



VK & ASSOCIATES

Govt. Registered Valuers & Chartered Engineers

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(022) 28182819

vkvaluers@gmail.com

Sonam Akash, Chsl, Phase-VIII, New Golden Nest, Bhayander (E), Dist. Thane-401105. Karthikeyan760@gmail.com

To,

Branch Head,
Punjab National Bank
BRANCH – Mulund

VALUATION CERTIFICATE

Report Ref No	:	VK / 367/ PNB / 2017 - 2018
Client Name	:	Mr.RiteshVirendra Shah Mrs.SwetaRitesh Shah Mr.VirenraKantilal Shah
Location of the property	:	Flat No 602, Sixth Floor, "Marigold Exotic", PurshottamKheraj Road, Nahur Village, Mulund(W), Mumbai – 400 080.
Fair Market Value as on date	:	Rs.2,06,05,000/- (Rs. Two Crore Six Lakhs Five Thousand Only)

Declaration: We hereby declare that,

- The information furnished in the report is correct and true to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We confirmed that we have inspected right property for valuation.
- We have not checked the legal title of the property.
- This report it to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied.
- Land area/Built up area have been taken from copy of agreements/plans provided to us.

FOR VK & ASSOCIATES



PANEL VALUER

Date: 18/10/2017

MR. RITESH VIRENDRA SHAH
MRS. SWETA RITESH SHAH
MR. VIRENRA KANTILAL SHAH

PUNJAB NATIONAL BANK

BRANCH –MULUND

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	VK & ASSOCIATES A1-203, Sonam Akash Chsl., Phase-VIII, New Golden Nest, Bhayander(E),Mumbai- 401 105 Tel – (022) 28182819 E-mail = vkvaluers@gmail.com
Registration No.: (With State Commissioner of Income Tax)	CAT-I/7/2004-05 CAT-VII/21/2013-14

(Appendix – I)

Format of valuation Report (for all properties of value upto Rs. 5 crores)

Report Ref No	VK / 367/ PNB / 2017 - 2018				
Date of Visit	18.10.2017				
1. Customer Details					
Name :	Mr. Ritesh Virendra Shah Mrs. Sweta Ritesh Shah Mr. Virenra Kantilal Shah	Apl. No.	--		
Case Type	Fresh Valuation for VK & Associates				
2. Asset Details					
Address	Flat No 602, Sixth Floor, "Marigold Exotic", Purshottam Kheraj Road, Nahur Village, Mulund(W), Mumbai – 400 080.				
Nearby Landmark	Surya Eye Hospital				
3. Document Details					
Layout Plan	Not Provided	Name of Approving	---	Approval No.	---
Building Plan	Not Provided	---	---	Approval No.	---
Construction Permission	Provided	MCGM		Approval No.	CE/5197/BP(ES) /AS Dt: 02.06.2013



Legal Documents	Yes	List of Documents	<p>We referred to the Xerox copy of the following documents:</p> <ol style="list-style-type: none"> 1. Agreement for Sale dated 16.06.2016 executed between M/S Marigold Constructions AND Mr. Ritesh Virendra Shah , Mrs. Sweta Ritesh Shah, Mr. Virenra Kantilal Shah 2. Our engineer visited the property on 14.10.2017 and taken few major photographs as available to us at the time of visit and are enclosed herewith for your perusal, verification and records
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4. Physical Details/Brief Description:

The property under valuation is Flat No 602, Sixth Floor, "Marigold Exotic", Purshottam Kheraj Road, Nahur Village, Mulund(W), Mumbai – 400 080. The Site is 2 kms distance from Mulund railway station. All civic amenities available nearby & within easy reach.

The building comprises of Stilt + 5 Podium + 15 upper floors, RCC framed structure having RCC slabs, beams, columns, RCC staircase for access upper floors.

Amenities provided at the premises:

Flooring is Italian marble, Concealed wiring, Laminated wooden door, aluminum sliding windows, Granite platform in kitchen etc.

Accommodation:

1 Living/Dining+ 1 kitchen + 2 bed room + 2 W/c bath (2 BHK)

Adjoining Properties	East	West	North	South
	Industrial of B.M.C	Industrial Unit	Vacant Plot	Road
Matching of Boundaries	Plot Demarcated	Approved land use	Type of property	
	Yes	Residential	Residential, 2 BHK	
No. of rooms	Living / dining	Bed Rooms	Toilets	Kitchen
	As per Brief Description			
Total no. of Floors	Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure – RCC framed/ stone/BB masonry
Stilt + 5 Podium + 15 upper floors	Sixth Floor	2015 - 2016 Age-1 year	59 years(Subject to proper and regular maintenance of the building	R.C.C. framed structure

5. Tenure/Occupancy Details

Status of Tenure	Owned/Rented	No. of years of Occupancy	Relationship of tenants to owner
	Owned	Since from purchase	NA



6.	Stage of Construction			% completed
	Status of Tenure	Under construction / Completed	If under construction, extent of completion	
	Completed	Completed	Completed	100%
7.	Violation if any observed			
	Nature and extent of violations		None	
8.	Area Details of the property			
	Site area	Plinth area	Carpet area	Saleable area
	Remarks -			
	As per physical measurement Carpet area of the flat is 816 sqft As per Sale deed Carpet area is 858 sq.ft. i.e. 79.75 sq.mtr, with 50% loading Sealable area Comes 1287 Sq.ft, Which is considered for valuation.			

9. **Valuation**
 Value of the Property at which it can be sold in open market at a particular time free from forced value or sentimental Value. The market value need NOT be the same as the Present value . Market Value may be less than the Present Value. Market Value of any Property gets affected at least by the TEN factors : Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the MOST Important factor "DEMAND " .

Sealable Area	1287 Sqft
Rate adopted for valuation	15,000/- per sqft
Value	Rs.1,93,05,000/-
Car parking space No- 1 & 9 in Podium Level No-4	260 sqft (130 each)
Rate adopted for valuation	5,000/- per sqft
Value	Rs.1300000/-
Total Value	Rs.2,06,05,000/-

Value Rs.2,06,05,000/- (Rs. Two Crore Six Lakhs Five Thousand Only)

Rate adopted for valuation **Prevalent market rate:**
 Rs.14,000/- to Rs. 16,000/- per sqft

Rate adopted for valuation:
 Rs. 15,000/- per sq.ft.

Factors considered for valuation
 Location & locality, facilities & amenities, quality of construction, residual life of building, potential, supply of demand, local nearby enquiry, market feedback of investigation and current market scenario.

Valuation as per Government Approved Rates:- As per Ready Reckoner 2017

Page No- 205
 Village/Zone No- Nahur, Zone no-122/561B
 Residential Building- Rs.1,39,800/- per sqmtr i-e Rs.12,987/- per sqft



<u>Realizable Value</u>	Rs. 1,85,45,000/- (Rupees One Crore Eighty Five Lakhs Forty Five Thousand Only)
<u>Distress Value</u>	Rs. 1,64,84,000/- (Rupees One Crore Sixty Four Lakhs Eighty Four Thousand Only)
<u>Insurance Value(Structure)</u>	Rs. 40,00,000/- (Rs. Forty Lakhs Only)
<u>Assumptions/ Remarks/</u>	<p>A) Notes & Limitations:</p> <ol style="list-style-type: none"> 1. Mr. Ritesh Virendra Shah - Owner - was accompanied with us at the time of our visit. 2. There were no identification of flat no/owner's name found anywhere. 3. We have not verified OC /Building plan, Bank needs to verify the same. <p>B) Assumptions and Limiting Conditions:</p> <ol style="list-style-type: none"> 1. This report is valid only, subject to a legal due diligence report furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners 2. No responsibility is to be assumed for matters legal in nature, nor is any Opinion of title rendered by this report Good title is assumed. 3. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents 4. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
<u>Declaration</u>	<ol style="list-style-type: none"> 1) The property was inspected by the Mr. Rahul K.Jha on 14-10-2017. 2) We does not have any direct/ indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.

CE: MUMBAI
ED: 18-10-2017



(Approved valuer of Punjab National Bank) AUTH. SIGN.

List of Documents enclosed	---
List of photo enclosed	6 photos

PUNJAB NATIONAL BANK

Name Of the Client: Mr. Ritesh Virendra Shah, Mrs. Sweta Ritesh Shah
Mr. Virendra Kantilal Shah

Date of visit: 14.10.2017



View of the Building



View of the Bed Room



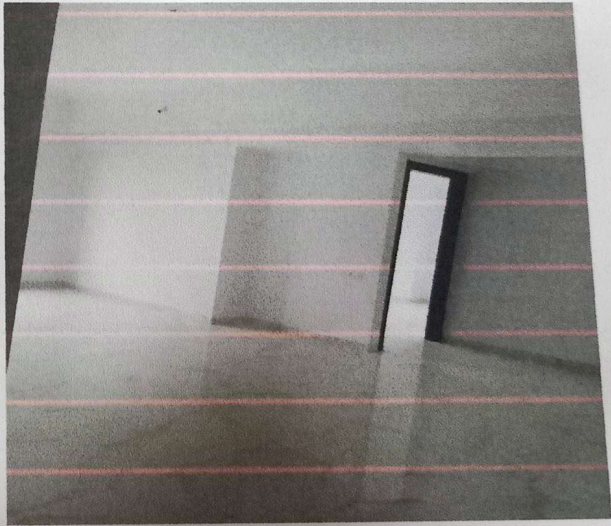
View of the Kitchen



View of the Bed Room



View of the Main Door



View of the Hall

Flat No 602, Sixth Floor, "Marigold Exotic", Purshottam Kheraj Road, Nahur Village,
Mulund(W), Mumbai - 400 080.

R. V. Shah

1
Shah

V. K. Shah





17/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ना 4

दस्त क्रमांक : 5826/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15072000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14892195
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं: 602, माळा नं: सहावा मजला, इमारतीचे नाव: मारिगोल्ड एक्झॉटिक, ब्लॉक नं: ऑफ पी के रोड, मुलुंड पश्चिम, रोड नं: मुंबई- 400080, इतर माहिती: दोन पोटिअम कार्पारकिंग सहीत नं पी -4 स्पेस नं 1 आणि 9, प्रत्येकी क्षेत्रफळ 130 चौ फूट बांधीव ((C.T.S. Number : 551/32 ;))
(5) क्षेत्रफळ	1) 79.75 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:-मे मारिगोल्ड कंस्ट्रक्शन्स चे भागिदर भरत बी प्रजापति तर्फे कु सु श्री राजू के नरेजा वय:-45; पत्ता:-ऑफिस नं 211, 2, एविअर, निर्मल गॅलेक्सी, एल बी एस मार्ग, मुलुंड पश्चिम, मुंबई, मुलुंड डू रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-AAMFM8394F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रितेश वीरेंद्र शाह वय:-36; पत्ता:-प्लॉट नं: रूम नं.202, माळा नं: -, इमारतीचे नाव: लालन बिल्डिंग , ब्लॉक नं: पी के रोड, मुलुंड पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AMBPS1986J 2): नाव:-श्रीमती श्वेता रितेश शाह वय:-36; पत्ता:-प्लॉट नं: रूम नं.202, माळा नं: -, इमारतीचे नाव: लालन बिल्डिंग , ब्लॉक नं: पी के रोड, मुलुंड पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-APMPS0477E 3): नाव:-वीरेंद्र कांतिलाल शाह वय:-63; पत्ता:-प्लॉट नं: रूम नं.202, माळा नं: -, इमारतीचे नाव: लालन बिल्डिंग , ब्लॉक नं: पी के रोड, मुलुंड पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAEPS2630N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2016
(10) दस्त नोंदणी केल्याचा दिनांक	16/06/2016
(11) अनुक्रमांक, खंड व पृष्ठ	5826/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	753600
(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.



<http://10.187.116.14/MarathiReports/HTMLreports/HTMLReportSuchiKramank2.aspx> 6/17/2016

दुय्यम निबंधक कुर्ना-४
सह दु.नि. कुर्ना-४



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 201__

01. दस्ताचा प्रकार :- कमीनामा, अनुच्छेद क्रमांक :- 25. ब

02. सादरकर्त्याचे नाव :- रितेश विरेंद्र शाह

03. तालुका :- मुंबई - _____ / अंधेरी - _____ / बोरिवली - _____ / कुर्ला - _____

04. गावाचे नाव :- जाहूर

05. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- 549/32

06. मूल्य दरविभाग (झोन) :- 923 उपविभाग :- 547 (क)

07. मिळकतीचा प्रकार :- खुली जमिन निवासी कार्यालय दुकान औद्योगिक प्रति चौ.मी.दर :- 9984000 930000/-

08. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 62.64 कारपेट/बिल्ट अप चौ.मी./फूट (24.60)

09. कारपार्किंग :- 2 कारपार्किंग 12.08 = 28.98 मोटमाळा :- BUA

10. मजला क्रमांक :- दवा उदवाहन सुविधा :- आहे / नाही

11. बांधकाम वर्ष :- आर.सी.सी. घसारा :- 9

12. बांधकामाचा प्रकार :- आर.सी.सी.

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिनेली घट / वाढ

14. भाडेकरु व्याप्त मिळकत असल्यास :- 1) त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- _____

2) नवीन इमारतीत दिलेले क्षेत्र :- _____

3) भाड्याची रक्कम :- _____

15. लिव्ह अँड लायसन्सचा दस्त :- 1) प्रतिमाह भाडे रक्कम :- _____

2) अनामत रक्कम / आगावू भाडे :- _____

3) कालावधी :- _____

16. निर्धारित केलेले बाजारमूल्य :- 9,40,62,000/-

17. दस्तात दर्शविलेली मोबदला :- 9,40,62,000/-

18. देय मुद्रांक शुल्क :- 6,93,600/-

भरलेली मुद्रांक शुल्क :- 6,93,600/-

19. देय नोंदणी फी :- 30000/-

लिपिक :-

सह दुय्यम निबंधक :-

(Signature)



17/27-4	
Y (RE)	Y (RY)
2016	

THIS AGREEMENT is made at Mumbai this 16th day of June 2016

Between

Messrs. MARIGOLD CONSTRUCTIONS,

a partnership firm registered under the provisions of the Indian Partnership Act, 1932 carrying on business of developers of real estate and having their Principal Place of Business at 211, Avior, Nirmal Galaxy, Lal Bahadur Shastri Marg, Mulund (West), Mumbai 400 080, and assessed to Income Tax under Permanent Account Number AAMFM 8394 F,

hereinafter called "the PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the One Part and

MR./MRS./MISS/MESSRS.

1) Ritesh virendra Shah

2) Mrs. Sweta Ritesh Shah

3) _____, residing / having address at
Shri virendra Kantilal Shah

Room NO 202, Lalan Building

P. K. Road, above Ashwini Hospital

Mulund (W) Mumbai - 80 and assessed

to Income Tax under Permanent Account

No. 1) AMBPS 1986 J

2) APMP50477E

3) AAEP52630N

hereinafter called "the BUYER" (which expression shall mean and include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof,

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the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their/its permitted assigns, and in the case of a Company/Society its successors and permitted assigns, and in all cases all persons claiming by under or through such Buyer including his/her/their/its successors-in-interest) of the *Other Part*:

करल-४	
WHEREAS:	५८२६९
	२०२६

1. The Promoters are constructing a building to be known as MARIGOLD EXOTIC on land situate Off Purshottam Kheraj Road, Mulund (West), Mumbai and more particularly described in the FIRST SCHEDULE hereunder written, and at the request of the Buyer, have agreed to grant and sell to him the premises hereinafter mentioned in the said building now under construction on 'ownership' basis, and
2. The parties hereto are desirous of recording the details of the title to the said property, the basis for the transaction herein, the representations made by both parties, the consideration payable, the schedule of payment and other terms and conditions of the said transaction

NOW THIS AGREEMENT WITNESSETH and the parties hereto agree as follows:

A. TITLE:

1. Prior to 13th May 1966, one Minerva Dealers Private Ltd. was seized and possessed of or otherwise well and sufficiently entitled to several vacant pieces or parcels of land situate lying and being at Village Nahur near Mulund within the municipal limits of Greater Bombay having acquired the same as the owners thereof,
2. The said Minerva Dealers Private Ltd. divided the aforesaid larger piece of land into several plots and made a layout for industrial user and thereafter by an Agreement in letter form dated 27th April 1964 executed by them in favour of the Municipal Commissioner for Greater Bombay and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 1128 of 1964 on 29th April

R *Shah* *M/Her*

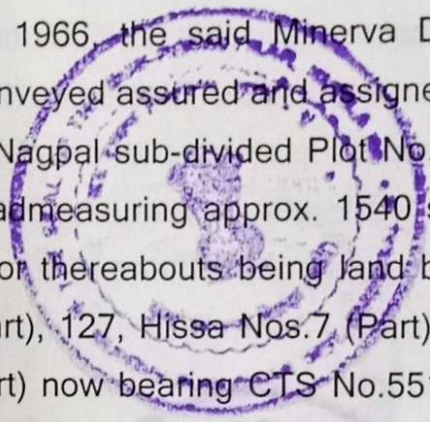
1964, the sub-division of the said layout came to be duly approved on the terms and conditions mentioned therein,

- 3. By Order No. TE/LO/27/1961 dated 15th December 1964, the Deputy City Engineer, Suburbs of the Municipal Corporation of Greater Bombay intimated to the said Minerva Dealers Private Ltd. the factum of the Commissioner having, with the approval of the Standing Committee, accorded sanction to the said approved layout at Nahur under Resolution No. 2003 dated 2nd November 1964 subject to the terms and conditions agreed upon between the parties and recorded in the Annexure thereto.

Handwritten notes and signatures in a box:

17-11-64
 2028
 [Signatures]

- 4. By an Indenture of Conveyance dated 13th May 1966 executed by the said Minerva Dealers Private Ltd. in favour of one Yagnadatta Meghraj Nagpal and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM / R / 1738 of 1966 in Book No. 1 on 10th August 1966, the said Minerva Dealers Private Ltd. sold transferred conveyed assured and assigned unto the said Yagnadatta Meghraj Nagpal sub-divided Plot No. 62 out of the aforementioned layout admeasuring approx. 1540 sq. yds. equivalent to 1287.6 sq. mtrs. or thereabouts being land bearing Survey No. 128 (Part), 129 (Part), 127, Hissa Nos. 7 (Part) and 2 (Part) and Survey No. 115 (Part) now bearing CTS No. 551/32 of Village Nahur in the Registration Sub-District of Kurla, District Mumbai Suburban for the consideration and on the terms and conditions as therein set out and accordingly placed the said Yagnadatta Meghraj Nagpal in vacant and peaceful possession of the said sub-divided Plot No. 62 to hold the same as the absolute owner thereof (which sub-divided Plot No. 62 forming the subject matter of the Indenture of Conveyance dated 13th May 1966 together with the appurtenances therein described is more particularly described in the FIRST SCHEDULE hereunder written and is hereinafter briefly referred to as "the said property" and is shown shaded with green hatched lines on the plan of the property annexed hereto and marked ANNEXURE "1") and accordingly, the said Yagnadatta Meghraj Nagpal came to be entitled to the said sub-divided Plot No. 62 admeasuring approx. 1540 sq. yards equivalent to 1287.6 sq. mtrs. or thereabouts,



- 5. Pursuant to a Survey carried out by the Government of Maharashtra, the said sub-divided Plot No. 62 came to be designated as City Survey No. 551/32 of Village Nahur and the

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accepting the aforesaid Scheme, are the Promoters interested in selling a flat in the said Project to the Buyer. The Buyer has irrevocably accepted and approved the said Scheme and assured the Promoters that he will not dispute, or challenge the validity thereof, and relying upon the same the Promoters have agreed to sell the said flat to the Buyer at the concessional price aforesaid,

23. Though the Buyer has relinquished his claim and right to the specified premises and availed of a concession in the price of the flat agreed to be purchased by him on account thereof, he has expressed his desire to acquire a set-back terrace / a part of the top terrace measuring _____ sq.ft. / a Car Parking Space under the stilt / in the podium / an open Car Parking Space in the compound marked by red boundary lines on the plan ANNEXURE "4" hereto on 'ownership' basis for the consideration hereinafter mentioned. The flat hereinafter referred to and the part of the specified premises agreed to be purchased by the Buyer are both marked bounded red on ANNEXURE "4" hereto, and they are more particularly described in the SECOND SCHEDULE hereunder written and are hereinafter collectively briefly referred to as "the said premises". The common areas and the limited common areas are as set out in the FOURTH SCHEDULE hereunder written.

24. The Buyer has prior to the execution hereof taken inspection of the documents referred to in recital Clause 20 hereof and the following further documents, and has agreed to purchase the said premises with notice of the contents thereof, viz. -

- a. Copy of Indenture of Conveyance dated 13th May 1966 executed by Minerva Dealers Private Ltd. in favour of Yagnadatta Meghraj Nagpal and referred to in Clause 3 hereof,
- b. Copy of Last Will and Testament dated 24th October 1983 of Late Yagnadatta Meghraj Nagpal referred to in Clause 7 hereof,
- c. Copy of Agreement for Sale dated 29th November 2011 executed by the said Smt. Saroj Jagdishkumar Chandra in favour of the Promoters herein and referred to in Clause 10 hereof,
- d. Copy of Supplemental Agreement dated 12th July 2012 executed by the said Smt. Saroj Jagdishkumar Chandra in

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The Buyer has seen the aforesaid documents and understood and accepted the Scheme of development of the said property by the Promoters and the title of the Promoters and their competence to sell the said premises, and with notice of the same has agreed to purchase the said premises from the Promoters for

the consideration and on and subject to the terms and conditions herein set out,

YCE & Co. Pvt. Ltd.
2024

C. PRICE AND PAYMENT SCHEDULE:

25. The Promoters shall sell to the Buyer, and the Buyer shall acquire from the Promoters, on "ownership" basis Flat No. 602 on 6th Floor of MARIGOLD EXOTIC admeasuring 858 sq.ft. / 79.75 sq.mtrs. carpet area (— sq.ft. / — sq.mtrs. built-up area) together with exclusive rights to set-back Terrace on — Floor / Part of top terrace admeasuring — sq.ft. / — sq.mtrs. / Car Parking Space No. 1 and 9 under the ~~Stilt~~ / in Podium Level No. P-4 / ~~Open Car Parking~~ Space No. — in the compound of the said building (which are hereinbefore and hereinafter collectively briefly referred to as "the said premises"; and are shown bounded red on the floor plan thereof annexed hereto and marked ANNEXURE "4") at or for the lumpsum net consideration of Rs 1,50,72,000 (Rupees One crore fifty lakhs Seventy two thousand and) for the flat and the exclusive rights in respect of the said Terrace Space / Stilt / Podium Parking Space / Open Car Parking Space in the Compound, payable as set out in ANNEXURE "8" hereto and on and subject to the terms and conditions set out therein and herein. The percentage of undivided interest of the Buyer in the common areas and facilities amenities fixtures fittings and services in the said building and in the said Complex - limited or otherwise - pertaining to the said premises shall be in the proportion of the carpet area of the said flat to the total carpet area of all flats in the said building. The premises agreed to be purchased by the Buyer is exclusive of the claim, if any, which the Buyer as purchaser of a flat in the said building / Project may have (though not admitted by the Promoters) to any part of the "specified premises" referred to in Clause 21 (e) hereof.

26. The Promoters shall deposit the amount of sale consideration as received by them from the Buyer in Escrow Account No.088 110

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40. All stamp duty and registration charges payable on these presents and on the documents to be executed pursuant hereto shall be borne and paid by the Buyer herein exclusively and the Promoters shall not be liable to bear or pay any part of the same.

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents at Mumbai the day and year first hereinabove written.

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THE FIRST SCHEDULE ABOVE REFERRED TO:
(being a description of the said property)

ALL THAT piece or parcel of land admeasuring approx. 1287.6 sq.mtrs. or thereabouts as per revenue records bearing CTS No.551/32 of Village Nahur situate lying and being at Purshottam Kheraj Road, Mulund (West), Mumbai in the Registration Sub-District of Kurla, District Mumbai Suburban and bounded as follows:

- On or towards the North - By land bearing CTS No.551/31 of Village Nahur reserved for the purposes of Telecom Training Centre,
- On or towards the East - By Plots Nos.63A and 64 of the said layout,
- On or towards the West - By Plots Nos.47 (Part) and 48 of the said layout,
- On or towards the South - By 33' Wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(being a description of the premises forming the subject matter of this instrument)

ALL THAT the premises being Flat No. 602 on the 6th Floor admeasuring 858 sq.ft. i.e. 79.75 sq.mtrs. or

[Handwritten signatures]

thereabouts carpet area (_____ sq.ft. / _____ sq.mtrs. built-up area) together with set-back Terrace on _____ Floor / Part of top terrace admeasuring _____ sq.ft. / _____ sq.mtrs. / Car Parking Space No. 1,9 under ~~Stilt~~ in Podium Level No. 4 / ~~Open~~ Car Parking Space No. _____ in the compound of the said building admeasuring 130 ^{each} sq.ft. / _____ sq.mtrs. in the building MARIGOLD EXOTIC ^{Build-up} being constructed by the Promoters on the land more particularly described in the FIRST SCHEDULE hereunder written.

[Handwritten signature]

THE THIRD SCHEDULE ABOVE REFERRED TO:

(being the list of fixtures fittings and amenities

proposed to be provided in the building)

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APARTMENT AMENITIES		

Vitrified Flooring in the Entire Flat.

Aesthetically Designed Toilets.

Concealed Electric & Plumbing Works with high quality fittings.

Internet Connectivity & Piped Gas Provision in all flats.

BUILDING AMENITIES

Earthquake Resistant Designed Structure.

Building and flats planned bearing in mind basic Vastu norms.

Lush Green Landscaping with exclusive children's area.

Decorative Double Height Large Entrance Lobby.

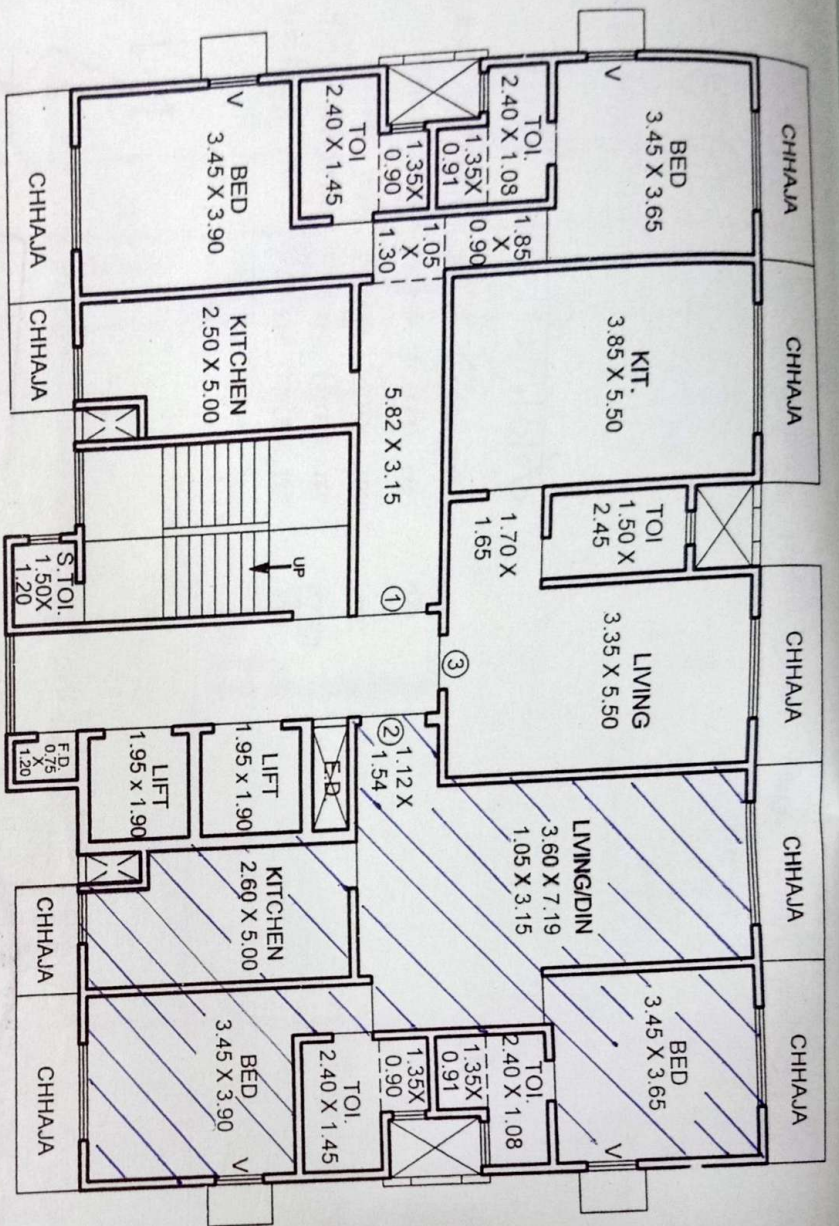
High Speed Elevators.

State-of-the-Art Security System.

Borewell & Generator Back-up for Lifts & Common Areas.

Ample Car Parking.

Society Office.

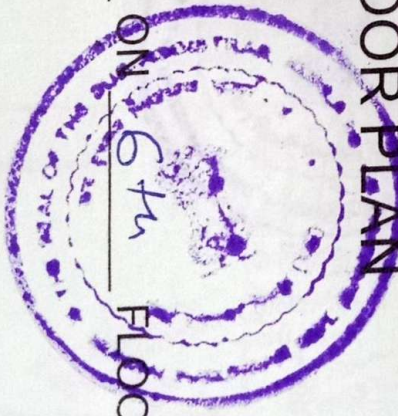


TYP. 6TH TO 10TH FLOOR PLAN

CARPET AREA OF FLAT NO. 2602 ON 6th FLOOR

IS 79.75 SQ. MTS.

Handwritten notes in a box: 28, 2602, 79.75



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ANNEXURE-6

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

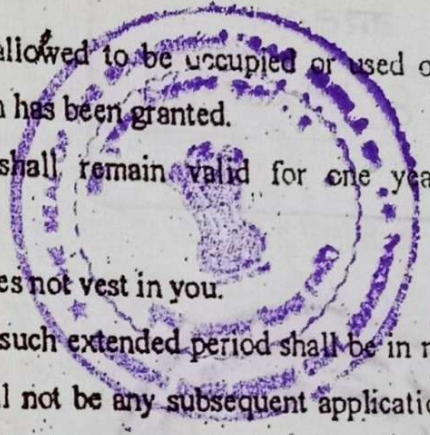
No. CE/ 5197 /BPES/AT 04 JUL 2013
COMMENCEMENT CERTIFICATE

To: M/S Marigold Construction
C.A. to Owner

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Sir, With reference to your application No. 2256 dt. 16/01/2013
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.
_____ on plot No. _____ C.T.S.No. 551/32 Divn/ Village / Town
Planning Scheme No. Nahur situated at Road / Street Mulurh (W) Ward
7 ward the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.



Gen-229

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 J.H. Talreja Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 03 JUL 2014

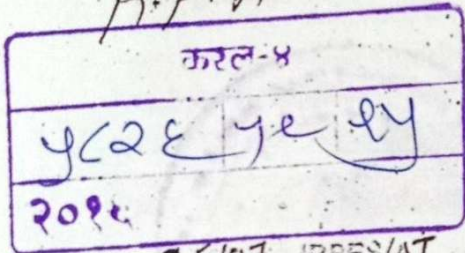
C.C. upto SHIT slab as per approved plans dt. 03/06/2013

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Copy to Architect:
R.P. Asundaria

J.H. Talreja
04.07.2013

Executive Engineer (Building Proposal)
Eastern Suburbs - 2
FOR



CEI 5197 /BPES/AT 03 OCT 2013

C.C. UP to 9th floor as per approved Plans dt. 03/06/2013



CEI 5197 /BPES/AT

19 MAY 2014

C.C. UP to 12th floor as per approved Plans dt. 05/05/2014

J.H. Talreja
31-10-2013
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

M.M.M.
17/06/14
Executive Engineer Building Proposal
(Eastern Suburbs.)

CEI 5197 /BPES/AT 14 NOV 2014

C.C. UP to 19th floor as per approved Plans dt. 17-7-2014

True Copy
R.P. Asundaria
R. P. Asundaria

M.M.M.
14/11/14
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

फॉइल संख्या _____
File No. _____

वालयूम _____
Vol. _____

_____ से _____ तक _____
From To

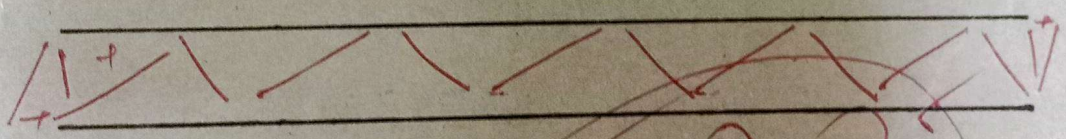
BO: MULUND WEST

H/L 95 lakh



MR. RITESH VIRENDRA ~~MAH~~

9821 3725 21 → Mr. Virendra Kantilal ~~MAH~~



Standard Chartered

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L
Sea show
P.M.

प्रभाग/कार्यालय _____
Division/Office _____

विभाग/अनुभाग _____
Deptt./Section _____