

p. shivdasan  
 - vashi - Navi Mumbai

13,050/-

**ICICI BANK LTD FRANKING DEPOSIT SLIP**

Customer Copy	
Deposit Br.	Date: 15/4/06
Pay to: P. Shivdasan	Acct Stamp Duty: 13050
Franking Value	Rs. 13050
Service Charges	Rs. 10
Total	Rs. 13060

Name of Stamp duty paying party: P. Shivdasan

Received with Thanks  
 of Rs. 13050/-  
 Towards Payment of Stamp Duty  
 DD / Cheque No. 2401  
 Drawn on Bank

Tran ID (For Bank's Use only): 8460

Franking Sr. No. 8460

Officer

MARKET VALUE

Built up area \_\_\_\_\_ Sq mtrs.  
 Built up area \_\_\_\_\_ Sq ft.  
 Declared price @ Rs. \_\_\_\_\_ per Sq ft.  
 Market Value for the purpose of stamp duty and  
 Registration Rs. \_\_\_\_\_  
 Stamp duty to be used Rs. \_\_\_\_\_

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE of flat /shop on ownership basis is made and entered into at Panvel, Navi Mumbai on this 15<sup>th</sup> day of April 2006 BETWEEN M/S SHIV ENTERPRISE, a partnership firm through its Partners Suresh A. Patel. having their office at Rajnigandha building, kelkar Road, Opp. Bhagat Tower, Dombivli (E), hereinafter called to as "THE DEVELOPERS" ( Which expression shall unless repugnant to the context, or meaning thereof be deemed to mean and include for the time being the Partners of present Partnership Firm of M/S SHIV ENTERPRISE and the heirs, executors, administrators and assigns of the last surviving partners and his/her/their assigns ) OF THE ONE PART AND

thirteen thousand & fifty only  
 ICICI Bank Ltd, Neel Avenue,  
 Plot No. 5, Sector 15,  
 Panvel Matharan Road,  
 New Panvel-410 206  
 D-5/STP/V/C R. 1011116/2005/734  
 TO 735

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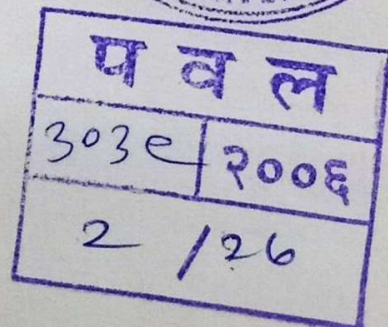


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Shri./Smt./M/s P. Shivdasan, Aged 32 Years, Indian Inhabitant, residing at JN/2/11/A2, Mahalaxmi Apartment, Sector - 10, Vashi, Navi Mumbai Hereinafter called " The Purchaser " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns ) of the SECOND PART :

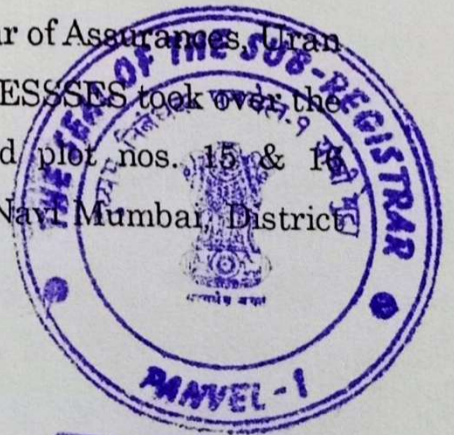
WHEREAS:

1. The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, is a Government Company within the meaning of the Companies Act, 1956 ( hereinafter referred to as "CIDCO LTD" ) having it's registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a new Town Development Authority, under the provisions of sub Section ( 3-A ) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 ( Maharashtra act No. XXXVIII of 1966, hereinafter referred to as " The Said Act " ) for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as site for New Town under Sub Section (1) of Section 144 of the said Act.
2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of section 113 of the said Act.
3. By virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
4. SHRI NAGA NATHU NAIK AND SMT. SITABAI NAGA NAIK ( hereinafter referred to as the LESSEES ) were holding lands in Kamotha, Navi Mumbai, District Raigad which were acquired by CIDCO LTD. As per Award passed by the Land Acquisition Officer, Panvel.



*[Handwritten signatures]*

5. The said land was acquired by the Govt. of Maharashtra for the purpose of raising a satellite City for utilization and development of the lands for industrial, commercial and residential purposes.
6. Pursuant to the said acquisition by the Special Land Acquisition officer, Metro Center (I) AND Metro Center (III) passed their award.
7. Vide Resolution No. LQN/1985/1710/CR-217/85/NEW/10 dated 8<sup>th</sup> March, 1990. Urban Development Department of the Government of Maharashtra, notified that the persons affected by the acquisition of the land shall be allotted plots of land for residential purpose to the extent of the area equivalent to 12.5% of the area of the land acquired which was later amended to include 15% of commercial use of the land.
8. In accordance with the said notification published by the Government of Maharashtra, the LESSSES herein were entitled for the allotment of 12.5% of the area of the land acquired by CIDCO LTD. And the LESSSES had filed an application with CIDCO LTD. For allotment of the residential and commercial plot in terms of the aforesaid resolution passed and notified by the Urban Development Department of the Government of Maharashtra.
9. The LESSSES were entitled to Allotment of plot admeasuring 2049.53 sq.mtrs situate in Kamothe, Navi Mumbai, and District Raigad from CIDCO LTD.
10. CIDCO LTD. Allotted plot no.15 &16 admeasuring 2049.53 sq.mtrs situate in Kamothe, Navi Mumbai, District Raigad to the LESSSES in terms of the resolution passed by the Urban Development Department of the Government of Maharashtra ( hereinafter referred to as the said plot of land ).
11. The LESSSES paid a sum of Rs. 25,625/- ( Rupees Twenty Five Thousand Six Hundred and Twenty Five Only ) for the Plot being the Full Lease Premium required to be paid by them to CIDCO LTD.
12. On receipt of full premium for the said plot of land CIDCO LTD. Executed Agreement to lease dated 5-9-2003 with the LESSSES which was duly stamped, executed and registered with the Sub-registrar of Assurances, Uran on 9-9-2003 vide document no. 06942 of 2003 and the LESSSES took over the vacant, peaceful and physical possession of the said plot nos. 15 & 16 admeasuring 2049.53 sq.mtrs in Sector 6, Kamothe, Navi Mumbai, District Raigad from CIDCO LTD.



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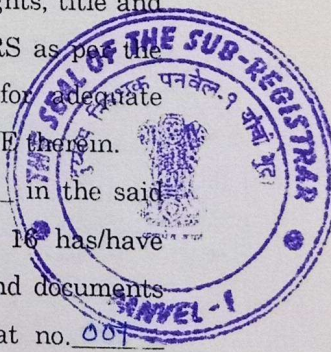
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13. Under the agreement to lease dated 5-9-2003 the LESSSES have been permitted to use the said plot of land and develop the same for residential cum commercial use.
14. The LESSSES unable to Develop the said plot and sold off their rights, title and interest in the said plot no. 15 & 16 admeasuring 2049.53 sq.mtrs. in sector 6, Kamothe, Navi Mumbai, District Raigad to M/S MAAN ASSOCIATES as per the terms and conditions of the Agreement of Development dated 12-09-2003 and General Power of Attorney dated 16-09-2003.
15. M/S MAAN ASSOCIATES unable to develop the said plot on their own, and granted the Development Rights of 71% of the said plot. 15 & 16 admeasuring 2049.53 sq.mtrs. in sector 6, Kamothe, Navi Mumbai, District Raigad to M/S SHIV ENTERPRISE, a partnership firm through it's partner (1) SHRI JAYANTILAL PATEL AND (2) SHRI PRAVIN PATEL in lieu of receipt of 29% constructed Residential & Commercial area and Refundable Security Deposit without interest of Rs.9,00,000/- ( Rupees Nine Lakhs Only ) and the 29% to be constructed and handed over shall consist of total Commercial area and the balance area if any shall consist of the residential area and the Agreement of Development dated 16-10-2003 was duly executed between M/S MAAN ASSOCIATES and the M/S SHIV ENTERPRISE and the LESSSES in pursuance thereof granted an further General Power of Attorney dated 16-10-2003 to the DEVELOPERS.
16. M/S SHIV ENTERPRISE got the plans sanctioned from CIDCO LTD as per Development permission Letter Bearing no. CIDCO/EE(BP)/ATPO/637 dated 17-10-2003 issued by CIDCO LTD.
17. M/S MAAN ASSOCIATES in pursuance thereof sold all their rights, title and interest in 7376 Sq ft. of residential area to the DEVELOPERS as per the terms of the Supplementary Agreement dated 22-07-2005 for adequate consideration and more particularly mentioned in the SCHEDULE therein.
18. The Purchaser/s being interested in purchasing Flat no. 001 in the said building wing no. D being constructed on plot nos. 15 & 16 has/have approached the DEVELOPERS and on perusal of the plans and documents and specifications he/she/they have approved and booked Flat no. 001 admeasuring 346 Sq ft. of built up area on Ground floor in the said

(32.1559.wtr.)

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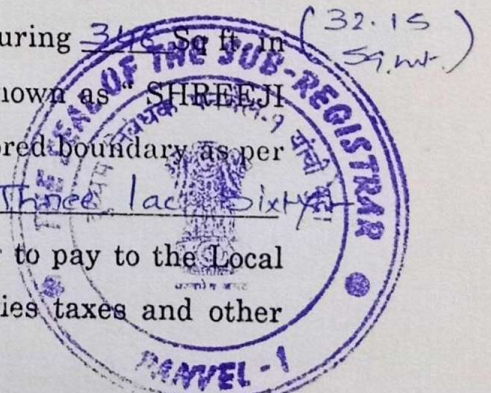
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building's wing 'D' in the Residential Complex known as "SHREEJI APARTMENT" more particularly described in second schedule attached hereto for a total consideration of Rs. 3,66,760/- ( Rupees Three lac Sixty six thousand Seven - only )  
- hundred sixty only - )

AND WHEREAS OTHER TERMS AND CONDITIONS AGREED BETWEEN THE PARTIES ARE APPEARING HEREINABOVE:

NOW THEREFORE THIS AGREEMENT FOR SALE OF FLAT ON OWNERSHIP BASIS WITNESSETH AS FOLLOWS:

1. That the purchaser/s have taken inspection of the documents in respect of the DEVELOPERS to the said land hereditaments and premises described in the first and second schedule hereunder written and is fully satisfied with it and accept the same as it is and shall not question the developers as to their title to the plot of land described in the First and Second Schedule hereunder written and have also gone through the list of amenities/specification written in the schedule attached hereto.
2. The DEVELOPERS through M/S SHIV ENTERPRISE will construct building as per the said permission and plan approved by CIDCO LTD with such variation and modification thereof, acceptable to the Town Planning Office, CIDCO LTD., on the said plot of land more particularly described in the first Schedule hereunder written.
3. That the Purchaser/s doth/do hereby agree to acquire Flat of DEVELOPERS Residential area, Flat no. 007 on the Ground floor admeasuring 31.5 Sq. ft. in the wing 'D' in the Residential and commercial complex known as "SHREEJI APARTMENT" delineated on the sale plan in the green colored boundary as per the price ascertained and fixed at Rs. 3,66,760/- ( Rupees Three lac Sixty six thousand Seven hundred only ) and further to pay to the Local Authorities his/her/their share in respect of local Authorities taxes and other payments of said Flat/shop from the date of possession.
4. The Purchaser/s hereby agree to pay the aforesaid price to the DEVELOPERS as under :



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FIRST SCHEDULE OF LAND

A) All that piece or parcel of land known as Gaothan Plot no.15/16 situate at Sector-6, Kamothe GES, Navi Mumbai containing by admeasuring about 2049.53 sq. mtrs. And bounded as below.

ON or towards the East - Proposed 11 mtrs wide Road.

ON or towards the West - Plot no. 28 School.

ON or towards the South - Plot no. 17.

ON or towards the North - Proposed 18 mtrs wide Road.

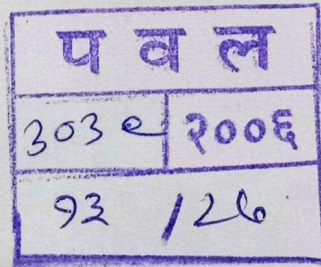
SECOND SCHEDULE OF FLAT

(32.15 sq. mt.).

Flat no./ Shop no. 001 admeasuring 346 sq.ft. of Built up area on Ground

Floor in the wing D in the Residential and Commercial Complex known as "SHREEJI APARTMENT" being constructed on plot no. 15 and 16.

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IN WITNESS OF THE DEVELOPERS AND THE PURCHASER/S HAVE HERETO  
SET AND SUBSCRIBED THEIR HANDS AND SEAL ON THE DAY AND THE  
YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED  
BY THE WITHNAMED "DEVELOPERS"  
M/S SHIV ENTERPRISE  
Through it's Partners

Pan No. AAWFS 1868C

Sunesh . R . Patel

SPatel

IN THE PRESENCE OF

1) sketcher n. Bhuibad. Sy

2) S. V. Parab Sy

SIGNED SEALED AND DELIVERED  
BY THE WITHNAMED "PURCHASER/S"  
Shri P. Shivdasan

PAN. NO.

[Signature]

IN THE PRESENCE OF

1) sketcher n. Bhuibad. Sy

2) S. V. Parab. Sy



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0241431 for  
name of P.

, Building  
Known as  
at Plot No.  
Amenar  
Mumbai,

STEREL

REG. No  
13/12-10

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

मुख्य कार्यालय :  
सिडको, दुसरा मजला, नरीमन पॉइंट,  
मुंबई - ४०० ०२१.  
दुरध्वनी : ००-९१-२२-२२०२ २४८१ / २२०२ २४२०  
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :  
'सिडको' भवन, सी.बी.डी., वैलापूर,  
नवी मुंबई - १०० ६१४.  
दुरध्वनी : ००-९१-२२-५५९९ ८१००  
फॅक्स : ००-९१-२२-५५९९ ८१६६

संख्या क्र.: CIDCO/EE(BPVATPO)/637

दिनांक : 12/10/2023

To:  
Smt Simbai Naga Naik & Shri Naga Nathu Naik  
Al Asudyan, Post. Kalamboli, Tal. Panvel  
Dist. Raigad.

Sub:-Development permission for Residential Building  
on Plot no.15 & 16, Sector-.06 at Kamothe (12.5% Scheme).  
Ref:- Your architects application dated.09/10/2003.

Sir,

Please refer to your application for development permission for Residential Building on Plot no 15 & 16, Sector -.06 at Kamothe (12.5% Scheme), Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above

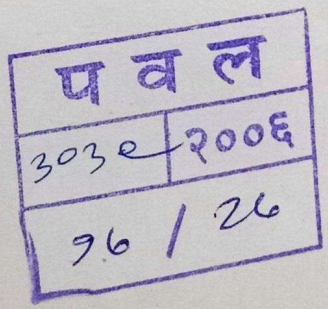
The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, New Panvel, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you.

Yours faithfully,

(S.V. JOSHI) 17/10/2023  
EXECUTIVE ENGINEER(BLDG PER.)  
ADDL. TOWN PLANNING OFFICER



care  
Valuers  
A.I.V  
Engineering  
Consultants

at - 400 064.  
3/02/2022.

of the property F

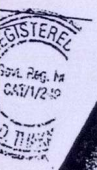
14/2006.  
2006 Dated

No.  
17/10/2003 in  
& Naga Nathu

17/10/2003  
4 Floors).  
dated 15/01/2022

300241431 for  
the name of P.

ng, Building  
Known as  
at Plot No.  
near Amemar  
vi Mumbai,





REF. NO. CIDCO EE (BPYATPOI) (63)-

12/10/2003

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Shri Naga Matu Nauk

& Smt Satabai Naga Nauk

Unit/Plot No. 5816 Road No. — Sector 06 Node GES, Kamathe of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. (G+4Fl)

Resi BUA = 2601.574 m<sup>2</sup>, Comm BUA = 452.572 m<sup>2</sup>

TOTAL BUA = 3054.146 m<sup>2</sup>

(Nos. of Residential Units 93 Nos. of Commercial units 25)

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratios) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue. The re-evaluation of the same shall be done in accordance with provision of Section-43 of MRTTP Act- 1966 and as per regulation no 16.1(2) of the GDCRs - 1975.



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दुय्यम निबंधक: पनवेल 1

दस्तक्रमांक व वर्ष: 3039/2006

Monday, April 17, 2006

11:44:54 AM

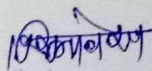
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e

गावाचे नाव : कामोटे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या करारनामा  
बाबतीत पट्टाकार आकारणी देतो करारनामा  
की पट्टेदार ते नमूद करावे) मोबदला रू. 366,760.00  
वा.भा. रू. 482,250.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र 001, तळ मजला, डी विंग, श्रीजी अपार्ट., गावठाण प्लॉट क्र 15/16, सेक्टर 6, कामोटे, ता पनवेल, जि रायगड - तळ मजला अधिक 4 मजल्यांची इमारत
- (3) क्षेत्रफळ (1) 32.15 चौ.मी. विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- शिव एन्टरप्रायझेस तर्फे भागिदार सुरेश रमेश पटेल - ; घर/फ्लॅट नं: रजनीगंधा विल्डींग, केळकर रोड, डोंबिवली (पु); गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पी. शिवदासन - ; घर/फ्लॅट नं: जेएन-2/11/ए 2, महालक्ष्मी अपार्ट., से.10, वाशी, नवीमुंबई; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेठ/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: .
- (7) दिनांक करून दिल्याचा 15/04/2006
- (8) नोंदणीचा 17/04/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 3039 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 13062.50
- (11) बाजारभावाप्रमाणे नोंदणी रू 4830.00
- (12) शेरा

  
दुय्यम निबंधक, पनवेल-१ (वर्ग-२)



Building  
town as  
Plot No.  
Amenar  
Mumbai,

STEREL  
a. Reg. No  
33/1/20

Phones:

Off. :91 (22) 2882 6937

:91 (22) 2882 5635

Mob. :9869003273 /9833599876

Fax :91(22) 2882 5635

E-mail : aarchconsultants@gmail.com

## S. D. Thakare

Aarch Consultants & Valuers

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

Govt. Reg. Valuers, Architectural, Engineering

Interior, Enviro, Repairs & Project Consultants

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

SBI RACPC, CBD Belapur Branch/ P. Shivdasan /49334

Date: 23/02/2022.

To,  
The Chief Manager,  
State Bank of India,  
RACPC, CBD Belapur Branch,  
Navi Mumbai.

### “Valuation Report of Immovable Property”

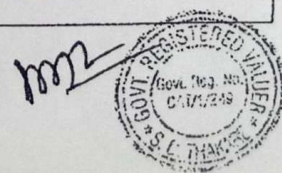
I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property For Bank Loan Purpose.
2.	a. Date of Inspection	23/02/2022
	b. Date on which the valuation is made	23/02/2022
3.	List of documents produced for perusal	
	Document	a) Agreement for Sale Dated 15/04/2006. b) Index II Sr. No. Panvel-1-3039-2006 Dated 17/04/2006. c) Development Permission Letter No. CIDCO/EE(BP)/ATPO/637 Dated 17/10/2003 in the name of Sitabai Naga Naik & Naga Nathu Naik. d) Commencement Certificate No. CIDCO/EE(BP)/ATPO/637 Dated 17/10/2003 issued by CIDCO (For Ground + 4 Floors). e) Maintenance Receipt No. 674 Dated 15/01/2022 in the name of P. Shivdasan. f) Electricity Bill Consumer No. 028800241431 for the month of November 2021 in the name of P. Shivdasan.
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	P. Shivdasan. (Applicant/Owner)
4a	Name of the Owner's/ Seller's	P. Shivdasan. (Applicant/Owner)
5.	Brief descriptions of the property	Flat No. 001 on Ground Floor, "D" Wing, Building known as "Shreeji Apartment", Society Known as "Shreeji Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 15 & 16, Sector 6, Kamothe GES, Near Amemar School, Off. Main Road, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad 410 209.
6.	Location of property	
	a. Plot No. / Survey No.	Plot No. 15 & 16, Sector 6
	b. Door No.	Flat No. 001
	c. C.T.S. No. / Village	Kamothe GES



d. Ward / Taluka	Panvel	
e. Mandal / District	Raigad	
f. Date of issue and validity of layout of approved map / plan	Commencement Certificate No. CIDCO/EE(BP)/ATPO/637 Dated 17/10/2003 issued by CIDCO (For Ground + 4 Floors).	
g. Approved map / plan issuing authority	CIDCO	
h. Whether genuineness or authenticity of approved map / plan is verified	Yes, approving authority is CIDCO, it is authentic.	
i. any other comments by our empanelled valuers on authentic of approved plan	Yes, approving authority is CIDCO, it is authentic.	
7. Postal address of the property	Flat No. 001 on Ground Floor, "D" Wing, Building known as "Shreeji Apartment", Society Known as "Shreeji Co. Op. Hsg. Soc. Ltd.", Situated at Plot No. 15 & 16, Sector 6, Kamothe GES, Near Amenar School, Off. Main Road, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad 410 209.	
8. City / Town	City.	
Residential Area	Yes.	
Commercial Area	--	
Industrial Area	--	
9. Classification of the Area		
i. High / Middle / Poor	Middle Class Locality.	
ii. Urban / Semi Urban / Rural	Urban	
10. Coming under Corporation limit / Village Panchayat / Municipality	CIDCO	
11. Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
12. Boundaries of the property		
North	18 Mtr. Wide Road	
South	Plot No. 17	
East	11 Mtr. Wide Road	
West	Plot No. 18 / Amenar School	
13. Dimension of the site	<b>As per Deed</b>	<b>Actuals</b>
North	18 Mtr. Wide Road	18 Mtr. Wide Road
South	Plot No. 17	Plot No. 17
East	11 Mtr. Wide Road	11 Mtr. Wide Road
West	Plot No. 18	Plot No. 18 / Amenar School
14. Extent of the site	a) Carpet area is <b>246 Sq. Ft. (22.85 Sq. Mt.)</b> As per measurement <u>taken on site.</u> b) Built up area is <b>346 Sq. Ft. (32.14 Sq. Mt.)</b> As per Agreement for Sale Dated 15/04/2006 Is Considered for valuation	
14.1 Latitude & Longitude & Co-ordinates of Flat	Latitude = 19°02'29.04" N Longitude = 73°09'25.75" E	
15. Extent of the site considered for valuation	Built up area is <b>346 Sq. Ft. (32.14 Sq. Mt.)</b> As per Agreement for Sale Dated 15/04/2006 Is Considered for valuation	
16. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied Flat.	



II	FLAT BUILDING	
1.	Nature of the Flat	Residential Flat is with (1 BHK)
2.	Location	Near Amemar School, Off. Main Road, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad 410 209.
	C.T.S. No.	-
	Block No.	Panvel-1
	Ward No.	-
	Village / Municipality / Corporation	Kamothe GES /CIDCO Limits
	Door No., Street Road (Pin code)	Flat No. 001/ Off. Main Road / 410 209.
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Locality.
4.	Year of Construction	Year 2005 (16 Years)
5.	Number of Floors	Building is with <u>Ground + 4<sup>th</sup></u> Upper Floors without Lift.
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	6 Residential Flats on typical floor of the building.
8.	Quality of Construction	Satisfactory
9.	Appearance of the building	Satisfactory
10.	Maintenance of the building	Satisfactory
11.	Facilities available	
	Lifts	N.A.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage.
	Car parking – Open / Covered	Yes, Open Parking Spaces Provided.
	Is compound wall existing?	N.A.
	Is pavement laid around the building?	Yes.
	III	FLAT
1.	The floor on which the Flat is situated	Flat is on Ground Floor
2.	Door No. of the Flat	Flat No. 001
3.	Specification of the Flat	
	Roof	R.C.C Slab Roof.
	Flooring	Ceramic Flooring
	Doors	Teak Wood Doors.
	Windows	Aluminum Sliding Windows.
	Fittings	Casing Capping
4.	Finishing	Plaster & Distemper
	House Tax	Details not available.
	Assessment No.	Details not available.
	Tax paid in the name of	Details not available.
5.	Tax amount	Details not available.
	Electricity service connection no.	Consumer No. 028800241431
	Meter card is in the name of	P. Shivdasan.
6.	How is the maintenance of the Flat?	Good
7.	Sale Deed executed in the name of	<b>M/s. Shiv Enterprises (The Developers) P. Shivdasan. (Applicant/Owner) As per Agreement for sale dated 15/04/2006.</b>
8.	What is the undivided area of land as per Sale deed?	N.A.
9.	What is the plinth area of the Flat?	Carpet area is 246 Sq. Ft. (22.85 Sq. Mt.) As per measurement taken on site.
10.	What is the floor space index (app)	As per Rules & Regulation.
11.	What is the Built up area of the Flat?	Built up area is 346 Sq. Ft. (32.14 Sq. Mt.) As per Agreement for Sale Dated 15/04/2006 Is Considered for valuation
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	Residential Area.
14.	Is it Owner occupied or Let out?	Owner Occupied Flat.



15.	If rented, what is the monthly rent?	N.A.		
<b>IV MARKETABILITY</b>				
1.	How is the marketability?	Good.		
2.	What are the factors favoring for an extra Potential Value?	Well-developed Residential locality.		
3.	Any negative factors that are observed which affect the market value in general?	No.		
<b>V RATE</b>				
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)	Rs. 9,500/- per Sq. Ft. on Built up area.		
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	Around Rs. 9,500/- per Sq. Ft. on Built up area.		
3.	Break – up for the rate			
	i. Building + Services	Rs. 2,500/- per Sq. Ft.		
	ii. Land + Others	Rs. 7,000/- per Sq. Ft.		
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	BUA = 346 Sq. Ft. x Rs. 6,614/- per Sq. Ft. = Rs. 22,88,444/-		
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>				
a.	Depreciation building rate	Comparable Sale method		
	Replacement cost of Flat with services (v(3)i)	Comparable Sale method		
	Age of the building	16 Years.		
	Life of the building estimated	44 Years. (with proper & regular maintenance & repair)		
	Depreciation percentage assuming the salvage value as 10%	N.A.		
	Depreciation Ratio of the building	N.A.		
b.	Total composite rate arrived for valuation			
	Depreciation building rate VI (a)	Rs. 2,500/- per Sq. Ft. (Building + Services)		
	Rate for land & other V (3) ii	Rs. 7,000/- per Sq. Ft. (Land + Others)		
	Total Composite Rate	Rs. 9,500/- per Sq. Ft. (Composite Rate)		
<b>DETAILS OF VALUATION</b>				
Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat	Built up area is 346 Sq. Ft.	Rs. 9,500/- Per Sq. Ft.	Rs. 32,87,000/-
2.	Wardrobes	Provided		
3.	Show cases / Almirahs	N.A.		
4.	Kitchen arrangements	Granite Kitchen Platform.		
5.	Superfine finish	Good		
6.	Interior decorations	N.A.		
7.	Electricity deposits / electrical fittings, etc.,	Casing Capping		
8.	Extra Collapsible gates / grill works etc.,	N.A.		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	<b>Total</b>			<b>Rs. 32,87,000/-</b>
	<b>Remark</b>	<b>(Rupees Thirty Two Lakhs Eighty Seven Thousand Only)</b>		
		<b>a) Building is 100% completed.</b>		



Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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).

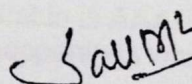
Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.


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. 32,87,000/-**

a) Insurance Value	=	Rs. 8,65,000/-
b) Rental Value	=	Rs. 5,500/- Per Month
c) The book value of the above property (Government value)	=	Rs. 22,88,444/-

Place : Mumbai.

Date: 23/02/2022

  
(S. D. Thakare)  
Architect and Govt. Regd. Valuer.  
Reg.No.CAT/1/249



The undersigned has inspected the property detailed in the valuation report dated: on \_\_\_\_\_ . We are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)

Date: 23/02/2022

Place: Mumbai

Signature  
(Name of the Branch Manager  
With Office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

## DECLARATION-CUM-UNDERTAKING

I, S.D. Thakare Son of D.T. Thakare do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report Dated: 23/02/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) My Representative Mr. Atul personally inspected the property on Dated: 23/02/2022. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/ dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-Tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-Tax (Appeals) or Income-Tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-Tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income-Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number/Service Tax number as applicable is **AAAPT2729D**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s) I have read the international Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor of the firm who is component to sign this Valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z) Further, I hereby provide the following information.






Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued	Residential Flat in Completed Bldg.
2.	Purpose of valuation and appointing authority	Assess Present Value.
3.	identity of the valuer and any other experts involved in the valuation;	S. D. Thakare. Govt. Regd. & Bank Panel Valuer
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	<b>Site Visit Dated: 23/02/2022</b> <b>Report Dated: 23/02/2022</b>
6.	Inspections and/or investigations undertaken;	Yes.
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Bank Loan Purpose for Specified Bank Branch.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	N.A.

Place:- Malad (West), Mumbai.

Dated: 23/02/2022

*S. D. Thakare*  
  
(S. D. Thakare)  
Architect and Govt. Regd. Valuer.  
Reg.No. CAT/1/249

Share Certificate No. 49

Member's Register No. 49

# Share Certificate

**SHREEJI**

Co-operative Housing Society Ltd.

**PLOT NO. 15 & 16, SECTOR NO. 06, KAMOTHE, NAVI MUMBAI.**

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. **NBOM/CIDCO/HSG/(TC)/3408/JTR/YEAR 2010 - 2011** Date : **02/08/2010.**

This is To Certify that Shri/Smt/M/s. **MR P SHIVDASAN.**

\_\_\_\_\_ is the Registered Holder of **FIVE** fully paid up share  
of Rs. **FIFTY** each numbered form **241** to **245** both inclusive, in

**SHREEJI** Co-operative Housing Society Ltd., **KAMOTHE, NAVI MUMBAI**

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **KAMOTHE, NAVI MUMBAI.**

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**FLAT NO : D-001**



*[Signature]*  
Authorized  
M. C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

(P.T.O)