

To,
State Bank of India.
Area/Branch Manager
Kurla West Branch
Date :- 25/10/2023

Ms Jamunadevi
Kindly initiate
as per customer
that please
valuation
report
25/10/23

From,
Jamunadevi Satyapal Dase

**Subject :- Revaluation of Flat No. 503 purchased in project Adhiraj Samyama, Phase-II,
Tower 1A situated at Rohinjan, Panvel , Raigad.**

Respected Sir/ Madam,

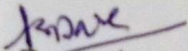
Myself Jamunadevi Satyapal Dase having an ongoing housing loan with State Bank of India, with loan a/c no. is 40598008341 last two years I am paying the EMI regularly of my ongoing home loan. The Home loan is taken on the Flat I purchased at project Adhiraj Samyama Phase -II.

Property Address: - Flat No. 1101, 11th Floor, Tower 1A, Adhiraj Samyama Phase-II, Rohinjan, Panvel , Raigad.

In the month of September '23 the loan amount was disbursed 80% towards the builder, but last two years the project work is stuck not even a single brick work is being done. Builder told that Flat possession will be given dated 30th ^{February} ~~June~~ 2022. It is now September '2023 but still no commitment of given flat possession. ~~There is a resale transaction.~~ Last valuation was done in the month of August '21 in which it was told 70% work completed but in that period nothing construction work happened.

So, it is request you to initiate the re-valuation of the project and also of the flat which I purchased. Because of which it will come to know the current stage of construction of the project.

Please do the needful.


Regards,

Jamunadevi Satyapal Dase
9326160658





20/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 9355/2018

नोंदणी :

Regn:63m

गावाचे नाव : रोहिंजण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6570000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2811242.61
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: विभाग क्र. 1/1, दर 44,400/- प्रति चौ.मी. सदनिका क्र. 1101,11 वा रेसीडेंशिल मजला(फायर चेक मजला वगळून), बिल्डिंग 1ए, रिअल इस्टेट प्रोजेक्ट अधिराज सामयामा टॉवर 1ए, सर्वे क्र. 69(भागश:), रोहिंजण, तालुका पनवेल, जिल्हा रायगड. सदनिकेचे कारपेट क्षेत्र. 45.22 चौ. मी. आणि वाहनतळ क्र. जी-एस-78, वाहनतळ क्षेत्र 10.35 चौ. मी. ((Survey Number : 69(भागश:);))
(5) क्षेत्रफळ	1) 45.22 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:- अधिराज कन्स्ट्रक्शन्स प्रा. लि. तर्फे मॅनेजर- श्री. निकुंज गुप्ता वतीने कबुली जबाब देणार- राहुल सदाशिव जोगदंड - वय:-33; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस- 303, शारदा चेंबर्स, 15 न्यू मरिन लाईन्स, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:-AACCA3372Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जमुनादेवी सत्यपाल दासे - - वय:-53; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2/6, बीएमसी क्वार्टर्स, सासमिरा रोड, वरळी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:-ACJPD2071P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2018
(11) अनुक्रमांक, खंड व पृष्ठ	9355/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	394200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेषा	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



20/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

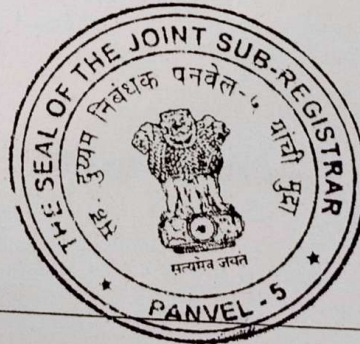
दस्त क्रमांक : 9355/2018

नोंदणी :

Regn:63m

गावाचे नाव : रोहिंजण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6570000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2811242.61
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: विभाग क्र. 1/1,दर 44,400/- प्रति चौ.मी. सदनिका क्र. 1101,11 वा रेसीडेंशिल मजला(फायर चेक मजला वगळून),बिल्डिंग 1ए,रिअल इस्टेट प्रोजेक्ट अधिराज सामयामा टॉवर 1ए,सर्वे क्र. 69(भागश:),रोहिंजण,तालुका पनवेल,जिल्हा रायगड. सदनिकेचे कारपेट क्षेत्र. 45.22 चौ. मी. आणि वाहनतळ क्र. जी-एस-78,वाहनतळ क्षेत्र 10.35 चौ. मी.((Survey Number : 69(भागश:);))
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(14) शेर	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

पवल - ५	
२३५	२०१८
९३	५०६



Jamune

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Navi Mumbai this 20th day of August, 2018

BETWEEN

ADHIRAJ CONSTRUCTIONS PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 303, Sharda Chambers, 15 New Marine Lines, Mumbai – 400 020, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART

AND

MRS. JAMUNADEVI SATYAPAL DASE having his/her/their address at 2/6, BMC QUARTERS, SASMIRA ROAD, WORLI, MUMBAI- 400030. hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART

Jamune

JS

3. **Purchase of the Said Premises and Sale Consideration:**

(i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the Premises No. **1101** of the **2BHK type** admeasuring **45.22** square meters carpet area (equivalent to about **487** square feet) as per RERA on the **11th** residential floor (excluding fire check floor) in the said Building "1A" i.e. the Premises, as more particularly described in the **Fifth Schedule** and as shown hatched in blue color on the floor plan annexed and marked **Annexure "10"** hereto, at and for the consideration of **Rs.6070000/- (Rupees Sixty Lakh Seventy Thousand Only)**

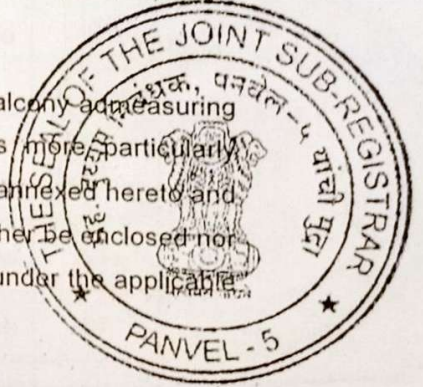
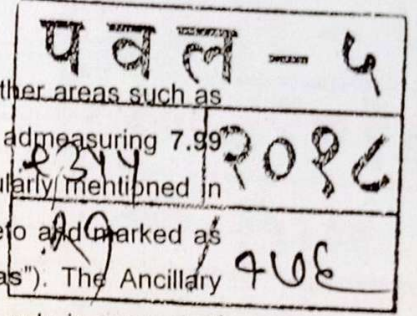
(ii) In addition to the carpet area of the Premises, there are certain other areas such as niche, flower bed, cupboard space, balconies, etc., collectively admeasuring **7.99** square meter area equivalent to **86** square feet as more particularly mentioned in and shown hatched in red color lines on the plan annexed hereto and marked as Annexure - "10" (hereinafter referred to as "**the Ancillary Areas**"). The Ancillary Areas shall be exclusive to the Premises. The consideration is only in respect of carpet area of the said Premises.

(iii) Further, the said Premises has an access to a refuge area/ balcony admeasuring **5.30** square meters area equivalent to **57** square feet as more particularly mentioned in and shown hatched with pink colour on the plan annexed hereto and marked as Annexure - "10" and the same shall at all times neither be enclosed nor be used for any purpose other than the refuge area/ balcony under the applicable laws.

(iv) The Allottee hereby agrees to purchase from the Promoter, and the Promoter hereby agrees to sell to the Allottee, covered parking spaces bearing Nos. **G-S-78** admeasuring **10.35** square meters area equivalent to **111** square feet situated at ~~basement and/or lower ground and/or upper ground and/or podium~~ **GROUND** level being constructed in the layout of the said Land for the consideration of **Rs. 500000/- (Rupees Five Lakh Only)**

(v) The total aggregate consideration amount for the said Premises and the covered parking spaces is thus **Rs.6570000/- (Rupees SixtyFive Lakh Seventy Thousand Only)** ("the Sale Consideration").

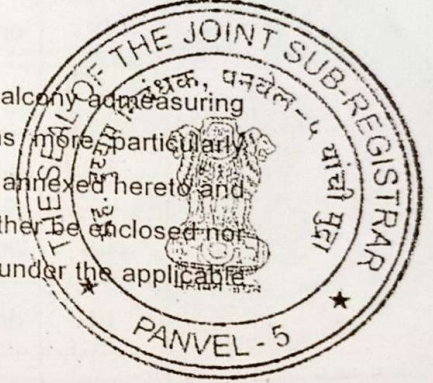
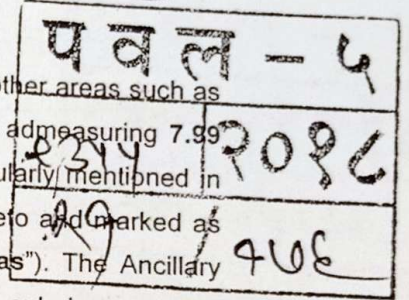
(vi) The Allottee has paid before execution of this Agreement, a sum of **Rs.528066/- (Rupees Five Lakh TwentyEight Thousand SixtySix Only)** as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of **Rs.6041934/- (Rupees Sixty Lakh FourtyOne Thousand Nine Hundred ThirtyFour Only)** in the manner and payment installments as more particularly mentioned below



[Handwritten signature]

3. Purchase of the Said Premises and Sale Consideration:

- (i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the Premises No. 1101 of the 2BHK type admeasuring 45.22 square meters carpet area (equivalent to about 487 square feet) as per RERA on the 11th residential floor (excluding fire check floor) in the said Building "1A" i.e. the Premises, as more particularly described in the Fifth Schedule and as shown hatched in blue color on the floor plan annexed and marked Annexure "10" hereto, at and for the consideration of Rs.6070000/- (Rupees Sixty Lakh Seventy Thousand Only)
- (ii) In addition to the carpet area of the Premises, there are certain other areas such as niche, flower bed, cupboard space, balconies, etc., collectively admeasuring 7.99 square meter area equivalent to 86 square feet as more particularly mentioned in and shown hatched in red color lines on the plan annexed hereto and marked as Annexure - "10" (hereinafter referred to as "the Ancillary Areas"). The Ancillary Areas shall be exclusive to the Premises. The consideration is only in respect of carpet area of the said Premises.
- (iii) Further, the said Premises has an access to a refuge area/ balcony admeasuring 5.30 square meters area equivalent to 57 square feet as more particularly mentioned in and shown hatched with pink colour on the plan annexed hereto and marked as Annexure - "10" and the same shall at all times neither be enclosed nor be used for any purpose other than the refuge area/ balcony under the applicable laws.
- (iv) The Allottee hereby agrees to purchase from the Promoter, and the Promoter hereby agrees to sell to the Allottee, covered parking spaces bearing Nos. G-S-78 admeasuring 10.35 square meters area equivalent to 111 square feet situated at ~~basement and/or lower ground and /or upper ground and /or podium~~ GROUND level being constructed in the layout of the said Land for the consideration of Rs. 500000/- (Rupees Five Lakh Only)
- (v) The total aggregate consideration amount for the said Premises and the covered parking spaces is thus Rs.6570000/- (Rupees SixtyFive Lakh Seventy Thousand Only) ("the Sale Consideration").
- (vi) The Allottee has paid before execution of this Agreement, a sum of Rs.528066/- (Rupees Five Lakh TwentyEight Thousand SixtySix Only) as advance payment and hereby agrees to pay to that Promoter the balance amount of Sale Consideration of Rs.6041934/- (Rupees Sixty Lakh FourtyOne Thousand Nine Hundred ThirtyFour Only) in the manner and payment installments as more particularly mentioned below



[Handwritten signature]

SIGNED AND DELIVERED BY THE WITNESSES
Allottee: *[Signature]*

MRS. JAMUNADEVI SATYAN

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of the Premises)

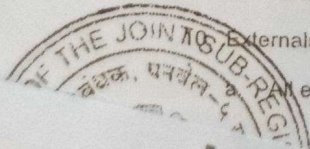
Flat No. 1101 admeasuring 45.22 square meters of carpet area (i.e. equivalent to about 487 square feet) on the 11th Residential floor (excluding Fire Check floors) in Building "1A" at Samyama City,

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Amenities, specifications and internal fittings and fixtures of the said Premises)

1. Flooring, skirting and dado
 - a. Living room: Vitrified flooring tiles with skirting
 - b. Bedrooms: Vitrified flooring tiles with skirting
 - c. Kitchen: Vitrified / ceramic tiles on flooring and tile dado two feet above platform.
 - d. Toilet: Vitrified/ ceramic tiles on flooring and dado upto door height.
2. Doors: Main door fire rated. All doors of good quality.
3. Door fittings / hardware
 - a. Entrance door: Fitted with mortise lock, S.S. Hinges, video door phone, handles.
 - b. All other Rooms' door: S.S. hinges, mortise lock and handles.
 - c. Toilet doors: S.S.hinges, childsafelock, handles.
4. Windows: Aluminium sliding / openable glazed windows
5. Electricals
 - a. Concealed copper wiring
 - b. Premium electrical switches, ELCB + RCB and MCB
 - c. T.V. / cable/AC points in living room
6. Plumbing
 - a. Concealed plumbing
 - b. Branded C. P. Fittings and sanitary ware fixtures
7. Kitchen platforms
 - a. Granite kitchen platform with stainless steel sink
8. Structure:
 - a. RCC framed seismic resistant (zone iii) designed structure
- Internal walls:
 - a. All internal walls shall be finished with plaster/ gypsum / acrylic emulsion paint.
- Externals walls
 - a. All external walls shall be finished with exterior grade paint

पत्रक - 6
१३५५ २०१८
<i>[Signature]</i>





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

प व ल - ५	
२३५५	२०१८
९	१५६

This registration is granted under section 5 of the Act to the following project under project registration number **P52000004449**

Project: **Adhiraj Samyama Tower 1a** Plot Bearing / CTS / Survey / Final Plot No.: **69 Part** at **Rohinjan, Panvel, Raigarh, 410208;**

- Adhiraj Constructions Private Limited** having its registered office / principal place of business at **Tehsil, Mumbai City, District: Mumbai City, Pin: 400020.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the Association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

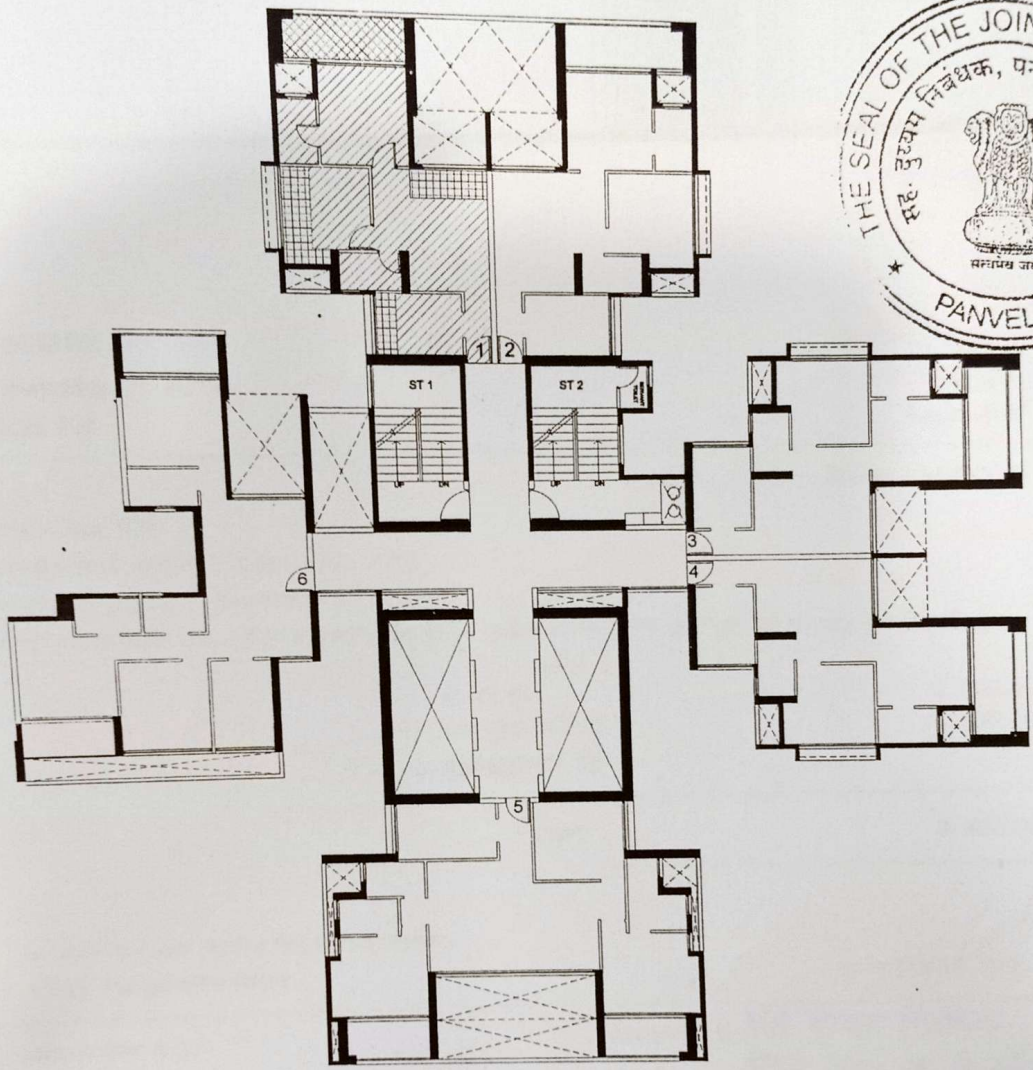





Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 2:03:10 PM

Dated: **09/08/2017**
Place: **Mumbai**

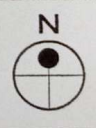
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

पवेल - ५	
२३५५	२०१८
१५० / १०६	



LEGEND :-
 - ANCILLARY AREA
 - CARPET AREA
 - REFUGE AREA / BALCONY

BUILDING - 1A
 RESIDENTIAL FLOOR NO - 11th



ODD RESIDENTIAL FLOOR PLAN (3RD RESIDENTIAL FLOOR ONWARDS)

Handwritten signatures:
 Anwar King

पनवेल महानगरपालिका
ता.पनवेल, जि.रायगड

Email Id: Panvel_mc@yahoo.com

दूरध्वनी क्र. २२२७४५८०४०/४१/४२

जा.क.पमहा/साबां/१०००/२०१७

दि. ०८/०२/२०१७

प्रति,

मे. स्पेसएज कन्सलटंटस

शॉप नं. १५, नटराज बिल्डींग,

शिव सृष्टी कॉम्प्लेक्स,

एम.जी.लिक रोड, मुलुंड (प.), मुंबई ४०० ०८०.

विषय :- मौजे रोहिंजण, ता.पनवेल, जि.रायगड येथील स.नं.६४/२, ६६/२, ६७/२, ६८/२, ६९/२, ७०/२, ७१/२, ७२/२, ७३/२, ७४/२, ७५/२, ७६/२, ७७/२, ७८/२, ७९/२, ८०/२, ८१/२, ८२/२, ८३/२, ८४/२, ८५/२, ८६/२, ८७/२, ८८/२, ८९/२, ९०/२, ९१/२ आणि ९२/२ या जमिनीवर

प्रस्तावित रेंटल हौसिंग योजनेमधील मंजूर विक्री योग्य इमारत क्र.१अ, १बी मधील
सदनिका क्रमांक बदली बाबत.

संदर्भ :- १) मा. जिल्हाधिकारी, रायगड, अलिबाग यांचेकडील सुधारीत बांधकाम परवानगी
आदेश क्र. मशा/एल.एन.ए.-१(ब)/१६४/२०१४, दि. २३/०४/२०१४
२) आपले पत्र दि. ०१/०२/२०१७.

महोदय.

उपरोक्त विषयास अनुसरून वर नमूद संदर्भ पत्र क्र. १ बांधकाम परवानगी मधील विक्री योग्य
इमारत क्र. १ अ, १बी चे बांधकाम नकाशे मंजूर केलेले आहेत. मंजूर नकाशांत नमूद केलेले
तक्यात दर्शविल्यानुसार सुधारित सदनिका क्रमांकास खालील अटीवर परवानगी देण्यात देत आहे.

मंजूर नकाशामधील सदनिका क्रमांक	सुधारीत सदनिका क्रमांक
१	०२
२	०१
३	०६
४	०५
५	०४
६	०३

१) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम १२४ नुसार विकास शुल्क भरणा करणेत
बंधनकारक राहिल.

२) परवानगी मधील इतर सर्व अटी व शर्ती जशाच्या तशा पालन घ्याव्यात.

प्रत - मे. अधिराज कन्स्ट्रक्शन प्रा.लि., (विक्री)



Handwritten signature
शहर अभियंता
पनवेल महानगरपालिका

Please Tick

PMAY Yes/No Annual Gross Income

CIF No. 72114204149

PAL

Existing SBI A/C No.

Tie up (if applicable)

LOS Reference No.: 501210821011724

Take Over

(New)

Applicant Name: JAMUNADEVI SATYAPAL DASE

Co-Applicant Name: na

Contract (Resi.) Mobile: 9326160658

Loan Amount: 55 lac Balance Transfer

Tenure: 237 Months

Interest Rate:

EMI

Loan Type:

SBI LIFE: YES / NO

Hsg Loan

Realty

H-66771

A/C-40598008341

CU-78270734363

Property Location: TALOJA

Property Cost:

New Member

Name of Developer/Vendor:

HLC Prakash Gupta - 8657415957

RBC-

Zone-

Branch-

Kurla Code No. 1886

Name S.S.I Co ordinator along with Mob No.:

Name RACPC Co ordinator along with Mob No.:

GURUSIR SUMAN Malam

Name of HLST / MPST / BM / FS along with Mob No.:

	DATE		DATE
SEARCH - 1	SSP Legel	RESIDENCE VERIFICATION	CRUCX
SEARCH - 2	08/08/2021	OFFICE VERIFICATION	13/08/2021
VALUATION - 1	Vinod Talathe	SITE INSPECTION	CRUCX
VALUATION - 2	08/08/2021		13/08/2021
Gross Amount:	Pandey		Branch

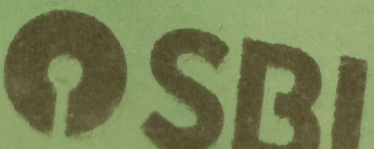
23.08.21

Gauri
Khan
Joyal

Gini

537

20



Reference Staff PF ID: 6522110