

गावाचे नाव : दूरशेत

बाचा प्रकार	विक्री करारनामा
बदला	3202000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	997000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: मौजे दूरशेत ता.खालापूर जि.रायगड येथील सर्वे नं 62 हिस्सा नं 3अ या मिळकतीवर बाधण्यात येत असलेल्या दि रिट्टे दूरशेत या प्रोजेक्ट मधील जी विंग मधील दुसऱ्या मजल्यावरील निवासी सदनिका नं जी-203 जिचे कार्पेट क्षेत्रफळ 485 चौ फुट या मिळकती बाबत. सदरचा प्रकल्प रेरा अतर्गत नोंदणी केली आहे रेरा नंबर पी52000015424 असा असून त्याची मुदत 31/03/2023 ((Survey Number : 62/3A ;))
(5) क्षेत्रफळ	1) 485 चौ.फूट
(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 ब्रिक्स इन्फ्रास्ट्रक्चर तर्फे भागीदार मोहम्मद शाहीद मोहम्मद सागीर अन्सारी -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-7 मेफेयर विल्डिंग एस व्ही रोड बांद्रा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAPFB4519G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिल्पा संतोष सुर्ते -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा वसई पालघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CGDPS8604R
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	23/05/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2498/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

CHALLAN
MTR Form Number-6



00223136420223E		BARCODE		Date	23/05/2022-15:58:31	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable) CGDPS8604R			
Office Name KLR_KHALAPUR SUB REGISTRAR				Full Name SHILPA SURTE			
Location RAIGAD				Flat/Block No. FLAT NO G-203 S NO 62 HISSA NO 3A			
Year 2022-2023 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street VILLAGE DURSHET TAL KHALAPUR DIST RAIGAD			
0030046401 Stamp Duty		192200.00		Area/Locality 485 SQ FT			
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN 4 1 0 2 0 2			
				Remarks (If Any)			
				SecondPartyName=MS BRICKS INFRASTRUCTURE-CA=3202000			
				Amount In Two Lakh Twenty Two Thousand Two Hundred Rupees On			
Total 2,22,200.00				Words ly			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022052319190	2747452346
Cheque/DD No.				Bank Date	RBI Date	23/05/2022-15:59:10	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

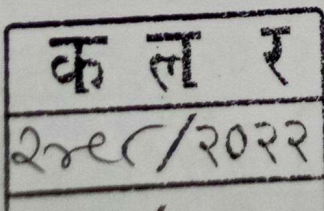
Mobile No. : 8544444444

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Shilpa Surte

SLR



23/05/2022

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SALE AGREEMENT

The Articles of this Sale Agreement are made and executed at Khalapur, on this 23rd day of May in the Christian year 2022 by and between

M/S. BRICKS INFRASTRUCTURE a partnership firm (PAN AAPFB4519G) registered under the provisions of the Indian Partnership Act 1932, through their partners, (i) Mohd Shahid Mohd Sagir Ansari, (ii) Laxman. N. Dudani and (iii) Pali Hill and Resorts Pvt Ltd, having their office at A7, Mayfair Building, S.V. Road, Bandra (W), Mumbai 400050, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and their successor or successors/s, heirs, executors and administrators of the last surviving partner) of the **FIRST PART**.

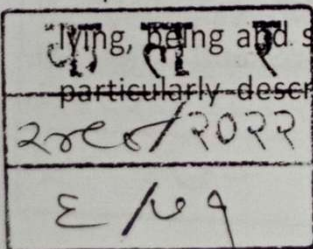
AND

SMT SHILPA SURTE (PAN-CGDPS8604R) aged about 33 years an adult Indian inhabitant residing at Vasai, Palghar, Maharashtra-401208 hereinafter referred to as "**The Purchaser/s**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective successor or successors heirs, executors and administrators and assigns) of the **Second Part**

WHEREAS:

A. Bricks Infrastructure (hereinafter referred to as '**the Developers**') is seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas lying, being and situate at Village Durshet, Taluka Khalapur, District Raigad 410203 more particularly described in the First Schedule hereunder written and hereinafter referred to as '**the said Land**'. The said Land is delineated in Red colour hatched lines in the plan annexed hereto and marked as **FIRST SCHEDULE**. M/s Bricks Infrastructure purchased the said Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas from Laxman Naraindas Dudani vide conveyance deed dated 20.01.2018 registered with the Sub Registrar Khalapur vide Serial No 278/2018 dated 20.01. 2018. The 7/12 Extract also stands in the name of Bricks Infrastructure.

B. Laxman Naraindas Dudani (hereinafter referred to as '**the Original Owner**' is seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Land bearing Survey No.62, Hissa No.3A, admeasuring 112 gunthas lying, being and situate at Village Durshet, Taluka Khalapur, District Raigad more particularly described in the First Schedule hereunder written and hereinafter



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referred to as 'the said Land'. The Original Owner had purchased the said vide conveyance deed dated 22nd May 2001 registered with sub Registrar Khalapur Vide Serial No 360/2001 dated 22.02.2001.

C. By a Development Agreement dated 28th September 2015 registered with the Sub-Registrar Khalapur under Serial No.3570/2015 on 28th September 2015 (hereinafter referred to as 'the said Development Agreement') entered into between the Original Owner and the Developers herein, the Original Owner granted to the Developers, development rights in respect of the said Land for the consideration and on the terms and conditions contained therein.

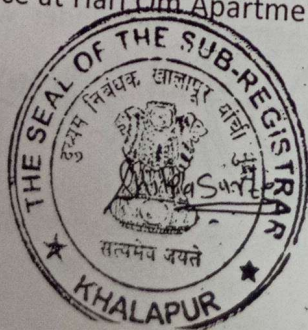
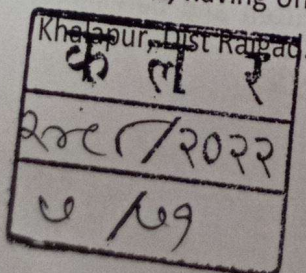
D. By Cancellation of Development Agreement dated 20.01.2018 entered between the Original Owner and Owner Promoter herein, the Development Rights Agreement dated 28th September 2015 was cancelled on the terms and conditions mentioned in the said Cancellation of Development Agreement which is registered with the Sub Registrar Khalapur vide serial Nos 281 dated 20.01.2018.

E. The plans of the Project the Retreat on plot no 63-3A have been approved by the Collector vide its Order dated 6th March 2017 and the same have been approved by the Town Planning Authority vide its order dated 8th July 2016.

F. The office of the Fire Adviser, Santacruz (East), Mumbai, has issued a Grant of Provisional "NOC" vide its order No. MFS/51/2016/338 dated 07/06/2016.

G. The Developers propose to construct on the said property multistoried building and the said project is termed as **THE RETREAT, DURSHEET**" (hereinafter referred to as "the said Project"). As per Plans sanctioned there are four Buildings A1, B1, C1 and D1. As you approach from the Road, the First Residential Building is named as A1-It consists of three Wings-A, B & C. The next building is smaller and is named as C1-It consists of two wings D & E. The third Building is named as B1- The Construction Work of the building B1 now named as 'GRANDEUR' is in progress. It consists of three wings F, G and H. The Developers have renamed it as "Grandeur". The developers have started the construction of this building. The Construction of C1 building is completed upto Plinth Level. Its Construction will start after the completion of B1 Building.

H. The copies of Title Search Report dated 8th February 2018 and the Title Certificate dated 8th February 2018 have been issued by Advocate SANIL N. GHATWAL, having office at Hari Om Apartment, Near Panchayat Samiti Office, Tal.

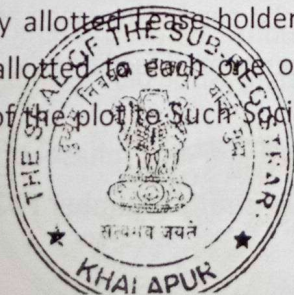
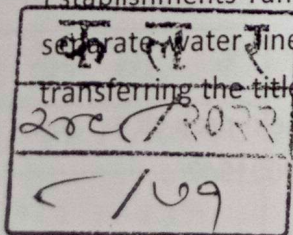


I. The Developers have appointed M/s Sara Consultancy of Shop No 9, Poore House Bldg, Kacheri Road, Karjat, Raigad 410201 as the Architects of this Project, The Retreat. The Developers have appointed Shri Atul Kudtarkar & Associates of 202, Shree Yash Society, Badlapur (E) 421503 as the structural designers of the said Project.

J. The Developers have obtained the NA permission vide order dated 16th January 2015 from the Collector, Raigad Alibag in respect of the said Plot 62-3A.

K. The Developers have also entered into and/or intend to enter into Agreements for joint developments and/or Agreements to purchase with the adjacent and/or nearby plot owners of 62/1,62/3C,73/8 and negotiations are in progress with other nearby/adjacent Plot Owners. The Developers hereby reserve with themselves an absolute, unfettered and undisputed right to carry out further amalgamations and/or subdivision / revision in the sanctioned layout of Plot 62/3A with other Plots as well as in the buildings to be constructed in the other phases of the said layout as the Developers may deem fit, necessary and proper without having any reference or recourse to the Purchaser(s) in any manner whatsoever and all such revisions, amendments carried out by the Developers in the layout plans or sanctioned building plans for the other phases shall be final and binding upon the Purchaser(s), the Purchaser's legal heirs and representatives and all persons and or parties claiming through or under the Purchaser(s) to which the purchaser hereby gives consent. The access to the adjacent plots of land from and to the main road/highway is through over the said plot No 62-3A. The Plot owners/Developers/society herein shall have and retain the right of Road access to the said adjacent plots of land through plot 62/3A for the benefits and use of the said adjacent owners of plots of land. The water source for the adjacent plots is from the said plot 62/3A. Water Provision for the benefits and use of the said adjacent plots of land owners will be done by providing a running water line of up to 2 inches width from the said plot 62/3A's water line or Water Storage tank used by the said plot 62/3A.

L. It is expressly understood between the parties hereto that the adjacent plot Owners (whether the developer or any other owner) as mentioned in the recitals above shall have an uninterrupted unconditional easementary perpetual Right of way/access over the said plot of land No 62/3A to the said Adjacent Plot Owner of Plot Nos 62/1,62/3C,73/8 and shall also be entitled to uninterrupted unconditional rights to source water supply from the water sources of said plot 63/3A to the said Adjacent Plots Nos 62/1,62/3C,73/8 and to the Commercial Establishments run by allotted lease holders, through a 2.00 inch water line, 1 separate water line allotted to each one of them. The conveyance deed for transferring the title of the plot to Such Society or Association shall be formed as



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proposed building/s either by way of additional floors or by way of additional wings or by extension of the said building/s (either vertical or horizontal, residential or commercial) for which they may go in amalgamation or subdivision of the plots of land.

2) The Purchaser/s have prior to the execution of this Agreement satisfied themselves about the title of the Developers to the said Flat and no requisition or objection shall be raised upon the Developers in any manner relating thereto. (A copy of the Certificate of Title issued by Advocates is hereto annexed and marked as (Annexure-G)

The Purchasers have independently of the said Certificate made inquiries concerning the title of the Developers to the said property and the Purchaser/s has/have accepted the same and they shall not be entitled to raise or administer any requisition or objections in respect of the property or the Developers' title thereto.

3 PAYMENT SCHEDULE

3.1 The Purchasers hereby agree to purchase from the Developers and the Developers have agreed to sell to the Purchaser **Flat No G203 in building under construction admeasuring 485 sq. ft.(carpet area)** ("hereinafter referred to as the **said Flat**) as shown in the floor plan hereto annexed and marked as Annexure F for the total lump sum consideration of Rs. **32,02,000/-** (Rupees Thirty-Two Lakhs and Two Thousand only) to be paid by the purchasers to the developers plus deposits and other charges more clearly mentioned hereunder exclusive of taxes and other levies.

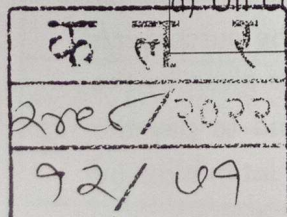
The Purchasers hereby agree to pay to the Developers the above-mentioned consideration in the following manner.

Out of the above Total Consideration amount of Rs 32,02,000/- the purchaser herein has paid Rs 2,00,000/- (Rupees Two Lakhs only) before the execution of these presents, which the Vendor herein admits and acknowledges the receipt. The details of Rs 2,00,000/- are given at last page of the Agreement.

The Purchaser agrees to pay the balance Sale consideration within a period of one month from the date of registration of this Agreement.

SCHEDULE OF PAYMENT

Construction Stage	Amount to be paid by the Purchaser
a) Booking Amount to be paid on or before execution of this agreement	20%
b) On Completion of Plinth	10%
c) On Completion of 1st Slab	10%
d) On Completion of 2nd Slab	5%



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the purchasers exclusively.

27) This Agreement shall always be subject to the provisions of MahaRera and the Maharashtra Ownership Flats Act 1963 and The Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

FIRST SCHEDULE HEREINABOVE REFERRED TO: DESCRIPTION OF PROPERTY

ALL That piece and parcel of land bearing Survey No. 62, Hissa 3A, Durshet, Tal-Khalapur, Dist- Raigad, within the limits of Village Durshet, Dist- Raigad, within the Registration District Raigad and Sub-Registration, Taluka- Khalapur, District Raigad.

The entire property is bounded as under:

- On or towards the East by – PALI KHOPOLI ROAD
- On or towards the South by – PLOT NO 62/3B, 62/3C & 62/4
- On or Towards the West by – PLOT NO 73/2
- On or towards the North by – PLOT NO 73/10&73/11

SECOND SCHEDULE ABOVE REFERRED TO IN RESPECT OF COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES

(A) Common Areas and Facilities means;

- 1) The foundation, columns, beams, supports, ducts, chajjas, corridors, staircases. Entrance, lobbies, exits of the said building.
- 2) The elevators in the building including the lift well, the lift machine room, stairs leading to the lift machine room and entrance to the lift cabin.
- 3) The Underground Tank and the Overhead Tanks with all GI pipe fittings including Pump Room, Pumps, Switches and Water meter.
- 4) Electrical installations, including the wiring of the electric cabins meter and the meters of the Flat/Flat Buyers.

(B) Limited Common Areas and Facilities and Restricted Areas

Landing in from of the stairs on the floor on which the said Flat is located and the space of corridor in front of the entrance to the lift as a means of access to the said Flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.

THIRD SCHEDULE IN RESPECT OF COMMON PERMISSION DOCUMENTS

The copy of the following documents are annexed hereto and marked as follows:-

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2022/2022
3E/09

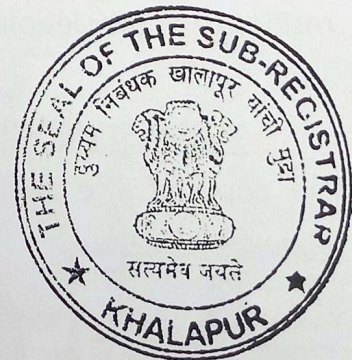
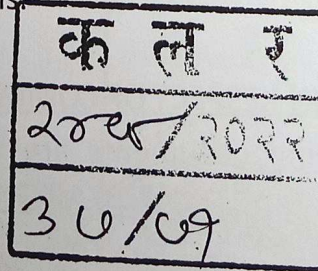


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ANNEXURE "A"	MAP MARKING IN RED COLOUR BOUNDARY LINE SHOWING GUT NO.62-3A
ANNEXURE "B"	COPY OF THE NA PERMISSION ORDER DATED 16 TH JANUARY 2015 ISSUED BY THE COLLECTOR OF RAIGAD
ANNEXURE "C"	SANCTIONED LAYOUT PLAN PASSED BY COLLECTOR OFFICE -ORDER DATED 6 TH March 2017
ANNEXURE "D"	SANCTIONED LAYOUT PLAN PASSED BY TOWN PLANNING AUTHORITY-ORDER DATED 8 TH JULY 2016
ANNEXURE "E"	7/12 EXTRACTS OR INDEX II
ANNEXURE "F"	COPIES OF FLOOR PLANS OF THE CONCERNED FLAT HIGHLIGHTED
ANNEXURE "G"	TITLE CERTIFICATE DATED 8 TH FEBRUARY 2018 ISSUED BY ADVOCATE SANIL n. GHATWAL.

FOURTH SCHEDULE
LIST OF AMENITIES

- Decorative Laminated Door with night latch in Main Door
- Vitrified Ceramic Flooring in all rooms
- Granite Kitchen Platform with S/S Sink
- Glazed Tiles on wall in Bathroom and Kitchen
- Sufficient electric points with internal Polycab wires, Modular switches and MCB.
- Branded Fixtures and fittings in Bathrooms.
- Antiskid Tiles in Bathrooms and Balcony/ Terrace
- Branded Sanitary wares
- Powder coated Aluminum Doors for Balcony and Terrace
- Premium Quality Bath fittings
- Gypsum Plaster on internal walls
- Branded Common Lift.
- Acrylic Paints on internal walls.
- Modular Kitchen



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THE RETREAT DURSHET 1st PHASE			
Residence Details	Wing	G WING	
	Unit No	203	
	Floor	2nd FLOOR	
	Unit Details	1BEDROOM HALL 2 TOILETS & BALCONY	
	Booking Date		
	Unit Type	Residential	
	Typology		
	RERA Carpet Area	485	
	No. of Car Park	0	
	Flat Cost	2592000	
	Kitchen Arrangements	30000	
	Infrastructure Development Charges	150000	
	Superfine Finish	30000	
	Extra Collapsible gates / grill works, etc	20000	
	Electrical fitting	40000	
	Soc. Formation, Legal, Water & Electric Chgs	50,000	
	Club House Membership Charges	150000	
	Interior decorations	140000	
	Consideration	Sub Total 1:	3202000
	Stamp Duty	Stamp Duty	192120
Registration Charges		32020	
Scanning and Other Charges		10000	
Sub Total 2:		234140	
During Possession	Share Money (Rs ___ - Corporate Body)	0	
	Advance 1Yr Maintenance @ INR __	22000	
	Sub Total 3:	22000	
Goods & Services Tax	GST on Consideration Value	32020	
	Gst On Other Charges	0	
	Sub Total 4:	32020	
Total Cost of Ownership (1+2+3+4)		3490160	

1. At time of booking please carry customer KYC documents - Adhaar Card, Pan Card, Add Proof, 2 photographs
2. At the time of booking please carry photocopy of PAN Card of all applicant
3. Payment is the essence of the Contract and any delay beyond the stated Grace Period shall bear Interest as applicant.
4. the information in thgis paper is issued in good faith, and does not constitute part of the contract.
5. On cancellation, 5% will be deducted as administration charges. Service Tax / Any other taxes and brokerage, if already paid will be recovered from the customer

FOR BRICKS INFRASTRUCTURE

[Signature]

Authorised Signatory

HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101



Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

REF.: SAEV/MUM/VNC/ANK/FLAT/VALU/SBI/KURLA-RACPC/4816

Date :- 02/06/2022



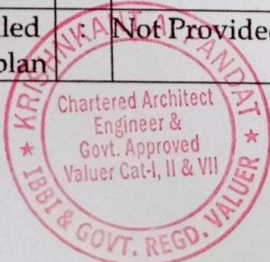
To,
State Bank of India,
RACPC Branch,
Kurla, Mumbai

Sub - Valuation Report of Residential Flat No. 203, 2nd Floor, 'G' Wing, "The Retreat Durshet"
Situate At Survey No. 62, Hissa No.3A, Village- Durshet, Taluka : Khalapur , Dist : Raigad - 410203.
Rera No.P52000015424. Within limits of Sub Registrar Khalapur.

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 01/06/2022
	b) Date on which the valuation is made : 02/06/2022
3	List of documents produced for perusal : Index II.2498/2022 & DT : 23/05/2022 Commencement Certificate Date:06/03/2017
4	Name of the owner(s) and their address(es) WithPhone no. (details to be shared of each owner in case of joint ownership) : Shilpa Santosh Surte .
5	Brief description of the property : Residential Flat No. 203, 2 nd Floor, 'G' Wing, "The Retreat Durshet" Situate At Survey No. 62, Hissa No.3A, Village Durshet, Taluka : Khalapur , Dist : Raigad - 410203. Rera No.P52000015424. Within limits of Sub Registrar Khalapur
6	Location of property
a)	Plot No. / Survey No. : Survey No. 62, Hissa No.3A
b)	Door No. : Flat No. 203, 2 nd Floor
c)	C.T. S. No. / Village : Durshet
d)	Ward / Taluka : Khalapur
e)	Mandal / District : Raigad
f)	Date of issue and validity of layout of approved map/ plan : Not Provided
g)	Approved map/plan issuing authority : Sub Registrar Khalapur
h)	Whether genuineness or authenticity of approved map/ plan is verified : N/A
i)	Any other comments by our empanelled valuers on authenticity of approved plan : Not Provided

Reports Scrutinised
P. Srinivas
22/06/22
Asst./Dy. Manager / CM



KRISHNAKANT AMRUTLAL
PANDAT
2022.06.02 16:34:10 +05'30'

B.E. Civil, AHA, FIIV, MCE, 34AB, IBBI
 Approved Valuer, (WT 34AB & IBBI
 (Regd), LCM-2443, CAT-I-Immovable Properties
 2443, CAT-II-Agri.Lands,
 2445, CAT-VII - Plant & Machinery -
 Immovable Property, Regd. Engineer,
 Structural Designer.



HeadOffice:
 UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
 NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
 MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
 ROAD, AHMEDABAD-9.

Date :- 02/06/2022

7	Postal address of the property	:	Residential Flat No. 203, 2 nd Floor, 'G' Wing, "The Retreat Durshet" Situate At Survey No. 62, Hissa No.3A, Village Durshet, Taluka : Khalapur , Dist : Raigad - 410203. Rera No. P52000015424 . Within limits of Sub Registrar Khalapur	
8	City / Town	:	Khalapur, Raigad	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Sub Registrar Khalapur	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the side	:	A	B
		:	As per the Deed	Actual (As Per Site Inspection)
	North	:	-	Open
	South	:	-	Open
	East	:	-	Open
	West	:	-	Road
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	18°69'69.9"N 73°29'57.3"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction	



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Civil, AIA, FIV, MCE, 34AB, IBBI)
Approved Valuer, (WT 34AB & IBBI
) LCM-2443, CAT-I-Immovable Properties
3, CAT-II-Agri.Lands,
445, CAT-VII - Plant & Machinery -
Property, Regd. Engineer,
Interior Designer.



HeadOffice:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 02/06/2022

II. APARTMENT BUILDING	
1	Nature of the Apartment : 1 BHK
2	Location
	Survey No. : Survey No. 62, Hissa No.3A
	Block No. : NA
	Ward No. : NA
	Village / Municipality / Corporation : Sub Registrar Khalapur
	Door No. Street or Road (PIN Code) : 410203
3	Description of the locality (Residential / Commercial / Mixed) : Residential
4	Year of Construction : Under Construction
5	Number of Floors : Ground + 7 Upper Floors
6	Type of Structure : RCC Framed Structure
7	Number of Dwelling units in the building : -
8	Quality of Construction : Under Construction
9	Appearance of the Building : Under Construction
10	Maintenance of the Building : Under Construction
11	Facilities Available
	Lift : Under Construction (1 Nos)
	Protected Water Supply : Under Construction
	Underground Sewerage : Under Construction
	Car Parking - Open / Covered : Under Construction
	Is compound wall existing? : Under Construction
	Is pavement laid around the building? : Under Construction
III Flat	
1	The floor on which the flat is situated : 2 nd Floor
2	Door No. of the flat : Flat No. 203
3	Specification of the flat
	Roof : Under Construction
	Flooring : Under Construction
	Doors : Under Construction
	Windows : Under Construction
	Fittings : Under Construction
	Finishing : Under Construction

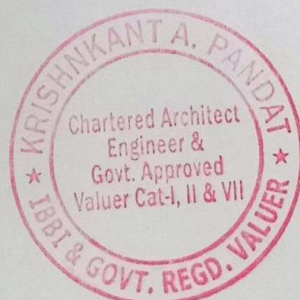


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4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	On the Owner's Name
6	How is the maintenance of the flat?	:	Under Construction
7	Sale Deed executed in the name of	:	Shilpa Santosh Surte .
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built Up Area = 49.51 Sq. Mt. i.e. 533.5 Sq. Ft (Carpet + 10% Loading)
10	What is the floor space index (approx.)?	:	As per actual
11	What is the Carpet Area of the flat?	:	Carpet Area = 45.06 Sq. Mt. i.e. 485 Sq. Ft.
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Under Construction
15	If rented, what is the monthly rent?	:	Rs. 7,000/- to Rs. 8,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any

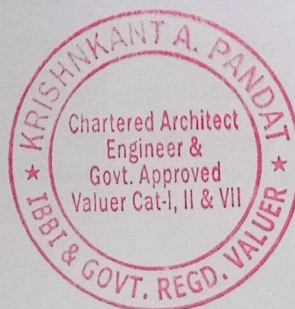


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Date :- 02/06/2022

V	RATE	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 6,000/- to Rs. 7,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:
	1. Building + Services	: Rs. 2,500/- per Sq. Ft.
	2. Land + Others	: Rs. 4,500/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 20,100/- per Sq Mt. i.e. as per ready reckoner 49.51 Sq. Mt. BUA x 20,100/- per sq. Mt. = Rs.9,95,151/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: Under Construction
	Replacement cost of flat with services {V(3)i}	: --
	Age of the building	: --
	Life of the building estimates	: 60 Years
	Depreciation percentage assuming the salvage value as 10%	: The depreciation is considered at 0% for this Building as the building age is 00 years old.
	Depreciation Ratio of the building	: 1:6 (10% at each 6 years)
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2,500/- per Sq. Ft.
	Rate for land & other V (3) (ii)	: Rs. 4,500/- per Sq. Ft.
	Total Composite Rate	: Rs.7,000/- per Sq. Ft. of Carpet Area



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Date :- 02/06/2022

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 6,000/- to Rs. 7,000/- per sq. ft.
- As per our opinion the fair market value of **Rs.7, 000/- per Sq. Ft. for Carpet rate of the flat** is Reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Desription	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	45.06 Sq. Mt. i.e. 485 Sq. Ft.	Rs.7,000 /-	Rs.33,95,000 /-
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others(Allotments/ Separate purchased car park or extended area etc.)	--	-	-
				Rs.33,95,000 /-
(Rupees Thirty Three Lakh Ninety Five Thousand Only)				

Valuation Methodology:

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs. 7,000/- per Sq. Ft.** on the Carpet area.

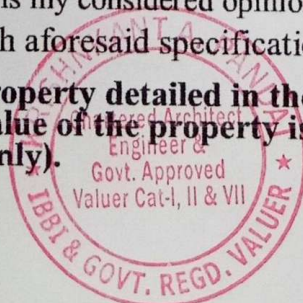
The rental value of the apartment at comes to **Rs. 6,000/- to Rs. 8,000/-** per month

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the **realizable** value of the above property in the prevailing condition with aforesaid specifications is **Rs.33,95,000 /-**

The undersigned has inspected the property detailed in the Valuation Report dated 02-06-2022. We are satisfied that the realizable value of the property is Rs. Rs.33,95,000 /-/- (Rupees Thirty Three Lakh Ninety Five Thousand Only).



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