

514

खातेदारी प्रत / Party Copy
वि ठाणे जनता सहकारी बँक लि.

THE THANE JANATA SAHAKARI BANK LTD.
SCHEDULED BANK

शाखा / Branch / दिनांक / Date 21.1.09
मुद्रांक शुल्क / Stamp Duty ₹. / Rs 65.00/-
सेवा आकरणी शुल्क / ₹.

Service Charges / Rs. 10/-
No. of Documents 1
एकूण / Total ₹. / Rs 65.00/-

अक्षरी रुपये / Amount in Words Sixty Five
Thousand & Ten only

मुद्रांक शुल्क, सरकारी नोंद / Name of Stamp
duty paying party, Palpada, Borivli, Mumbai
फोन नं. / Pan No. ADFP00251

पत्ता / Address & Tel. No.
A/19 - Ashok Vozka Sahasra Pipeline Road
opp - Import - Ware House - Andheri (E)
Mumbai - 40

ECO PROPERTIES of counter party
Cinimax, Wonder Mall,
G.B. Road Thane (W) Purpose of transaction

Ph. : 2589 4043
Agreement for sale.

घनादेश/चे ऑर्डर ज्या बँकेला आदेश आहे त्या बँके
नाव व शाखा / Name of the Drawee Bank & Branch

की. डी. चे. ऑर्डर / चे. नं. (SCHEDULED BANK)

D.D. PO / Cheque No. if any 700

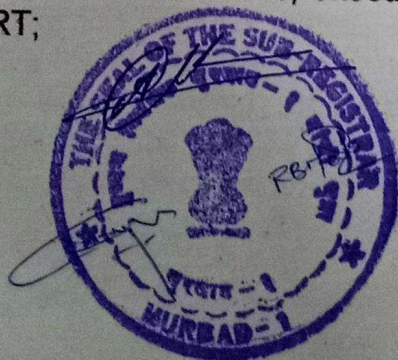
रोखपाल / Cashier Authorised Signatory

मुद्रांक केलेले दस्तऐवज घेण्यास योग्य ही सर्व्ही
आपण आदेशपत्र आहे / This counterfoil has to be
presented at the time of delivery of stamp subject to
Delivery of stamp document on next working day

9/33
92/00

AGREEMENT FOR SALE

This agreement for sale is made and entered into at MURBAD on this 22 day of Jan 2009 in Between: M/s. Eco Properties. A Sole Proprietary Firm having its address at: 58, Wonder Mall Cine Max, Ghodbunder Road. Thane (West), through its Sole Proprietor Mr. Amjad Usman Khan hereinafter called and referred to for convenience purpose as 'The Vendor' (which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, representatives and assigns) of THE ONE PART;



Authorised Signatory
The Thane Janata Sahakari Bank Ltd.
Main Br.

INDIA
RECORDED
650001-985198
JAN 21 2009
16:40
MAHARASHTRA

THE THANE JANATA SAHAKARI
BANK LTD., MAIN BRANCH,
MADHUMALTI, V.S. PATIL,
JAMBHALI NAKA,
THANE-400601,
D-5/STP(V)/C.R.1019/01/08/61
to 64

10

28
 3240C
 2/33

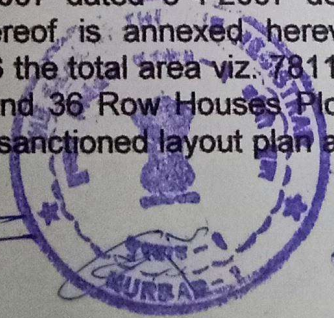
AND

Mr. PUSHPALA UDAY KUMAR. Adult, Aged - **49** years, Occupation **SERVICE**, & **Mrs. PUSHPALA BUVANAMALA.** Adult, Aged - **44** years, Occupation **SERVICE**, both Residing at **A/19 ASHOK VATIKA SAHAR PIPE LINE ROAD OPP. IMPORT WAREHOUSE, ANDHERI (E) MUM-99.** Hereinafter called and referred to for convenience purpose as 'The Purchaser's (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include they heirs, executors, representatives and assigns) of THE OTHER PART;

WHEREAS The Scheme of consolidation of lands was sanctioned in the year 1982 vide order of the Deputy Land Records. Mumbai Region, vide order no. CON/SR-253 (Thane) dated 20-3-82 and the said scheme was made effective to village Shiravali. Taluka Murbad, Dist: Thane and in response to the implementation of the said scheme of consolidation of lands all the lands of village Shiravali bearing different survey numbers were consolidated in 492 Guts (Blocks).

AND WHEREAS admittedly Non-Agricultural Lands bearing 1) Gut no. 387 admeasuring 780 sq. mtrs. 2) Gut no. 481 (part) admeasuring 52000 sq. mtrs. 3) Gut no. 482 admeasuring 9000 sq. mtrs. 4) Gut no. 483 admeasuring 8900 sq. mtrs. 5) Gut no. 484 admeasuring 300 sq. mtrs. 6) Gut no. 488 admeasuring 6300 sq. mtrs. 7) Gut no. 489 admeasuring 830 sq. mtrs., totally admeasuring 78110 sq. mtrs. lying and situate at Village Shiravali, Taluka Murbad, Dist.: Thane, within the precincts of the Group Grampanchayat Shiravali and within the limits of the Panchayat Samiti Murbad, Taluka Murbad, Dist: Thane as also within the registration limits of the Sub - Registrar of Assurances, Murbad (Hereinafter collectively called and referred to for convenience purpose as, "The Said Land") and particularly described in **Schedule I** here below is owned and possessed by The Vendor and admittedly the revenue authorities have effected necessary changes in the records of rights maintained by them in respect of The Said Land and thereupon the name of The Vendor is respectively appearing in the revenue authorities have effected necessary changes in the records of rights maintained by them in respect of The Said Land and thereupon the name of The Vendor is respectively appearing in the 7/12 extract thereof and the said 7/12 extract is annexed hereto as being **Annexure "A"**.

AND WHEREAS The Assistant Director of Town Planning vide letter no. Binsheti Parvangi/Rekhakan/335-Taluka Murbad/SS Thane/559 dated 23-2-2007 has got approved layout plan and thereupon The Said Land has been converted into that of non-agricultural one (with approved layout) vide NA order no. Jaminbab/NAP/SR.34/2007 dated 3-4-2007 delivered by the Tahasildar, Murbad and a copy thereof is annexed herewith as being **Annexure "B"** AND THUS WHEREAS the total area viz. 78110 sq meters is subdivided into 150 Bungalow Plots and 36 Row Houses Plots inclusive of Plot.no. 120 A & Plot.no. 120 B as per sanctioned layout plan annexed hereto as being **Annexure "C"**.



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AND WHEREAS The Vendor intends to dispose of for consideration the total area viz. 78110 sq mtrs. Of The Said Land which is admittedly subdivided into 150 Bungalow Plots and 35 Row Houses Plots of The Said Land and is thus proposing to sell 150 Bungalow Plots and 35 Row House Plots within The Said Land as per the approved lay out plan.

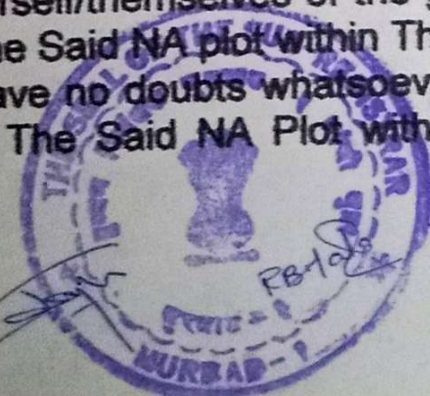
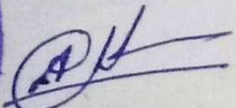
AND THUS WHEREAS The Vendor intends to dispose of the above referred 150 Bungalow Plots and 35 Row Houses Plots with its approved FSI (Hereinafter collectively called and referred to for convenience purpose as, 'The Said Plot along with proposed construction') to the prospective Purchaser's.

AND WHEREAS The Purchaser' shaving come know the intention of The Vendor, have approached The Vendor and personally inspected the Title Deeds in respect of The Said Land and also visited the site and thereupon decided to purchase NA Plot no. 48 admeasuring 275.00 Sq. Mtrs. subsequently within the Said Land along with proposed construction of 1345 Sq.ft. Built up (2BHK Bungalow) as per approved layout and the Scheme thereof to be known as 'Palm Village' (Hereinafter called and referred to for convenience purpose as 'The Said NA Plot along with proposed construction of Bungalow') and particularly described in Schedule II here below and shown delineated by Red Colour Boundary Line in the layout plan annexed hereto as being Annexure "D".

AND WHEREAS The Purchaser's demanded from The Vendor and The Vendor has thereupon given inspection to The Purchaser's of all the documents of title relating to The Said NA Plot, including various permissions granted by the Revenue Authorities, Competent Authorities etc.

AND WHEREAS the title of The Vendor with regard to the Said Land wherein The Said NA Plot is contained has been verified and inspected by Advocate Shri. Dattatray B. Deshpande of Kulgaon Badlapur, Taluka Ambemath, Dist: Thane and the Title Certificate annexed hereto as Annexure "E" and which Title Certificate is also seen and scrutinized by The Purchaser's.

AND WHEREAS prior to execution of this Agreement for Sale, The Purchaser's herein, after taking inspection of all the aforesaid documents of Title, Plan and Specifications approved by the Assistant Director of Town Planning. Various permissions issued by the Revenue and Competent Authorities, has/have satisfied himself/herself/themselves of the genuineness of the Title of The Vendor in respect of The Said NA plot within The Said Land and hence hereby declare that he has/have no doubts whatsoever about the ownership of The Vendor in respect of The Said NA Plot within The Said Land.

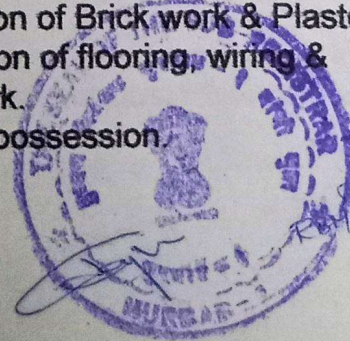



AND WHEREAS The Vendor and The Purchaser's discussed in themselves the terms, conditions and the consideration in respect of **'The Said NA Plot along with proposed construction of Bungalow'** by way of sale and also further decided to put the same in writing by executing this Agreement for sale.

7/21/08
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NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- 1) The Vendor has today agreed to sell **'The Said NA Plot along with proposed construction of Bungalow'** as more particularly described in Schedule II hereunder and shown delineated by Red Colour Boundary Line in the layout plan attached hereto at **Annexure D** for the total consideration of Rs. 32,50,000/- (Rupees THIRTY TWO LACS FIFTY THOUSAND ONLY) to The Purchaser's.
- 2) The Purchaser's has today agreed to purchase **'The Said NA Plot along with proposed construction of Bungalow'** as more particularly described in Schedule II hereunder and shown delineated by Red Color Boundary Line in the layout plan attached hereto at **Annexure D** for the total consideration of Rs. 32,50,000/- (Rupees THIRTY TWO LACS FIFTY THOUSAND ONLY) from The Vendor.
- 3) The Purchaser's have paid an amount of Rs. 1,00,000/- (Rupees ONE LAC ONLY) BY CHEQUE NO. 023235 Dt: 24/05/2008 of AXIS BANK LTD. & Rs. 2,00,000/- (RUPEES TWO LACS ONLY) BY CHEQUE NO. 222898 Dt: 24/10/2008 of AXIS BANK LTD. Towards Earnest Money from and out of the total consideration to the Vendor in respect of **'The Said NA Plot'** as more particularly described in Schedule II hereunder and shown delineated by Red Color Boundary Line in the layout plan attached hereto at **Annexure D**.
- 4) The Purchaser's agrees to pay the balance consideration amount of Rs. 29,50,000/- (Rupees TWENTY NINE LAC FIFTY THOUSAND ONLY) as stated below:-
 1. Rs. 12,00,000/- Towards the land cost within 15 days from the date of registration.
 2. Rs. 6,12,500/- At the time of starting work for plinth.
 3. Rs. 3,50,000/- After completion of Ground floor slab.
 4. Rs. 2,62,500/- After completion of 1st floor slab.
 5. Rs. 2,62,500/- After completion of Brick work & Plaster work.
 6. Rs. 1,75,000/- After completion of flooring, wiring & Plumbing Work.
 7. Rs. 87,500/- At the time of possession.



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क्रमांक १८२१०९
१०/३३

SCHEDULE I REFERRED TO HEREINABOVE:

Non-Agricultural Lands bearing 1) Gut no. 387 admeasuring 780 sq mtrs. 2) Gut no. 481 (Part) admeasuring 52000 sq mtrs. 3) Gut no. 482 admeasuring 9000 sq mtrs. 4) Gut no. 483 admeasuring 8900 sq mtrs. 5) Gut no. 484 admeasuring 300 sq mtrs. 6) Gut no. 488 admeasuring 6300 sq mtrs. And 7) Gut no. 489 admeasuring 830 sq.mtrs. totally admeasuring 78110 sq meters, lying and situate at Village Shirvali, Taluka Murbad, Dist : Thane, within the precincts of the Group Grampanchayat Shirvali and within the limits of the Panchayat Samiti Murbad, Taluka Murbad, Dist: Thane as also within the registration limits of the Sub-Registrar of Assurances, Murbad.

SCHEDULE II REFERRED TO HEREINABOVE:

Purchased Land & Bungalow Only

Non-Agricultural Plot no. 48 admeasuring 275.00 Sq. Mtrs. subsequently respectively within amalgamated Lands bearing 1) Gut no. 387 admeasuring 780 sq. mtrs. 2) Gut no. 481 (part) admeasuring 52000 sq. mtrs. 3) Gut no. 482 admeasuring 9000 sq. mtrs. 4) Gut no. 483 admeasuring 8900 sq.mtrs. 5) Gut no. 484 admeasuring 300 sq.mtrs. 6) Gut no. 488 admeasuring 6300 sq. mtrs. 7) Gut no. 489 admeasuring 830 sq. mtrs. totally admeasuring 78110 sq.mtrs. lying and situated at Village Shirvali, Taluka Murbad, Dist: Thane, along with proposed construction of 1345 Sq.ft. Built up (2BHK Bungalow) as per approved layout and the Scheme known as "Palm Village" within the precincts of the Group Grampanchayat Shirvali and within the limits of the Panchayat Samiti Murbad, Taluka Murbad, Dist: Thane as also within the registration limits of the Sub-Registrar of Assurances, Murbad.



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[Handwritten initials]

99/33

IN Witness whereof the parties hereto have hereunto put their respective signatures on this agreement for sale on the day, date and year mentioned hereinabove.

Signed, Sealed and Delivered by the
Withinnamed M/s. Eco Properties
Through its Sole Proprietor
Mr. Amjad Usman Khan.



(Signature)

(Amjad Usman Khan)
The Vendor

Signed, Sealed and Delivered by the
Withinnamed Mr. PUSHPALA UDAY
KUMAR & Mrs. PUSHPALA BUVANAMALA



(Signature)

(Signature)
The Purchaser's

In the Presence of:



- 1) *(Signature)* (Pathan Ajar Ahmed)
- 2) *(Signature)* (Sayyed Arif)



RECEIPT

I Mr. Amjad Usman Khan, the Sole Proprietor of M/s. Eco Properties, i.e. the Vendor hereinabove do hereby admit to have received an amount of Rs. 3,00,000/- (Rupees THREE LAC ONLY) from The Purchaser's in above as per clause (3) hereinabove.



(Signature)

(Amjad Usman Khan)

The Vendor

१२/३३

// श्री //

विभाग क्र.५

—: करारनाम्याचे नोंदणीकामी संक्षिप्त गोषवारा:—

मिळकतीची बाजार भावाने किंमत रक्कम रुपये ९,००,०००/- मात्र.
मिळकतीची आपसात ठरलेली किंमत रक्कम रुपये ३२,५०,०००/- मात्र.
जनरल स्टॅम्प रक्कम रुपये ६५,०००/- मात्रचे लावलेले आहेत .
करारनामा आज रोजी दिनांक २२/०१/२००९ रोजीचे दिवशी....
मिळकत मौजे — शिरवली, तालुका—मुरबाड, जिल्हा—ठाणे येथील.....

१.) श्री. अच्युतकुमार पुष्पाला, उ.व.४९
२.) सौ. भुवनामाला पुष्पाला, उ.व.४४
राहणार— ए/१९, अशोक वाटीका, सहार पाईप
लाईन रोड, इनपोट व्हेअर हाऊस जवळ, अंधेरी
मुंबई — ४०० ०९९.हह

लिहून घेणार.

यांसी.....

१.) इंको प्रॉपर्टीजचे प्रोप्रायटर
श्री. अमजद उस्मान खान, उ.व.३०
राहणार— मॉडन टावर, घोडबदर रोड,
२ री राबोडी ठाणे, ता. जि. ठाणे

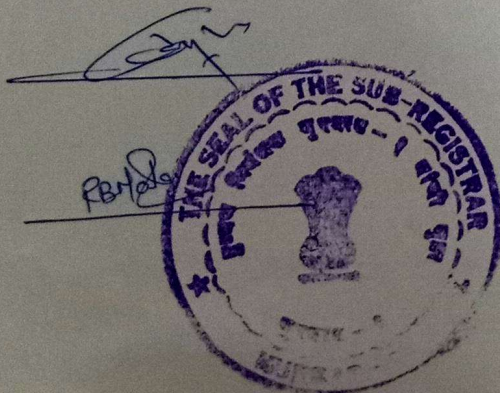
लिहून देणार,

—: मिळकतीचे वर्णन :—

मौजे— शिरवली, ता. मुरबाड विभाग क्र.५ येथील बिनशेती गट नंबर
४८१/पैकी प्लॉट नंबर ४८/अ क्षेत्र २७५ चौ. मिटर आकार ५-५० अशी
बिनशेती मिळकत व त्यावरील नियोजित निवासी रो हाऊस क्षेत्र १३४५ चौ.
फुट बांधीव अशी असलेली मिळकत.

लिहून घेणार /—

लिहून देणार /—



NOC FROM BUILDER

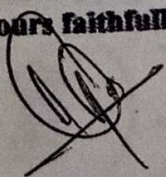
DATE: 23RD Jan.2009

To,
The Assistant General Manager,
RACPC,
Mumbai.

We, M/s. ECO PROPERTIES. hereby certify that (1) Plot along with Bungalow No. 48 in PALM VILLAGE at Murbad Dist. Thane bearing survey No. 481 Plot No. 48 has been allotted to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA.

2. That the total cost of the Plot along with Bungalow is Rs. 32,50,000/- (Rupees THIRTY TWO LACS FIFTY THOUSAND ONLY.)
3. That the title to the said land and the Bungalow therein is clear marketable and free from all encumbrances doubts.
4. We confirm that we have no objection whatsoever to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA. Mortgaging the Bungalow to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any Financial Institution for purchase of land or construction of Bungalow and have not created and will not create any encumbrances on the Plot along with Bungalow allotted to him during tenure of the loan sanctioned/to be sanctioned by the Bank to him.
6. We are agreeable to accept State Bank of India as nominee for Bungalow allotted to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA. And once the nomination favouring the Bank has been registered and advise sent to the Bank of having done so, we note not to change the same without the written consent of the Bank.
7. We undertake to inform the society about Bank's charge on the said plot as and when the society is formed.

Yours faithfully,



(ECO PROPERTIES)

ECO PROPERTIES
58, Cinemax, Wonder Mall,
G.B. Road, Thane (W)
Ph. : 2589 4043

PLOTS / BUNGALOWS / FARM HOUSES AT BADLAPUR & MURBAD.



दुय्यम निबंधक: मुरबाड

दस्तक्रमांक व वर्ष: 182/2009

Thursday, January 22, 2009

3:46:00 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : शिरवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पटटाकार आकारणी देतो करारनामा
की पटटेदार ते नमूद करावे) मोबदला रू. 3,250,000.00
बा.भा. रू. 900,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे शिरवली ता.मुरबाड येथील विभाग क्र. मधील गट नं.481/पै. प्लॉट नं.48/अे क्षेत्र 275 चौ.मी. आकार 5.50 बिनशेती मिळकत व त्यावरील नियोजित निवासी हाऊस बांधकाम क्षेत्र 1345 चौ.फुट,बांधिव.
- (3) क्षेत्रफळ (1)
- (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) - - इंको प्रॉपर्टीचे प्रो.प्रा. श्री.अमजद उस्मान खान ; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: मॉडर्न टावर; ईमारत नं: -; पेठ/वसाहत: 2 री राबोडी; शहर/गाव: ठाणे; तालुका: ठाणे; पिन: -; पॅन नम्बर: AFDPK2513C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - श्री.उदयकुमार पुष्पाला ; घर/फ्लॉट नं: अे/19; गल्ली/रस्ता: -; ईमारतीचे नाव: अशोक वाटीका; ईमारत नं: -; पेठ/वसाहत: सहारा पाईपलाईन रोड , ; शहर/गाव: अंधेरी प.; तालुका: मुंबई; पिन: 99; पॅन नम्बर: ADFPP0025J.
(2) - - भुवनामाळा पुष्पाला; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सहार; तालुका: -; पिन: -; पॅन नम्बर: AKYPP4454D.
- (7) दिनांक करून दिल्याचा 22/01/2009
- (8) नोंदणीचा 22/01/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 182 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 65000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शोरा



(Handwritten signature)

दुय्यम निबंधक मुरबाड.

Site Plan



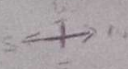
मरब
 95/32
 94/56



PK
 RBH/s

Palm Village
 At Murbad

THE SEAL OF THE
 MURBAD



Handwritten text at the bottom of the page, including a signature and some illegible characters.

Eco Properties™

Your Own Place To Rejoice In Nature Forever

NOC FROM BUILDER

DATE: 23rd Jan.2009

To,
The Assistant General Manager,
RACPC,
Mumbai.

We, M/s. ECO PROPERTIES. hereby certify that (1) Plot along with Bungalow No. 48 in PALM VILLAGE at Murbad Dist. Thane bearing survey No. 481 Plot No. 48 has been allotted to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA.

2. That the total cost of the Plot along with Bungalow is Rs. 32,50,000/- (Rupees THIRTY TWO LACS FIFTY THOUSAND ONLY.)
3. That the title to the said land and the Bungalow therein is clear marketable and free from all encumbrances doubts.
4. We confirm that we have no objection whatsoever to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA. Mortgaging the Bungalow to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any Financial Institution for purchase of land or construction of Bungalow and have not created and will not create any encumbrances on the Plot along with Bungalow allotted to him during tenure of the loan sanctioned/to be sanctioned by the Bank to him.
6. We are agreeable to accept State Bank of India as nominee for Bungalow allotted to Mr. PUSHPALA UDAY KUMAR. & Mrs. PUSHPALA BUVANAMALA. And once the nomination favouring the Bank has been registered and advise sent to the Bank of having done so, we note not to change the same without the written consent of the Bank.
7. We undertake to inform the society about Bank's charge on the said plot as and when the society is formed.

Yours faithfully,

ECO PROPERTIES
58, Cinemax, Wonder Mall,
G.B. Road, Thane (W)
Ph. : 2589 4043

(ECO PROPERTIES)

PLOTS / BUNGALOWS / FARM HOUSES AT BADLAPUR & MURBAD.



Arch. Amit Vadnere

ARCHITECT – INTERIOR DESIGNER – PROJECT MANAGER

22nd April 2009

Plinth Completion Certificate

M/s. ECO PROPERTIES are developing residential bungalow project named as “PALM VILLAGE” on the property bearing Gut No. 387, 481, 482, 483, 484, 488, 489 at Mouje Shiravali in Murbad.

The project consists of **149 Bungalow plots & 36 Row House plots.**

As the property is situated in rural area the urban land (ceiling and regulation) ACT 1976 is not applicable in respect of the aforesaid plot.

The developer has started to construct Bungalow in R.C.C. frame on plot no. **48** owned by **Mr. Pushpala Uday Kumar & Mrs. Pushpala Buvanamala** as per the **APPROVED LAYOUT PLAN** dated **3rd April 2007**. The Bungalow is 2BHK, with a total built up area of **1345 sqft**, on the plot of area **275 sqmt.**

This is to certify that now that construction of Bungalow has **commenced and Plinth is completed** in all respect.

AR. AMIT C. VADNERE

CA 34323

62, Gr. Fir., Cinewonder Mall,
Ghodbunder Rd., Thane (W)

Ar. Amit Vadnere
(ARCHITECT)
CA/2004/34323

Σ SIGMA
ENGINEERING CONSULTANTS
Regd. Valuers, Chartered Engineers,
Architects & Surveyors

Unit No. 612, 6th Floor, Reena Complex, Ramdev Road, Vidyavihar (W), Mumbai - 400 086.
Tel.: 6799 1926, 6798 3554 • Telefax : 67991603 • Email : vidyalc@vsnl.net

Ref. No: SEC/VAL/SBI/465-2009

28th March, 2009

To,

**MR. PUSHPALA UDAY KUMAR &
MRS. PUSHPALA BUVANAMALA**
Through State Bank of India
Bandra Kurla Complex,
MUMBAI

PROFESSIONAL BILL

ON ACCOUNT OF MR. PUSHPALA UDAY KUMAR & MRS. PUSHPALA BUVANAMALA

REF.: - VALUATION REPORT OF PROPERTY KNOWN AS PLOT NO.
48, PALM VILLAGE, VILLAGE SHIRALI, TALUKA MURBAD,
DIST. THANE.

Sr. No.	Description	Amount in Rs.
1.	To our Professional Service Charges for Preparing & Submitting Valuation Report Agreed Professional Fees	Rs. 1500.00
2.	10.3 % Service Tax as levied by Central Govt. of India.	Rs. 155.00
	Total Amount Payable	Rs. 1,655.00

(Rupees One Thousand Six Hundred Fifty Five Only)

Handwritten signature

SIGMA ENGINEERING CONSULTANTS
CHARTERED ENGINEERS
GOVT. APPROVED VALUERS
ARCHITECTS & SURVEYORS



Handwritten signature

SIGMA ENGINEERING CONSULTANTS
CHARTERED ENGINEERS
GOVT. APPROVED VALUERS
ARCHITECTS & SURVEYORS.
Panel Valuers of State Bank of India

Unit No. 612, 6th Floor, Reena Complex, Ramdev Road, Vidyavihar (W), Mumbai - 400 086.
Tel.: 6799 1926, 6798 3554 • Telefax : 67991603 • Email : vidyaic@vsnl.net

Ref. No: SEC/VAL/SBI/465-2009

28th March, 2009

VALUATION REPORT

REF.: - VALUATION REPORT OF PROPERTY KNOWN AS PLOT NO.
48, PALM VILLAGE, VILLAGE SHIRALI, TALUKA MURBAD,
DIST. THANE.

OWNER - MR. PUSHPALA UDAY KUMAR &
MRS. PUSHPALA BUVANAMALA

Pursuant to instructions from M/s. State Bank of India, Bandra Kurla Complex, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property on 26th March 2009 with a view to determine the fair & reasonable market value of the said property as on 26th March 2009. The said inspection was done in the presence of the customer who pointed out the extent & boundaries of the plot to us. We report as under:

1) **SITUATION :**

The property is situated at Village Shirali, Murbad. It is about 4 kms away from Murbad Depot. Surface transport to the property is by buses, auto-rickshaws, taxis, & private vehicles. To the property, all amenities are available. The property is in well-planned & well-developed locality. To the property, amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality.

The area is middle class & developed. The locality is being developed as one of the most affordable residential & residential zone of Murbad.

2) **LANDMARKS OF THE LOCALITY :**

The important landmarks of the locality are :

- a) Murbad Karjat Road
- b) Palm Village



Contd.. ↷

Ref. No: SEC/VAL/SBI/465-2009

2020

3} **LAND :**

The land is freehold. The plot of land is developed, uniform, flat & rectangular. The land has Plot No. 48, Palm Village, Village Shirali, Taluka Murbad, Dist. Thane. As per documents, the land admeasures **275 sq. meters.**

4} **DETAILS OF CONSTRUCTION :**

It is a proposed R.C.C. frame structure having Ground & one upper floor.

At the time of inspection it has been observed that there is only plot of land.

The Level of completion is as under :

- a) **Work not started**
- b) **0% complete**

5} **AGE OF THE BUNGALOW :**

The Bungalow on completion will have an estimated future life of 60 years.

6} **SANCTION TO THE PROJECT :**

As per document

7} **BUILT UP AREA OF THE BUNGALOW:**

As per document the Built up area of the Bungalow is **1345 sq.ft.**

Contd.. ↷



Ref. No: SEC/VAL/SBI/465-2009

3 of 3

8) **TECHNIQUE OF VALUATION :**

We adopt Land & Building method of valuation. Land is valued by prevailing market value method of valuation. Building is valued by cost of construction method.

9) **VALUATION :**

A) **LAND :**

From enquiries with the local authorities it is revealed that plots of land in the surrounding locality are sold at rates ranging from Rs. 4,250/- to Rs. 4,750/- per sq. meters of area; the rates are varying subject to type & nature of plot, developed nature, amenities, road frontage, accessibility & plot size.

Considering the above, situation, location, developed infrastructure & current market conditions, we estimate **Rs. 4,500/- per sq. meters** of area as fair & reasonable rate for this valuation.

Thus the fair market value of the land will work out as under :

Area	x	Estimated Rate Per sq.mt. (in Rs.)	=	Market Value (in Rs.)
275 sq.mt.	x	4,500.00	=	12,37,500.00

B) **COST OF CONSTRUCTION OF THE BUILDING :**

Considering the type of construction, quality of materials to be used, specification of the building, workmanship, proposed finishes to the building, proposed amenities to be provided, future life, physical condition, design factors, end use and other factors we estimate the cost of construction rate at **Rs. 1,500/- per sq.ft.** of Built up Area as fair & reasonable rate for this valuation (On completion)



Contd.. 4

CONTINUATION SHEET

Ref. No: SEC/VAL/SBI/465-2009

20 4 08

Thus the fair market value of the structures will work out as under.

Built up Area (in sq.ft.)	x	Estimated Rate (per sq.ft.)	=	Market Value (in Rs.)
1345.00	x	1,500.00	=	20,17,500.00 (On completion)

10) **SUMMARY :**

(IN RS.)		
VALUE OF LAND	=	12,37,500.00
VALUE OF BUILDINGS	=	20,17,500.00
TOTAL VALUE OF IMMOVABLE PROPERTY	=	32,55,000.00
Realizable Value 90%	=	29,29,500.00

11) **ASSUMPTIONS AND NOTES OF VALUATION :**

- We are not aware of any outstanding dues, society taxes, outgoings etc., if any, pertaining to the bungalow under consideration. As no details were furnished, we have assumed that all taxes are paid to date.
- We are valuing the property assuming vacant possession, clear title, without any encumbrances or legal impediments and no liability & assuming that the structure is legal & having legal sanction for residential usage.
- The areas are as per document.
- It is a necessary to have the CC/OC/Approved plans/relevant sections on record.

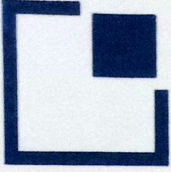
12) **CONCLUSION :**

In view of the above, we are of the considered opinion that the fair & reasonable market value & the Realizable Value of the property described herein above is collectively assessed at **Rs. 32,55,000.00 (Rupees Thirty Two Lacs Fifty Five Thousand Only)** & **Rs. 29,29,500.00 (Rupees Twenty Nine Lacs Twenty Nine Thousand Five Hundred Only)** respectively as on 26th March, 2009.

[Signature]
SIGMA ENGINEERING CONSULTANTS
CHARTERED ENGINEERS
GOVT. APPROVED VALUERS
ARCHITECTS & SURVEYORS



[Signature]
SIGMA ENGINEERING CONSULTANTS
CHARTERED ENGINEERS
GOVT. APPROVED VALUERS
ARCHITECTS & SURVEYORS.
Panel Valuers of State Bank of India



Arch. Amit Vadnere

ARCHITECT – INTERIOR DESIGNER – PROJECT MANAGER

14th September 2009

Slab, Masonary & Finishing works Completion Certificate

M/s. **ECO PROPERTIES** are developing residential bungalow project named as “**PALM VILLAGE**” on the property bearing Gut No. 387, 481, 482, 483, 484, 488, 489 at Mouje Shiravali in Murbad.

The project consists of **149 Bungalow plots & 36 Row House plots.**

As the property is situated in rural area the urban land (ceiling and regulation) ACT 1976 is not applicable in respect of the aforesaid plot.

The developer has started to construct Bungalow in R.C.C. frame on plot no. **48** owned by **Mrs. Pushpala Buvanamala** as per the **APPROVED LAYOUT PLAN** dated **3rd April 2007**. The Bungalow is 2BHK, with a total built up area of **1345 sqft**, on the plot of area **275 sqmt.**

This is to certify that now that construction of Bungalow has **completed 1st floor slab, brickwork & plaster, flooring, wiring & plumbing work** in all respect.

AR. AMIT C. VADNERE

CA 34323

62, Gr. Fl., Cinewonder Mall,
Ghodbunder Rd., Thane (W)

Ar. Amit Vadnere

(ARCHITECT)

CA/2004/34323

Eco Properties™

Your Own Place To Rejoice In Nature Forever

13848

Abhishek-17/09

Date: 09/09/09

To,

Mr. PUSHPALA UDAY KUMAR.
A/19 ASHOK VATIKA,
SAHAR PIPE LINE ROAD,
OPP. IMPORT WEREHOUSE,
ANDHERY (E) MUM-99

H.D

SUB: Payment towards your Plot No.48.

Respected Sir,

This for your reference & consideration that we have sold you plot No. 48 along with the construction for the 1345 Sq.ft. (2BHK Bungalow) total consideration of Rs.32,50,000/- (Rupees THIRTY TWO LAC FIFTY THOUSAND ONLY).

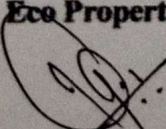
Dear sir we herewith request you to please pay the outstanding amount as per the agreement,

- 1) Rs. 2,62,500/- After completion of 1st floor slab.
- 2) Rs. 2,62,500/- After completion of Brick work & Plaster work.
- 3) Rs. 1,75,000/- After completion of flooring, wiring & Plumbing Work.

Total of Rs. 7,00,000/- (Rupees SEVEN LACS ONLY) as per the agreement.

Thanking You,

For
Eco Properties



(Authorized Signatory)

Pooja
Abhishek

**NOTE:-The Cheque has to drawn in favor of "ECO PROPERTIES" THANE
BHARAT SAHKARI BANK LTD. A/C NO.734**

Date: - 09/09/09

To,
State Bank of India,
RACPC – Mumbai.

Sub:-Releasing Payment & Authorization given to Mr. AJAZ
PATHAN(Eco Properties) for collection.

Respected Sir/Madam,

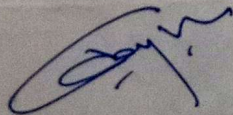
I Mr. Pushpala Uday Kumar, do request for payment releasing against Demand Letter from ECO PROPERTIES, THANE Dated-09/09/09 & also do hereby authorize Mr, AJAZ PATHAN representative of Eco Properties to collect the cheque from State Bank Of India, RACPC – Mumbai for amount of Rs. 7,00,000/- as being the part of the loan disbursal of the 4, 5,6th installment as per the agreement.

SBI Loan A/c NO:-

FILE NO:- 13848

Project Name-Palm Village (Shiravali, at Murbad)

Yours truly,



Mr. PUSHPALA UDAY KUMAR.
A/19 ASHOK VATIKA,
SAHAR PIPE LINE ROAD,
OPP. IMPORT WEREHOUSE,
ANDHERY (E) MUM-99
(Contact No: - 9892509244)

Eco Properties™

Your Own Place To Rejoice In Nature Forever

Date: 23/01/2009

To,

Mr. PUSHPALA UDAY KUMAR.
A/19 ASHOK VATIKA,
SAHAR PIPE LINE ROAD,
OPP. IMPORT WEREHOUSE,
ANDHERY (E) MUM-99

SUB: Payment towards your Plot No.48.

Respected Sir,

This for your reference & consideration that we have sold you plot No. 48 along with the construction for the 1345 Sq.ft. (2BHK Bungalow) total consideration of Rs.32,50,000/- (Rupees THIRTY TWO LAC FIFTY THOUSAND ONLY).

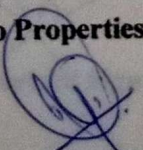
Dear sir we herewith request you to please pay the outstanding amount as per the agreement,

1. Rs. 12,00,000/- Towards the land cost within 15 days from the date of registration.
2. Rs. 6,12,500/- At the time of starting work for plinth.

Total of Rs. 18,12,500/- (Rupees EIGHTEEN LACS TWELVE THOUSAND FIVE HUNDRED ONLY) as per the agreement.

Thanking You,

For
Eco Properties


(Authorized Signatory)

**NOTE:-The Cheque has to drawn in favor of "ECO PROPERTIES" THANE
BHARAT SAHKARI BANK LTD. A/C NO.734**

Eco Properties™

Your Own Place To Rejoice In Nature Forever

Kanehar

13848
T8/08/09

Date: 06/08/2009

To,

Mr. PUSHPALA UDAY KUMAR,
A/19 ASHOK VATIKA,
SAHAR PIPE LINE ROAD,
OPP. IMPORT WEREHOUSE,
ANDHERY (E) MUM-99

SUB: Payment towards your Plot No.48.

Respected Sir,

This for your reference & consideration that we have sold you plot No. 48 along with the construction for the 1345 Sq.ft. (2BHK Bungalow) total consideration of Rs.32,50,000/- (Rupees THIRTY TWO LAC FIFTY THOUSAND ONLY).

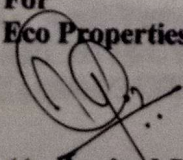
Dear sir we herewith request you to please pay the outstanding amount as per the agreement,

3. Rs. 3,50,000/- After completion of Ground floor slab.

Total of Rs. 3,50,000/- (Rupees THREE LAC FIFTY THOUSAND ONLY) as per the agreement.

Thanking You,

For
Eco Properties



(Authorized Signatory)

NOTE:-The Cheque has to drawn in favor of "ECO PROPERTIES" THANE
BHARAT SAHKARI BANK LTD. A/C NO.734



Arch. Amit Vadnere

ARCHITECT – INTERIOR DESIGNER – PROJECT MANAGER

6th August 2009

Slab Completion Certificate

M/s. **ECO PROPERTIES** are developing residential bungalow project named as “**PALM VILLAGE**” on the property bearing Gut No. 387, 481, 482, 483, 484, 488, 489 at Mouje Shiravali in Murbad.

The project consists of **149 Bungalow plots & 36 Row House plots.**

As the property is situated in rural area the urban land (ceiling and regulation) ACT 1976 is not applicable in respect of the aforesaid plot.

The developer has started to construct Bungalow in R.C.C. frame on plot no. **48** owned by **Mrs. Pushpala Buvanamala & Mr. Pushpala Uday Kumar** as per the **APPROVED LAYOUT PLAN** dated **3rd April 2007**. The Bungalow is 2BHK, with a total built up area of **1345 sqft**, on the plot of area **275 sqmt.**

This is to certify that now that construction of Bungalow has **commenced and completed ground floor slab** in all respect.

AR. AMIT C. VADNERE

CA 34323

62, Gr. Fr., Cinewonder Mall,
Ghodbunder Rd., Thane (W)

Ar. Amit Vadnere
(ARCHITECT)
CA/2004/34323

Eco Properties™

Your Own Place To Rejoice In Nature Forever

File no 87821
13848
Tatan
4/3/2010
Date: 15/02/2010

To,

Mr. PUSHPALA UDAY KUMAR,
A/19 ASHOK VATIKA,
SAHAR PIPE LINE ROAD,
OPP. IMPORT WEREHOUSE,
ANDHERY (E) MUM-99

SUB: Payment towards your Plot No.48.

Respected Sir,

This for your reference & consideration that we have sold you plot No. 48 along with the construction for the 1345 Sq.ft. (2BHK Bungalow) total consideration of Rs.32,50,000/- (Rupees THIRTY TWO LAC FIFTY THOUSAND ONLY).

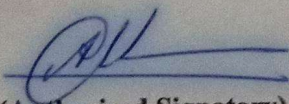
Dear sir we herewith request you to please pay the outstanding amount as per the agreement,

1. Rs. 1,79,000/- At the time of Possession.

Total of Rs. 1,79,000/- (Rupees ONE LAC SEVENTY NINE THOUSAND ONLY) as per the agreement.

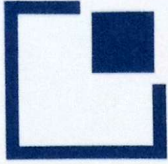
Thanking You,

For
Eco Properties


(Authorized Signatory)

NOTE:-The Cheque has to drawn in favor of "ECO PROPERTIES" THANE
BHARAT SAHKARI BANK LTD. A/C NO.734

LOTS | BUNGALOWS | FARM HOUSES AT BADLAPUR & MURBAD.



Arch. Amit Vadnere

ARCHITECT – INTERIOR DESIGNER – PROJECT MANAGER

16th February 2010

Work Completion & Possession Certificate

M/s. **ECO PROPERTIES** are developing residential bungalow project named as “**PALM VILLAGE**” on the property bearing Gut No. 387, 481, 482, 483, 484, 488, 489 at Mouje Shiravali in Murbad.

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The developer has started to construct Bungalow in R.C.C. frame on plot no. **48** owned by **Mrs. Pushpala Buvanamala** as per the **APPROVED LAYOUT PLAN** dated **3rd April 2007**. The Bungalow is 2BHK, with a total built up area of **1345 sqft**, on the plot of area **275 sqmt.**

This is to certify that now that construction of Row house has **completed in all respect and is ready for possession.**

AR. AMIT C. VADNERE

CA 34323

62, Gr. Flr, Cinewonder Mall,
Ghodbunder Rd., Thane (W)

Ar. Amit Vadnere
(ARCHITECT)
CA/2004/34323



ग्राम पंचायत शिरवली (सा.)

ता. मुरवाड, जि. ठाणे.

सो. विमल दत्तात्रय भागियले
सरपंच

तानाजी पांडुरंग घागस
उपसरपंच

अशोक शांताराम बांगर
ग्रामसेवक

जा. क्र. ००

प्रती,

दिनांक / /

अमजद उल्मान खान
रा. ठाणे

विषय :- ना हरकत दाखला

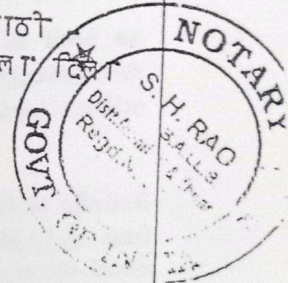
माणिका दिनांक १७/०१/०७ रोजी आलेल्या अजाप्रमाणे दाखला देण्यात येतो की आपली शेतजमिन गट नं. ३८७, ४८१, ४८२ पे ४८३, ४८४, ४८८, ४८९ असून त्यापैकी ७८११० चौ. मी. जमिनीस अकूषी (एन. ए) करण्यास ग्राम पंचायतीची कठोर्याही प्रकारची हरकत नाही.

तदर जागत मजूर रेखाकत प्रमाणे सगळे बगळे बांधिलेले रो हाउसेत व कम्पनीटी हाल इत्यादी बांधण्यास तसेच संपूर्ण जागेला कंपन करणे, विद्युत पुरवठा करण्यास व पिण्यासाठी पाण्याची कुपनलिका बसविण्यास, सांड, पाण्याची व्यवस्था करण्यास आणि ग्राम पंचायतीच्या हद्दीतील रस्ता निवासी संकलनासाठी वापरण्यास आमची कसलीही हरकत नाही. म्हणून हा ना हरकत दाखला दिले आहे.

CERTIFIED TRUE COPY
ATTESTED BY ME

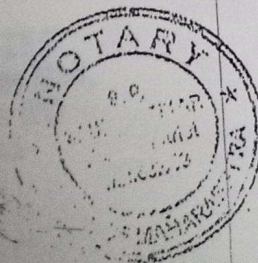
S.H. Rao

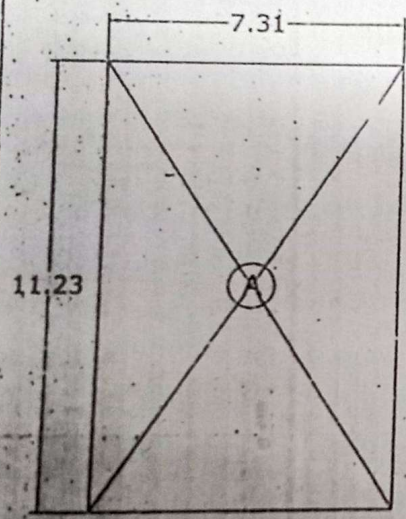
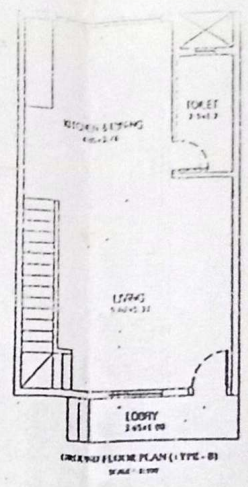
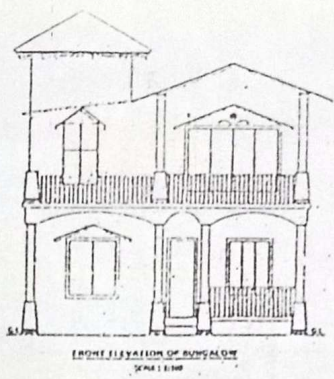
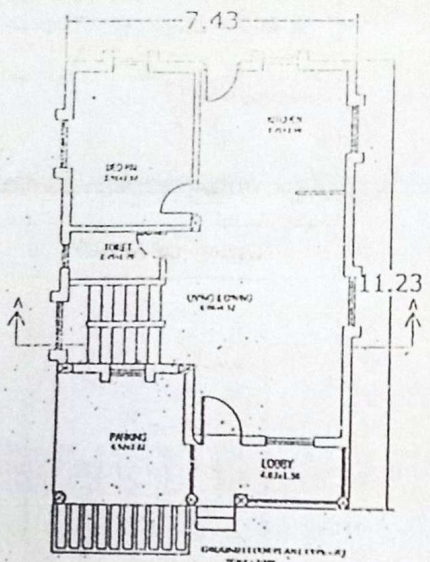
S. H. RAO
B.A., LL.B.
ADVOCATE HIGH COURT &
NOTARY GOVT. OF INDIA
A1/13, NMM CO-OP. SOCIETY,
MUMBAI-PUNE ROAD,
KALWA (WEST), THANE-400 605.



P. K. Alias
Certified True Copy

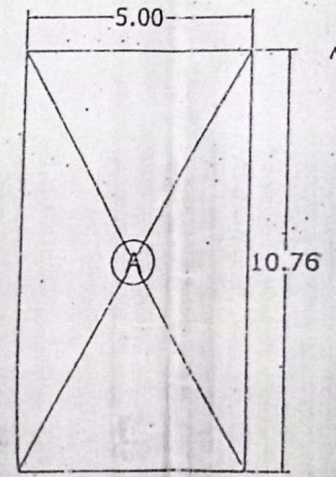
P. K. Alias, B.A., LL.M.
Advocate & Notary
104-Bhivandiwala Terrace,
Court Naka, Thane-1.
(M) 9821249849



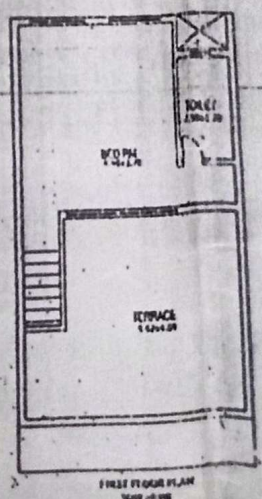
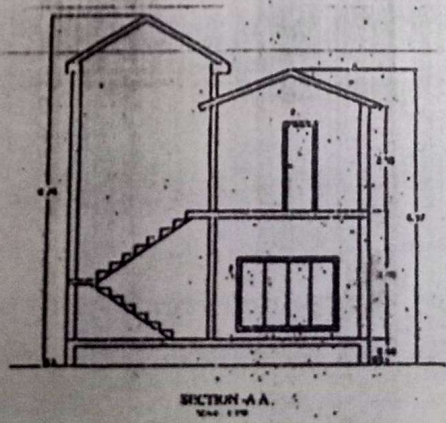
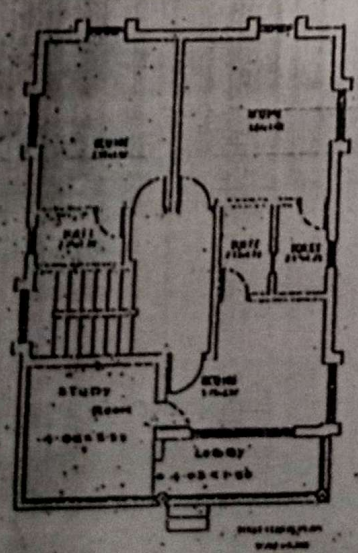


AREA CALCULATION FOR TYPE - A
 $A = 11.23 \times 7.31 = 82.09 \text{ SQM}$
 TOTAL AREA = 82.09 SQM

'A' TYPE BUILDING
 PROPOSED B/D AREA OF GR FLR - 82.09 SQM
 PROPOSED B/D AREA OF 1st FLR - 82.09 SQM
 PROPOSED TOTAL BUILT-UP AREA - 164.18 SQM



AREA
A
TO



- 1) TOTAL AREA OF LAND AS PER 7/12 = 103490.0 SQM
- 2) AREA OF LAND UNDER N.A = 78110.0 SQM
- 3) AREA UNDER OPEN SPACE = 7811.0 SQM
- 4) AREA UNDER AMINITY SPACE = 5100.0 SQM
- 5) AREA UNDER INTERNAL RD = 7842.35 SQM
- 6) AREA UNDER SUB PLOTS = 51396.65 SQM
- 7) AREA UNDER ROW HOUSE PLOT = 3960.0 SQM
- 8) PERMISSIBLE F.S.I = 1.0

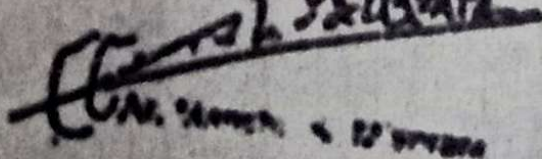
DESCRIPTION OF THE PROPERTY

PROPOSED REVISED RESIDENTIAL LAY-OUT
 WITH BUNGALOW ON PLOT BEARING
 CUT ON -387, 481, 482, 483, 484, 488 &
 489 OF VILLAGE SHIRAVALLI, TAL
 MURBAD, DIST- THANE

NAME & SIGN OF THE OWNER

MR. AMJAD USMAN KHAN

NAME, ADDRESS & SIGN OF ARCHITECT

~~FOR NAME YOUSAYATA~~


KINAV-RACHAYATA
 ARCHITECTS ENGINEERS
 INTERIOR ARCHITECTS
 E.G. 345 PRAJANANILKUMAR ST.
 KUNJANUR ROAD, KUNJANUR, CHENNAI - 600 072
 (KINAV-RACHAYATA ARCHITECTS ENGINEERS)