



पावती

Original/Duplicate

Thursday, June 04, 2015

नोंदणी क्र. :39म

1:36 PM

Regn.:39M

पावती क्र.: 6748 दिनांक: 04/06/2015

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर1-4996-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निशा जे मेहता यांच्या पुढे मुखत्यार जयप्रकाश - सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2740.00

पृष्ठांची संख्या: 137

एकूण:

रु. 32740.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ व सीरी अंदाजे  
1:48 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, अंबेरी-1

बाजार मूल्य: रु.16479519/-

मोबदला: रु.20600000/-

भरलेले मुद्रांक शुल्क : रु. 1030000/-

सह. दुय्यम निबंधक अंबेरी-१.

मुंबई ठामनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001355518201516R दिनांक: 04/06/2015

बँकचे नाव व पत्ता:

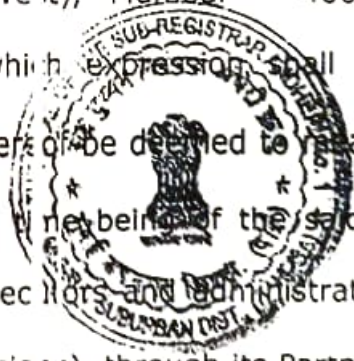
2) देयकाचा प्रकार: By Cash रक्कम: रु 2740/-

REGISTERED DOCUMENT  
DELEVERED (IN.....)

**AGREEMENT FOR SALE**

**ARTICLES OF AGREEMENT** made at Mumbai this 4<sup>th</sup>

June. in the Christian Year TWO THOUSAND FIFTEEN BETWEEN  
**M/S. RAVI CONSTRUCTION CO.**, a Partnership Firm duly registered  
under the Indian Partnership Act, 1932 and having their office and  
carrying on business at Shop No. - 12, E. Building, Misquitta Nagar,  
Chhatrapati Shivaji Road, Dahisar (West), Mumbai - 400 068,  
hereinafter called "**THE OWNERS**" (which expression shall unless  
repugnant to the context or meaning thereof be deemed to mean and  
include the partner or partners for the time being of the said firm,  
survivor or survivors of them, heirs, executors and administrators of  
the last surviving partner/s, their, his assigns), through its Partner **Mr.**  
**Jayesh A. Mehta**, aged about 47 years, (which expression shall  
unless it be repugnant to the context or meaning thereof mean and  
include its partners for the time being of the said firm, the survivor or  
survivors of them and their respective heirs, executors and  
administrators of the last surviving Partner) of **ONE PART**



बंदर - १  
२०१५  
ONE PART

**AND**



ee

(i) Mrs. Nisha J. Mehta, aged about 46 years, having PAN ACZPM1898H (ii) \_\_\_\_\_, aged about \_\_\_\_\_ years, having PAN \_\_\_\_\_, both Indian Inhabitants, both having address a: 402, Ruchita Towers, Juhu Varkora Link Rd. Andheri (W) hereinafter called "THE BUYER/FLAT PURCHASERS/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**:

**WHEREAS:**

A) On 04/07/1954, one Zaverbai Kanji Mithaiwala purchased and acquired, non-agricultural land admeasuring 1121 Sq. Yards or thereabouts equivalent to 937.29 Sq. Mtrs. or thereabouts together with the structures standing thereon bearing original Plot No.366 and old Survey No.75-A, Hissa No.6 (part) of Village Vile Parle, Taluka - Andheri, Mumbai Suburban District, situate at Shradhanand Road, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as the "said Larger Property"), in public



from the Competent Officer, Bombay State who was authorized under Section 10 of the Evacuee Internal Separation Act 1951 to sell the said property and the said Competent Officer, Bombay State issued a certificate of Sale Dt:16/08/1954 declaring the said Zaverbai Kanji Mitahiwala, the purchaser of the said Property.

B) Under registered Deed of Conveyance Dt.20/02/1964 executed by and between Smt. Zaverbai Kanji Mitahiawala therein referred to as "the Vendor" and Smt. Lilavati Gokuldas Udeshi

Hot Payment Successful. Your Payment Confirmation Number is 53973756



## CHALLAN

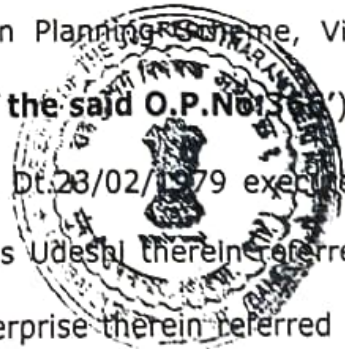
MTR Form Number - 6

GRN NUMBER	MH001355518201516R	BARCODE	Form ID :	Date: 04-06-2015
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR186-BDRI_JT SUB REGISTRAR ANDHERI NO 1	Location	PAN No. (If Applicable)	PAN-ACZPM1898H
Year	Period: From : 04/06/2015 To : 31/03/2099		Full Name NISHA J MEHTA	
Object	Amount in Rs.	Flat/Block No, Premise: / Bldg	FLAT NO 203 2ND FLOOR	
0030045501-75	1030000.00	Road/Street, Area /Locality	ADOBE HEIGHT SHRADHANAND	
0030063301-70	30000.00	Town/ City/ District	ROAD VILE PARLE EAST MUMBAI Maharashtra	
	0.00	PIN	4 0 0 0 5 7	
	0.00	Remarks (If Any) :		
	0.00	बदर - ?		
	0.00	Rupees Ten Lakhs Sixty Thousand Only		
Total	1060000.00	Amount in words		
Payment Details:IDBI NetBanking Payment ID : 64726883		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIM No. 69103500160450262		
Cheque- DD No.		Date 06-20-15		
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



therein referred to as "the Purchaser", the Purchaser therein purchased and acquired portion of the said Larger property being all that piece and parcel of land or ground of Non-Agricultural tenure admeasuring 577 Square yards or thereabouts and bearing Collectors Old Survey No.75 A, Hissa No.6, Part (A) in the Registration Sub-District of Bandra, District Mumbai Suburban, together with the building or dwelling houses standing thereon, situate lying and being at Sriradhnanand Road, Vile Parle (East), Mumbai - 400 057, more particularly described in the schedule thereunder written for the consideration recorded in the said Deed of Conveyance Dt.20/02/1964. The said Deed of Conveyance Dt.20/02/1964 is with Sub-Registrar of Assurance at Bandra is registered on 26/06/1964 at Serial No.BND/475/1964. The said plot admeasuring 577 Sq.yds. equivalent to 482.42 sq.mtrs. Is assigned as Original Plot No.366 admeasuring 472.41 sq.mtrs. in Town Planning Scheme, Vile Parle No. V (hereinafter referred to as **the said O.P.No.366**).

✓  
N



C) Under registered Deed of Conveyance Dt.28/02/1979 executed by and between Smt. Lilavati Gokuldas Udesal therein referred to as "the Vendor" and M/s. Shah Enterprise therein referred to as "the Purchaser", the Purchaser therein purchased and acquired all that piece and parcel of land, hereditaments and premises admeasuring about 482.42 Sq. Mtrs. bearing Original Plot No.366 corresponding to final Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No.1533, 1538, 1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) in the Registration Sub-District of

bearing Original		
Plot No.366	of TPS - V, of Vile Parle (East)	and City Survey No.1533, 1538, 1 to 7 (area as per Property Card 612.2 Sq. Mtrs.)
2024		2024

22  
Bandra, District Mumbai Suburban, together with the building or dwelling houses standing thereon, situate lying and being at Shradhanand Road, Vile Parle (East), Mumbai - 400 057, more particularly described in the schedule there under written for the consideration and on terms and conditions more particularly recorded in the said Deed of Conveyance Dt.23/02/1979. The said Deed of Conveyance Dt.23/02/1979 was lodged for registration with Sub-Registrar of Assurance at Bombay on 01/03/1979 and the same was indexed and registered on 28/11/1979 at Serial No.S/606/79.

D) Under registered Deed of Conveyance Dt.26/10/2005 executed by and between the said M/s. Shah Enterprise therein referred to as "the Vendor" and M/s. Shree Balaji Realtors therein referred to as "the Purchaser", the Purchaser therein purchased and acquired all that piece and parcel of land, hereditaments and premises admeasuring about 482.42 Sq. Mtrs. bearing Original



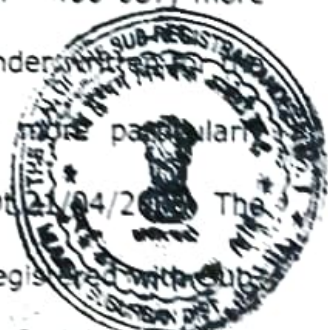
Plot No.366 corresponding to final Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No.1538, 1538/1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) in the Registration Sub-District of Bandra, District Mumbai Suburban, together with the building or dwelling houses standing thereon, situate lying and being at Shradhanand Road, Vile Parle (East), Mumbai - 400 057, more particularly described in the schedule there under written for the

consideration and on terms and conditions more particularly recorded in the said Deed of Conveyance Dt.26/10/2005. The said Deed of Conveyance Dt.26/10/2005 is registered with Sub-  
2024

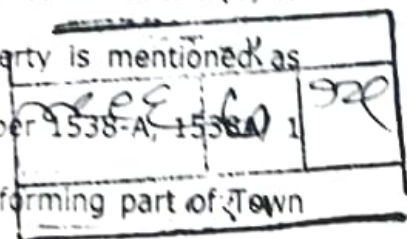
22

Registrar of Assurance at Mumbai under Serial No.BDR-1-10630/2005 Dt.27/10/2005.

- E) Under registered Deed of Conveyance Dt.21/04/2006 executed by and between the said M/s. Shree Balaji Realtors therein referred to as "the Vendor" and "Ravi Construction Company" therein referred to as "the Purchaser", the Purchaser therein purchased and acquired all that piece and parcel of land, hereditaments and premises admeasuring about 482.42 Sq. Mtrs. bearing Original Plot No.366 corresponding to final Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No.1538, 1538/1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) in the Registration Sub-District of Bandra, District Mumbai Suburban, together with the building or dwelling houses standing thereon, and known as "Mithaiwala Chawl" situate lying and being at Shradhanand Road, Vile Parle (East), Mumbai - 400 057, more particularly described in the schedule there under, for and in consideration and on terms and conditions more particularly recorded in the said Deed of Conveyance Dt.21/04/2006. The said Deed of Conveyance Dt.21/04/2006 is registered with the Registrar of Assurance at Mumbai under Serial No.BDR-1-3932/2006 Dt.11/05/2006.



- F) It is observed that in the Conveyances referred in Recitals (C) to (E) above the C.T.S Number of the Property is mentioned as 1538, 1538/ 1 to 7, instead of C.T.S Number 1538-A, 1538/ 1 to 7. However, since the said Property is forming part of Town Planning Scheme No. V of Vile Parle which is sanctioned by the

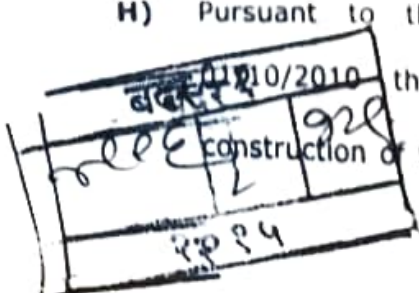


State Government and come into force from 1<sup>st</sup> August 1994 and in Form 1 issued by the Assistant Engineer, (Town Planning) being Redistribution and Valuation Statement the said C.T.S.Nos.1538A, 1538A/1 to 1538A/7 is assigned as O.P. No.366 and Final Plot in lieu thereof is assigned as 409 admeasuring 612.2 sq.mtrs. and as per the said statement the said M/s. Shah Enterprises have been duly shown as Owners thereof. The said Final Plot No.409 admeasuring 612.20 sq.mtrs. is hereinafter for brevity's sake referred to '**THE SAID PROPERTY**'. The copy of Form "B" issued by Town Planning Authority showing area of Final Plot No.409 as 612.20 Sq.mtrs. is annexed herewith and marked as "**Annexure - 1**".

G) Under Joint Development Agreement Dt. 01/10/2010 executed by and between **M/s. Ravi Construction Company,,** therein referred to as 'the Owners' of First Part and **M/s. Siddhi Enclave,** therein and herein referred to as 'the Developers' of the Other Part, the Owners therein granted development rights to the Developers therein with respect to the said property for consideration and on the terms and conditions more particularly stated in the said Joint Development Agreement Dt. 01/10/2010. The said Joint Development Agreement is duly registered with Sub-Registrar of Assurance, Bandra, and Mumbai on 01/10/2010 under Sr. No. BDR15 - 10472 - 2010.



H) Pursuant to the said Joint Development Agreement Dt. 01/10/2010 the Developers M/s. Siddhi Enclave started construction of the building and as per the terms and condition



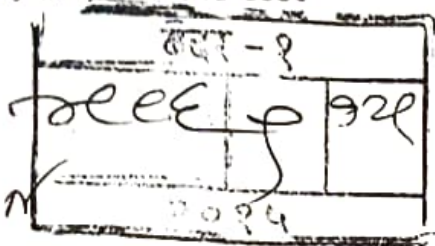
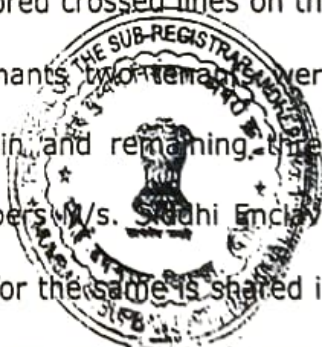


of the Joint Development Agreement Dt. 01/10/2010 the Owners herein are entitled to following flats duly constructed by the Developers M/s. Siddhi Enclave and the Owners herein are entitled to deal with the said flat as they deem fit and proper.

Floor	Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5	Flat No. 6
1 <sup>st</sup> Flr.	Owner	Owner	Owner	Owner	Owner / Developer	Developer
2 <sup>nd</sup> Flr.	Developer	Developer	Owner	-	--	--
3 <sup>rd</sup> Flr.	Owner	Developer	Owner	-	--	--
4 <sup>th</sup> Flr.	Owner	Owner	Owner	-	--	--
5 <sup>th</sup> Flr.	Owner	Owner	--	-	--	--
6 <sup>th</sup> Flr.	Developer	Developer	--	-	--	--
7 <sup>th</sup> Flr.	Owner	Owner	--	-	--	--
8 <sup>th</sup> Flr.	Developer	--	--	-	--	--
9 <sup>th</sup> Flr.	Developer	Developer	--	-	--	--
10 <sup>th</sup> Flr.	Owner	Owner	--	-	--	--
11 <sup>th</sup> Flr.	Developer	Developer	--	-	--	--
12 <sup>th</sup> Flr.	Owner	Owner	--	-	--	--
13 <sup>th</sup> Flr.	Owner	Developer	--	-	--	--

I) (i) The said property consists of a building having 5 units occupied by Tenants shown with red colored crossed lines on the plan **Annexure 2** hereto, out of 5 tenants ~~two tenants~~ were settled previously by the Owners herein and remaining three tenants are duly settled by the Developers M/s. Siddhi Enclave and Owners herein jointly and the cost for the same is shared in the ratio of 60:40 by the Owners and Developers M/s. Siddhi Enclave respectively.

(ii) There are also about 5 hutments encroaching on the portion of the said Property being access road from Shradhdhanand Cross Road No. 4 to the said Property, who are already settled by the Owner and Developers M/s. Siddhi Enclave jointly and **the cost**



for the same is shared in the ratio of **60:40** by the Owners and Developers M/s. Siddhi Enclave respectively.

(iii) There existed eight unauthorized structures occupying and encroaching on the west side compound wall of the said Property, which are to be settled by the Owners and Developers M/s. Siddhi Enclave jointly and the cost for the same to be shared in the ratio of 60:40 by the Owners and Developers M/s. Siddhi Enclave respectively. For convenience rough sketch of property showing the said building with tenants, hutments and encroachment on west side compound wall is annexed hereto and marked as **Annexure - 2**.

J) The Owners have already got plans prepared and submitted through their Architect Mr. Mahendra Gohil of "Marg Consultants" and Municipal Corporation of Greater Mumbai has already sanctioned the plans and issued I.O.D. dated 25/08/2008 bearing No.CE/8950/WS/AK/Dt.25/08/2008. The copy of said IOD is enclosed herewith and marked as **Annexure- 3**. The



Developers M/s. Siddhi Enclave have changed the Architect with

from the Owners herein and appointed M/s. Square Consultants as the Architect for the project for Municipal Planning and all Architectural Services. The Developers Siddhi Enclave have further pursued the matter with the M.C.G.M. through M/s. Square Consultants for obtaining various concessions and further approvals and accordingly amended sanctioned plans showing a new super structure with 13 storey Tower is obtained from M.C.G.M. along with amended I.O.D. No.



CE/8960/WS/AK/Dt.04/02/2010. The amended I.O.D. Dt.04/02/2010 and Commencement Certificate Dt. 29/10/2010 are annexed herewith as **Annexure - 4.**

K) As per the terms and conditions of Joint Development Agreement Dt. 01/10/2010 the Developers M/s. Siddhi Enclave has allowed to develop at its own costs, risks, expenses and responsibility and on "principal to principal" basis and the not as agent of the Owners by putting building plans that may be sanctioned by M.C.G.M., and as per the terms and conditions that may be imposed by the concerned authorities while sanctioning the said plans and shall be entitled to utilize the entire floor space index [F.S.I.] as available in respect of the said Property and the F.S.I. of other properties by way of transfer of development rights [T.D.R.] to the maximum extent permissible under the Development Control Regulations, free from all encumbrances, claims and demands on all that piece and parcel of land, hereditaments and premises admeasuring about 612.2 Sq. Mtrs. bearing Original Plot No.366 corresponding to Original Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No. 1538/1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) in the Registration Sub-District of Bandra, District Mumbai Suburban, together with the building or dwelling houses standing thereon, and known as "Mithalwala Chawl" situate lying and being at Shradhanand Road, Vile Parle (East), Mumbai - 400 057 more particularly described in the Schedule here under written. The Owners have settled the claim of ten tenants occupying rooms in

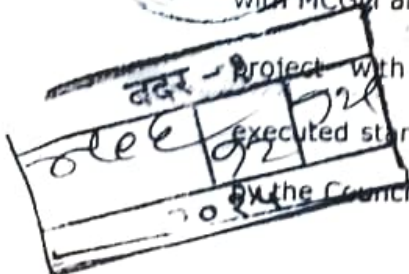


Handwritten signature and date: 22/11/2010

said Mithaiwala Chawl as monthly contractual tenant by giving them Permanent Alternate Accommodation in the new building to be constructed on the said property and necessary Agreement thereof are also executed.

L) The Owners herein and Developers M/s. Siddhi Enclave are developing the said property by demolishing the existing chawl structure known as 'Mithaiwala Chawl' standing thereon and constructing a multi storey new building in the name of "**ADOBE HEIGHTS**" in the manner hereinafter stated, as per the plans which has sanctioned by Municipal Corporation of Greater Mumbai i.e. MCGM vide I.O.D. Dt. 25/08/2008 bearing No. CE/8960/WS/AK and amended I.O.D. No. CE/8960/WS/AK/ID.04/02/2010 issued by MCGM and other concerned authorities by utilizing the entire floor space index (i.e. F.S.I.) as available in respect of the said property and also the F.S.I. of other properties by way of Transferable Development Rights (i.e. T.D.R.) and fungible FSI to the maximum extent permissible and as per the rules and regulations of MCGM.

M) The Developers M/s. Siddhi Enclave have appointed M/s. Square Consultants having address at Shyam Kamal, Wing B, 1<sup>st</sup> Floor, Agap Market, Vile Parle (E), Mumbai - 400 057, registered with MCGM and council of Architects, as the Architect for the said project with whom Developers M/s. Siddhi Enclave have executed standard Agreement as per the Agreements prescribed by the Council of Architects. Similarly the society and developers



- N) While terms, observ M/s. S construct perform Enclave, shall be g
- O) In these c Siddhi Enc property de ownership premises th **Heights**.
- P) On the instru Kirti Nagda & the Owners to hereunder writ that the title of marketable and f
- Q) The Purchasers allotment to them

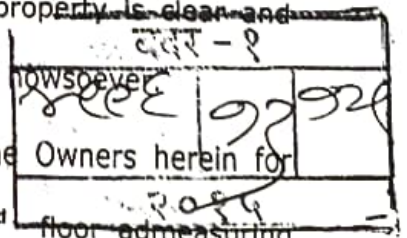
have appointed M/s. Sura & Associates having office at Shubham Building, 3<sup>rd</sup> Floor, Andheri Kurla Road, Andheri (E), Mumbai, as the Structural Engineers for preparation of structural designs and drawings for the construction of new building.

N) While sanctioning the said plan, the MCGM has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owners herein and Developers M/s. Siddhi Enclave while developing the said property and constructing the buildings thereon and upon due observance and performance by the Owners herein and Developers M/s. Siddhi Enclave, the Occupation Certificate in respect of the said building shall be granted by the MCGM.

O) In these circumstances, the Owners herein and Developers M/s. Siddhi Enclave herein are constructing buildings on the said property described in the Schedule hereunder written for sale on ownership basis the flats, garages, parking space and other premises therein. The name of the Building shall be 'Adobe Heights'.

P) On the instructions of the Developers M/s. Siddhi Enclave, Kirti Nagda & Associates, Advocate have investigated the title of the Owners to the said property described in the Schedule hereunder written. The said Advocate by his Certificate opined that the title of the Owners to the said property is clear and marketable and free from all encumbrances howsoever.

Q) The Purchasers herein have applied to the Owners herein for allotment to them a Flat No. 203 on 2<sup>nd</sup> floor admeasuring

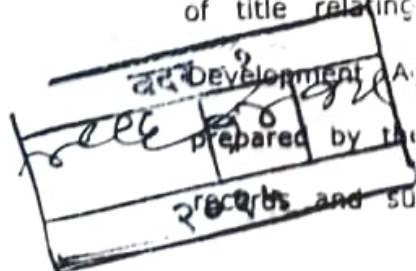


about 930 Sq.ft. carpet in the Building Known as "ADOBE HEIGHTS" being constructed on the said property described in the **First Schedule** hereunder written and accordingly the Owners have agreed to allot to the Purchasers a Flat No. 203 on 2<sup>nd</sup> floor admeasuring about 930 Sq.ft. carpet area in Building Known as "ADOBE HEIGHTS" being constructed of the said property situate at Shradhanand Road, Vile Parle (East), Mumbai - 400 057 (here r after referred to as "the Said Flat" and more particularly described in **Second Schedule** hereunder written)

The said Flat shall be comprised with AHU, shaft, ODU, CFO passages and ET Features which areas are exclusive, appurtenant and restricted to the said flat including ornamental/aesthetic features, as shown delineated in red colour boundary line on the Sketch Plan, annexed hereto and marked as **Annexure "5"**.

R) The present layout, design, elevation plans may be required to be amended from time to time by the Owners herein and M/s. Siddhi Enclave and the Purchaser has no objection to the Owners herein and Developers M/s. Siddhi Enclave making such amendments; The Purchasers have demanded from the Owners and the Owners have given inspection to the Purchasers of all documents

of title relating to the said property including the Joint Development Agreement, plans, designs and specifications prepared by the Architects, the Certificate of Title, revenue records and such other documents as specified under the



have appointed M/s. Sura & Associates having office at Shubham Building, 3<sup>rd</sup> Floor, Andheri Kurla Road, Andheri (E), Mumbai, as the Structural Engineers for preparation of structural designs and drawings for the construction of new building.

N) While sanctioning the said plan, the MCGM has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owners herein and Developers M/s. Siddhi Enclave while developing the said property and constructing the buildings thereon and upon due observance and performance by the Owners herein and Developers M/s. Siddhi Enclave, the Occupation Certificate in respect of the said building shall be granted by the MCGM.

O) In these circumstances, the Owners herein and Developers M/s. Siddhi Enclave herein are constructing buildings on the said property described in the Schedule hereunder written for sale on ownership basis the flats, garages, parking space and other premises therein. The name of this Building shall be 'Adobe Heights'.

P) On the instructions of the Developer; M/s. Siddhi Enclave, Kirti Nagda & Associates, Advocate have investigated the title of the Owners to the said property described in the Schedule hereunder written. The said Advocate by his Certificate opined that the title of the Owners to the said property is clear and marketable and free from all encumbrances ~~however~~



203 - 2		
see	9292	
Owners herein for		
floor, admeasuring		

Q) The Purchasers herein have applied to the Owners herein for allotment to them a Flat No. 203 on 2<sup>nd</sup> floor, admeasuring

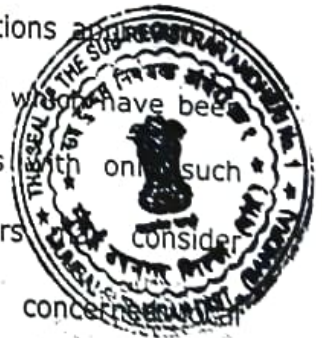
11

Maharashtra Ownership Flat (Regulation of the Promotion of Constructions, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the M.O.I. Act") and the rules made there under;

T) Under Section 4 of the said Maharashtra Ownership Flat Act, the Owners are required to execute a written agreement for Sale of the said Flat with the Purchasers being in fact these presents and also to register the said Agreement under the Indian Registration Act, 1908.

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

1. The Owners shall construct the said building of still and having 13 upper floor on the portion of the said land forming part of the property described in the First Schedule hereunder written in accordance with the plans, designs, specifications and drawings compulsory the concerned local authority and which have been seen and approved by the Flat Purchasers with only such variations and modifications as the Owners consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.



Provided that they Owners shall have to obtain prior consent in writing to the Flat Purchasers in respect of such variations or modifications, which may adversely affect the said flat of the flat Purchasers.

Handwritten signature and initials in a rectangular box.

2. The Flat Purchasers hereby agrees to purchase from the Owners and the Owners hereby agree to sell to the flat Purchasers a Flat

Handwritten signature or initials at the bottom of the page.



No. 203 on 2<sup>nd</sup> floor admeasuring about 930 Sq.ft. carpet area in the Building known as "Adobe Heights" situate at Shradhanand Road, Vile Parle (East), Mumbai - 400 057 (hereinafter referred to as "the Flat") for the price of **Rs. 20600000/- (Rupees Two crore Six lac Only)**

which includes the price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities/limited common areas and facilities which are more particularly described in the Third Schedule hereunder written. The said Flat shall be comprised with AHU, shaft, ODU, CFO passages and ET Features which areas are exclusive, appurtenant and restricted to the said flat including ornamental/ aesthetic features, as shown delineated in red color boundary line on the Sketch Plan, annexed hereto and marked as **Annexure "5"**.

3. On or before execution of these presents the Purchasers have



sum of Rs. 5000000/- (Rupees Five lac only) as

and by way of earnest money or part consideration (the receipt whereof is admitted and acknowledged by the Owners hereina separately) **AND** the Purchasers hereby agrees to pay to the Owners the balance amount of **Rs. 20100000/- (Rupees**

Two crore one lac only) in the following manner:-

- i) Rs. \_\_\_\_\_/- on Completion of R.C.C.
- ii) Rs. \_\_\_\_\_/- on completion of brick work and plaster of the flat.
- iii) Rs. \_\_\_\_\_/- on completion of Plumbing and electrical

वदर-१	
१०२५	

work of the flat.

- iv) Rs. \_\_\_\_\_/- on completion of flooring and Tiling work  
v) Rs. \_\_\_\_\_/- on handing over vacant possession of the said flat to the Purchaser herein

4. The Flat Purchasers hereby declares that before execution of this Agreement, the Owners have made full and complete disclosure and the buyer has taken full, free & complete inspection of particulars and disclosure of the following: -

- (a) Nature of Owners title to the said property described in the First Schedule hereunder written and all encumbrances, if any, thereto, along with all relevant documents.
- (b) All plans and specifications duly approved and sanctioned by the MCGM to be build upon the said property;
- (c) Nature and particulars of fixtures, fittings and amenities to be provided in the building to be constructed on the said property;
- (d) All particulars of design and materials to be used in construction of the building on the said property;
- (e) The nature of organization of persons to be constituted and to which the title is to be passed being either a Co-operative Housing Society Governed by the provisions of the Maharashtra Co-operative Societies Act, 1960, or a private limited company to be governed by the provisions of the Companies Act, 1956 and/or Apartment Owners Association to be governed by the Maharashtra Apartments Ownership Act, 1970;



2024		
2024	96	974
2024		

7. The Owners hereby declare that the Floor Space Index available in respect of the said land on which the said building is to be constructed is totally consumed and that no part of the said floor space index has been utilized by the Owners elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Owners elsewhere, then the Owners shall furnish to the Flat Purchasers all the detailed particulars in respect of such utilization of the said Floor Space Index by them. In case while developing the said building on the said property described in the First Schedule hereunder written, the Owners herein and Developers M/s. Siddhi Enclave have utilized 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 Owners to the Flat Purchasers. The residual FSI on the plot of Land not consumed will be available to the Owners.



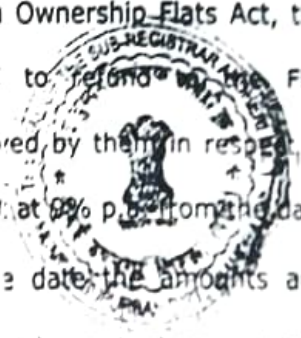
8. The Owners hereby agree that they shall, before handing over possession of the Flat to the Flat Purchasers and in every event before execution of a conveyance of the said land in favour of a corporate body to be formed by the Purchasers of flats/garages in the building to be constructed on the said land (hereinafter referred to as "the Society"/the Limited Company), make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall, as far as practicable, ensure that the said land is free from all

बिना कूल	
2022	22
2022	2022

have been paid by the Flat Purchasers to the Owners but the Owners shall not be liable to pay to the Purchasers any interest on the amount so refunded and upon the termination of this Agreement and a refund of the aforesaid amount by the Owners, the Owners shall be at liberty to dispose and sell the flats/garage or car parking to such person and at such price as the Owners may in their absolute discretion think fit.

10. The fixtures, fittings and amenities to be provided by the Owners in the premises and the said building are those that are set out in **ANNEXURE -6** annexed hereto.

11. The Owners shall give possession of the Flat to the Flat Purchasers on or before \_\_\_\_\_. If the Owners fail or neglect to give possession of the Flat to the Flat purchasers on account of reasons beyond his control by the aforesaid date as per the provisions of section 8 of Maharashtra Ownership Flats Act, the Owners shall be liable on demand to refund to Flat Purchasers the amounts already received by them in respect of the Flat Purchasers with simple interest at 2% p.a. from the date the Owners received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount



interest thereon is refunded by the Owners to the Flat Purchasers they shall, subject to prior encumbrances if any, be a

अक्षर - १	
१०००००००	१०००००००
१०००००००	१०००००००

**FIRST SCHEDULE ABOVE REFERRED TO:**

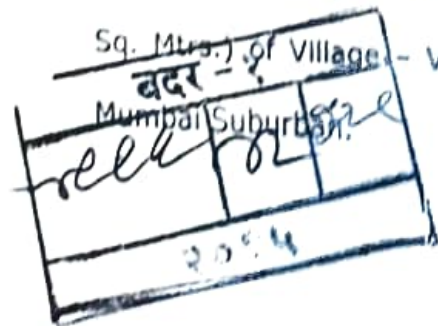
All that piece and parcel of land, hereditaments and premises admeasuring about 482.42 Sq. Mtrs. bearing Original Plot No.366 corresponding to final Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No.1538, 1538/1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban, together with the building or dwelling houses standing thereon, and known as "Mithaiwala Chawl" situate lying and being at Shradhanand Road, Vile Parle (East), Mumbai - 400 057 and bearing Bombay Municipal Corporation's Ward No. K-271 and K-273 and Street No.36 and 37 and bounded as follows:-

- On or towards East : By Final Plot Nos. 401, 410 and 411 and;
- On or towards West : By Final Pot No. 408 and Final Plot No. 402
- On or towards South : Partly by Final Plot No.401 and partly by 9.13 mts. Wide T. P. Road known as 4th Road,
- On or towards North : By Final Plot No. 411 and 412;



**SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT new residential Flat No. 203 on 2<sup>nd</sup> floor admeasuring about 930 Sq.ft. Carpet area in the building to be constructed and known as "ADOBE HEIGHTS" at Shradhanand Road, Vile Parle (East), Mumbai - 400 057. The said new building will be constructed on the plot of land bearing Original Plot No.366 corresponding to final Plot No.409 of TPS - V, of Vile Parle (East) and City Survey No.1538, 1538/1 to 7 (area as per Property Card 612.2 Sq. Mtrs.) of Village - Vile Parle (East), Taluka - Andheri, District -



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove mentioned.

**SIGNED SEALED AND DELIVERED**

By the within named

"OWNERS"

M/s. Ravi Construction Co.

Through authorized Partner

Mr. Jayesh A. Mehta  
in the presence of .....



Signature

Witnesses: -

- 1.
2. M. H. Vaphule

**SIGNED SEALED AND DELIVERED**

By the within named "Purchasers"

(i) Mrs. Nisha J. Mehta

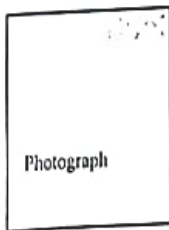
*M. J. Mehta*



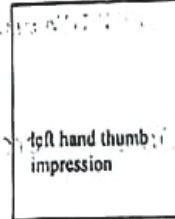
In presence of .....

Witnesses: -

1. M. H. Vaphule
- 2.



Photograph



Left hand thumb impression

Signatures



बदर - १	
२२२०३	३२०
२०१५	

## RECEIPT FOR PART CONSIDERATION

*N*

RECEIVED of and from within named )  
 Purchasers a sum of Rs. 500000/- )  
 (Rupees Five lac Only) )  
 by cheque being part consideration amount )  
 for the sale of the said Flat No. 203 )  
 on 2<sup>nd</sup> floor admeasuring about )  
 930Sq.ft.carpet area in Adobe Heights )  
 at Shradhanand Road, )  
 Vile Parle (East), Mumbai - 400 057, )  
 agreed to be sold on ownership basis by the )  
 OWNERS under )  
 Agreement for Sale Dt.   /  /2015 ) Rs.           /-

Sr.No.	Cheque No.	Date	Amount	Bank/Branch	Drawn on
1.	000136	30/5/15	500000:00	Bank of Barod 9 - mumbai	
2.					
3.					
4.					
5.					
6.					
7.					
Total Rs.					



WE HAVE RECEIVED  
 for M/s. Ravi Construction Co.

*(Signature)*  
 Mr. ayesh A. Mehta  
 (Partner)

Witnesses: -  
 1.

*Handwritten receipt stamp*  
 RECEIVED  
 2015-5-30

**ANNEXURE - (**  
**LIST OF AMENITIES)**

1. Structure:

- All R.C.C. frame structure shall be as per relevant I.S. Codes
- Grade of concrete shall be **M20/M25** as per design of R.C.C. Consultant.
- Earthquake resistant R.C.C. frame structure as per Zone III.
- Cement of ISI Grade shall be used.

2. Flooring:

- Vitrified Tiles in Living Room (M x M), Bedroom, Kitchen and passages with 3" Skirting of Italian finish.
- Designer Ceramic Tiles in toilet with matching colored glazed dado up to 7'0" height.

3. Masonry:

- 6" thick external walls in Siporex Blocks / Bricks.
- 4" thick external walls in Siporex Blocks / Bricks.

4. Plaster:

- External plaster shall be waterproof Sand faced plaster coats.
- Internal plaster on walls and ceilings shall be POP Gyp finish.



5. Kitchen:

- Granite Platform with stainless steel sink with designer glazed tiles on walls up to 2'6" above kitchen platform.

6. Electrification:

- Concealed Copper wiring with ELCB and MCB protection.
- 3 phase connection.
- Adequate 5A & 15A connections, Good Quality switches of reputed make viz. Anchor or equivalent make.
- Provision for Exhaust fans in Kitchen & Bathrooms, provision for Aqua-guard point in kitchen and Geysers in each bathroom.

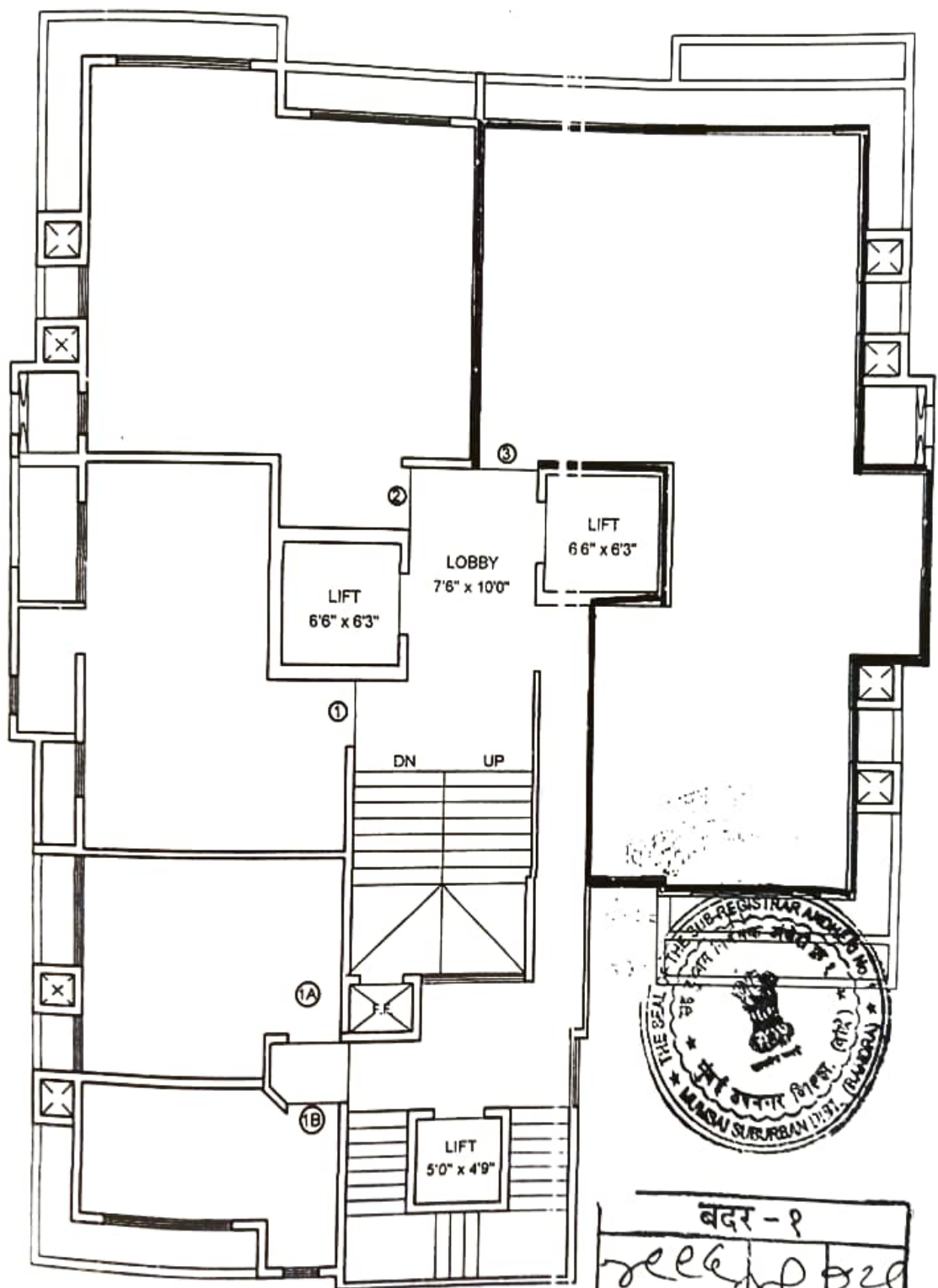
7. Telephone / Cable TV Wiring:

- Telephone / Cable points in Living and Bedroom.
- Internet connection provision in Living & Bedroom.
- Provision for Intercom connection in Living Room.

2084	2084	2084
------	------	------

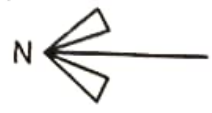
Handwritten signature or mark.





बदर-१  
२०१५

SECOND FLOOR PLAN



This L.O.D.J.C.C. is issued subject to the provision of Urban Land Use and Regulation Act, 1976 C-3

Ex. Engineer Bldg. Proposal (W/S) H and K Wards Municipal Office, R. K. Talwar Marg, Bandra (W), Mumbai - 400 050

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 8960 BSH/V/S/A/H/AK of

COMMENCEMENT CERTIFICATE

29 OCT 2010!

To, M/s. Ravi Construction Co.  
e.a. 5 owner.

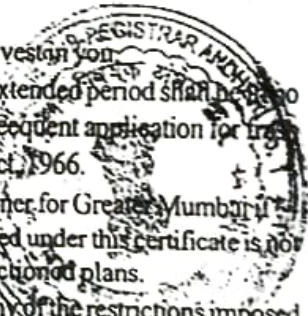
Sir,

With reference to your application No. 209 dated 15/11/2006 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg. CTS No. 1538/A, 1538/A1 at premises at Street TPS-V village Vile Parle plot No. FP NO. 409 situated at Vile Parle (E) in K/E/01 Ward.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall not in any case exceed three years provided further that such lapse shall not bar any subsequent application for development permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.



209  
29/10/10  
ENGINEER  
2094

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. S. R. ENGINEER Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 28 OCT 2011

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

29/10/10  
Executive Eng. Building Proposals

(Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' Wards '1C'

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI

Commencement certificate is for carrying out the work upto/For.....month  
pp of shift as per  
P. Dtd. 30/8/2010 &  
ground phone programme

Ex. Engineer Bldg. Proposal (W.S.)  
H and K Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 050.

Form 346  
88

in replying please quote No. and date of this letter.

This I.O.D./C.C. is issued subject to the provision of Urban Land ceiling and Regulation Act. 1976

**Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

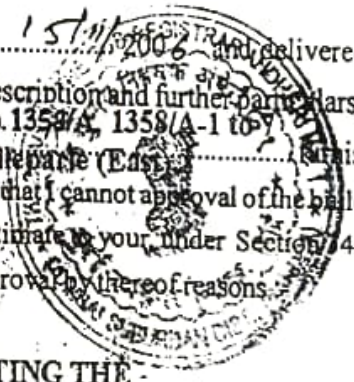
No. E.B./CE/ BS/A of 200 - 200  
NO.CE/8960/WS/AK

4 FEB 2010

Municipal Office,  
Mumbai .....200

MEMORANDUM

Owner - M/s. Ravi Construction Co.



With reference to your Notice, letter No. 337 dated 15/1/2010 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed building on plot bearing C.C.S.No. 1358/A, 1358/A-1 to F.P.No.409, T.P.S.V, Vileparle, 4th Road, Vileparle (East) I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval thereof reasons.

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.**

- 1) That the commencement certificate under section 44/55 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 F.H.D or 5" above adjoining road level whichever is higher with murum, earth, boulders etc and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

बंद - १  
2010

Flat no 203 - Adobe Height - 15-10-2019

## Valuation Report of Immovable Property

### Details of the property under consideration:

Name of client: Mr. Jayesh A.Mehta & Mrs.Nisha J.Mehta

Flat No.203, 2<sup>nd</sup> Floor, Adobe Height, Shradhanand Road, Off.Nehru Road on land bearing original plot No.366, Final Plot No.409, TPS-V of Vile Parle (East), Mumbai-400057

### Valuation Done for:

Union Bank of India,  
Mid Corporate Branch, Union Bank Building,  
Nariman Point, Mumbai-400021

**JATIN BHUTA & ASSOCIATES  
VALUERS**

# JATIN BHUTA & ASSOCIATES

Architects, Engineers, Valuers & Project Management Consultants  
OFFICE:- A/3, Pranav C.H.S., 2<sup>nd</sup> Floor, Bldg. No.44, Gandhi Nagar, Bandra East, Mumbai- 400 051.  
Tel:- 26512628/9324632106. Email:- [j.b.architects@gmail.com](mailto:j.b.architects@gmail.com) Web:- [www.jatinbhuta.com](http://www.jatinbhuta.com)

UBI/19-20/0104  
Date: 15.10.2019

## Format - C

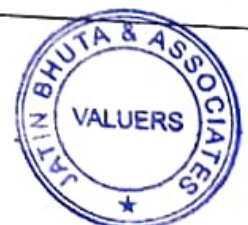
To,  
The Asst.General Manager,  
Union Bank of India  
Mid Corporate Branch, Union Bank Bldg.,  
Nariman Point,  
Mumbai-400021

### VALUATION REPORT (IN RESPECT OF FLATS)

I. GENERAL		
1.	Purpose for which the valuation is made	To Assess the fair Market Value of the Property for the purpose of advance
2.	a) Date of inspection	: 19.09.2019
	b) Date on which the valuation is made	: 04.10.2019
3.	List of Documents produced for perusal	
	i)	1) Copy of Agreement dated 04.06.2015. 2) Copy of Old Valuation Report of M/s. A. V. Shetty & Associates dated 24.05.2016.
4.	Name of the owner(s) and his/ their address (es) with Phone No. (details of share of each owner in case of joint ownership)	: Mr. Jayesh A. Mehta & Mrs. Nisha Jayesh Mehta.
5.	Brief description of the property	: Flat No. 203, 2 <sup>nd</sup> Floor, Adobe Height, Shradhanand Road, Off. Nehru Road on land bearing original plot No.366, Final Plot No.409, TPS-V of Vile Parle (East), Mumbai-400057
6.	Location of property	
	a) Plot No. / Survey No./C.T.S. No.	: C.T.S.No.153,1538/1 to 7
	b) Door No.	: Flat No.203
	c) T. S. No. / Village	: Vile Parle (East)
	d) Ward / Taluka	: Andheri
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: Flat No.203, 4th Floor, Adobe Height, Shradhanand Road, Off.Nehru Road on land bearing original plot No.366, Final



8.	City /Town	Plot No.409, TPS-V of Vile Parle (East), Mumbai-400057	
	Residential Area	: Mumbai	
	Commercial Area	: Residential	
	Industrial Area	: -	
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	: MCGM	
11.	Whether covered under any State / Central Govt. enactments ( e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No.	
12.	Boundaries of the Property		
	North		
	South	: Evergreen Apartment	
	East	: Open Plot	
	West	: Shradhanand Road	
13.	Dimensions of the site	: Bldg Under Construction	
		a	b
		As per the Deed	Actuals
		Carpet area= 930 sq.ft	Carpet area= 930 sq.ft
14.	Extent of the Site	: As mentioned in 13 above.	
15.	Extent of the site considered for valuation (least of 13a & 13b)	: Carpet area = 930 sq.ft Built up Area = 1084 sq.ft Saleable /Super Built up area= 1116 sq.ft	
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	: Vacant	
II.	FLAT BUILDING		
Sr. No	Description	: Remarks	
1.	Nature of the Flat	:	
2.	Location	: Flat No.203, 2 <sup>nd</sup> Floor	
3.	T.S. No.	: -	
	Block No.	: -	
	Ward No.	: K/East	
	Village / Municipality/ Corporation	: MCGM	
	Door No., Street or Road (Pin Code)	: Flat No.203, 2 <sup>nd</sup> Floor, Adobe Height, Shradhanand Road, Off. Nehru Road on land bearing original plot No.366, Final Plot No.409, TPS-V of Vile Parle (East), Mumbai-400057	
	Description of the locality Residential/Commercial/Mixed.	: Residential	
4.	Year of Construction	: 2016	
5.	Number of floors	: Ground+Stilt+ 13 Upper Floors	
6.	Type of structure	: RCC	
7.	Number of Dwelling units in the building	: -	
8.	Quality of Construction	: Good	



9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities available	:	Good
	Lift	:	
	Protected Water Supply	:	2 Lifts
	Underground Sewerage	:	Available
	Car Parking - Open / Covered	:	Available
	Is Compound wall existing?	:	-
	Is pavement laid around the Building	:	Yes
		:	Yes
III	TENEMENT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Tenement	:	Flat No.203
3	Specifications of the Flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teak Wood Door
	Windows	:	Aluminum Sliding window
	Fittings	:	Good Quality
	Finishing	:	Good Quality
4	House Tax	:	-
	Assessment No.	:	-
	Tax paid in the name of	:	-
	Tax amount	:	-
5	Electricity Service connection No.	:	-
	Meter Card is in the name of	:	-
6	How is the maintenance of the flat?	:	-
7	Sale Deed executed in the name of	:	-
8	What is the undivided area of land as per Sale Deed?	:	-
9	What is in the plinth area/Built up area of the Tenement?	:	1084 sq.ft
10	What is the floor space index (app.)	:	-
11	What is the Carpet Area of the flat?	:	930 sq.ft
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose		Residential
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	Rs. 98,000/- Per Month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	It is situated Near Shradhanand Road and about 10 minutes walkable distance from Vile Parle Railway Station (East).
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		



	After analyzing the comparable sale instances, what is the composite rate for a similar office with same specifications in the adjoining locality?	:	On making inquiries with local estate agents and with magicbricks.com, 99acars.com etc., the prevailing market value of similar residential cum commercial tenement in the vicinity is ranging from Rs. 30,000/- to Rs. 35,000/- lump sum. We estimate Rs. 33,000/- per sq.ft as fair and reasonable value of the property under reference
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs.35,000/- per sq.ft
3	Break - up for the rate	:	-
i)	Building + Services	:	Not Applicable
ii)	Land + others	:	Not Applicable
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,81,900/- per sq.mt. i.e. Rs.16,899/- per sq.ft
	Total Life of the building estimated	:	65 years subject to periodic maintenance & structural audit.
<b>IV COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
a	Depreciated building rate	:	We have done the valuation by adopting comparable sale instances technique & we have not adopted the depreciation method
	Replacement cost of flat with services (v(3)i)	:	
	Age of the building	:	03 years
	Future Life of the building estimated	:	62 years subject to periodic maintenance and Structural Audit
	Depreciation percentage assuming the salvage value of 10%	:	-
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for valuation	:	-
	Depreciated building rate VI (a)	:	-
	Rate for Land & other V (3) II	:	-
	Total Composite Rate	:	-





## Details of Valuation

Sr. No.	Description	Qty.	Rate per unit in Rs. & Saleable /Super Built up area	Estimated value Rs.
1	Present value of the tenement (car parking, if provided)	1	1116 sq.ft x Rs.35,000/-	3,90,60,000/-
2	Wardrobes			
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any		Nil	
10	Others		Nil	
	Total			Rs. 3,90,60,000/-

The Reinstatement/Insurance Value of the Flat Shall be Rs. 30,13,200/- (Thirty Lakhs Thirteen Thousand Two Hundred only)

**Approach to Valuation:** After making inquiries with local estate agents & Developers and also analyzing the rates in magickbrick.com & 99acres.com, we are the opinion that the fair market value of the property is Rs. 3,90,60,000/- There is no threat of acquisition of the property by govt. or any other agency. The CRZ provisions are not applicable.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications in Rs. 3,90,60,000/- (Rupees Three Crores Ninety Lakhs Sixty Thousand only). The Realizable value (book Value) of the above property is Rs. 3,51,54,000/- (Rupees Three Crores Fifty One Lakhs Fifty Four Thousand only). And the distress value is Rs. 3,12,48,000/- (Rupees Three Crores Twelve Lakhs Forty Eight Thousand only).

Place: Mumbai  
Date: 15.10.2019



*Jatin Bhuta*  
Jatin Bhuta  
Approved Valuer

The undersigned has inspected the property detailed in the Valuation Report dated 15.10.2019 on \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ ( Rupees \_\_\_\_\_ only).

Signature  
(Name of the Branch Manager)