA Dated: NA			
Building Plan		No	NA	Approval No.	NA Dated: NA			
Commencement Certificate		No	NA	Approval No.	NA Dated: NA			
Legal Documents		1. Copy of Index II & Agreement for Sale Verified: 8277/2019 Dated: 13/08/2019 2. Copy of O.C. verified: NA Dated: NA						
4 Physical Details								
Adjoining Property	East	Road	West	Fedral Bank	North	B-Wing	South	Road
As per documents	East	NA	West	NA	North	NA	South	NA
Matching of Boundaries	NA	Plot Demarcated	Yes	Approved Land Use (Industrial / Commercial / Residential)	Residential	Type of Property	3 BHK Flat	
No of room	Living/Dining	1	Bed Room	3	Toilets/Bath	2/2	Kitchen	1
Total No of Floor	Gr. + 21st upper floors with 02 lifts	Floor on which the property is located on 3rd Floor	Approx age of the Property	Under Construction	Residual Age of the Property	60 Years	Type of structural – RCC framed/ Stone/ BB/ Masonry	RCC Frame Structure
5 Tenure/Occupancy Details								
Status of Tenure		Builder	No of years of Occupancy:	NA	Relationship of tenant or owner		NA	
6 Stage of Construction:								
Stage of Construction:		95%	All work completed wait for OC.		If under construction, extent of completion:		100%	
7 Violations if any observed								
Nature and extent of Violations		NA						
8 Area Details of the property								





V. S. JADON & CO. VALUERS LLP

Site Carpet Area	903 sq. ft. (As per Measurement)	Fungible Area	NA sq. ft. (As per Measurement)	Terrace Area	NA sq. ft. (As per Measurement)	Gross Carpet Area	903 sq. ft. (As per Measurement)
Carpet Area	973 sq. ft. (As per Agreement or Index II)	Fungible Area	NA sq. ft. (As per Agreement or Index II)	Terrace Area	NA sq. ft. (As per Agreement or Index II)	Gross Carpet Area	973 sq. ft. (As per Agreement or Index II)
Builtup Area	1168 sq. ft. (Derived from Carpet Area @ Agreement or Index II)	Saleable Area	1460 Sq.ft. (Area derived 50% Loading on Carpet Area @ Agreement or Index II)				

9 Valuation

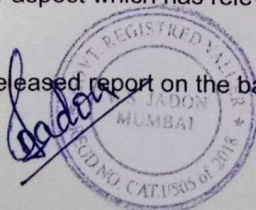
1. Mention the as per Government Approved Rate also: **13,053/- Per Sq. Ft. On Builtup area**
 In Case of valuation of 20% or more in the valuation proposed by the value and the guideline value provide in the State Govt. Notification or income Tax Gazette justification on variation has to be given. We have considered prevailing Market Rate/Price from local estate agents & that from property search sites - viz magickbricks.com, 99acres.com, makaan.com, etc.

Summary of valuation :

i. Carpet Area	973 Sq.ft.	
ii. Market Rate	27,000 Per Sq. Ft. On Carpet Area	
iii. Expected Rental Value	45000 Per Month.	
iv. a. Land :		
iv. b. Building : Residential Flat		
v. Fair Market Value	2,62,71,000	In words: Rupees Two Crore Sixty Two Lakh Seventy One Thousand Only
vi. Realizable Value	2,36,43,900	In words: Rupees Two Crore Thirty Six Lakh Fourty Three Thousand Nine Hundred Only
vii. Force / Distress Sale Value	2,00,97,315	In words: Rupees Two Crore Ninety Seven Thousand Three Hundred Fifteen Only
viii. Insurable Value	Built Up Area x Cost of Construction	
	1168 x 3,000	
	35,04,000	

10 Assumptions/Remarks

1. Qualifications in TIR/Mitigation suggested, if any Technical Details given is report are taken from copies of documents furnished to us: Yes
2. Property is SARFAESI compliant: Yes
3. Whether property belongs to social infrastructure like hospital, school, old age home etc. No
4. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. To be Mortgaged
5. Details of last two transactions in the locality/area to be provided, if available. NA
6. Any other aspect which has relevance on the value or marketability of the property.
7. We are released report on the basis of provided documents i.e Index II.



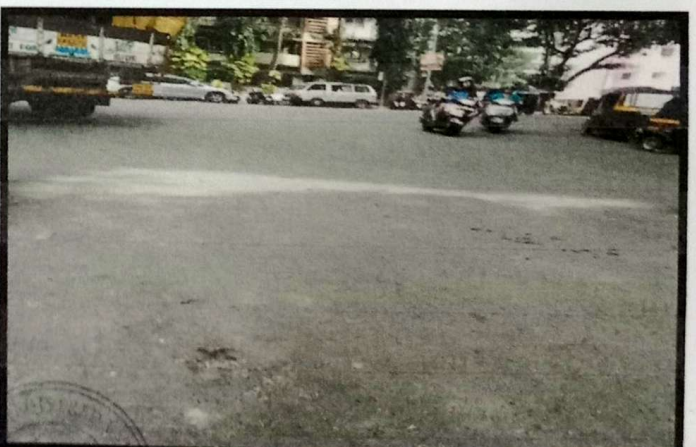
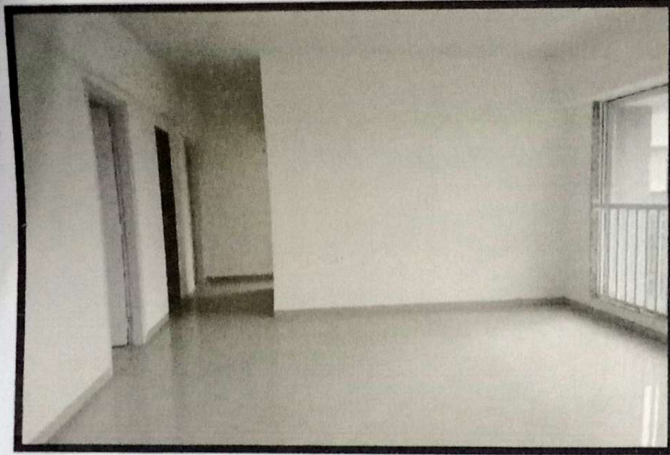


V. S. JADON & CO. VALUERS LLP

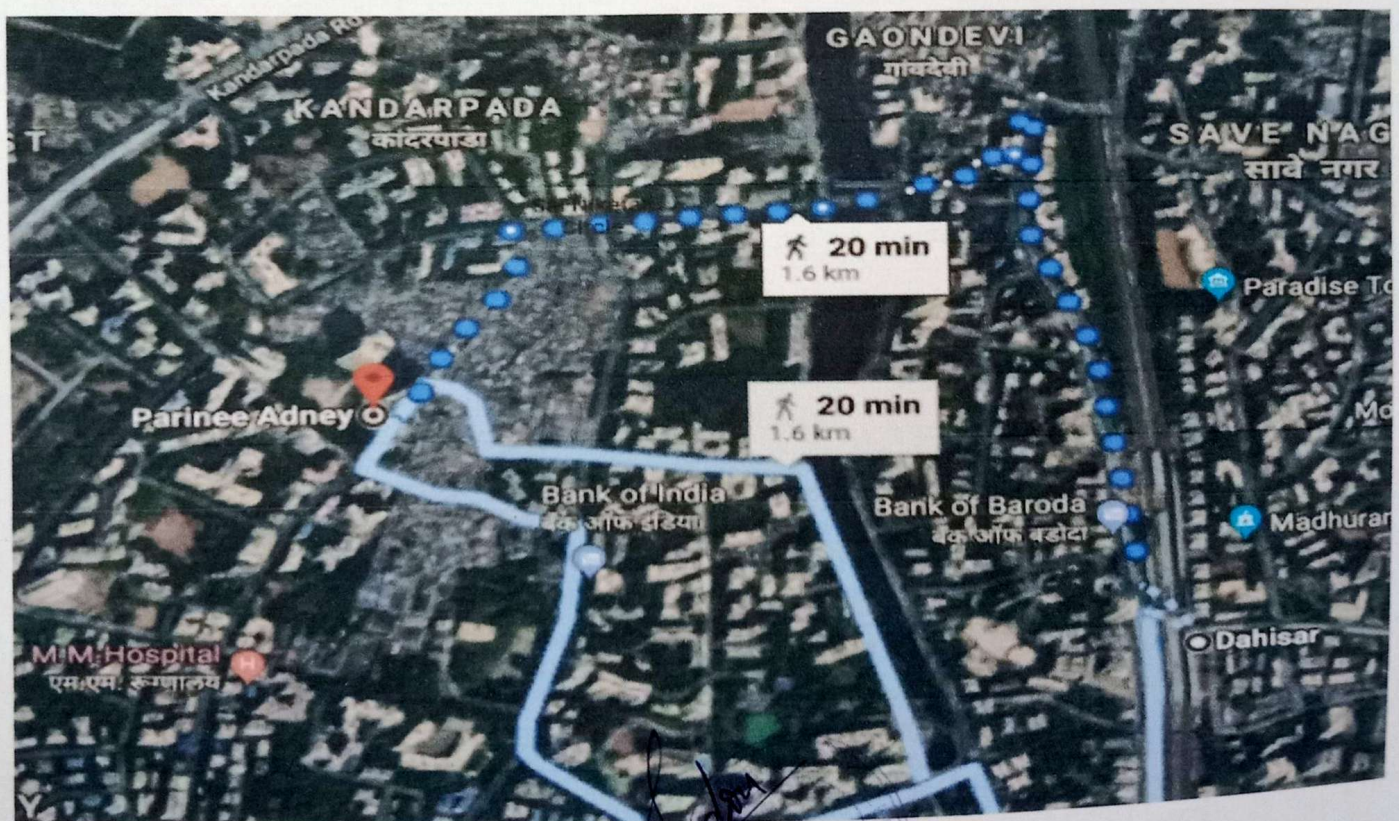
		8. Property inspected by Mr. Roshan. 9. As Per site inspection property identify by Mr. 9930128813. 10. Market phenomenon regarding market value has been changing .In recent times properties are sold for a lump sum price, Because of the statutory restriction on built up or carpet area in documents .So the market rate is derivatives of market value & area in document. Market rate given in report is not comparable to open enquiry in market.
11	Declaration	i. The property was inspected by the undersigned on: 21/08/2019. ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished here in is true and correct to the best of our knowledge. iv. We have submitted Valuation report directly to the bank.
12	Name address & signature of valuer with Wealth Tax Registration No.	Signature of Valuer Date of Valuation: 23/08/2019
13	Enclosures Documents & Photographs (Geo stamping with date) etc.	Enclosed



PHOTOGRAPHS OF PROPERTY : Mr. Ramdev Nair.



Ramdev Nair
ADARSH REAL ESTATE CONSULTANTS
MUMBAI
ESTD CALYPSO'S of 2011



Blachin

V. S. JADON
MUMBAI
REGD NO. CAT.1/505 of 2018

MR. RAM DAV NAIR Gender **M** M F

Mr Mrs Ms Dr. Other

Status Married Unmarried Other Name of Spouse **AJITHA**

Dependents No. of Children **3** Name of Father

Maiden Name **PADMAWATI** Category SC ST OBC General

Residential Status Resident NRI / PIO Religion **Indian**

Birth **Kerala** Photo Identification (ID) : Type **Aadhar Card**

Identification (ID) : Number **6034 0600 76931** Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No. **AIAPN3859M** Passport No. Passport Valid Upto

Qualification Attained Qualifying Year



Ram Dav
Please sign here

Residential Address

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

Flat / Apartment No. or Name **A-WING Flat NO 603 Divya Vaishanvi CHS. LD.**

Name & No. and Area/Location **Near. Gopal Bus Depot Borivali (W)**

District **Maharashtra** Pin Code

Country **India**

Phone (Landline) Mobile (Primary) Mobile (Secondary) **9930240063**

Personal **orgoiefina@gmail.com**

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

Flat / Apartment No. or Name **SAME AS PRESENT**

Name & No. and Area/Location **Block 4, Sacheta CHS - LD, Anantnarayan, Manchi Road, Ehas Road, Borivali West**

District **Maharashtra** Pin Code **400091**

Country **India**

Telephone (Landline 1) Telephone (Landline 2)

Office / Business Address

Address of Org/Employer, Dept, & Floor **S/2 B409 NO 5 Shubh Krang CHS. LD.**

Address Name & No. and Area/Location **Siddharth Nagar Near. Raza Mar. SHEETAL NAGAR, MISA ROAD EAST.**

District **Ahmed** Pin Code **401107**

Country **India**

Phone (Landline) Fax Mobile (Secondary) **9930240063**

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 deems necessary.	Name: Dilip yase Address: Dawisher Ehas Email: Tel: 7208883570	Name: Ajit Kumar Address: Email: Nayeshwan Tel: 8828961280
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