

For Thane General Sahakarani Bank Ltd.
Kalyan Branch
Authorized Signatory

Thane Bharat Sahakarani Bank Ltd.,
Kalyan Branch,
Jeevarshi Apartment, Jamanabaug
Compound, Shivaji Chowk,
Agra Road, Kalyan (W), 421 301.
D-5/STP(V)/C.R. 1005/04-05/1504-07

MARKET VALUE : Rs.14,20,608/-
ACTUAL VALUE : Rs.20,00,000/-
AREA IN SQ. FT. : 653 Sq. Ft. (CARPET)
WARD NO. : 9/C (CHIKANGHAR)
STRUCTURE : G + 5 (WITH LIFT)

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN
 ON THIS 19TH DAY OF DECEMBER 2008

BETWEEN

भारत 79796
 154187
 SPECIAL ADHESIVE
 DEC 19 2008
 R. 00826001-PB5368
 16:37
 INDIA STAMP DUTY MAHARASHTRA

CR Chinkale Paper with the Howans 500 marked only

M/s. **Satyam Developers**, a partnership firm, having its office at 001, Soham Heights, B wing, Behind Rickshaw stand, Thangewadi, Kalyan (W) - 421 301 through its partners

i) Mr. **Ramchandra Parshuram Varak**

hereinafter called and referred to as "**the Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the First Part;

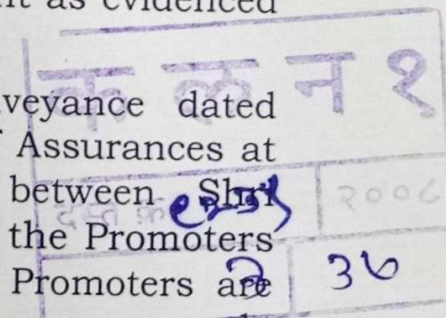
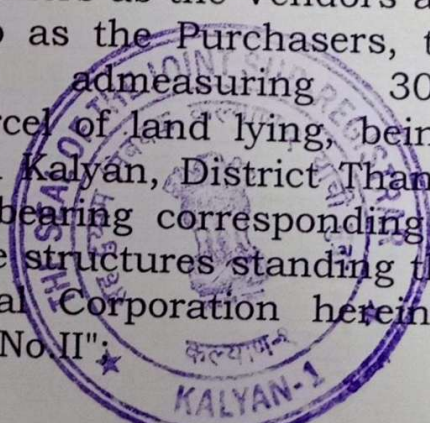
A N D

SANJIVKUMAR SURYAKANT AHIRE, aged about 30 years, occupation SERVICE residing at B-602, PRAFULLA PARADISE CHS LTD., NEAR GAGANGIRI COMPLEX, BARAVE ROAD, KHADAKPADA, KALYAN (W) - 421 301, hereinafter called and referred to as the **Purchaser/s** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS by and under the Deed of Conveyance dated 14.03.2006 registered at the office of Sub Registrar of Assurances at Kalyan at serial No.1536 dated 14.03.2006 executed between Shri Bhalchandra Sadashiv Pathak as the Vendor and the Promoters herein, therein referred to as the Purchasers, the Promoters are entitled to an area admeasuring 300 sq. yards out of the piece and parcel of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane bearing Survey No. 51/1 Hissa No.6/ 1 bearing corresponding City Survey No. 3092 D/2 together with the structures standing thereon within the limits of Kalyan Municipal Corporation hereinafter called and referred to as the "Property No.I";

AND WHEREAS in pursuance to the said Deed of Conveyance, the name of the Promoter is mutated in the records of right as evidenced by mutation entry No. 524;

AND WHEREAS by and under the Deed of Conveyance dated 16.08.2007 registered at the office of Sub Registrar of Assurances at Kalyan at serial No.5326 dated 16.08.2007 executed between Shri Girish Shyam Garge and others as the Vendors and the Promoters herein, therein referred to as the Purchasers, the Promoters are entitled to an area admeasuring 300 sq. yards out of the piece and parcel of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane bearing Survey No. 51/1 Hissa No. 6/1 bearing corresponding City Survey No. 3092 D/2 together with the structures standing thereon within the limits of Kalyan Municipal Corporation hereinafter called and referred to as the "Property No II".



AND WHEREAS in pursuance to the said Deed of Conveyance, the name of the Promoter is mutated in the records of right as evidenced by mutation entry No. 639;

AND WHEREAS the structure standing on the said property No. I and II being old and in dilapidated conditions with a view to develop the said property, the Promoters have demolished the same;

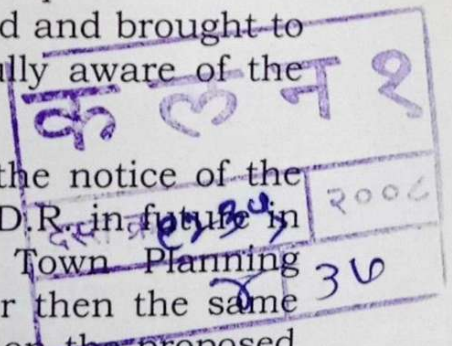
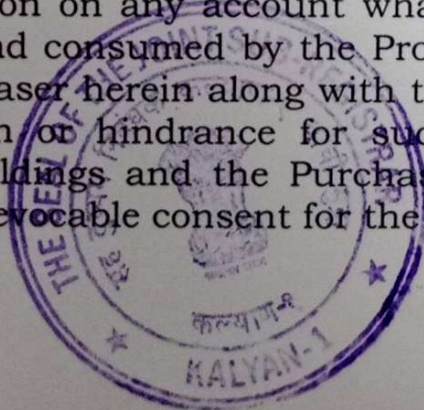
AND WHEREAS the said property No.I and Property No.II being adjacent to each other, bearing "Sattaprakar C" and having common easement rights from and through each other, the Promoter by and under the authorities vested in them have amalgamated the said two properties and with a view to develop the said property have obtained the Intimation of Disapproval from Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/KV/476-201 dated 05.11.2007.

AND WHEREAS further the Promoters have obtained the transfer of development rights to the extent of 194 sq.ft of the property bearing Survey No. 7 Hissa No. 1, Survey No. 10 Hissa No. 4 of village Chikanghar to be used, utilised and consumed on the said property from Shri K.T.Wani under an agreement dated 07.03.2008 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 2252/2008 on 1403.2008 and Kalyan Dombivli Municipal Corporation has permitted such use and utilisation of transfer of development rights on the said property and accordingly the building commencement certificate is granted under No. KDMP/NRV/BP/KV/6-2 dated 03.04.2008.

AND WHEREAS by and under the powers and authorities vested in the Promoter herein, the Promoter herein is well and sufficiently entitled to develop the said property and carry out the construction of the proposed buildings and to dispose of the residential flats, commercial units constructed in the buildings on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the residential flats and commercial units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / units.

AND WHEREAS the Promoter has given the clear inspection of the sanctioned plans to the Purchaser and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware of the same.

AND WHEREAS the Promoter have also brought to the notice of the purchaser that any unconsumed, additional FSI / T.D.R. in future in respect of the said property is granted by the Town Planning Authorities / Corporation on any account whatsoever then the same will be availed, used and consumed by the Promoter on the proposed building and the Purchaser herein along with the other Purchaser will not raise any objection or hindrance for such utilisation of FSI / T.D.R. on the said buildings and the Purchaser herein has granted his/her express and irrevocable consent for the same.



AND WHEREAS the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his / her express and irrevocable consent for the same and agreed to acquire the flat / unit in the said scheme of construction.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

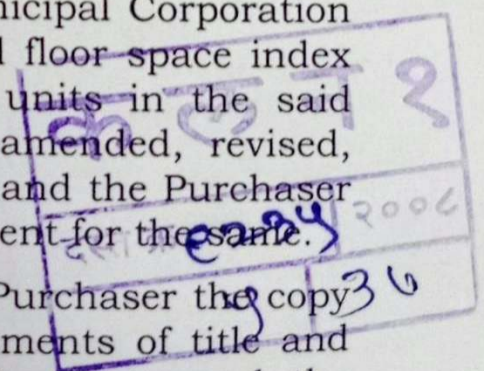
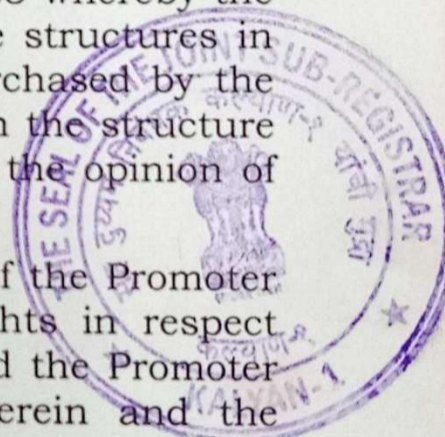
AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such alterations in the structures in respect of the said flats / units etc., agreed to be purchased by the Purchaser and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the Purchaser has accepted the title of the Promoter to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional FSI / T.D.R. as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

AND WHEREAS the Promoter has provided to the Purchaser the copy of sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.



AND WHEREAS the Promoters have appointed Architect registered with the council of architects as their Architect and the Promoters have also appointed structural engineer for the preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the building.

AND WHEREAS while granting the permission and sanctioned plans the Municipal / Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority.

AND WHEREAS the Promoters expressed their intention to dispose off the flats / units etc., in the proposed buildings known as "**Vedika Apartment**"

AND WHEREAS prior to making offer as aforesaid as required by the provisions of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) the Purchaser has made a declaration to the effect firstly that neither he/she the Purchaser nor the members of the family of the Purchaser own a tenement, house or building within the limits of the registration district and sub-registration district mentioned in the schedule hereunder appearing.

AND WHEREAS the Promoter has accepted the said offer made by the Purchaser.

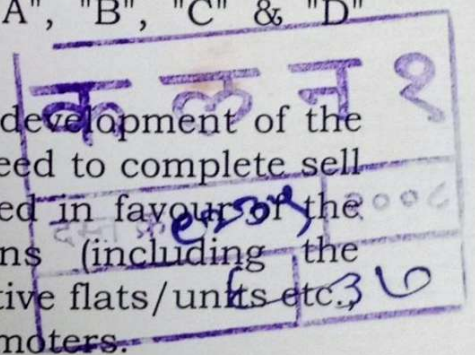
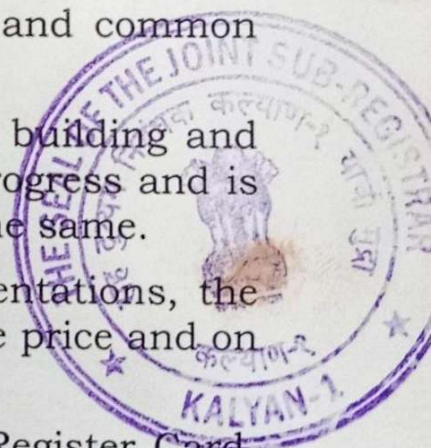
AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat/ Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS the list of amenities, copy of Property Register Card, Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexure "A", "B", "C" & "D" respectively.

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing/acquiring the respective flats/units etc. in the said new building as the nominees of the Promoters.



NOW THIS AGREEMENT WITNESSETH THAT by the end of _____ but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as "**Vedika Apartment**" on the said land particularly described in the schedules hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / units etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / units etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Rs.20,00,000/- (Rupees TWENTY LAKH ONLY) as the agreed price / consideration in respect of **flat / unit No. 001** on **GROUND floor**, admeasuring **653 sq.ft.** carpet in building known as "**Vedika Apartment**", **situated at Purandare Colony**, Behind K.D.M.C. Commissioner Bunglow, Syndicate, Murbad Road, Kalyan (w) - 421 301, to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.
2. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat / unit No.001 on GROUND floor, admeasuring 653 sq.ft. carpet in building known as "**Vedika Apartment**" **situated at Purandare Colony**, Behind K.D.M.C. Commissioner Bunglow, Syndicate, Murbad Road, Kalyan (w) - 421 301, as shown on the floor plan thereof hereto annexed and marked as Annexure "D") hereinafter referred to as "the said premises") for the price / consideration of Rs. 20,00,000/- (Rupees TWENTY LAKH ONLY)

The Purchaser agrees to pay the above consideration in the following manner:

OFFICE OF THE JOINT SUB-REGISTRAR
KALYAN-1

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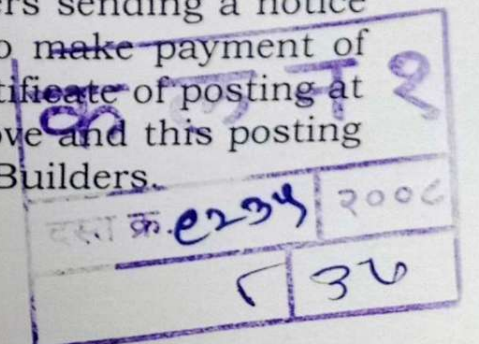
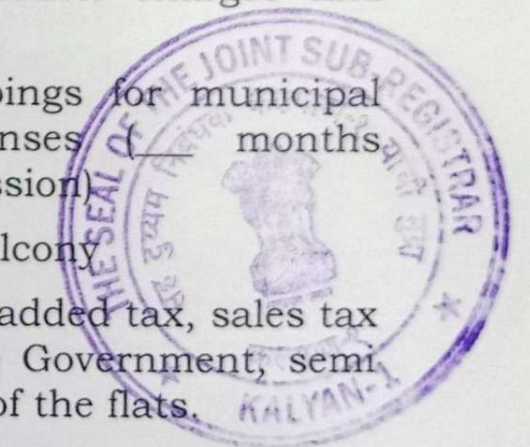
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- (a) Rs.5,00,000/- at the time of execution of this agreement by C. No. 656472, Drawn on State Bank of India, Sion Branch, Mumbai.
- (b) Rs.3,00,000/- to be paid on or before Completion of Plinth.
- (c) Rs.3,00,000/- to be paid on or before Completion of 1st Slab.
- (d) Rs.3,00,000/- to be paid on or before Completion of 3rd Slab.
- (e) Rs.3,00,000/- to be paid on or before Completion of 5th Slab.
- (f) Rs.1,00,000/- to be paid on or before Completion of Brick Work.
- (g) Rs.1,00,000/- to be paid on or before Completion of Plastering Work.
- (h) Rs.1,00,000/- to be paid on the possession of the said premises being offered by the Promoter to the Purchaser, as the licensee, pending the execution of the Deed of Conveyance in favour of any cooperative Society or Limited Company or Condominium of Apartments as the case may be and upon execution of such conveyance such personal license, to enter upon and enjoy the said premises in favour of the Purchaser, shall automatically become absolute possession of the Purchaser.

THE Purchaser agrees and assures to pay the amounts on demand and/or prior to taking the possession of the said flat viz.

- (a) towards legal charges.
- (b) towards entrance fees and share capital
- (c) towards society formation charges and incidental expenses thereto
- (d) towards M.S.E.B. meter and water connection charges and incidental expenses thereto
- (e) requisite charges towards provisional outgoings for municipal taxes, water bill, common electric expenses (6 months contribution is to be paid at the time of possession)
- (f) Requisite charges for balcony enclosing per balcony
- (g) Requisite amounts towards service tax, value added tax, sales tax and/or any taxes and levies imposed by the Government, semi-Government authorities in respect of the sale of the flats.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters / Builders sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.



reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

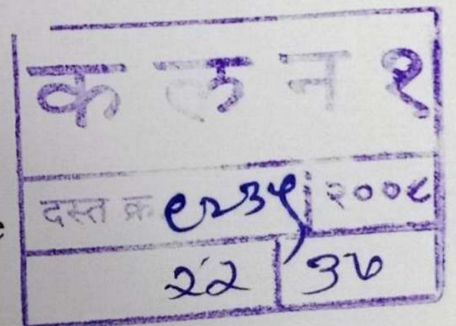
66. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
67. THIS agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

SCHEDULE

All that piece and parcel of land lying being and situated at village Chikanghar, Taluka Kalyan District Thane bearing Survey No.51/1 Hissa No. 6/1, City Survey No. 3092 D/2, admeasuring about 600 sq. yards situated at Purandare Colony, Kalyan , District Thane and bounded as follows

and bounded as follows :

- On or towards East : Matruchhaya Society
 On or towards West : Sacred Heart Trust Building
 On or towards South : Property of Shri Purandare
 On or towards North : Samarth Duplex Society



together with all easement rights etc.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

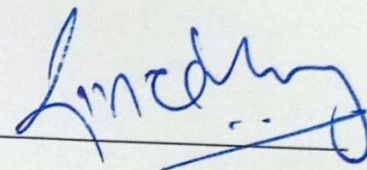
By the within named

Promoter

M/s. Satyam Developers

through its partner

SHRI RAMCHANDRA PARSHURAM VARAK

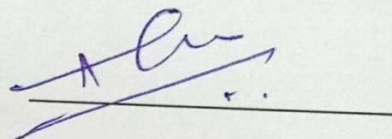


SIGNED & DELIVERED

By the within named

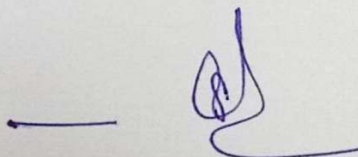
Purchaser/s

SHRI SANJIVKUMAR SURYAKANT AHIRE



Witness:

1. SAMBHAJI D. GHARE
2, Yashada CHS Ltd.,
Syndicate, Kalyan (W).



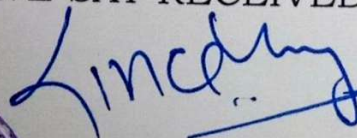
2. BHAULAL S. GURAV
Sainath Colony,
Ramdaswadi, Kalyan (W).

— B.S. Gurav

RECEIPT

RECEIVED WITH THANKS FROM
THE WITHINNAMED PURCHASER
THE SUM OF Rs.5,00,000/-
(Rupees FIVE LAKH ONLY)
being the part price /
consideration in respect
of sale of the flat / unit
hereinabove mentioned.

WE SAY RECEIVED



Promoters



क ल न १	
दस्तावेज	२००६
२३	३७



कल्याण डोंबिवली महानगरपालिका, कल्याण

जा.क्र.कडोमपा/नरवि/बांप/कवि/६-२
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक:- ३१/०८

श्री. ~~...~~
कुलमुखत्यारपत्रक
वास्तुशिल्पकार

श.भयंकर परशुराम वरकु व इतर
श्री. अनिल गिरुडे

विषय:- स.नं. - - - - - हि.नं. - - - - -
प्लॉट नं. - - - - - मोजे- चिऊगाधर सि.स.नं. ३०८२ ३/२

येथे बांधकाम करण्याच्या मंजूरीबाबत
संदर्भ:- १) आपला दि. २९/२०८ रोजीचा श्री. अनिल गिरुडे वास्तुशिल्पकार,
यांचे मार्फत सादर केलेला अर्ज
२) अंतरिम आदेशपत्र क्र. जा.क्र.कडोमपा/नरवि/बांप/कवि/४७६-२०१
दिनांक:- ५-११-०८

२. डि. आर. देग
१८४.०० चौमी.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ व ६९ अन्वये
स.नं. - - - - - हि.नं. - - - - -
सि.स.नं. ३०८२ ३/२ प्लॉट नं. - - - - -
मोजे- चिऊगाधर मध्ये ५०९.६७ चौ.मी.

महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २९/२०८ च्या अर्जास
अनुसरून पुढील शर्तीस अधिन गृहण नुसच्या मालकीच्या ५०९.६७ चौ.मी. जागेत हिरव्या रंगाने दुरुस्ती
दाखविल्याप्रमाणे स्टील, पतळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथ मजला, पाचवा मजला,
सहवा ~~...~~, सतवा ~~...~~, रहाणेसाठी, ~~...~~, ~~...~~, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम
प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला
सर्वस्वी आपण जवाबदार रहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अंस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सांवतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभिंतीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोते पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशागद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्याच्या सख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- भुखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित मार्गाप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता हाईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागत जून भाडेकरू असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
- सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- सादर जागतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगी शिवाय वळवू अथवा बदल करू नये.



नियोजित
कल न १
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१२ अ) शक्य अमिचंताच्या देखरेखीरताली प्रस्तावीत बांधकाम हे भूकंपरोधक-
 कल्याण वावतचा दाखला बांधकाम सुद्धे करणेपूर्वी व बांधकाम पूर्णतेचा दाखला
 घेताना सादर करणे बंधनकारक राहिल.

- १५) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक गहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भगवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याटीकाणी स्वखचनि याहन टाकणे बंधनकारक गहील.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी कल्याण डोंबिवली महानगरपालिकेच्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखचनि टाकणे आवश्यक राहिल. तसेच रेन वॉटर हार्वेस्टिंगबाबत पाणीपुरवठा विभागाकडून निर्देश घेउन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसांच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरुपानी गटारे बांधावीत. तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तारूंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते; खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ. यांचे मार्फत करून घ्यावी. व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत; बांधकाम प्रारंभ प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डों.म.पा.कडे विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वाटेभिंतीचे बांधकाम करून रितसर कगगनामा व खंडीखतासह क.डों. म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावे.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली गहील.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहणसाठी/वणिज्य/सैलणिक/औद्योगिक उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरुपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील, दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा. अन्म घा प्रोठम लो क्वाचिवाही करठभाल येईल.
- ३०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३१) ओल्या व सुक्या फच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३२) या परवानगीद्वारे मंजूर केलेल्या इमारतीचे व तदनुषंगीक बांधकामामध्ये फ्लायअॅश विटा व फ्लायअॅश आधारीत साहित्याचा वापर बांधकाम साहित्यात करणे व वापरलेल्या साहित्याचा नियमित त्रैमासिक अहवाल सादर करणे बंधनकारक राहिल.
- ३३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३४) सदर बांधकाम प्रारंभप्रमाणपत्रासोबत संदर्भाधिन अंतरिम पत्रा सोबतचा नकाशा क्रमांक



बांधकाम पूर्णतेचा दाखला घेणेपूर्वी सुधारित आधुनिक परवानगी सादर करावी.

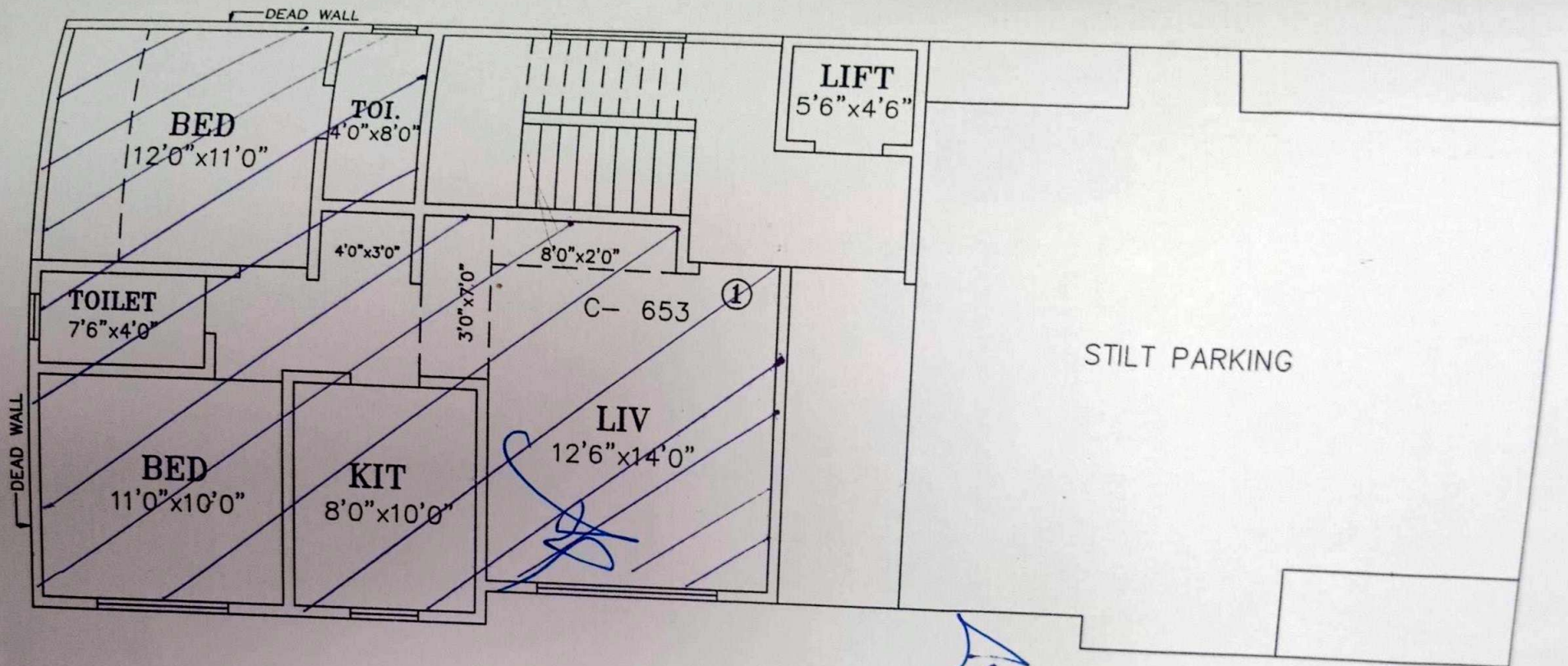
नशाः- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगर स्वना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हास पात्र राहिल.

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(3)ue

क ल न १
 दस्त क्र १२३५ २००६
 ३३ ३७

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण.
- २) करनिर्धारक व संचालक क.डों.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डों.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डों.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी ' ' प्रभाग क्षेत्र



GROUND FLOOR PLAN

FLAT NO : 001
 AREA : 653 Sq Ft Carpet
 FLOOR : Ground
 WING : Vedika Apartment

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- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
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की पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00
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- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णना: मौजे चिकणघर स नं 51/1, 6/1, पुरंदरे कॉलनी, वेदिका अपार्टमेंट, सदनिका 001, तळमजला, क्षेत्र 653 चौ.फुट कारपेट.
- (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) मेसर्स सत्यम डेव्हलपर्स तर्फे रामचंद्र परशुराम वरक - ; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सोहम हार्टस; ईमारत नं: -; पेठ/वसाहत: ठाणगेवाडी; शहर/गाव: कल्याण; तालुका: -; पिन: -; पॅन नम्बर: ABGFS6257A.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रांजीवकुमार सुर्यकांत अहिरे - ; घर/फ्लॉट नं: बी/602; गल्ली/रस्ता: -; ईमारतीचे नाव: प्रफुल्ला पॅराडाईज; ईमारत नं: -; पेठ/वसाहत: गगनगिरी कॉम्प्लेक्स; शहर/गाव: कल्याण; तालुका: -; पिन: -; पॅन नम्बर: AIKPA4976D.
- (7) दिनांक करून दिल्याचा 19/12/2008 ✓
- (8) नोंदणीचा 19/12/2008 ✓
- (9) अनुक्रमांक, खंड व पृष्ठ 9235 /2008 ✓
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 82600.00 ✓
- (11) बाजारभावाप्रमाणे नोंदणी रु 20000.00 ✓
- (12) शेर



सह. दुय्यम निबंधक कल्याण-१

कल्याण- डोंबिवली महानगरपालिका, कल्याण



जा.क्र.क.डोमप/नरवि/सीसी/कवि/६६८
कल्याण-डोंबिवली महानगरपालिका, कल्याण

दिनांक ३१/१२/२०१०

विषय :- बांधकाम पूर्णतेचा दाखला

प्रति,

श्री/श्रीमती रामचंद्र परशुराम वरकु वरतार
द्वारा - श्री. अनिल निरगुडे
वास्तुशिल्पकार, कल्याण

श्री/श्रीमती अनिल निरगुडे यांचे
दिनांक ११/१२/०९ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण- डोंबिवली
महानगरपालिका हद्दीत सर्वे नं. _____ हि.नं. _____
सिटी सर्व्हे नं. ३०९२९/२ प्लॉट नं. _____
मौजे चिडगाव येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जावक क्रमांक ६-२
/कडोमपा/नरवि/कांप/कवि दिनांक ३.४.०९ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी
/व्यापार/औद्योगिक बांधकाम पूर्ण केले आहे.सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्या
प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

- १) तहमजलापै + : १ गाळे - ४ खोल्या
 - २) पहिला मजला : २ गाळे - ९ खोल्या
 - ३) दुसरा मजला : २ गाळे - ९ खोल्या
 - ४) तिसरा मजला : २ गाळे - ९ खोल्या
 - ५) चौथा मजला : २ गाळे - ९ खोल्या
 - ६) पाचवा मजला : २ गाळे - ५ खोल्या
- } राहणीसाठी .

अटी :- १) भविष्यात स्तारूंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.

२) मंजूरी व्यतिरिक्त जागेवर वाढीव बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल. ३) पाणी पुरवठा उपलब्ध झाले नसेल तर पाणी पुरवठा सुधारणा डेईपर्यंत महानगरपालिकेची राहणीनाही.

नगर रचनाकार

१) करनिर्धारक व संकलक, क.डों.म.पा

कल्याण-डोंबिवली महानगरपालिका

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/1091-2009

22ND June, 2009

To,

MR. SANJIVKUMAR SURYAKANT AHIRE
Through State Bank of India
Sion Branch,
MUMBAI

PROFESSIONAL BILL

ON ACCOUNT OF MR. SANJIVKUMAR SURYAKANT AHIRE

**SUB : VALUATION REPORT OF PROPERTY KNOWN AS FLAT
NO. 001, GROUND FLOOR, VEDIKA APARTMENT,
PURANDARE COLONY, BEHIND K.D.M.C
COMMISSIONER BUNGALOW, SYNDICATE, MURBAD
ROAD, KALAYN (W) - 421 301.**

Sr. No.	Description	Amount in Rs.
1.	To our Professional Service Charges for Preparing & Submitting Valuation Report Agreed Professional Fees	Rs. 500.00
2.	10.30% Service Tax as levied by Central Govt. of India.	Rs. 52.00
	Total Amount Payable	Rs. 552.00

(Rupees Five Hundred Fifty Two Only)

[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

VALUATION REPORT

REF. : VALUATION REPORT OF PROPERTY KNOWN AS FLAT NO.
001, GROUND FLOOR, VEDIKA APARTMENT, PURANDARE
COLONY, BEHIND K.D.M.C COMMISSIONER BUNGALOW,
SYNDICATE, MURBAD ROAD, KALAYN (W) - 421 301.

OWNER - MR. SANJIVKUMAR SURYAKANT AHIRE

Pursuant to instructions from M/s. State Bank of India, Sion Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property on 20th June, 2009 with a view to determine the fair & reasonable market value of the said property as on 20th June, 2009. We report as under:

1} **SITUATION :**

The property is situated at Kalyan (W). It is about 1 km. away from Kalayn Railway Station of the Central Railway. Surface transport to the property is by buses, auto rickshaws & 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 zone of Kalyan.

2} **LANDMARKS OF THE LOCALITY :**

The important landmarks of the locality are :

- a) Commissioner Bungalow

Contd..2



SIGMA

ENGINEERING CONSULTANTS

Regd. Valuers, Chartered Engineers,
Architects & Surveyors

CONTINUATION SHEET

Ref. No: SEC/VAL/SBI/1091-2009

20 2 08

3) DETAILS OF CONSTRUCTION :

It is a R.C.C. frame structure having Ground + Five upper floors.

At the time of inspection it has been observed that the building is under construction. **The Level of completion is as under:**

- a) RCC framework complete
- b) Brick masonry work complete
- c) Internal & External plaster complete
- d) Flooring work in progress
- e) 80% complete
- d) Possession by August, 2009.

4) AGE OF THE BUILDING :

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

5) ACCOMMODATIONS OF THE FLAT:

The flat consists of Hall + 2 Bedrooms + Kitchen + Toilet blocks & Passage etc.

6) SANCTION TO THE PROJECT :

AS PER DOCUMENT.

7) SUPER BUILT UP AREA :

As per document the carpet area of the flat is 653 sq. ft. The Super built up area works out to be **882 sq. ft. (Inclusive of proportionate area of common amenities).**

8) TECHNIQUE OF VALUATION :

We adopt prevailing market value method of valuation.

9) VALUATION :

From Surveys & enquiries, it is learnt that flats in the surrounding locality are sold at rates ranging from Rs. 2,200.00 to Rs. 2,600.00 per sq. ft. of S.B.U.A.; the rates may vary by 15% depending upon age, location, amenities etc.



Contd.. 3

Ref. No: SEC/VAL/SBI/1091-2009

3 of 3

Considering the type of construction, quality of materials used, specification of the building, workmanship, finishes to the building, amenities provided, future life, physical condition, level of completion and other factors, we estimate **Rs. 2,400.00 per sq. ft.** of Super Built up Area as fair & reasonable rate for this valuation.

Thus the value of the property will work out as under :

Super Built up Area	x	Estimated Rate Per sq.ft. (in Rs.)	=	Market Value (in Rs.)
882 sq.ft.	x	2,400.00	=	21,16,800.00
(Rupees Twenty One Lacs Sixteen Thousand Eight Hundred Only) (On Completion)				
Rental value = Market value x 6%/12 = Rs. 10,584/-				
Realizable Value - Rs. 21,16,800.00 x 90% = Rs. 19,05,120.00				
(Rupees Nineteen Lacs Five Thousand One Hundred Twenty Only)				

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

- a. We are not aware of any outstanding dues, society taxes, outgoings etc., if any, pertaining to the flat under consideration. As no details were furnished, we have assumed that all taxes are paid to date.
- b. 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.
- c. The areas are as per document & market practice.
- d. It is a necessary to have the CC/OC/Approved plans/relevant sections on record.

11) **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. 21,16,800.00 (Rupees Twenty One Lacs Sixteen Thousand Eight Hundred Only)** & **Rs. 19,05,120.00 (Rupees Nineteen Lacs Five Thousand One Hundred Twenty Only)** respectively as on 20th June, 2009.

[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

V S JADON & CO. VALUERS LLP.

A-1002- BSEL TECH PARK SECTOR 30A, OPP. VASHI RLY STATION,
VASHI, NAVI MUMBAI 400705. TEL: 022-27810273. FAX :022-27810482.
E mail : sbibank@vsjadon.com. vsjvaluer@gmail.com. Web site : www.vsjadon.com

GENERAL INFORMATION:

1	Purpose of Valuation	To assess present market value for the purpose of advance.
2	Date of Valuation/Visit	07/04/2014
3	Name of Owner/Owners	Sanjeevkumar Suryakant Ahire
4	In case Joint Ownership, share of each owner Or undivided share	Single Owner
5	Address of the Property	Vedika , Flat No.001, Ground Floor, Purandare Colony, Chikenghar.
6	Survey No./ Plot No./CTS No.	Survey No. 51/1,6/1
7	Name and Registration No. of Coop. Hsg. Society.	----
8	Share Certificate No. and Face Value.	NA
9	Description of the Property (Documents referred Sale Agreement/Deed of Conveyance/approved Plan)	The Flat No. 001 is on Ground Floor of the Ground Plus Five Storey building having Carpet Area 653.00 Sq.Ft. as per photo copy of Index II given to us. The building is residential. As per existing market practice Saleable area (derived from Carpet Area) works out to be 946.85 Sq. ft.
10	Boundaries	East – Purandare Colony West – Road North – Building South – Road
11	Land Area/Equivalent FSI	783.60 Sq. ft (Built Up Area)
12	Plinth/Saleable area	946.85 Sq. ft (Saleable Area)
A	Remark	-----



Report Scrutinized / Verified



Ref: SBI09747/VSJC

Valuation checked and assessed
Processing Officer

V S JADON & CO. VALUERS LLP.

13	Year of Construction	2010
14	Residual Life of Structure	56 years.
15	Locality : High Class/Middle Class/Poor	Middle Class.
16	Surroundings: Residential / Commercial / Industrial/Mix	Residential
17	Proximity to Civic amenities (School/Hospital/Rail/Market)	All amenities nearby.
18	Transport facilities (Bus/Auto/Taxi/Railway station/Private Car.	All types of transport nearby.
19	Technical Details of Structure (Annexure to Form 01)	As per annexure.
20	Property Occupied by Owner /Tenant /Both	Owner
21	In case partially occupied area under owner occupation.	NA.

MARKETABILITY:

1	Instances of sale of immovable Property in locality.	Sales instances are not readily available. Local enquiries were made to ascertain fair market value.
2	Market Rates adopted	Prevalent market rates range: Rs. 6,000.00 To 7,000.00 Per Sq. ft. On Saleable Area. Rates Adopted for Valuation: Rs. 6,500.00 Per Sq .ft. On Saleable Area.
3	Factors affecting Valuation	Facilities/Amenities : Good. (Superb/Good/Poor) Quality of Construction: Good. Demand : Good. (High/Normal/Poor) Future Outlook : Average. (Great/Average/Bleak) Salability : Average. (Quick/average/lackadaisical)

Ref: SBI09747/VSJC



Report Scrutinised / Verified



V S JADON & CO. VALUERS LLP.

VALUATION:

Market Value: Rs. 61,54,000.00 (Rupees: Sixty One Lakhs Fifty Four Thousand only)

Realizable Sale Value: Rs. 55,39,000.00 (Rupees: Fifty Five Lakhs Thirty Nine Thousand only)

Distress Sale Value: Rs. 47,08,000.00 (Rupees: Forty Seven Lakhs Eight Thousand only)

The maximum Rental Value of the Flat may consider as Rs. 13,000/- per month. (Rupees. Thirteen Thousand per month)

DECLARATION

We hereby declare that,

1. The information furnished in the report is correct and true to the best of our knowledge and belief.
2. We have no direct or indirect interest in the property valued.
3. We have personally visited site as on date of valuation.
4. We have not checked the legal title of the property.
5. This report is to be referred to only for the purpose mentioned herein above.
6. This report is subject to full payment of fee to V.S.Jadon & Company with proof of receipts.
7. Finding might be altered if condition & normal terms are varied.
8. No liabilities or claims on property are considered during valuation.
9. Carpet area has been taken from photocopy of **Index II** provided to us.

For V S Jadon & Company

C. Prakash

(Principal Valuer)

Date : 08/04/2014.

Place : Mumbai



Report Scrutinised / Verified



Ref: SBI09747/VSJC

ANNEXURE TO FORM-0-1
TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor	Ground + 5, Height-4Mtrs.
2.	Location and Plinth Area	Vedika , Flat No.001, Ground Floor, Purandare Colony, Chikenghar.
3.	Year of Construction	2010
4.	Estimated Total life.	60 Years.
5.	Type of construction	RCC frame structure.
6.	Type of foundation	RCC footings.
7.	WALLS	
	a) External walls	9" Thick brick masonry walls both sides sand face plastered.
	b) Partitions	4 1/2" thick brick masonry, both sides Sand face plastered.
8.	Door and Windows (floor-wise)	Aluminum sliding window, Flush door.
9.	Flooring (floor-wise)	Vitrified Flooring.
10.	Finishing and Maintenance	NA.
11.	Roofing and terracing.	RCC slab.
12.	Special architectural or decorative features.	Good finishing.
13.	a) Internal wiring – surface or Conduit.	Concealed wiring.
	b) Class of fittings superior / Ordinary / poor.	Superior.
14.	a) Sanitary installations.	Good
	b) Class of fitting superior / Ordinary/poor.	Mix.
15.	No. of rooms in the flat.	2 Bedroom, Hall & Kitchen, Bath & W.C

Ref: SBI09747/VSJC



Report Scrutinised / Verified



ANNEXURE TO FORM-0-1
TECHNICAL DETAILS FOR THE PREMISES

15.	Compound Wall	Yes
16.	No. of lifts and capacity.	1 Lift.
17.	Underground sump.	Yes.
18.	a) Capacity	Adequate.
	b) Type of construction.	RCC Frame structure.
19.	Overhead Tank.	Yes
	a) Where located.	Terrace
	b) Capacity	Adequate.
	c) Type of construction.	RCC
20.	Pumps Nos. and their horse power.	2 Pumps.
21.	Roads and pavings within the compound, approx. area.	Yes.
22.	Sewage disposal/ whether connected to public sewers. If septic tanks provided, no and capacity.	Connected to sewers.
23.	Regards to Aesthetics and environment.	Good.
24.	Safety considerations fires, earthquakes, and tides.	Not verified.



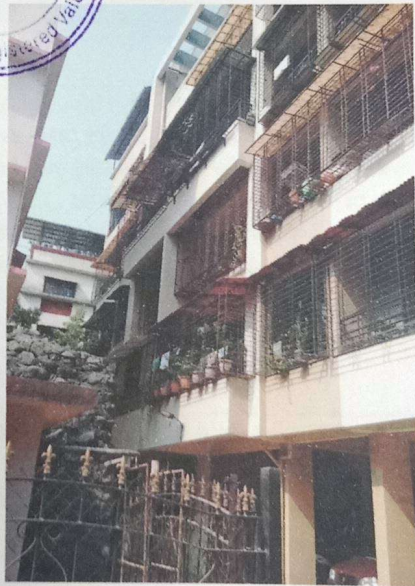
Report Scrutinised / Verified



Ref: SBI09747/VSJC

V S JADON & CO. VALUERS LLP.

Valuation Of Property Of **Sanjeevkumar Suryakant Ahire**



Ref: SBI09747/VSJC



Signature

COMPLETE ALL PARTICULARS IN BLOCK AND TICK BOXES WHEREVER APPLICABLE)

(FOR OFFICE USE)

ACCOUNT NO. (FOR OFFICE USE)

2. PERSONAL INFORMATION OF THE APPLICANTS

Name in full 1st Applicant		
Name in full 2nd Applicant	SANJIV KUMAR	SUBYAKANT
	FIRST NAME ↑	MIDDLE NAME (Father/Husband)
Relationship of 2nd Applicant with 1st Applicant		
PARTICULARS	1st Applicant	2nd Applicant
Detailed Residential Address (House No., Road Name, Locality, City, PIN, District, State)	B/602, PRAFULLA PARADISE KHADAKPAD, KALYAN-W.	
Office Address (House No., Road Name, Locality, city, PIN, District, State)	Northern Man Management 301/302 B wing Delphi Orchard Avenue	
Permanent Residential Address (House No., Road Name, Locality, City, PIN, District, State)	Hirandani, Business Park Pawai Mumbai - 400 076	
Name in which the correspondence should be addressed (mention 1st or 2nd Applicant)	9321548129	
Options for correspondence of (Tick appropriate box)	Residential Address	Office Address
Age of Birth (DD/MM/YYYY)	Sanjeev 18	30 Years
Phone Number (Residence)	Office	Residence
Mobile No./Fax No.	9870410105	FAX No.
Status (Please also tick Single if applicable)	<input checked="" type="radio"/> M Single	<input type="radio"/> F Married
National Status (Indicate date of Return, if any)	Resident	NRI/PIO Resident
Documents of identification Proof, issue date, etc. (Please indicate date of expiry at (c), if any)	(a) Voter ID No.	(a) Voter ID No.
	(b) Pass Port No.	(b) Pass Port No. 42714810

KYC