GOVERNMENT APPROVED VALUERS | CHARTERED ENGINEERS

B.M.C. LICENSED STRUCTURAL ENGINEERS & AUDITORS | TECHNO LEGAL CONSULTANT



### R.G. DIWANJI

B.E. (CIVIL), M.I.E. (INDIA), F.I.V., M.A.C.L, M.I.S.S.E.

Mumbal Office: Office No. 302, Third Floor, "The Central Building",

Shell Colony Road, Next to Jenny Photo Studio, Chembur (East), Mumbai 400071.

Tel.: 022-25246448, 9892003790, 8655108989, 8655552316 | Email: rgdiwanjivaluers@gmail.com

Thane Office: Flat No. 6, First Floor, "Devkinanadan" Bldg., Noori Baba Road, Near Makhamali Talao, Panchpakhadi, Thane (W), District Thane - 400601 | Tel.; 022-25430997

Date: 9th October, 2019

Ref No: VS/D&A/RGD/2019-20/OCT-047

To.

The Asst. Gen. Manager, Union Bank of India.

Branch: Airoli

Blacksmith Tower I, Ground Floor.

Plot No. 14, Sector 6, Airoli,

Navi Mumbai, District Thane - 400708

Tel No. 022- 27693409, 27693410

Email: cbsairoli@unionbankofindia.com

Subject: Valuation Report of Property located at Airoli, Navi Mumbai, District Thane for Mortgage Loan

Proposal with Bank.

Name of Client

: Mr. Rabindra U. Sahu & Mrs. Janaki R. Sahu

Respected Sir,

Please find the Valuation Report in Bank's prescribed format.

Description of the Property

Flat No. 301, Third Floor alongwith Stilt Car Parking Space No. 2, "Pearl" Co-Op. Hsg. Soc. Ltd. (Soc. Regn. No. NBOM/CIDCO /HSG/(TC)/ 5812/JTR/2014-2015), Plot No. 121, Sector No. 8 A, G.E.S., Opposite Vibgyor International School,

Airoli, Navi Mumbai, District Thane - 400 708.

Fair Market Value of Property

as on date

Rs. 68.00.000/-

(Rupees Sixty Eight Lakh(s) Only)

This Report contains 21 Nos. of pages including photographs, Location Map, extracts from Agreement, Building Commencement Certificate, Building Occupancy Certificate, Electricity Bill & Maintenance Bill etc.

Thanking You,

Yours Faithfully,

FOR DIWANJI & ASSOCIATES

S. N. GOLE (CHIEF VALUER) Gov. Regn No CC11.TH/350/ IN/CC11.TH/350/ IN/C

R. G. DIWANJI (PANEL VALUER)

RS. Dlew count

Ref No: VS/D&A/RGD/2019-20/OCT-047

Date: 9th October, 2019

### Format - C UNION BANK OF INDIA

[Branch: Airoli, Navi Mumbai, District Thane - 400708]

#### VALUATION REPORT

#### (IN RESPECT OF RESIDENTIAL FLAT)

(To be filled in by the Approved Valuer)

Name & Address of Valuer

### **DIWANJI AND ASSOCIATES**

(Mr. R. G. DIWANJI)

Office No. 302, Third Floor, "The Central" Building, Shell Colony Road (Station Road).

Next to Jenny Photo Studio.

Chembur (East), Mumbal - 400071

Tel. No.022 - 25246448 & 8655108989 / 8655552316

Email: rgdiwanjivaluers@gmail.com

I.	GENERAL						
1.	Purpose for which the valuation is. Made	:	To ascertain the Fair Market Value as on date of property for Mortgage Loan Proposal with Union Bank of India, Branch: Airoli, Navi Mumbai, District Thane – 400708				
2.	a) Date of Inspection	:	07/10/2019				
	b) Date on which the valuation is made	:	09/10/2019				
	c) Persons accompanying / available at the site/at the time of visit / inspection / valuation	:	The property was inspected in the presence of Mr. Rabindra U Sahu, the owner of the property.				
3.	List of Documents produced for perusa	1.					

Agreement for Sale dated 31/12/2012 between M/s Aashutosh Enterprises (The Developer) & Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu (The Purchasers), registered at The Sub-Registrar's Office, Thane - 3 having Sr. No. TNN3-150-2013.

(Agreement Value Rs. 32,00,000/- & Govt. Market Value Rs. 20,05,000/- in the year 2015)

- Registration Receipt No. 157 dated 07/01/2013.
- Extract of Index I & II dated 07/01/2013.
- Building Commencement Certificate bearing No. NMMC/TPD/BP/Case No. A-15416/4618/2012 dated 21/08/2012 issued by Navi Mumbai Municipal Corporation.
- Building Occupancy Certificate bearing No. जा.क्र./नरवि/भोप्र/प्र.क्र.बी 7493/4244/2013 dated 12/08/2013 issued by Navi Mumbai Municipal Corporation.



- Society Share Certificate No. 09 dated 21/08/2015 having shares from 081 to 090 on the name of Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu.
- Electricity Bill dated 25/04/2013.
- Maintenance bill cum receipt dated 15/07/2019.
- Stilt Car Parking allotment Letter dated 15/08/2013 issued by Aashutosh Enterprises.

	Stilt Car Parking allotment Letter da	tec	1 15/08/2013 issued by Aashutosh Enterprises .
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)		The property is jointly owned by Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu (Contact No.: 93243 06590)
5.	Brief description of the property		The Property under Valuation is 1 BHK Residential Flat with attached Terrace on Third floor of the Residential Building. The Building in which the said Flat is situated is consist of Stilt + 7 Upper floors Building. The Flat is totally admeasuring 33.987 sqm i.e. 366 sft Built up Area & 4.5 sqm i.e. 48 sft of attached Terrace Area as per the agreement. The Flat is having internal specifications such as Vitrified Ceramic tiles flooring, Powder coated Aluminum frame glazed sliding windows, Wooden frame with solid core flush doors with additional safety door at main entrance, Concealed Wiring with good quality electrical fittings, Concealed plumbing with good quality sanitary fixtures, Ceramic tiles flooring in bathroom with glazed tiles dado on walls, Granite Kitchen Platform with glazed tiles dado on walls, Good Quality Paint Internally etc. The said Building was constructed in the Year 2013 or thereabout. The Building is having amenities such as Good Elevation, Lift, Car Parking Space, Garden, Children's Play Area, Security Services etc.
6.	Location of the property		
a)	Plot No./ Survey No.	:	Plot No. 121, Sector No. 8A
b)	Door No./ Flat No.	:	Flat No. 301, Third Floor
c)	T.S. No./ Village	:	Village Airoli
d)	Ward/Taluka	:	Taluka Thane.
e)	Mandal / District	:	District Thane
f)	Date of Issue and validity of Layout of Approved Map / Plan	:	Building Occupancy Certificate bearing No. जा.क्र./नरवि/ भोप्र/प्र.क्र.बी – 7493/4244/2013 dated 12/08/2013 is issued by Navi Mumbai Municipal Corporation.
g)	Approved Map /Plan issuing Authority	:	Building Occupancy Certificate issued by Navi Mumbai Municipal Corporation
h)	Whether genuineness or authenticity of approved Map / Plan is verified	:	Since the Competent Authority has issued Occupancy Certificate it confirms that the Building has been completed as per approved Plan.



		_	CONSULTING ENGINEER
i)	Any other comments by our empanelled valuers on authentic of approved plan		Refer Sr. No. h (6).
7.	Postal address of the property	:	Flat No. 301, Third Floor, "Pearl" Co-Op. Hsg. Soc. Ltd., Plot No. 121, Sector No. 8A, G.E.S., Opposite Vibgyor International School, Airoli, Navi Mumbai, District Thane – 400 708.
	Nearby Landmark	:	Opposite Vibgyor International School
8.	<u>City/Town</u>	Г	n
	Residential area	;	_
	Commercial area	:	It is a Residential Area.
	Industrial area	:	
9.	Classification of the area	-	
	i) High/Middle/Poor	:	Middle Class.
	ii) Urban/Semi-Urban/Rural	:	Urban Area
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	The area falls under limits of Navi Mumbai Municipal Corporation
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		(Documented)
	On or towards North	:	By Proposed 11 mtrs wide road
	On or towards South	:	By Plot No.118
	On or towards East	:	By Plot No.122
	On or towards West	:	By Plot No. 120 & 119
13.	Dimensions of the site		
	North	:	
	South	:	
	East	:	Refer Sr. No. 13 (a) & (b) Below.
	West	:	
a)	As per the Deed	:	A) Documented Built Up Area of the Flat = 33.987 sqm i.e. 366 sft
	JI & ASSOC		B) Documented Terrace Area = 4.5 sqm i.e. 48 sft
b)	Actuals  Govt.  Regn. No.  CCIT-TH/350/ 14/22/2/2009-10		Measured Carpet Area of the Flat as per the Provision of Maharashtra Municipalities Act 1965 = 389 sft & Area of Terrace = 45 sft.



14.	Extent of the -it-	_	Diwanji and Associa Consulting Enginee
14.	Extent of the site	:	A) Documented <u>Built Up Area</u> of the Flat = 366 sft
			B) Documented Attached Terrace Area of the Flat = 48 sft
15.	Longitude and latitude & Co-	:	Longitude: 72°59'51.9E
	Ordinates of the Flat		<u>&amp; Latitude</u> : 19°08'36.3N
16.	Extent of the site considered for Valuation	:	Same as Sr. No. 14 above.
17.	Whether occupied by the owner/ Tenant? If occupied by tenant since how long? Rent received per month.	:	The Property was occupied by the owner at the time of inspection.
II	APARTMENT BUILDING		
<u>Sr.</u> <u>No</u> .	<u>Description</u>		<u>Remarks</u>
- 1.	Nature of the Apartment	:	Residential Building.
2.	Location		
a)	T.S. no./ Plot No.	:	Plot No. 121, Sector No. 8A
b)	Block No./ Flat No.	:	Refer Sr. No. 6(b) of I.
c)	Ward No.	:	Not applicable.
d)	Village/Municipality/ Corporation	:	The area falls under limits of Navi Mumbai Municipal Corporation.
e)	Door No. Street or Road (Pin Code)	:	Airoli, Navi Mumbai, District Thane – 400 708.
3.	Description of the Locality Residential /commercial/Mixed	:	The Property is located in Airoli, Navi Mumbai, District Thane. It is located 2 to 3 Kms away from Airoli Railway Station & it is abutted on Sector 8A Road. The area is well developed and having basic infrastructure facilities such as good approach roads, water supply, electricity, sewage and storm water drainage system, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc. are available within 2 to 3 Kms distance from the property. The area falls under the limits of Navi Mumbai Municipal Corporation. The area is well connected with all parts of Navi Mumbai, Mumbai & Thane District by good network of Roads and Railways. Transportation means such as Buses & Rickshaws are available.
4.	Year of Construction	:	The Building is constructed in the year 2013 or thereabout.
5.	Number of Floors	:	It is a Stilt + 7 Upper floors Building.
6.	Type of Structure	:	RCC frame structure.
7.	Number of Dwelling units in the Building	:	Total 28 Nos. of Flats in the Building.
8.	Quality of Construction	:	Good.
9.	Appearance of the Building	:	Good. S Regn. No. CCII-TH/250/ M

**CS** CamScanner



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10.		1	It is well maintained & from internal macroscopic observation of the subject flat it appears in good condition.
11.	Facilities available		
a)	Lift	1	1 No. of Lift is available in Building.
b)	Protected Water Supply	1:	Municipal water supply is available.
c)	Underground Sewerage	1:	Connected to U/G Sewage Drainage System.
d)	Car Parking –Open/Covered	1	Stilt Car parking space is available in the Building.
e)	Is Compound wall existing?	:	Yes, the Building is bounded by 5 ft height masonry compound wall.
f)	Is pavement laid around the Building?	:	The open area around the Building is provided with cement concrete paver blocks.
Ш	FLAT /PREMISES		
1.	The floor in which the flat /Gala is situated.	:	The Flat is located on Third floor.
2.	Door No. of the flat	1:	Refer Sr. No. 6(b) of I.
3.	Specifications of the property	$\vdash$	
a)	Roof	:	R.C.C. Slab.
b)	Flooring	:	Vitrified Ceramic tiles flooring.
c)	Doors	:	Wooden frame with solid core flush doors with additional safety door at main entrance.
d)	Windows	:	Powder coated aluminium frame glazed sliding windows.
e)	Fittings	:	Concealed Wiring with good quality electrical fittings, Concealed plumbing with good quality sanitary fixtures
f)	Finishing	:	Good Quality Paint Internally.
4.	House Tax	:	
	Assessment No.	:	Proporty toy will be as a second of the
	Tax paid in the name of	:	Property tax will be as per standard norms of competent authority.
	Tax amount	:	
5.	Electricity Service Connection No.	:	Meter No. 05374821856
	Meter Card is in the name of	;	Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu
6.	How is the maintenance of the Flat?	:	The Flat is good maintained.
7.	Sale Deed executed in the name of	:	Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu  Not specified in Agreement
8.	What is the undivided area of land as per Sale Deed?	:	Not specified in Agreement.
9.	What is the plinth area of the flat?	:	Documented Built Up Area of the Flat = 366 sft
10.	What is the Floor Space Index (Approx.)	:	Permissible FSI will be as per D. C. Rules of Local Competent Authority.



	thereof to be enclosed)		Trouverter for your 2010-20.
04	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Market Rate for New Residential Flat in this locality is Rs. 93,800/- per sqm for Stamp Duty Purpose as per Ready Reckoner for year 2019-20.
ii)	Land + Others	:	Value of land is not considered separately as this is ownership type of tenement. Value is based on composite rate of land & construction.
i)	Building + Services	;	Refer Sr. No. 1 of Part VII below.
03	Break-up for the Rate	_	
	rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details)		CCIT-TH/350/ 14/22/2/2009-10
02	Assuming it is a new construction, what is the adopted basic composite	:	Not applicable.
01	After Analyzing the comparable sale instance, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the Areas)	:	Rs. 15,000/- to Rs. 16,000/- per sft on Built Up Area
V.	RATE	_	
3.	Any negative factors are observed which affect the market value in general?	:	Nothing specific.
2.	What are the factors favouring for an extra Potential Value?	:	Nothing specific.
1.	How is the marketability?	:	The Flat is situated in well developed area. Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available nearby. There is good demand for residential premises. Hence, it has good marketability.
IV.	MARKETABILITY		
15.	If rented, what is the monthly rent?	:	Not applicable.
14.	Is it Owner occupied or let out?	:	The Flat was occupied by the owner at the time of inspection.
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
12.	Is it Posh/I Class/Medium/Ordinary?	:	Middle Class
11.	What is the Carpet Area of the flat?	:	Measured Carpet Area as per the Provision of Maharashtra Municipalities Act 1965 = 389 sft & Area of Terrace = 45 sft.



-				CONSULTING ENGINEER
	b)	Replacement cost of the flat with Services	:	Documented Built Up Area of the Flat = 366 sft
		Cornocs		Considering the type and quality of construction, specifications of building materials used, internal height etc. a Replacement Rate of Rs. 2,500/- per sft is adopted.
				Hence, Replacement Cost of Premises for Insurance Purpose  = Built up Area x Replacement Rate  = 366 sft x Rs. 2,500/-  = Rs. 9,15,000/- Say ~ Rs. 9,00,000/- (Rupees Nine Lakh(s) Only)
	c)	Age of the Building	:	The Building is reportedly 6 years old.
	d)	Life of the building estimated	:	Total Life of the Building estimated is 60 Years. The Building is 6 Years old & balance life of the Building is 54 Years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
	e)	Depreciation percentage assuming the salvage value as 10%	:	Adopted Depreciated Market Rate for valuation.
	f)	Depreciated Ratio of the building	:	
	g)	Total Composite Rate arrived for valuation	:	Refer Sr. No. 1 of Part VII below.
	h)	Depreciated Building Rate	:	Not applicable.
	i)	Rate of Land & other	:	Adopted Composite Market Rate Method.
	j)	Total Composite Rate	:	Refer Sr. No. 1 of Part VII below.
	VII)	DETAILS OF VALUATION		
	1.	Fair Market value of the property	:	A) Documented Built Up Area of the Flat = 366 sft
				B) Documented attached Terrace Area of the Flat = 48 sft
				Factors Considered: The Location, Internal condition of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties etc,
				(The Prevailing Market Rates in vicinity of subject property for similar type of properties having similar amenities and facilities, similar specification is in the range of 15,000/- to Rs.16,000/- per sft on Built Up Area)
		8. ASSOC Govt. Regn. No. CCIT-TH/350/ D14/22/2/2009-10/		Considering loading factor, location, age, grade, demand & supply and its present condition in our opinion a rate of Rs.15,500/- per sft for Flat & Rs. 7,500/- per sft for Terrace is fair and reasonable for the subject premises. The Lumsum Value of Stilt Car parking space is considered as Rs.8,00,000/-



		Diwanji and Associate Consulting Engineer
		Hence, Fair Market Value of premises as on date  = (Built Up Area of Flat x Market Rate Adopted) + (Area of Open Terrace x Rate Adopted) + Lumsum Value of Stilt Car parking Space  = (366 sft x Rs. 15,500/-) + (48 sft x Rs. 7,500/-) + Rs.8,00,000/-  = Rs. 56,73,000/- + Rs. 3,60,000/- + Rs.8,00,000/-  Say ~ Rs. 68,00,000/-  (Rupees Sixty Eight Lakh(s) Only)
2.	Fair Market Value of property as on date	The Market Value obtained in this report is defined as follows:  Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are —  a) It is a free will sale.  b) It is an estimated amount and not a predetermined or an actual sale price.  c) It is time-specific as on the given date.  d) It depends on 'purpose of valuation.  e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.  f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.  = Rs. 68,00,000/-
3.	Forced / Distress Sale Value as on date	(Rupees Sixty Eight Lakh(s) Only)  It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In our opinion, considering the characteristics of assets under valuation and present market trends, the reduction factor of 20% will be appropriate. We are discounting the above market value by 20%.
	S. A.S.S.O.C. Regn No. CCIT-TH/350/ 14/22/2/2009-10	Hence, Forced / Distress Sale value as on date = Fair Market Value as on date x 0.80 = Rs. 68,00,000/- x 0.80 = Rs. 54,40,000/- Say ~ Rs. 54,00,000/- (Rupees Fifty Four Lakh(s) Only)



### Summary

SR. No.	DESCRIPTION		QTY. SFT)	RATE PER SFT (Rs.)	ESTIMATED VALUE (RS.)
01.	Present Value of the Flat (Car Parking, if provided)				71,300
02.	Wardrobes				
03.	Showcases/almirahs				
04.	Kitchen arrangements				
05.	Superfine finish	—    <sub> </sub>	Refer Sr.	No. 1 of Part VII a	bove.
06.	Interior Decorations				
07.	Electricity deposits/Electrical fittings etc.,				
08.	Extra collapsible gates/grill works etc.,				
09.	Potential Value, if any				
10.	Others	$\neg$			

As a result of my appraisal & analysis it is my considered opinion that the present Fair Market Value of property of the above property as on date in the prevailing condition with aforesaid specifications is Fair Market Value as on date Rs. 68,00,000/- (Rupees Sixty Eight Lakh(s) Only). The Book Value of above Property as of 31/12/2012 is Rs. 32,00,000/- (Rupees Thirty Two Lakh(s) Only) & Forced / Distress Sale Value as on date is Rs. 54,00,000/- (Rupees Fifty Four Lakh(s) Only).

### Remarks

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- A. The valuation is based on the site visit & the information given by the party/bank.
- B. The valuation is subject to clear and marketable title etc.
- C. Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and title verification of the property.
- D. This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- E. The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- F. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.





### FORM - E

### **DECLARATION**

### I hereby declare that -

- The information furnished in my Valuation Report dated 09/10/2019 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- . I have no direct or indirect interest in the Property valued.
- We have inspected the Property on 07/10/2019 & monitored the Valuation. The work is not subcontracted to any other Valuer.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in professional capacity.
- 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.
- I abide by the Code of Conduct for empanelment of valuer in the Bank.
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the partner of the company, who is competent to sign this valuation report.

Date

: 09/10/2019

<u>Place</u>

: Chembur (East), Mumbai - 400 071

Visited by

: Mr. Johnson Thomas

Entered by

: Mr. Vijay S. Wargaonkar



R. G. DIWANJI PANEL VALUER

For: Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu dated 09/10/2019.

The undersigned have inspected the property detailed in the valuation Report dated

on (1/10/19

we are satisfied that the and reasonable value of the property is

Rs. 68,00,000/-(Rs.

calas

Only)

by the approved valuer is realistic.

Charge of Advance Department

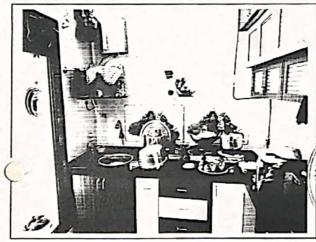
ate:



Name of Client : Mr. Rabindra U Sahu & Mrs. Janaki R. Sahu

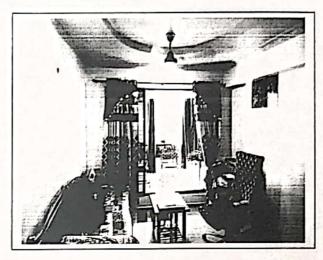


External View of Building

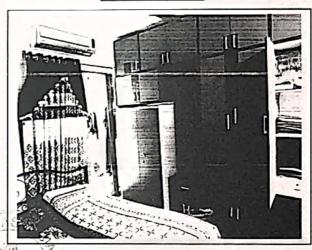


View of the Kitchen of Flat

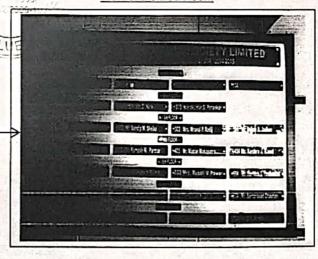
View of Society Name Board-



View of Living Room



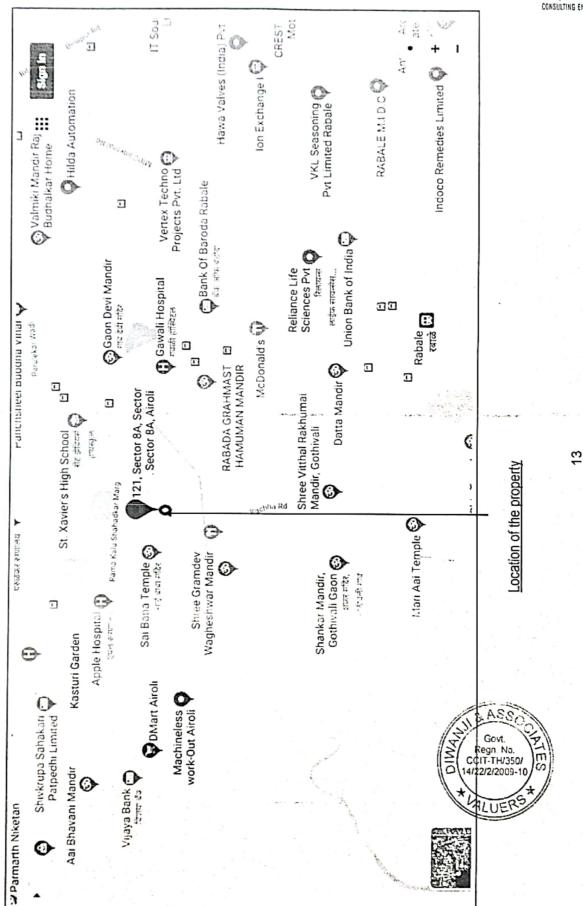
View of the Bed Room

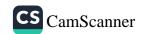


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**LOCATION MAP** 







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Colpuration has handed over the possession of a plos busing to.
121, situated at Sector No.-BA, Airoll, Navi Mumbal administrating 525.52 sq. mtr. thereabouts and more particularly described in the scheduled hereunder referred (hereinafter referred to as The Sald Plot").

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By virtue of Tripartite Agreement dated 21/12/2009, executed lon has transferred the between the Original Licensee and M/S. AASHUTOSH DEVKAR 2. SHRI RAJU @ PRAVIN MANGILAL JAIN as the New Licensee & CIDCO LTD being the confirming party, the Original Licensee has sold and transferred his leasehold rights of the sald MANGILAL IAIN & as por Proposition and by Corporation for AASHUTOSH ENTERPRISES through HE Partners 1. SHRI ENTERPRISES through its Partners 1. SHRI SANTOSH MARUTI plot to M/S. AASHUTOSH ENTERPRISES through its Partners to name of M/S. 1. SHRI SANTOSH MARUTI DEVKAR 2. SHRI RAJU @ PRAVIN SANTOSH MARUTI DEVKAR'S SHRI RAILPO PRAVIN MANGILAL MIN & granted the lease of the said Place the developer. leasehold rights of the said Plothonia B the transfer of the plats, the Lorridge

The Developer is seized and possessed of the said land bearing Pios 40; 121, Sector No. 8A, at Airoll, Navi Mumbal admassaring \$25,52 uq. mirs thereabouts and more particularly described in the scheduled hereunder referred.

The Developer with Intent to develop the Cath This to constructing building thereon have got the partendable for the state of has obtained the necessary permittible from the capacitary permittible from the corporation/NieldC and the corporation and dreving the capacital proposed to be constructed by the development

NOW, IT IS HEREBY AGREED, DECLARED AND RECOVERED BY ADM. BETWEEN THE PARTIES HERETO AS UNDER: L. The Developer shall under normal conditions construct a Building Known as "PEARL" on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs, specifications approved and/or to be approved by the competent authority from time to time which have been seen and approved by the Purchaser and the Purchaser has also agreed that The Developer may make only such variations and modifications therein as the Developer may consider necessary or as may be required by the concerned local authority/Government, which may adversely affect the The Purchaser.

the Developer hereby agries to sell to the Purchaser a flat bearing no. 301 on 3rd floor of the proposed of their on plot no. 121 at Sector no.-8A, Airoll, GES, Navi Mumbal admeasuring Carpet area plus proportionate share in common passages, The Developer and 33.987+4.500 sq. mtr. (Terrace) BUILT UP area (Le. ...... sq. fis. windowsills and the undivided interest in the common area and for a Total price of Re.3200000/. (RUPEES THIRTY, TWO LAC staircase, walls, lofts, common open terrace, recessed space below ONLY), The purchaser hereby agrees to pay to the parcolopus the premises the sald facilities) in the Building Known as and amount of the Purchase price as per the paying The Purchaser hereby agrees to put diase from 35 2 (hereinafter referred

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TANNA TOSEMICE AND ALLE AND SANS SANDER STATE BE TO VETE मा क निर्माणका निर्मा निष्मा निष्मा निष्मा निष्मा नती देनीसकाचा प्रकाय महानतारमतिकेत दक्ति सरभीयन प्रभवरे हार झलेला आहे. संस्थितिन हातेल ही उपन्तिमानी वापकाम पायानती मुंबई प्रांतिक महात्माता हेत्या अस्मितियम १९४१ च्या वस्तम १९३ व १०४ महावस् छादीरिक व माराचन असिनेयम १९६६ था करम १५ (१) (१) मडिन छन्दिभूक्त सनूर बरच्या माहे. क्षियम प्राप्त प्रमाणक शोवत निर्मामित कारकामामानी सोदीत आहे. तथेय द्यादी बच्द देखीया सर्वजनिक मरवाच्या सरवाचर व मत्त्रीज कावका सर्वोद्ध्य प्रकार को। क्यो शह्य केच्या काथी The second and the नाक्षां स्टानित महिला स्टान्ताची जनाव्याचे संबोध्य रियानी अम्मेन रेकार क्रमार नहीं वाधी दरहत ब्रासी, राक्त Harmittan Carper of the First of the state o पताकी ही सक्ता आगिर Sewer Line वाप्यानेहत उपायर असदी वाहिओ, सप्रधानी, दावक्रकार्य पत्ती गर्न अमारता ममामक मारीमिक प मत्तारकम् अधिनेवमानीत नात्तीनुसा कृतनीत त्रांता प्रकाम प्रकाम मेन THE STOUND Level) week sest for start इत्यातीय वाराजाम मंत्रुर मध्यतावजाने बारमा यने. योवन्यान्यं धाजा अध्या कुरीर जायका देरे अन्यायक आहे. मंद्रार महारत मिरिन्ड प्रध्वाम नेप्यांड में व्याप्तांतर उत्पृतंत्रमा बान्द्रम मा mus De. 188, flore m. ce, milait, fetell ach ges er and leuch arrennet einen मंदर्भ :- आपलं वाक्तुविशाव्य वाचा दि ०६-०६-३०११ व ११-०६-४०११ क्रिकेटा अजी सन पांचा निष्या कोम्परंगे होड्न गुद्धान्त्र्ये वागी कारावार मही अशी मुक्तादी पत्रको हत्या ककी. The set of the states theater less of the 1 पाणी पुरवका व मानीन्सारम् सुरिच्या आयक्ष्यक शुरूक भारतः केरुकान्यतः अस्त्य कान्त्र देण्यत्र सेक्षेत्र नकी छ. नविष्या/दि प्रज्ञार्थ/१०१२ प्रज्ञान क के निष्धां विषय :- मूर्वार छ. १११, मेक्टर छ. हम, दिस्ता, देतेती, नदी मूर्य स ज्ञान TE. M. 12757 70 90 िताली बनाकामादी क्षाकाल वाजानी देर्ग्याच्ड. は は ない は には Bate: 009/06/1011 अत्यानित पटरजास्त्रीय तक बालीदार थी. संतीच मास्ती देवका य इतर - 1 तको क्षाकाम साहित सत्यान अवचा बुद्ध क्रांत्रिक क् महामग्रीरपास्तित। महामग्रीरपास्तित। स्वतित्रीता मुक्क गावन बालामध्ये असत्यात अमितिपी वार्यका मुक्त आसाना जानेद्रात निर्म । अरहरक्ष्यास श्रेडीयकांत कावदेशिर कार्यया र शुखेद धारकाने कृपका किंत क्षेपन त्या नवी होन प्रका । ११, मेक्टर ह. त्य. मा. हि. ची., तात धेर्ड्स क्रायाचत्त्री। भीट ध्याची. į की मीर प्राप्त 17 第一年上之 Ping and being at Airoil, Navi Mumbal, confining by admeasuring All that plece and parcel of land known as plot no. 121 in Alroll GES, Gr + 7 floor will be known as "PEARL" ON Plot no. 121, sector 84, in 525.52 sq. mtrs. or thereabout and a building to be constructed of Airoll GES, Taluka Thane, and district Thane, Registration District. Flat/Shop bearing no. 301 on the Statistic admeasuring about ORS: NO for or thereabouts in Alba Plot No. 121 and bounded as 1 69 ON OR TOWARDS THE NORTH : Proposed 11.0 Mtr. Wide Road ON CHATCHARDS THE WEST : PICH NO.120 & 119 33.987+4.500 (Terrace) In so/統 自知语 ON OR TOWARDS THE EAST : Plot NO. 122 Thane and Registration Sub District-Thane. ON OR TOWARDS THE SOUTH : Plot No. 118 SCHEDULE 1 THAT IS TO SAY SCHEDULE II the building naming as "PEAKI situated at Sector no.-8A, SZA NATES Govt. Regn. No. SIT-TH/350/ 22/2/2009-10 follows. TLUES

dissibut heaving beliefed his holes successor as 1739-17 Schillingly & Aven ALCO DE PROPERTO (level fortier or 17) the tart the tarne firmed to the rame of (1) SHRL. KORIG. 1. SMT. RANKUBAI ABM KRISHINA BAI TUKARAM RANKAR, 1. SHIDI GOT, PERCANSHIER NARAYAN SATHER ID SHOT, NERCALA LOUBLING EANHURLAL LAXACIDAS KHAKIMALA who died evidigitalistic et him Ref. Det Na 121, Sector-SA Ja Agolf, Novi Mumbel, Tel. & Dist. I have brondeny Before at 10 h highertoste intrinuisis though the parties 1. STON AND CONTROL DESTANCE SHALL KALU ALLIA A Pibel No. 121, adm. 525.52 mg Til & Brat Thare and have to State The Oty and Industrial Development Corporation of Maharachtra Landard so per the of Notion received had allected the Plot No. 121, adm, 325.52 og pette, of Better &A. ALBOLL New Mumbel, Tal. & Dist. Thane under in 12.5% disease in the name of project affected and emotied Villagers under Letter of Lipsusers Inserting Red. No. Perent/Aft/ment/recented-mesent/add-report Villey, (Vor) behaving haring better his hair, reconstor 11.0. SHIXI SHIXI Date: 5. September 2012 PRABELICAR NATU, 1(2). SAIT. SUJATA MANOHAR CONDHACTISTICTIST Advects Righ Court
Office No. 117 & 134, Sai Quedien, Text No. 44, Senter 11, Ch.D., Prispue, Nort Manhal Tal & Dat There, Tol 27571 C. Mob 82339715 HALWANT GALANAN JOSHI who deed on 24/04/87 at Village TO WHOMSOEVER IT MAY CONCERN VINAY KUMAR DUBEY TITLE CERTIFICATE PLANTEN MANGELAL JAIN ( ) - Comme BANCH STATISTICS AND mit, at Sector 8A, AUXOLL H Marrie Anth 3 Term Premission is hereby granted under Section 45(1) (iii) of the Mahamatra Reporal 3 (Carol about Act, 1969, 1969, and Section 253 & 254 of the Bonusy Provincial shadopal 4 (Cathara, 1969, 1964, 1964, 1965, 1966, 1 Solet Buln up Area - Roal - 770,883 mt ( No of Units - Residential - 25 Nost.). 1) The development work in respect of which permission is granted under this Certificate is not certificate to the use there of a not in accordance with the sanctioned plant.

1) Any of the conditions subject to which the same is granted or any of the restrictions. The Municipal Commissioner is satisfied that the same is obtained by the Applicant Brough Iraud & marepresentation and the Applicant and for any person deriving title Brough or under Nun, a such and even shall be deemed to have carried out the development work in contravention of dection 43 or 45 or the Maharashipa Regional & Corporation on completion up to plinth level and 7 days before the al any line for the purpose of enforcing the fluiding The foliation Blandaril Historicold (1967) of the first that from the data of leave and can be foliate shall remain Historicold of profits of the first from the data of leave and can be continued to the foliation of the foliation of the first from the data of the foliation of the first The structural dosign, buading free the Profession services, for protection, electrical moderns ratio) as prescribed from the protection of the property of the protection in respect of the property of the protection of the prote The condition of this Certificate shall be binding not only on the Applicant but also ka COPY of the approved plans shall be exhibited to size and the Name busing after of Owner, Architect, Businer & Structural Engineer, Ward Ho., Sector Hollings No., Aris of Piot., No. of Bals, Bullium Aras, Continencement Certificate Helder and in whose on hy part at the absolute discretion of the proposition and other fluids ng Countil Regulation and counties attacted leading reproductive the Construction and Counties and Counties and Counties and Counties and the product of the Counties of the Counties and the counties are considered and the counties and the counties and the counties are considered and the counties are considere boundaries shill be physically demanded inchedulely and the intention be Allow the Officers of the Municipal Corporation to enter the building of premises for Give written notice to the Municipal Corporation regerding rempletion of work MAVI MUMBAL MUNICIPAL CORPORATION the winds Obtain an Occupancy Curtilicate from the Municipal Corporation. COMMENCEMENT CERTIFICATE 1). The Ceruncate is liable to be revoked by the Corporation If POSITION COMPOSITION NO. A. 1841 W 4618 7012 and to this section before completion of plants worl confrol Regulations and conditions of tipm Commenciation of the further work SSO 9 F

国際国 Det: 144. Feet cay for Town & Services Vert & Obe E CE 自 Marie A Other 1 most not again this will be adused against first Ag Pouly, then les sommissed than Maintenings Scio-4A Pix 121 NeV Spor Nixel Arol Not Market 400 78 Red No. No. of Control BILL CUM-RECEIPT Pearl Co.Op.Housing Society Ltd. Varcot the Han 4115 RINK Are will be brief in Ball Maximuse & Other Chr. As per Cen. Mercan Gendlines ्रहादानद विश्व महित के मध्यति का अतवह कि में का धन्त भागे तर भागे तर भागे तर भागे तर the party of you Volich & Non compart within 5 days from the day Changes for the Month of Jal-19 the state of the s the part pend charte 200 10 6 13 (1) Estimat (Release des fron you as you bay ball MR.RABINDRA SAHU Lot: Pomon Rail dang the last many PER ISTALL A S 500 Same 19 All that plece and parcel of land bearing Plot No. 121 Situated at Sector- 8A. Airoll, Navi Mumbai Tal. & Dist. Thane, adm. about 525.52 sq. mtr. and bounded Proposed 11.0 Mtr. Wide Road THE SCHEDULE ABOVE REFERRED TO CRO Belapur, Navel Mumbal dated this : September 2012 A REGISTA Plo: no. 118 THAY KOKAN DUBB On or towards the North ands the South as follows that is to say: n. No. TH/350/ 2/2009-10

