

CHARTERED ENGINEERS
& GOVT. REGISTERED VALUERS

PANEL VALUERS AND TECHNICAL APPRAISERS
FOR BANKS, FINANCIAL INSTITUTIONS &
INCOME TAX DEPT.

IBBI REGISTERED VALUERS UNDER THE
INSOLVENCY AND BANKRUPTCY CODE 2016



PHONE : 2411 5420
2411 5442
2416 8955
FAX : 91-22-2415 2664

103, NAVIN ASHA, FIRST FLOOR,
126-A, DADASAHEB PHALKE ROAD,
DADAR (E), MUMBAI - 400 014.
E-MAIL ADDRESS : rtnaks@gmail.com

Ref. No. AVSA/UBI/27276/2020

Date : 28.09.2020

Format-A

To,

Union Bank of India, Bhat Bazar Branch, Mumbai.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

| I. | GENERAL | | |
|-----------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Purpose for which the valuation is made | | To assess the "Fair Market Value" of the said property on for the purpose of availing Bank Credit facilities from Union Bank of India, Bhat Bazar Branch, Mumbai |
| 2. | a) | Date of inspection | : 26.09.2020 |
| | b) | Date on which the valuation is made | : 28.09.2020 |
| 3. | List of documents produced for perusal | | |
| | i) | Property ownership document | : Copy of Agreement dt. 26.07.2014 |
| | ii) | Soc. Maint Bill | : Maint. Bill No. 20210415 dt. 03-07-2020 |
| | iii) | Electricity Bill | : Best Bill dt. 21.08.2020 Cons. No. 200-000-632*1 in the name of owner |
| 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) | : | Mrs. Varsha Sanjay Parmar & Mr. Sanjay Vijayraj Parmar Vide agreement dt. 26.07.2014 with owners M/s. Nish Developers Pvt. Ltd. |
| 5. | Brief description of the property (Including leasehold/freehold etc) | : | Flat No. B- 2102, on the 11 th Habitable Floor, Wing 'B', in the building known As "One Avighna Park" |
| 6. | Location of property | | |
| | a) | Plot No. / Survey No. | : Flat No. B- 2102, on the 11 th Habitable Floor, |
| | b) | Door No. | : Wing 'B', along with 2 Podium Car Parking Spaces, in |
| | c) | T. S. No. / Village | : the building known as "One Avighna Park",Mahadev |
| | d) | Ward / Taluka | : Palav Marg, on land bearing amalgamated Single CS |
| | e) | Mandal / District | : No. 77 of Parel Sewri Division, Lower Parel (East), Mumbai City District. (refer Annexure) |



| | | | |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. | Postal address of the property | : | Flat No. B- 2102, 11 th Habitable Floor, Wing 'B', "One Avighna Park", Mahadev Palav Marg, CS No. 77 of Parel Sewri Division, Lower Parel (East), Mumbai 400012. |
| 8. | City / Town | : | Mixed Area located within walking distance from Curry Road Railway Station |
| | Residential Area | : | |
| | Commercial Area | : | |
| | Industrial Area | : | |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Upper Middle Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Within the limits of 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 | : | IOD no. CE/EB/4082/FS/A/ dt. 18.06.2010 CC No. CEBPC/4082/FS/A/ dt. 21.07.2010 validated on 24.05.2012 Full OC No. EB/4082/FS/A dt. 27.06.2017 (Copy attached) |
| 12 | In case it is an agricultural land, any conversion to house site plots is contemplated | : | N.A. |
| 13 | Boundaries of the property | : | |
| | North | : | By Mahadev Palav Marg |
| | South | : | By CS no. 53 & 3/52 |
| | East | : | By Babasaheb Ambedkar Marg |
| | West | : | By Haji Kasam Chawl & Road |
| 14.1 | Dimensions of the site | : | A B |
| | | | As per the Deed Actuals |
| | North | : | N.A. |
| | South | : | N.A. |
| | East | : | N.A. |
| | West | : | -N.A. |
| 14.2 | Latitude, Longitude and Coordinates of the site | : | 18°59'37.30"N & 72°50'4.21"E Google Map attached |
| 15 | Extent of the site | : | |
| 16 | Extent of the site considered for valuation (least of 14 A & 14 B) | : | Flat No. B- 2102, 11 th Habitable Floor, admeasuring about 1,621sqf. (150.56sqm) Builtup Area (as per Index – II) & 1,350sqf. Carpet Area along with 2 Podium Car Parking Spaces |
| 17 | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : | Owned by owners. Presently occupied by Tenants (Mr. Sachin Sancheti) |



| II. | CHARACTERISTICS OF THE SITE | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|
| 1. | Classification of locality | | Mixed Area |
| 2. | Development of surrounding areas | | Well Developed |
| 3. | Possibility of frequent flooding / submerging | | Not known |
| 4. | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | | All civic amenities are available within 1km - 2km radius |
| 5. | Level of land with topographical conditions | | Flat land |
| 6. | Shape of land | | Rectangular |
| 7. | Type of use to which it can be put | | Residential premises |
| 8. | Any usage restriction | | -- |
| 9. | Is plot in town planning approved layout? | | Yes |
| 10. | Corner plot or intermittent plot? | | Intermittent Plot |
| 11. | Road facilities | | Motor able road Provided |
| 12. | Type of road available at present | | Road @ more than 20ft width provided |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | | |
| 14. | Is it a land – locked land? | | No |
| 15. | Water potentiality | | As per regulations of MCGM |
| 16. | Underground sewerage system | | AS per regulations of MCGM |
| 17. | Is power supply available at the site? | | Yes BEST supply - Cons. No. 200-000-632*1 in the name of owner |
| 18. | Advantage of the site | | |
| | 1. | | N.A. |
| | 2. | | N.A. |
| 19. | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | | N.A. |
| | 1. | | -- |
| | 2. | | -- |

| Part – A (Valuation of land) | | | |
|-------------------------------------|--------------------------|--|----------------------------------------------------------------------------------------------------------------------|
| 1. | Size of plot | | -- |
| | North & South | | N.A. |
| | East & West | | N.A. |
| 2. | Total extent of the plot | | Flat No. B- 2102, 11 th Habitable Floor, admeasuring about 1,621sqf. (150.56sqm) (Land Component) |



| | | |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | @ ₹ Rs.70,000/sqft. is considered for Land Component |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | Parel Sewri Division, Mumbai City District, Zone : 11/82 Residential : 226,700/-sqmt BUA |
| 5. | Assessed / adopted rate of valuation | ₹ 70,000/sqft. (Land Component). |
| 6. | Estimated value of land | 1,621sqft X ₹ 70,000/sqft = ₹ 11,34,70,000/- |
| Part – B (Valuation of Building) | | |
| 1. | Technical details of the building | The said property comprises Residential premises on the 11 th habitable floor, in RCC Framed 2 Level Basements + Ground + 1 st to 8 th Level Podium + 9 th Level 'E' Deck +10 th Level Service Floor + 1 st to 51 st (part) Residential Floors building with 6 Lifts, having adequate floor height. The premises is provided with Italian Marble flooring. The Brick masonry walls plastered and painted on both sides have been provided with wooden frame flush doors & aluminium frame glazed windows for proper light and ventilation. About 2-3 years old, Residual Life : about 60 years with Proper Maintenance 2 Level Basements + Ground + 1 st to 8 th Level Podium + 9 th Level 'E' Deck +10 th Level Service Floor + 1 st to 51 st (part) Residential Floors building with 6 Lifts, having adequate floor height. Flat No. B- 2102, 11 th Habitable Floor, admeasuring about 1,621sqf. (150.56sqm) Builtup Area |
| a) | Type of Building (Residential / Commercial / Industrial) | |
| b) | Type of construction (Load bearing / RCC / Steel Framed) | |
| c) | Year of construction | |
| d) | Number of floors and height of each floor including basement, if any | |
| e) | Plinth area floor-wise | |
| f) | Condition of the building | |
| | i) | Exterior – Excellent, Good, Normal, Poor |
| | ii) | Interior - Excellent, Good, Normal, Poor |
| | g) | Date of issue and validity of layout of approved map / plan |
| | h) | Approved map / plan issuing authority |
| | i) | Whether genuineness or authenticity of approved map / plan is verified |
| | j) | Any other comments by our empanelled valuers on authentic of approved plan |
| | | Satisfactory |
| | | Good |
| | | Clients to provide directly to Bank |
| | | Nil |



Details of valuation

| | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 'A' | Flat No. B- 2102, 11 th Habitable Floor, land component admeasuring about 1,621sqf. (150.56sqm) @ ₹ 70,000/sqft | ₹ 11,34,70,000/- |
| 'B' | Flat No. B- 2102, 11 th Habitable Floor, building component admeasuring about 1,621sqf. (150.56sqm) @ ₹ 5,000/sqft. | ₹ 81,05,000/- |
| | Total | ₹ 12,15,75,000/- |

Part C- (Extra Items)

(Amount in ₹)

| | | | |
|----|-------------------------------------|---|----|
| 1. | Portico | : | -- |
| 2. | Ornamental front door | : | |
| 3. | Sit out/ Verandah with steel grills | : | |
| 4. | Overhead water tank | : | |
| 5. | Extra steel/ collapsible gates | : | |
| | Total | : | |

Part D- (Amenities)

(Amount in ₹)

| | | | |
|-----|---------------------------------|---|---------------------------------------|
| 1. | Wardrobes | : | Interior Decoration & ₹ 1,00,00,000/- |
| 2. | Glazed tiles | : | |
| 3. | Extra sinks and bath tub | : | |
| 4. | Marble / ceramic tiles flooring | : | |
| 5. | Interior decorations | : | |
| 6. | Architectural elevation works | : | |
| 7. | Paneling works | : | |
| 8. | Aluminum works | : | |
| 9. | Aluminum hand rails | : | |
| 10. | False ceiling | : | |
| | Total | : | |

Part E- (Miscellaneous)

(Amount in ₹)

| | | | |
|----|---------------------------|---|----|
| 1. | Separate toilet room | : | -- |
| 2. | Separate lumber room | : | |
| 3. | Separate water tank/ sump | : | |
| 4. | Trees, gardening | : | |
| | Total | : | |

Part F- (Services)

(Amount in ₹)

| | | | |
|----|-------------------------------|---|----|
| 1. | Water supply arrangements | : | -- |
| 2. | Drainage arrangements | : | |
| 3. | Compound wall | : | |
| 4. | C. B. deposits, fittings etc. | : | |
| 5. | Pavement | : | |
| | Total | : | |

Total abstract of the entire property

| | | | |
|---------|---------------|---|----------------------------------------|
| Part- A | Land | : | ₹ 11,34,70,000/- |
| Part- B | Building | : | ₹ 81,05,000/- |
| Part- C | Extra Items | : | |
| Part- D | Amenities | : | ₹ 1,00,00,000/- |
| Part- E | Miscellaneous | : | 2nos. podium car parking ₹ 30,00,000/- |
| Part- F | Services | : | |
| | Total | : | ₹ 13,45,75,000/- |



(Handwritten Signature)

The “Fair Market Value” of the said property has thus been assessed based on local enquires using “Market Value” method & taking into account the factors mentioned as above and briefly listed below:

- A) Extent and Survey Number.
- B) Location, accessibility, distance from the Centre of the town.
- C) Developments – infrastructural facilities etc.
- D) Market value of land - as estimated by local enquiries
- E) Building - type of construction, age, future life, depreciation etc.
- F) Dues/Outgoings - Details not available

The “Fair Market Value” of the said property has been worked out as under:

| | | |
|-----------------------------------------------------------------------------------------------------------------------|------------------|-------------------------|
| Flat No. B- 2102, 11th Habitable Floor, land component admeasuring about 1,621sqf. (150.56sqm) | @ ₹ 70,000/sqft. | ₹ 11,34,70,000/- |
| Flat No. B- 2102, 11 th Habitable Floor, building component admeasuring about 1,621sqf. (150.56sqm) | @ ₹ 5,000/sqft. | ₹ 81,05,000/- |
| Interior Decoration & Improvements | L.S. | ₹ 1,00,00,000/- |
| 2 nos. Podium Car parking Spaces | L.S. | ₹ 30,00,000/- |
| | Total | ₹ 13,45,75,000/- |

Therefore, to the best of our knowledge and belief, the “Fair Market Value” of the said property is **₹ 13,45,75,000/- (Rupees thirteen crores forty five lakhs & seventy five thousand only)** and “Realisable Value” of the said property is **₹ 12,11,00,000/- (Rupees twelve crores & eleven lakhs only)** and the “Forced Sale Value” of the said property is **₹ 10,75,50,000/- (Rupees ten crores seventy five lakhs & fifty thousand only)** and the “Insurable Value” (Reinstatement Value of the structure) is **₹ 1,00,00,000/- (Rupees one crore only)** as on the date of visit **(26.09.2020)** and the same may be considered to be true and fair.



Place: Mumbai
Date: 28.09.2020

Signature
(Name and Official seal of the Approved Valuer)

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

Signature
(Name of the Branch Manager with Official seal)

Date:

| Sr. No. | Particulars | Valuer Comment |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Background information of the Asset being valued | Flat No. B- 2102, on the 11 th Habitable Floor, Wing 'B', along with 2 Podium Car Parking Spaces, In The Building Known As "One Avighna Park", Mahadev Palav Marg, on land bearing amalgamated Single CS No. 77 of Parel Sewri Division, Lower Parel (East), Mumbai City District. (refer Annexure) |
| 2 | Purpose of valuation and appointing authority | To assess the "Fair Market Value" of the said property for the purpose of availing Bank Credit facilities from Union Bank of India, Bhat Bazar Branch, Mumbai |
| 3 | Identity of the Valuer and any other experts involved in the valuation | A. V. Shetty & Associates, 103- Navin Asha, 1 st Floor, Dadasaheb Phalke Marg, Dadar (East), Mumbai 400 014 |
| 4 | Disclosure of Valuer interest or conflicts if any | No interest of whatsoever nature in the property under reference which being valued |
| 5 | Date of appointment, valuation date and Report date | Visit dt. 26.09.2020 & Report dated 28.09.2020 |
| 6 | Inspections and / or investigations undertaken | Site visit, Local enquiries in and around the premises valued & public domain (Internet) |
| 7 | Nature & sources of the information used or relied upon | Documents provided by the Clients / Bank & our own investigations & Market Research |
| 8 | Procedures adopted in carrying out the valuation and valuation standards followed | Fair market Value is assessed based on local enquires using "Market Value" method is considered for valuation |
| 9 | Restrictions on use of the property, if any | Residential Premises |
| 10 | Major factors that were taken into account during the valuation | Type of the structure, amenities provided, within distance from the nearest Railway Station in the locality and the infrastructural facilities available |
| 11 | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the limiting his responsibility for the valuation report | As per the Assumptions and Limiting Conditions mentioned hereinabove |



Date: 28.09.2020
Place: Mumbai

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

Format - E
Declaration from Valuers

I hereby declare that:

- a) The information furnished in my valuation report dated **28.09.2020** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I / my Associate have personally inspected the property on **26.09.2020** & the work is not sub-contracted to any other Valuer and carried out by myself.
- a) I have not been convicted or any offence and sentenced to a term of imprisonment.
- b) I have not been found guilty of misconduct in my professional capacity.
- c) I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part – B of the above Handbook to the best of my ability.
- d) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- e) I abide by the Model Code of Conduct for empanelment of Valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- f) I am registered under Section 34AB of the Wealth Tax Act, 1957.
- g) I am the proprietor / partner / authorised official of the firm / company, who is competent to sign this valuation report.
- h) Further, I hereby provide the following information :



A handwritten signature in black ink, consisting of stylized cursive letters, followed by a horizontal line extending to the right.

ALL that piece or parcel of land bearing C. S. Nos. 71 (Part), 72, 77, 213/74 and 214/74 now amalgamated into single C. S. No. 77 of Parel Sewri Division admeasuring in the aggregate 26,247.12 square meters or thereabouts and bearing Municipal Ward Nos. FS 300 (1-61)/3)1. F-302-303 (1-2), F-298 (2-2A/1), F-118 (1), F-115 (2) and 117 (1-2), F-116 (1), F-116 (2), F-116 (3), F-116 (4) situate lying and being at Curry Road, Mumbai 400 012, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows, i.e. to say:

RR Rate

| Home | Valuation Rules | User Manual | Close | Feedback | | | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------|----------|--------|---------|---------------|
| Year | Annual Statement of Rates | | | Language | | | |
| 20192020 | | | | English | | | |
| Selected District | मुंबई(मेल) | | | | | | |
| Select Village | परळ,शिवडी विव्हीन | | | | | | |
| Search By | <input type="radio"/> Survey No <input checked="" type="radio"/> Location | | | | | | |
| Select | उपविभाग | खुली चपीन | निवासी सदनिका | बॉडींग | डुकाने | बॉचोपिक | एकक (Rs./) |
| SurveyNo | 11/81A-पुषाण : डॉ. बाबासाहेब अंबेडकर मार्ग व डॉ.एस.एस.मार्ग वा मधील खालील दर्शविलेल्या मिळकती. | 130500 | 265700 | 292300 | 318800 | 265700 | चौरस मीटर |
| SurveyNo | 11/81 -रस्ता : बाबासाहेब अंबेडकर मार्ग | 126700 | 225800 | 289900 | 372300 | 225800 | चौरस मीटर |
| SurveyNo | 11/82A-रस्ता : भातगकर मार्ग (एनफिमिन रोड)- रेल्वे रॉईन ते डॉ. अंबेडकर रोड. | 99100 | 182500 | 244400 | 330300 | 190600 | चौरस मीटर |
| SurveyNo | 11/82-पुषाण : उत्तरेस वनवाड भातगकर मार्ग व पुढे वेरवाई वाडीया मार्ग दक्षिमेस विभागाची हद्द व दत्ताराम नाड मार्ग पुर्वेस डॉ.अंबेडकर मार्ग आणि एस.एस.राव मार्ग व हॉस्पिटल वेळेवू मार्ग,दक्षिमेस मध्य रेल्वे रॉईन वागधील भाग | 102800 | 226700 | 255900 | 307200 | 226700 | चौरस मीटर |
| SurveyNo | 11/83A-रस्ता : वेरवाई वाडीया मार्ग- बी.डी. अंबेडकर मार्ग ते व्ही.एस.परळेकर मार्ग वक्रान पर्यंत. | 93000 | 171800 | 236400 | 283100 | 196300 | चौरस मीटर |
| 1234 | | | | | | | |
| Survey Number | 1/14, 1/22, 1/23, 1/30, 1/34, 1/43, 1/44, 1A/52, 1/59, 1/62, 1/63, 1/70, 1/75, 1/83, 1/85, 1/90, 1/91, 1/94, 1/95, 1A/97, 1B/97, 1/104, 1/106, 1/701, 2/14, 2/83, 2/96, 2/97, 3/14, 3/34, 3/97, 4/14, 4/34, 4/74, 5, 5/14, 5/34, 5/74, 10, 12/14, 19, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 33/74, 39, 40, 40/744, 41, 42, 44, 45, 46, 52, 56, 57, 59, 60, 62, 63, 64, 65, 66, 67, 68, 69, 70, 73, 73/74, 78, 79/74, 81, 82, 83, 88, 91, 93, 94, 96, 95/74, 96, 106, 114/74, 116/74, 129/74, 144/74, 145/74, 146/74, 147/74, 148/74, 149/74, 151/74, 154/74, 155/74, 158/74, 161/1, 194/74, 204/74, 205/74, 222/74, 223/74, 701, 79, 12, 4, 11, 9, 1/13, 1/28, 3/52, 1/54, 5/5, 5/8 | | | | | | |



Annexure - 6



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[EB/4082/FS/A. of 27 June 2017]

| | | |
|-----------|----|----|
| कायदा - ३ | | |
| ३६१२ | ०० | ८० |
| २०२० | | |

To,
N/s Nish Developers Pvt. Ltd.
101-B, Mittal Tower, 10th floor, Nariman Point, Mumbai - 400 021..

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Lower Basement + Basement + Ground Floor (Incl. 2 nos. Sale Shops) + 1st to 8th Level Podium (Incl. Community Center at 1st Podium, Community Center at 7th Podium, Fitness Center in Wing A & B at 8th Podium, Club House on 8th and 9th Podium) + 9th E-Deck Level + 10th Service Floor + 1st to 51st (pt) Residential Floors (Except Crown at Terrace Floor) on plot bearing C.S.No./CTS No. 77 of Division Parel Sewri Division, F/S ward at Bharatmata Cinema, is completed under the supervision of Shri. VIVEK JAGANNATH BHOLE, Architect, Lic. No. CA/95/18735, Shri. Hiten R Mahimtura, RCC Consultant, Lic. No. STR/M/63 and Shri. Anil Shah, Site supervisor, Lic.No. A/42/SS-1/21.01.1992 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FBL/416/R-II/451A dated 21 January 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

Full Occupation is granted to the Building No. 3 (Except Crown at Terrace Floor) subject to following condition:
1) Balance conditions of I.O.D., last amended layout dated 03.11.2015, Phase Program dated 19.06.2017, Revised D.P. Release Letter, MHADA NOC dated 26.04.2016, 27.06.2016, 07.04.2017 and 22.06.2017 shall be complied with before completion of layout.

Copy To :

1. Asstt. Commissioner, F/South
 2. A.A. & C., F/South
 3. EE (V), City
 4. M.I., F/South
 5. A.E.W.W., F/South
 6. Architect, VIVEK JAGANNATH BHOLE, C-101, SAJ TOWER, SODAWALA LANE, BORIVALI(W) na
- For information please

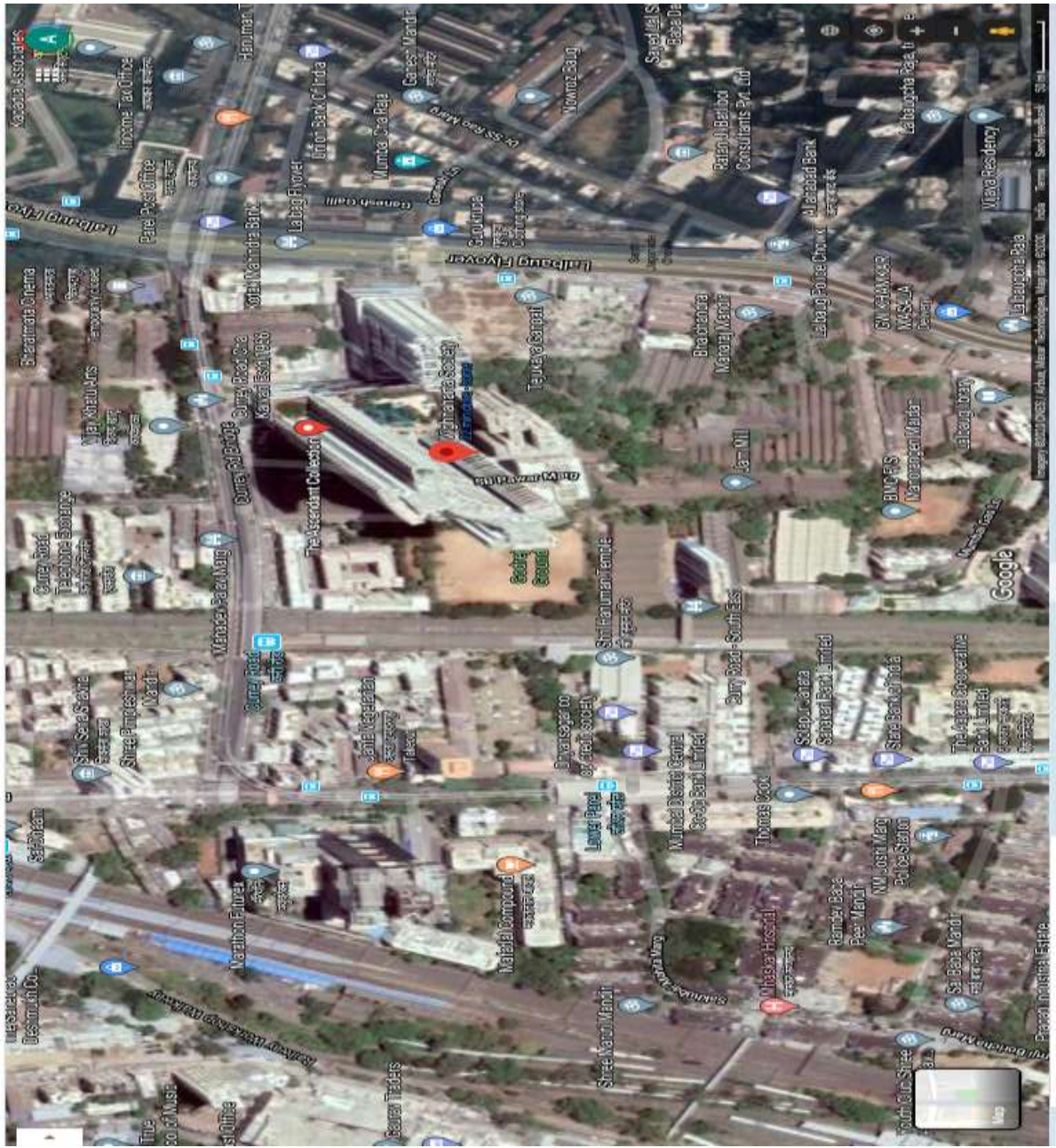


Document certified by Vivek
Tukaram Khot
<vivekanand12.vk@gmail.com>

Name : Vivek Tukaram Khot
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater
Mumbai
Date : 27-Jun-2017 21: 16:53

Yours faithfully









15-2102 Avighna
बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम
 (बृहन्मुंबई महानगरपालिका)
 ब्रेस्ट भवन, पो.बॉ.नं.१९२, ब्रेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:
 Customer Care 'F/S' Ward, F.S & T
 Undertaking, New Ancillary Bldg, 3rd
 Floor, Opp. Ambedkar College, Wadala, Mumbai
 400031. TelNo-24111819, 24127599

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name : SANJAY VIJAY RAJ PARMAR | Bill For : Aug-2020 Date of Bill : 21/08/2020 Invoice No. : 008200000632 |
| Billing Address : B-2102, FLOOR-21ST, PLOT-CS NO 77, B-WING, ONE AVIGHNA PARK, MAHADEO PALAV MARG, CURRY ROAD, PAREL, MUMBAI-400012 | Book Folio No. : Cycle : 19 Type of Supply : 3P Service No : 2006077-X-X Installation No. : Sanctioned Load : 47.50 KW Security Deposit : 9600.00 |
| Power Supply Address : B-2102, FLOOR-21ST, PLOT-CS NO 77, B-WING, ONE AVIGHNA PARK, MAHADEO PALAV MARG, CURRY ROAD, PAREL, MUMBAI-400012 | Consumer No. : 200-000-632*1 C.A.No. : 2379223 Bill Period : 30/06/2020 - 31/07/2020 Tariff : LT I B Category : RESIDENTIAL Ward : FS |
| | Last Payment Received ₹ 0.00 Last Payment Received Date 18/06/2020 |

| | | | | |
|----------------------------|------------------|-------------------|--------------------------------------|-----------------------------------|
| Current Bill Amount | Past Dues | Due Date * | Bill Amount Before Due Date ₹ | Bill Amount After Due Date |
| 6426.64 | 13618.29 | 14/09/2020 | 20040.00 | 20124 |

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

| | | | | | |
|----------------------------------|----------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------|----------------------------------|------------------------------------------------------------------|
| Important Contact Details | Fuse Control/Off Supply 24114242 8828871641 | Billing Complaints 24111819/24127599 | Electricity Theft/ Unauthorised use North - 24194578 | Fault Control 24146611 | For Street Lighting Complaints 8291553232 / 8657491118 |
|----------------------------------|----------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------|----------------------------------|------------------------------------------------------------------|

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Internal Grievances Redressal Cell | Consumer Grievances Redressal Forum |
| Assistant Admin. Manager, Customer Care 'F/S' Ward, New Ancillary Bldg, 3rd Floor, Wadala Depot, Opp. Ambedkar College, Wadala, Mumbai-400031. TelNo - 24116334, 24127599; Ext-764 Email : igccfsward@bestundertaking.com | Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrf@bestundertaking.com |

Bill Collection Centers in your area
 Reay Road : Best Officers Quarters, Mazgaon, Mumbai 400 018
 Labaug : Near Labaug Market, Dr.Ambedkar Road, Mumbai -400012
 Sewree : Sewree Bus Station
 Superbaug : Best Officers Quarters, Parel, Mumbai 400012

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| Past Consumption | | | |
|--------------------|------|-----|--------|
| Bar Graph | Unit | kwh | Month |
| Meter No - P152532 | | | |
| | 631 | | Jul-20 |
| | 1550 | | Jun-20 |
| | 421 | | May-20 |
| | 421 | | Apr-20 |
| | 421 | | Mar-20 |
| | 458 | | Feb-20 |
| | 392 | | Jan-20 |
| | 371 | | Dec-19 |
| | 501 | | Nov-19 |
| | 487 | | Oct-19 |
| | 463 | | Sep-19 |
| Units Consumed | | KWH | |
| Aug-20 | 640 | | |
| Aug-19 | 489 | | |

This Electric Bill is issued for electricity used and may not be treated as proof for other

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Bill To : B 2102

Kind Attn. : Smt. Varsha S Parmar & Shri. Sanjay V Parmar

Invoice No : 20210415
Invoice Date: 03-07-2020
Due Date: 20-07-2020

| Income Accounts | Rate/Comments | HSN/SAC | Amount |
|--------------------------------------------------------------------------------------|------------------------|---------|--------------------|
| Common Area Maintenance Charges Provisional GST Applied | From July to Sept 2020 | 999599 | 114,134.81 |
| Output State GST | @ 9% | | 10,272.13 |
| Output Central GST | @ 9% | | 10,272.13 |
| Current Bill Total | | | ₹134,679.07 |
| Arrears as of 03-07-2020 | | | ₹110,213.14 |
| Net Payable | | | ₹244,892.21 |
| ₹Two Lakh Forty-Four Thousand Eight Hundred and Ninety-Two and Twenty-One Paise Only | | | |

Address :Flat No. 3, 1st Floor, Ooranwala Mansion 257, Dr. Ambedkar Road, Parel, Mumbai – 400 012.

- Please make online payment through ADDA software.
- Alternatively please issue Account Payee Cheque/DD in favour of "M/s Nish Developers Pvt Ltd". Please mention Bill no., Flat no., Name on the reverse side of cheque.
- Cheque may be delivered at Facility Management office at 1st Floor of ONE AVIGHNA PARK.
- If payments are made after the due date, interest will be charged @18% p.a. compounded annually.
- In case of any queries please contact the Facility Management office at 1st floor of One Avighna Park or at +91-22-4889 0000 or write us at facility@oneavighnapark.com
- All disputes are subjected to Mumbai Jurisdiction.

7. For Online payment please use this link <http://faq.apartmentadda.com/faq/how-to-make-online-payment-through-adda-payment-gateway/>8. To raise help-desk ticket please use this link <http://faq.apartmentadda.com/how-to-raise-a-helpdesk-ticket/>**For Nish Developers Pvt Ltd**

(Authorised Signatory)

For complete Account Statement, Queries or Online Payment, please download the [ADDA App](#)

Electronically Generated, does not require Signature.

