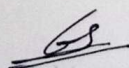


Ref. -1328 - 23rd Aug 2021/ SBI RACPC, Sion Branch/ B. Ravishankar Aithal.

**BANK: STATE BANK OF INDIA
BRANCH: RACPC, SION.**

**VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled in by the Approved Valuer)**

I	GENERAL	
1.	Purpose for which the valuation is made	: To assess the present market value of the Property Rights for Loan purpose.
2.	a. Date of Inspection	: 23rd Aug 2021
	b. Date on which the valuation is made	: 23rd Aug 2021
3.	List of documents produced for perusal	
	Documents	:
	1) Index II	Index II Sr. No. 4376/2012 Dated: 15th June 2012.
	2) Occupation Certificate	Javak No. K.D.M.C./N.R.V./C.C./K.V./47 Dated: 14th June 2012 (For Wing 'A', Ground (Part)/Stilt (Part) + 3rd Floor)
	3) Maintenance/Electricity/Tax receipt	Maintenance Bill No. 747 Dated: 1st July 2021 Electricity Bill Dated: 17th July 2021
4.	Name of the Owner and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: B. Ravishankar Aithal. (Owner) Address: Flat No. 101, 1 st Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.
5.	Brief descriptions of the property	: Flat No. 101, 1st Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.
6.	Location of property	:
	a. Plot No. / Survey No.	Land Bearing Survey No. 112, Hissa No. 3
	b. Door No.	Flat No. 101
	c. C.T.S. No. / Village	At Village Titwala
	d. Ward / Taluka	Taluka Kalyan
	e. Mandal / District	Thane


MR. G.V. KHOT
GOVT. APPROVED VALUER
IBBI/RV/04/2019/12696

	f. Date of issue and validity of layout of approved map / plan	Occupation Certificate Javak No. K.D.M.C./N.R.V./C.C./K.V./47 Dated: 14 th June 2012 (For Wing 'A', Ground (Part)/Stilt (Part) + 3 rd Floor)		
	g. Approved map / plan issuing authority	Issued by K.D.M.C.		
	h. Whether genuineness or authenticity of approved map / plan is verified	Issued by K.D.M.C.		
	i. any other comments by our empanelled valuers on authentic of approved plan			
7.	Postal address of the property	:	Flat No. 101, 1 st Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.	
8.	City / Town	:	City	
	Residential Area		Residential Area	
	Commercial Area		N.A.	
	Industrial Area		N.A.	
9.	Classification of the Area	:		
	i. High / Middle / Poor		Middle Class	
	ii. Urban / Semi Urban / Rural		Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	K.D.M.C.	
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		Walram Ashish Co-operative Housing Society Limited	
	South		Open Plot	
	East		Siddhivinayak Resort Loudge	
	West		Wing 'B'	
13.	Dimension of the site	:	As per Deed	Actuals
	North		N.A.	Walram Ashish Co-operative Housing Society Limited
	South		N.A.	Open Plot
	East		N.A.	Siddhivinayak Resort Loudge
	West		N.A.	Wing 'B'
	14.	Extent of the site	:	N.A.
14.1	Latitude & Longitude & Co-ordinates of Flat	:	Latitude	= 19°17'52.1"N
			Longitude	= 73°13'22.6"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	N.A.	



	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat is occupied by owner.
II	APARTMENT BUILDING	:	
1.	Nature of the Apartment		Residential 1 BHK
2.	Location		Nearby Raviraj Hotel
	C.T.S. No.		-
	Block No.		-
	Ward No.		-
	Village / Municipality / Corporation		At Village Titwala/ K.D.M.C. Limits
	Door No., Street Road (Pin code)		Flat No 101, Goveli Road, (Pin Code 421 605)
3.	Descriptions of the locality Residential / Commercial / Mixed		Residential Area.
4.	Year of Construction		2012
5.	Number of Floors		Ground + 3rd Floor
6.	Type of Structure		R.C.C.
7.	Number of dwelling units in the building		6 Flat Per Floor.
8.	Quality of Construction		Good.
9.	Appearance of the building		Good.
10.	Maintenance of the building		Good.
11.	Facilities available	:	
	Lifts		No Lift.
	Protected Water Supply		Available
	Underground Sewerage		Available
	Car parking - Open / Covered		Open
	Is compound wall existing?		Yes
	Is pavement laid around the building?		Yes
III	FLAT	:	
1.	The floor on which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Flat No 101
3.	Specification of the Flat	:	
	Roof		R.C.C.
	Flooring		Vitrified
	Doors		Teak Wood Doors.
	Windows		Black Powder Coated Aluminum Sliding Windows
	Fittings		Concealed
	Finishing		Plaster & Distemper.
4.	House Tax	:	Not Provided
	Assessment No.		N.A.
	Tax paid in the name of		N.A.
	Tax amount		N.A.
5.	Electricity service connection no.	:	020070107491
	Meter card is in the name of		B. Ravishankar Aithal.
6.	How is the maintenance of the Flat?	:	Good.



	Sale Deed executed in the name of	: B. Ravishankar Aithal. (Applicant) M/s. Laxmi Developers. (Developers) As Per Index II Sr. No. 4376/2012 Dated: 15 th June 2012.
4.	What is the undivided area of land as per Sale deed?	: N.A.
9.	What is the plinth area of the Flat?	: As per Measured Carpet area is 413 Sq. Ft. (38.36 Sq. Mt.)
10.	What is the floor space index (app)	: As per Rules & Regulation.
11.	What is the Salable Built up area of the Flat?	: As per Documents Built up area is 550 Sq. Ft. (51.09 Sq. Mt.) Open Terrace area is 30 Sq. Ft. (2.78 Sq. Mt.) Total Built up area is 580 Sq. Ft. (53.88 Sq. Mt.) For Valuation.
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium Class.
13.	Is it being used for Residential or Commercial purpose?	: Residential purpose.
14.	Is it Owner occupied or Let out?	: Flat is occupied by owner.
15.	If rented, what is the monthly rent?	: N.A.
	IV MARKETABILITY	:
1.	How is the marketability?	: Good.
2.	What are the factors favoring for an extra Potential Value?	: Nothing Specific
3.	Any negative factors that are observed which affect the market value in general?	: Not Observed
	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)	: Rs. 4,000/- 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. 4,000/- per Sq. Ft. on Built up area.
3.	Break - up for the rate	:
	i. Building + Services	: Rs. 1,500/- per Sq. Ft.
	ii. Land + Others	: Rs. 2,500/- per Sq. Ft.
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Built up area is 580 Sq. Ft. X Rs. 3,771 = Rs. 21,87,180/- (As per Rack)



COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciation building rate	Comparable Sale method
	Replacement cost of Flat with services (v(3)i)	Comparable Sale method
	Age of the building	9 Years.
	Life of the building estimated	51 Years.
	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. 1,500/- per Sq. Ft. (Building + Services)
	Rate for land & other V (3) ii	Rs. 2,500/- per Sq. Ft. (Land + Others)
	Total Composite Rate	Rs. 4,000/- (Composite Rate)

DETAILS OF VALUATION

Sr. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.) Per Sq. Ft.	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat (incl. car parking, if provided) Built up area: 580 Sq. Ft.	1	Rs. 4,000/-	Rs. 23,20,000/- Say...Rs. 23,20,000/-
2.	Wardrobes	N.A.		
3.	Show cases / Almirahs	Provided		
4.	Kitchen arrangements	Black Granite Kitchen Platform		
5.	Superfine finish	Normal		
6.	Interior decorations	Normal		
7.	Electricity deposits / electrical fittings, etc.,	Concealed		
8.	Extra Collapsible gates / grill works etc.,	M.S. Grill Provided		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	Total		Rs. 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only)	



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. 23,20,000/-

1) Insurance Value

= **Rs. 8,70,000/-**

2) Rental Value

= **Rs. 4,000/- Per Month**

**3) The book value of the above property
(Government value)**

= **Rs. 21,87,180/-**

Place: Dombivali (East), Mumbai.

Date: 23rd Aug 2021.


MR. G.V. KHOT
GOVT. APPROVED VALUER
IBBI/RV/04/2019/12696

FORM-0-1

REPORT OF VALUATION OF IMMOVABLE PROPERTY:

PART-IGENERAL INFORMATION:

	Ref. No.	:	YPCVL / 2596 / SBM / 2012 – 13
1.	a. Purpose for which valuation made	:	To ascertain present FMV for State Bank of Mysore, RASMECCC – Kurla Branch.
	b. Fresh valuation / Revaluation	:	Fresh Valuation for YPCVL
2.	Date on which valuation made	:	23.08.2012
3.	Name of the Owner / Owners	:	<u>Purchaser :</u> Mr. B. Ravishankar Aithal <u>Seller :</u> M/s. Laxmi Developers
4.	If the property is under joint ownership / share of each owner. Is the share undivided?	:	Purchaser- Single Ownership Seller- Single Ownership
5.	Brief description of property	:	Flat No. 101, 1 st floor, A- wing, Om Vinayak Darshan Building, Behind Ravi Raj Hotel and lodge, Village- Titwala, Taluka – Kalyan, District – Thane

We referred to the Xerox copy of following documents provided to us:

1. Agreement for Sale Dated 15.06.2012 between M/s. Laxmi Developers (the promoters / Developers) AND Mr. B. Ravishankar Aithal (the purchaser)
2. Commencement Certificate No. KDMC / NRV / KV / 686 -333 dated 14.02.2011, for land bearing Survey No. 112/3 of Village Titwala, issued by Kalyan Dombivali Mahanagrpalika, Kalyan.
3. Copy Of approval Plan No. KDMP / NRV / CC / KV / 47 dated 14.06.2012 issued by Kalyan Dombivali Mahanagrpalika, Kalyan
4. Our engineers visited the property on 23.08.2012 and have taken few photographs as allowed to us at the time of visit and they are enclosed herewith for your perusal, verification and records.

Brief Description:

The Residential Flat No. 101, 1st floor, A- wing, Om Vinayak Darshan Building, is situated at the above address about 1.5 to 2 kms from Titwala Railway Station. All civic amenities are available and within easy reach.

The above said residential building is of Ground + 3 upper floors. It is R.C.C frame structure with R.C.C Slabs, Beams, Columns and R.C.C staircase for access upper floors.

Nearest Landmark: Behind Ravi Raj Hotel and lodge

Property is bounded by:

East : Internal Road
West : Residential building, B-Wing
North: Ravi Raj Hotel and lodge
South: Open plot

Amenities

Vitrified tiles flooring, aluminum powder coated sliding window, Granite kitchen platform with S. S. Sink, concealed wiring & concealed plumbing, simple wooden flush doors,

1

Accommodation:

Accommodation Provided in flat No. 101, 1st floor, consists of 1 Hall, 1 Kitchen, 1 Bedroom, W/C & Bath. (i.e. 1 BHK)

Area:

As Per Measurement Carpet area is 390 sq. ft. and Terrace 32 sq. ft.
As Per Plan Carpet area is 350 sq. ft. and Terrace 32 sq. ft.

As Per Agreement Built up area 51.12 sq. mtrs i.e 550 sq. ft. and Terrace area 2.79 sq. mtrs i.e 30 sq. ft. which is considered for valuation.

A) Notes & Limitations:

- 1) Property identified by Mr. Sunil Thokal, the Site supervisor of the property. Flat No. 101 is mentioned on main entrance door. Society common name board not found.
- 2) We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
- 3) We have not been provided latest maintenance receipt of the society / electricity bill / Telephone Bill in the name of owners to ascertain the present usage/ occupancy in the name of owners. The Bank has to obtain the same to check the **KYC**.

B) Disclaimers & Caveats:

- 1) The estimated future life of the building / structure considered on the basis of data available from the **site enquiries**. Maximum age of structure considered 50 years.
- 2) The Bank is advised to consider the **CIBIL REPORT** of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursal of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.

- 3) As regards to the Authenticity / Genuineness / Verification of documents the onus lies with the lenders. Our report is valid subject to the said property legally cleared by the lenders' panel advocates.
- 4) Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
- 5) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
- 6) 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. The said report will not hold good / should not be used for any court / legal matters.
- 7) It is advisable for the lender or the party to go through the contents of the report and any discrepancy if any should be brought to the notice of YPCVL within 30 days and YPCVL is not responsible for any change in contents after expiry of 30 days from the date of report.
- 8) 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.
- 9) The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others / valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale/ purchase of assets.
- 10) This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation. It is presumed that the Xerox of documents are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity
- 11) It should be noted that YPCVL's value assessments are based upon the facts and evidence available at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.
- 12) The report is issued at the specific request of the party for specific purpose and the said report is not valid if the purpose of use and party is different.

6.	Location, Street, Ward No.	:	Flat No. 101, 1 st floor, A- wing, Om Vinayak Darshan Building, Behind Ravi Raj Hotel and lodge, Village- Titwala, Taluka – Kalyan, District – Thane
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7.	Survey / Plot No. of land	:	Survey No. 112, Hiss No. 3
8.	Is the property situated in residential/ commercial/ mixed/ industrial area.	:	Residential area
9.	Classification of locality- high class/ middle class/ poor class.	:	Middle Class
10.	Proximity to civic amenities like schools, offices, hospitals, market, cinemas, Railways etc.	:	All civic amenities are nearby and within easy reach.
11.	Means and proximity to surface communication by which the locality is served.	:	Taxis, Railway, Buses, Private Vehicles etc
12.	Furnish technical details of the building on separate sheet (the annexure to this form may be used).	:	As per Annexure.
13.	a) Is the property owner occupied, tenant, or both	:	Vacant at the time of visit (New construction & ready for possession)
	b) If partly occupied, specify portion and extent of area under owner occupation.	:	Vacant at the time of visit
14.	Name and Registration No. of Co-Op. Housing Society.	:	N.A.
15.	Share Certificate No. and Face values.	:	N.A.

II. SALES AND MARKETABILITY:

1.	Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value
2.	Market Rates adopted.	:	<u>Prevalent market rate:</u> Rs. 2,200/- to Rs. 2,700/- per sq. ft. <u>Rates adopted for valuation</u> Rs. 2,500/- per sq .ft for terrace Rs. 1,000/- per sq.ft for terrace

3.	If sale instances are not available or relied upon, basis of arriving at the land rate.	:	Enquired with local Architects and Real estate consultants about the current market rates in that area and on this basis, property is valued under "Selling Price Method."
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III. **PRESENT FAIR MARKET VALUATION:**

Valuation = Area x Rate

A) Area

Built up area	550 sq. ft.
Rate considered for valuation	Rs. 2500/- per sq. ft.
Value	Rs. 13,75,000/-

B) Terrace Area

Terrace Area	32 sq. ft.
Rate considered for valuation	Rs. 1000/- per sq. ft.
Value	Rs. 32,000/-

Total Property

A + B	13,75,000 + 32,000
Value	Rs. 14,07,000/-

In Words: (Rupees Fourteen Lakhs Seven Thousand Only)

IV. **REALISABLE SALE VALUE:**

Rs. 12,66,000/- (Rupees Twelve Lakhs Sixty Six Thousand Only)

V. **DISTRESS SALE VALUE:**

Rs. 11,26,000/- (Rupees Eleven Lakhs Twenty Six Thousand Only)

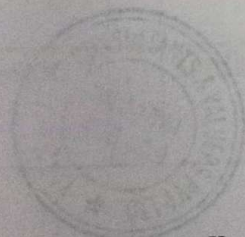
VI. **VALUE FOR INSURANCE (STRUCTURE):**

Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand Only)

Yours faithfully,
For YARDI PRABHU
CONSULTANTS & VALUERS PVT.LTD.

(Handwritten Signature)

DIRECTOR / AUTH. SIGN.
(Approved Valuer of State Bank of Mysore)



TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor	:	Ground + 3 Upper Floor Height : 9'6"
2.	Location and Plinth Area	:	Flat No. 101, 1 st Floor, A - wing Carpet area - 390 sq. ft. and Terrace 32 sq. ft.- Measurement Built up area- 51.12 sq. mtr i.e 550 sq. ft and Terrace 2.79 sq. mtr i.e 30 sq. ft. - Agreement
3.	Year of Construction	:	Year – 2012 (Ready to possession)
4.	Estimated future life.	:	50 years (Subject to proper Repair and maintenance)
5.	Type of construction	:	R.C.C. framed structure
6.	Type of foundation	:	R.C.C. footing.
7.	WALLS		--
	a) Ground Floor	:	9" thick brick masonry wall both side face plastered ✓
	b) Partitions	:	4 ½" thick brick masonry walls both side face plastered ✓
8.	Door and Windows (floor-wise)	:	Aluminium powder coated sliding windows, Simple wooden flush door ✓
9.	Flooring (floor-wise)	:	Vitrified tiles flooring ✓
10.	Finishing and Maintenance	:	Good ✓
11.	Roofing and terracing.	:	R.C.C. slab roof ✓
12.	Special architectural or decorative features.	:	N.A.
13.	a) Internal wiring- surface or conduit.	:	Concealed wiring ✓
	b) Class of fittings superior / ordinary / poor.	:	Ordinary ✓

14.	a) Sanitary installations.	:	1 Indian WC and bath
	b) Class of fittings superior coloured / superior white / ordinary.	:	Ordinary
15.	Compound Wall.	:	Exist
16.	No. of lifts and capacity.	:	No Lifts
17.	Underground sump.	:	Existing
18.	a) Capacity	:	Sufficient as per requirement
	b) Type of construction.	:	R.C.C.
19.	Overhead Tank	:	Existing
	a) Where located	:	On Terrace
	b) Capacity	:	Sufficient as per requirement
	c) Type of construction	:	R.C.C
20.	Pumps Nos. and their horse power	:	2 No. pumps
21.	Roads and pavings within the compound, approx. area.	:	Chequered tiles paving
22.	Sewage disposal/ whether connected to public sewers. If septic tanks provided, no and capacity.	:	As per local norms
23.	Regards to Aesthetics and environment.	:	Normal
24.	Safety considerations fires, earthquakes, and tides.	:	As per norms

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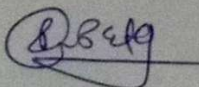
(1)

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made, executed and entered into at Dombivli
on this 15th day of June 2012

BETWEEN

M/s. Laxmi Developers, a Partnership concern, holding **PAN-AADFL2366F**,
having its office at 112, Vasudeo Laxmi Co-op. Hsg. Soc., Above Satkar Hotel,
Kelkar Road, Dombivli (E), through its partner **Mr. Parshotam N. Patel**
hereinafter called and referred as **Promoters/Developers** (which expression
shall unless it be repugnant to the context of meaning thereof shall mean and
include the partners for the time being, survivors and surviving partners of the
said firm and their heirs, executors, administrators and assigns) of the **First Part**;



1

B.R. Aithal.

क. ल. न. - ३
दस्त क्र ३७२/२०१२
५/१०

AND
Mr./Mrs/M/s. B. Ravishankar Aithal
Age 40 years, Occupation Poiet, PAN- AGAPA4823F

Mr./Mrs/M/s. —
Age — years, Occupation —, PAN- —
Residing at Room NO. 13, J.N. 3/17, Shiv Sagar Society, Sector-10, Vashi, Navi Mumbai.

hereinafter called the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **Other Part**;

The Purchaser whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the **Purchaser** as singular masculine;

WHEREAS Mr. Santosh Sukhdev Bhavsar is the owner of all that piece and parcel of land bearing S.No.112, H.No.3, admeasuring area 0H-13G-4P, which is equivalent to 1340 Sq.Mtrs., lying, being and situate at village Titwala, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan, and more particularly described in the **Schedule of Property** hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Land**);

AND WHEREAS by and under a Development Agreement dated 18.11.2009, registered with the office of Sub-Registrar of Assurances, Kalyan-4, on 18.11.2009, at Sr.No.4350/2009, and an Irrevocable Power of Attorney dated 18.11.2009, registered with the office of Sub-Registrar of Assurances, Kalyan-4, on 18.11.2009, at Sr.No.4351/2009, the owner therein has granted development rights in respect of the said land to the Developers/Promoters herein;

AND WHEREAS the Hon'ble Collector, Thane, has granted N.A. Order in respect of the said land vide its Outward No.REV/K-1/T-7/NAP/SR-1192010, dated 18.12.2010;



AND WHEREAS the Promoters have entered into standard agreement with the Architect Mr. Sandeep S. Paranjpe, for the preparation of the plans, specifications and designs of the proposed building, and the Promoters accept

B.R.Aithal

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दस्तक 306/2092

the professional supervision of and R.C.C. Consultant Mr. K.K. Patel, till the completion of the said building, and accordingly the plans, designs and specifications in respect of the proposed new building have been prepared by Architect Mr. Sandeep S. Paranjpe;

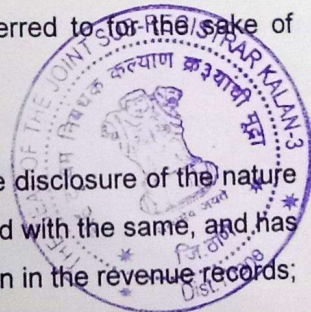
AND WHEREAS the Promoters have started the construction of a multistoried building on the said land in accordance with the plan sanctioned by the Kalyan Dombivli Municipal Corporation vide its Outward No.KDMC/NRV/BP/KV/686-333, dated 14.02.2011;

AND WHEREAS the copies of the floor plan approved by the concerned local authorities have been annexed hereto and marked as **Annexure - ___**;

AND WHEREAS in pursuance of the said Development Agreement dated 18.11.2009 recited hereinabove, the Builders/Promoters have sole and exclusive right to dispose by way of sale all the residential and commercial units in the proposed new building on ownership basis and to enter into Agreements with the purchasers of those flats/shops/offices/units and to receive the sale price thereof;

AND WHEREAS the purchaser demanded from the Promoters, and the Promoters have given inspection of all the documents relating to their title to the said land, including the copies of development agreement, Certificate of Title of the said land issued by Advocate A.A. Chitnis, VII-XII Extract and/or all other relevant documents showing the nature of title of the Promoters to the said land, and the plans, designs and specifications prepared by the Architect Mr. Sandeep S. Paranjpe, and approved by the competent authorities, and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules made thereunder (hereinafter called and referred to for the sake of brevity as **The Said Act & The Said Rules**);

AND WHEREAS the Promoters have made full and true disclosure of the nature of their title to the said land and the Purchaser is satisfied with the same, and has accepted the title of the owners to the said land as shown in the revenue records;



[Handwritten signature]

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क. ल. न. - ३
दस्तावेज नं. १०१३

AND WHEREAS while sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations which are to be observed and performed by the Promoters while developing the said land and the building to be constructed thereon and upon the due observance and performance of the terms and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the concerned local authority;

AND WHEREAS the purchaser herein offered to purchase and the Promoters have agreed to sell a Flat No. 101, in the A-Wing, having Carpet/Built-up area admeasuring 550 Sq.Ft. + 30 Sq.Ft. Open Terrace (51.12 + 2.79 Sq.Mtrs.), on the First Floor, alongwith a Open/Stilt Parking No. -, having area of - Sq.Ft., in the proposed new building known as Om Vinayak Darshan, to be constructed on the said land (hereinafter called and referred to for the sake of brevity as the Said Flat);

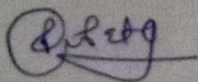
AND WHEREAS the parties hereto are desirous of reducing the terms and conditions in writing by executing the said agreement as under;

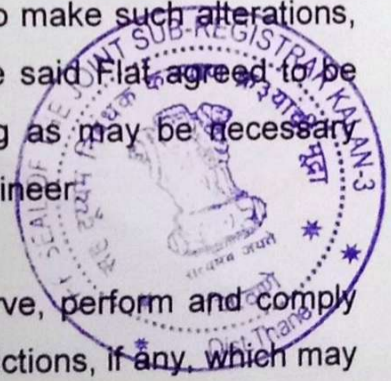
NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Promoters shall construct multistoried building on the said land in accordance with the designs, specifications and plans approved by the concerned local authority and which the Purchaser has seen and approved, with such variations and modifications as the Promoters and/or Architect may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them.

The Purchaser herein, by executing these presents, has granted his irrevocable consent to the Promoters as required under Section 7 of the said Act whereby the Promoters shall be entitled to make such alterations, variations and modifications in the structure of the said Flat agreed to be purchased by him and/or structure of the building as may be necessary and/or expedient in the opinion of the Architect/Engineer.

2. The Promoters/Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may





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 ०२/०२/२०१२

have been imposed by the concerned planning authority at the time of sanctioning the said plan or thereafter and shall before handing over possession of the said Flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificate in respect of the said building in which the said Flat is situated.

3. The Purchaser has prior to the execution of this agreement perused all the relevant documents relating to the title of the Promoters to the said land, approved plans, specifications and area of the said Flat proposed to be purchased by him, and on being satisfied he has agreed to purchase said Flat in the proposed new building from the Promoters, and hereafter shall not raise any objections in respect thereof.

4. The Purchaser hereby agrees to purchase from the Promoters and Promoters hereby agrees to sell to the Purchaser **Flat No. 101**, in the A-Wing, on the First Floor, having **Carpet/Built up** area admeasuring 550 Sq.Ft. + 30 Sq.Ft. **Open Terrace** (51.12 + 2.79 Sq.Mtrs.), (which is inclusive of balconies) in the building known as **Om Vinayak Darshan**, to be constructed on the said land (hereinafter called and referred to for the sake of brevity as the **Said Flat**) for the price or consideration of **Rs. 13,90,000/-** (Rupees Thirteen Lac Ninty Thousand only Only), inclusive of proportionate price of the common areas and facilities appurtenant to the said Flat, alongwith a **Open/Stilt Parking No. -**, having area admeasuring - Sq.Ft. for a total consideration of **Rs. 13,90,000/-** (Rupees Thirteen Lac Ninty Thousand Only Only). The Purchaser hereby agrees to pay the Promoters the agreed price or consideration of the said Flat mentioned hereinabove, in the following manner:
 - a) 15% on booking as earnest money.
 - b) 15% on the commencement of Plinth work.
 - c) 10% on the commencement of First Slab.
 - d) 10% on the commencement of Second Slab.
 - e) 10% on the commencement of Third Slab.
 - f) 10% on the commencement of Fourth Slab.
 - g) 10% on commencement of Brick work.



(Signature)

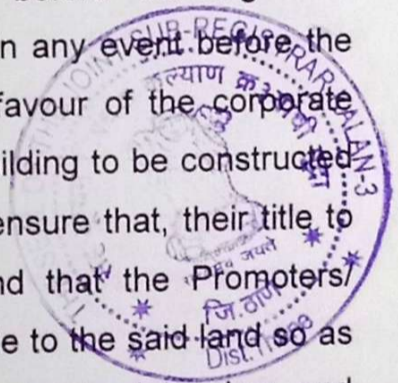
B.R. Aithal

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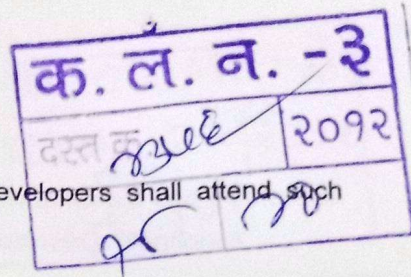
- h) 10% on commencement of plastering work.
i) 5% on commencement of plumbing & Tiling work.
j) 5% on possession.

5. The Promoters/Developers hereby declare that, the Floor Space Index available in respect of the said land is as shown in the approved plan and that no part of the said Floor Space Index has been utilised by the Promoters/Developers elsewhere for any purpose whatsoever and in any case any part of the said Floor Space Index is utilised elsewhere, then the Promoters/Developers shall furnish to the Purchasers all the particulars in respect of such utilization of the said Floor Space Index by the Promoters/Developers. In case while developing the said land, the Promoters/Developers have utilised any Floor Space Index of any other land or property by way of floating Floor Space Index, then the particulars of such Floor Space Index shall be disclosed by the Promoters/Developers to the Purchaser. It is expressly agreed by and between the parties hereto that, the residual F.A.R (F.S.I) in respect of the said land or the layout not consumed shall be available to the Promoter at all times and that they shall have exclusive right to utilise the same at any other property at their own will without having required to pay any additional consideration to the owners or the proposed society or corporate body of all the Flat Purchasers and that all the Flat Purchasers shall co-operate with the Promoters/Developers in that regard and shall not raise any objection to the same.

6. The Promoters/Developers hereby agree that, before handing over possession of the said Flat to the Purchaser and in any event before the execution of the conveyance of the said land in favour of the corporate body to be formed all the Flat Purchasers of the building to be constructed on the said land, the Promoters/Developers shall ensure that, their title to the said land is free from all encumbrances and that the Promoters/Developers have absolute, clear and marketable title to the said land so as to enable them to convey to the said society such absolute clear and marketable title on the execution of the conveyance of the said land in favour of the said society.



(Signature)



by the registration Act and the Promoters/Developers shall attend such office and admit the execution thereof.

36. All Notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if it is sent to the Purchaser by a Registered Post A.D. or under Certificate of posting at his address as mentioned in the Title Clause in these presents.
37. The Purchaser shall permit the Promoters/Developers and their surveyors and agents with or without workmen at all reasonable times to enter upon the said land and premises or any part thereof to view and examine the state and conditions thereof.
38. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of N.A. land bearing S.No.112, H.No.3, admeasuring area 0H-13G-4P, which is equivalent to 1340 Sq.Mtrs., lying, being and situate at village Titwala, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan.

B. R. Aithad





क. ल. न. - ३
दस्त क्र. ३५६/२०१२

जा. क्र. कडोंमपा/नरवि/बाप/कवि/६६-३३३
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक - १४/१२/२०१०

श्री./ श्रीमती:- सतिष एस भावसार
कुलमुखत्यारपत्रक :- श्री. जयराज की पेल्ल ब शर
वास्तुशिल्पकार:- श्री. संदिप एस. पराजपे (वास्तु) डोंबिवली

विषय:- सि.स.नं. — स.नं. ११२ हि.नं. ३ प्लॉट नं. —

मौजे- लिहवाळा येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि. १४.१.११ रोजीचा श्री. संदिप पराजपे वास्तु
याचे मार्फत सादर केलेला अर्ज क्र.

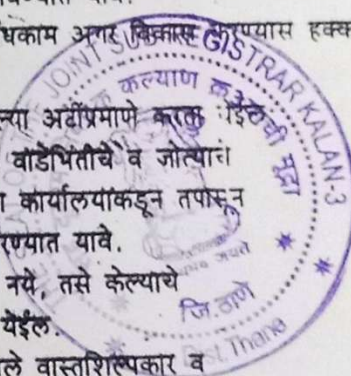
२) अंतरिम मंजूरी आदेशपत्र क्र. कडोंमपा/नरवि/बाप/कवि/२६१-११८
दि. ६/०६/२०१०

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम
१९६६ चे कलम ४५ नुसार सि.स.नं. — स.नं. ११२ हि.नं. ३ प्लॉट नं. —

मौजे- लिहवाळा मध्ये १३४०.०० चौ.मी. क्षेत्राच्या भूखंडावर, १३३६.२२ चौ.मी. घटई क्षेत्राच्या भूखंडाचा
विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या
दिनांक १४.१.११ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती
दाखविल्याप्रमाणे तळघर, स्टील्ट, तळमजला, पाहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला,
सहावा मजला, सातवा मजला, आठवा मजला, नववा मजला, दहावा मजला, अकरावा मजला, बारावा मजला, तेरावा मजला,
सहवासी, दुकाने, ऑफिस, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व
जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे समतीपत्र
देण्यात येत आहे.

इमारत ३) अर्जा - तळ + ३ मजले (सहवासी)
B विंग - स्टील्ट (तळ) + ३ मजले सहवासी

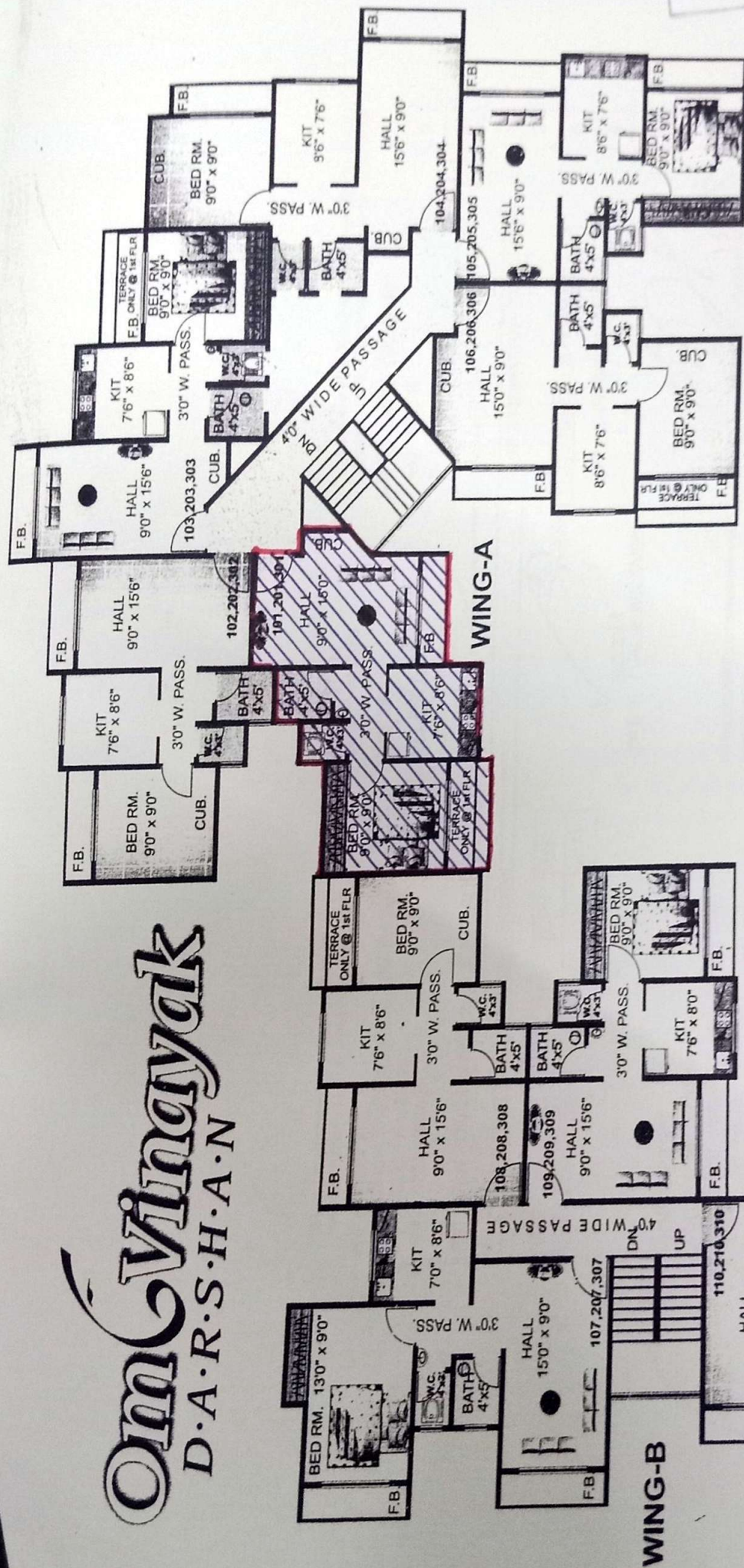
- २) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अर्ज किंवा इतर प्रकरणास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करणे आवश्यक आहे.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम केलेल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्याचे-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल. व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.



B.R. Aithad

Om Vinayak

D.A.R.S.H.A.N



WING-B

WING-A

क. ल. न. - ३
 3300
 3300

Flat no. 101 having carpet / Built up area admeasuring 550 Sq.ft + 30

Sq.ft. Open terrace on the First floor in the 'A' wing in Building known as

"OM VINAYAK DARSHAN"

Customer name: B. Ravishankar Aithal. Sign B.R. Aithal

For LAXMI DEVELOPERS

Partner name Mr. Parshotam N. Patel. Sign Parshotam





दस्तावेजांक व वर्ष: 4376/2012

Friday, June 15, 2012

11:37:04 AM

दुय्यम निबंधक: कल्याण 3

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : टिटवाळा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) करारनामा
 मोबदला रु. 1,390,000.00
 बा.भा. रु. 1,280,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. 25/77 **** मौजे टिटवाळा, स.नं. 112, हि.नं. 3, सदनिका क्रमांक 101, ए विंग, पहिला मजला, ओम विनायक दर्शन, क्षेत्र 550 चौ फूट + ओपन टेरेस 30 चौ फूट
- (3) क्षेत्रफळ (1) 51.12 चौ मी + टेरेस 2.79 चौ मी
- (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 लक्ष्मी डेव्हलपर्स तर्फे भागीदार, परषोत्तम नानजी पटेल - -; घर/फ्लॅट नं: 112, वासुदेव लक्ष्मी सोसा., केळकर रोड डोंबिवली पू; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AADFL2366F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बी रविशंकर ऐताल - -; घर/फ्लॅट नं: 13, जे एन 3/17 शिवसागर से 10 वाशी; गल्ली/रस्ता: *-; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGAPA4883F.
- (7) दिनांक करून दिल्याचा 15/06/2012
- (8) नोंदणीचा 15/06/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4376 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 69500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13900.00
- (12) शेरा



सत्यप्रत

सह दुय्यम निबंधक कल्याण क्र. 3

15 JUN 2012



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

FT 604829

24 SEP 2012

Licence No. 35/01
STAMP VENDOR
MR. AVINASH H. GUJARE



Sr. No. 7465 Date 24/09/2012

Face Rs. 100

Issued to Ravi Shankar S. Aithal, Dombivli

Through Ashwini Jethi
A.V. Joshi

Aug
Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E)

Sub-Treasury Officer
Kalyan

क. ल. न. - ३	
...	2092
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10 SEP 2012

RECTIFICATION DEED

THIS RECTIFICATION DEED is made, executed and entered into at Dombivli,
on this 25th day of September 2012



B.R. Aithal

क. ल. न. - ३	
दि. क्र. २०१२	२०१२
३	२३

BETWEEN

M/s. Laxmi Developers, a Partnership concern, through its Partner **Mr. Parshotam Nanji Patel**, Age 38 years, Occupation Business, Office at 112, Vasudeo Laxmi Co-op. Hsg. Soc., Above Satkar Hotel, Kelkar Road, Dombivli (E), Taluka Kalyan, Dist. Thane, hereinafter called **Promoters/Developers** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators, nominees, and assigns) of the **First Part**;

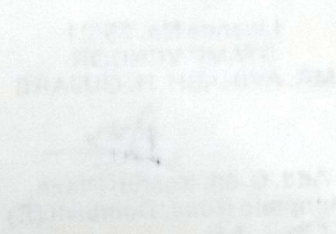
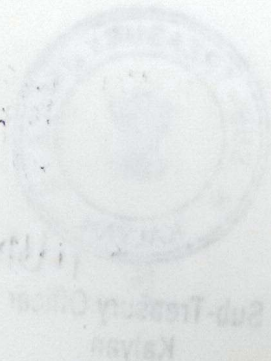
AND

Mr. Ravishankar S. Aithal, Age 41 years, Occupation Priest, residing at Room No. 3/17, Shiv Sagar Society, Sector-10, Vashi, Navi Mumbai, hereinafter called **The Purchaser** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and nominees and assigns) of the **Other Part**.



B.R. Aithal

क. ल. न. - ३	
क. ल. न. - ३	२०१२
३	२२



SIS 932 P 3
 2012/11/11
 11/11/12

BETWEEN

M/s. Laxmi Developers, a Partnership concern, through its Partner **Mr. Parshotam Nanji Patel**, Age 38 years, Occupation Business, Office at 112, Vasudeo Laxmi Co-op. Hsg. Soc., Above Satkar Hotel, Kelkar Road, Dombivli (E), Taluka Kalyan, Dist. Thane, hereinafter called **Promoters/Developers** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators, nominees, and assigns) of the **First Part**;

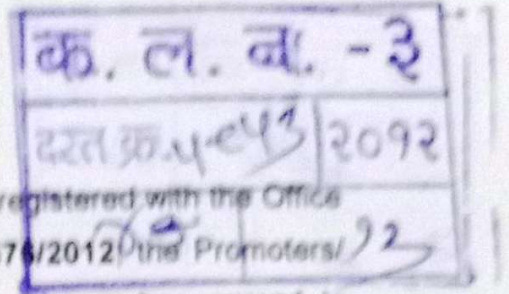
AND

Mr. Ravishankar S. Aithal, Age 41 years, Occupation Priest, residing at Room No. 1, N. 3/17, Shiv Sagar Society, Sector-10, Vashi, Navi Mumbai, hereinafter called **The Purchaser** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and nominees and assigns) of the **Other Part**;



B. R. Aithal.

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WHEREAS vide Agreement for Sale dated 15.06.2012, registered with the Office of Sub-Registrar of Assurances, Kalyan-3, at Sr.No.4374/2012 Dist. Thane Promoters/ 12 Developers have agreed to sell/transfer and the Purchaser has agreed to purchase/acquire a flat being Flat No.101, in the A-Wing, having Built up area admeasuring 550 Sq.Ft. + 30 Sq.Ft. Open Terrace (51.12 + 2.79 Sq.Mtrs.), on the First Floor, in the building known as Om Vinayak Darshan, situated at village Titwala, constructed on the piece of N.A. land bearing S.No.112, H.No.3, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, within the Registration District Thane and Sub-District Kalyan, and more particularly described in the **Schedule of Property** hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Agreement & Said Flat**);

AND WHEREAS the execution of the said Agreement has been admitted by Promoters/Developers before the Sub-Registrar of Assurances and other formalities shall be completed in due course;

AND WHEREAS from the perusal of the copy of the said Agreement it is found that, due to inadvertent error, the Name of the Purchaser herein was mistakenly written as "**Mr. B. Ravishankar Aithal**", in the said Agreement as well as the Index-II of the said Agreement, instead of correct Name as "**Mr. Ravishankar S. Aithal**";

AND WHEREAS on noticing the said mistake, the parties hereto have decided to execute these presents with a view to rectify the inadvertent mistake occurred in the said Agreement as well as the Index-II of the said Agreement and to incorporate the correct Name therein;

NOW THIS DEED WITNESSETH AS FOLLOWS: -

1. Pursuant to the said Agreement the Promoters/Developers and the Purchaser herein hereby admit that, due to inadvertent error, the Name of the Purchaser herein was mistakenly written as "**Mr. B. Ravishankar Aithal**" in the said Agreement as well as the Index-II of the said Agreement, instead of correct Name as "**Mr. Ravishankar S. Aithal**".

2. It is hereby agreed by and between the parties that, the Name of the Purchaser herein, which is mistakenly written as "**Mr. B. Ravishankar**

B. R. Aithal.

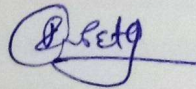
क. ल. न. - ३	
दस्त क्रमांक	२०९
५ &	१२

"Aithal", in the said Agreement as well as the Index-II of the said Agreement, shall be replaced and read as "Mr. Ravishankar S. Aithal", and it shall be read as the part of the said Agreement as if the same was written therein.

3. Subject to whatever is stated hereinabove the parties hereto hereby confirm the said Agreement and the terms and conditions mentioned therein.
4. The parties hereto hereby declare that, this Deed of Rectification shall be read as part of the said Agreement and shall be treated as an Appendage thereto.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Flat No.101, in the A-Wing, having Built up area admeasuring 550 Sq.Ft. + 30 Sq.Ft. Open Terrace (51.12 + 2.79 Sq.Mtrs.), on the First Floor, in the building known as Om Vinayak Darshan, constructed on the piece of N.A. land bearing S.No. 112, H.No.3, lying, being and situate at village Titwala, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane and Sub-District Kalyan.



B. R. Aithal.



गावाचे नाव : टिटवाळा

1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
2) मोबदला	रु.0
3) बाजारभाव(भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : सदनिका नं: १०१, माळा नं: पहिला मजला, इमारतीचे नाव: ओम विनायक दर्शन, ब्लॉक नं: --, रोड नं: --, इतर माहिती: बांधीव क्षेत्र ५५० चौ.फूट + ३० चौ. फूट ओपन टेरेस म्हणजेच ५१.१२+२.७९ चौ.मी., मीजे टिटवाळा, स.नं.११२, हि.नं.३, दि.१५.०६.२०१२ रोजी दस्त नं.४३७६ अन्वये नोंदणीकृत केलेल्या दस्तात लिहून घेणार यांचे नाव चूकीने बी. रविशंकर ऐताल असे नोंदवले गेले आहे, तरी ते रविशंकर एस. ऐताल असे वाचण्यात यावे यासाठी सदर चूकदुरुस्तीपत्र करण्यात आले.
5) क्षेत्रफळ	51.12 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. लक्ष्मी डेव्हलपर्स तर्फे भागीदार परषोतम नानजी पटेल वय:-41; पत्ता:-प्लॉट नं: ११२, माळा नं: पहिला मजला, इमारतीचे नाव: वासुदेव लक्ष्मी को-ऑप. हौ. सो., ब्लॉक नं: सत्कार हॉटेलच्या वर, रोड नं: केळकर रोड, डोंबिवली (पू), . . पिन कोड:-421201 पॅन नं:-AADFL2366F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रविशंकर एस. ऐताल वय:-41; पत्ता:-प्लॉट नं: रुम नं.१३, माळा नं: --, इमारतीचे नाव: शिव सागर को-ऑप. हौ. सो., ब्लॉक नं: सेक्टर १०, रोड नं: नवी मुंबई, वाशी, . . पिन कोड:-400601 पॅन नं:-AGAPA4883F
9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2012
10) दस्त नोंदणी केल्याचा दिनांक	26/09/2012
11) अनुक्रमांक, खंड व पृष्ठ	5953/2012
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
13) बाजारभावाप्रमाणे नोंदणी शुल्क	300
14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Correction Deed

सह दुय्यम निबंधक कल्याण-३
26 SEP 2012

