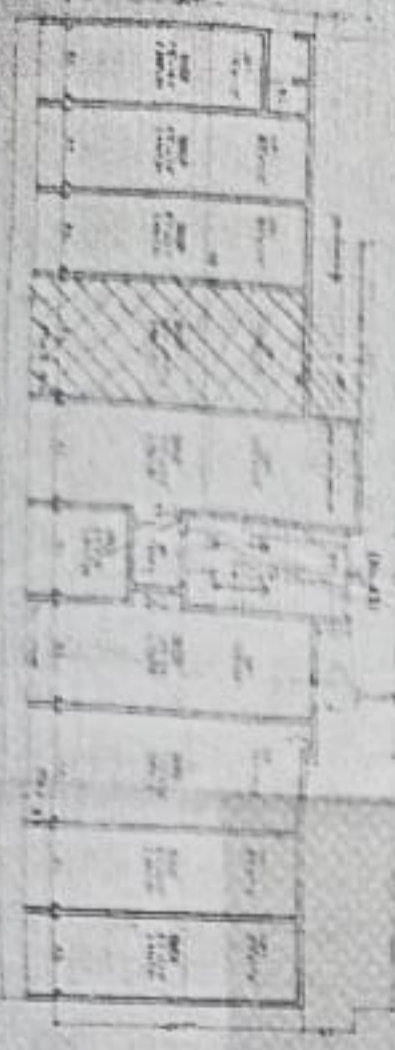


GROUND FLOOR PLAN (BUILDING No. A3)



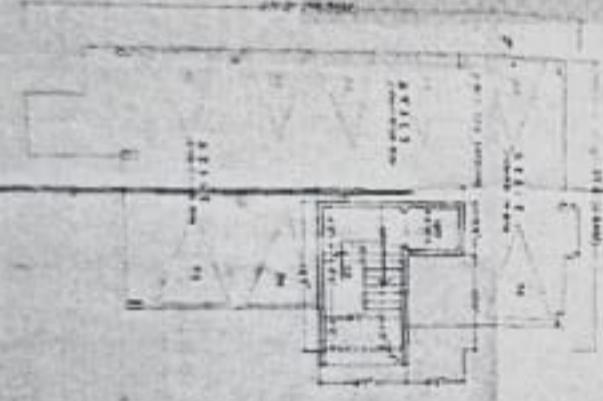
FIRST FLOOR PLAN (BUILDING No. A3)



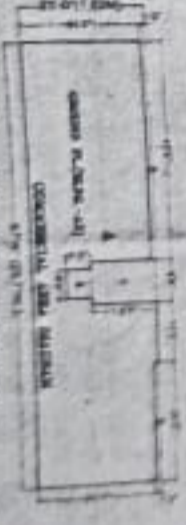
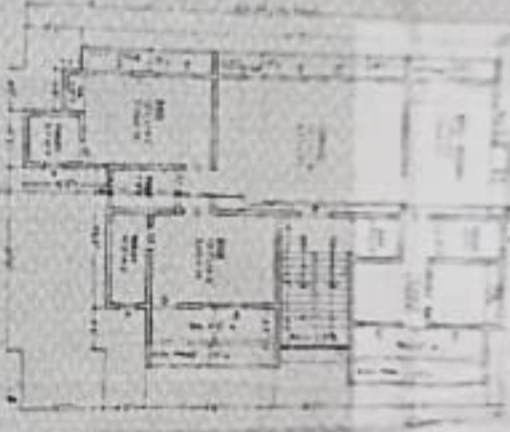
2ND TO THE FLOOR PLAN (BUILDING No. A3)



STILT FLOOR PLAN (BUILDING No. A3)



1ST ROOM PLAN (BUILDING No. A3)



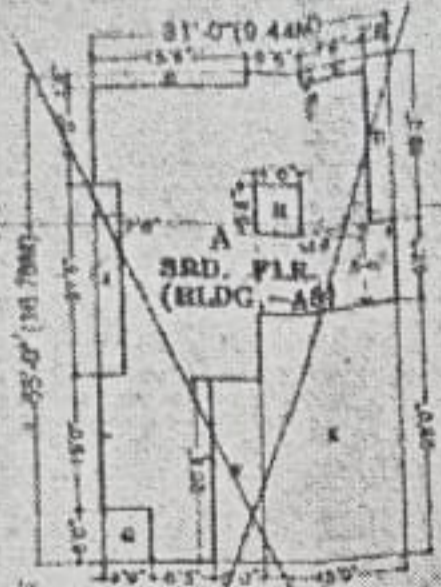
CONCRETE AREA CALCULATION  
FIRST FLOOR (Bldg. A3)

NO.	DESCRIPTION	AREA (SQ. FT.)
1	Room 1	100.00
2	Room 2	120.00
3	Room 3	150.00
4	Room 4	180.00
5	Room 5	200.00
6	Room 6	220.00
7	Room 7	240.00
8	Room 8	260.00
9	Room 9	280.00
10	Room 10	300.00
11	Room 11	320.00
12	Room 12	340.00
13	Room 13	360.00
14	Room 14	380.00
15	Room 15	400.00
16	Room 16	420.00
17	Room 17	440.00
18	Room 18	460.00
19	Room 19	480.00
20	Room 20	500.00
21	Room 21	520.00
22	Room 22	540.00
23	Room 23	560.00
24	Room 24	580.00
25	Room 25	600.00
26	Room 26	620.00
27	Room 27	640.00
28	Room 28	660.00
29	Room 29	680.00
30	Room 30	700.00
31	Room 31	720.00
32	Room 32	740.00
33	Room 33	760.00
34	Room 34	780.00
35	Room 35	800.00
36	Room 36	820.00
37	Room 37	840.00
38	Room 38	860.00
39	Room 39	880.00
40	Room 40	900.00
41	Room 41	920.00
42	Room 42	940.00
43	Room 43	960.00
44	Room 44	980.00
45	Room 45	1000.00
46	Room 46	1020.00
47	Room 47	1040.00
48	Room 48	1060.00
49	Room 49	1080.00
50	Room 50	1100.00
51	Room 51	1120.00
52	Room 52	1140.00
53	Room 53	1160.00
54	Room 54	1180.00
55	Room 55	1200.00
56	Room 56	1220.00
57	Room 57	1240.00
58	Room 58	1260.00
59	Room 59	1280.00
60	Room 60	1300.00
61	Room 61	1320.00
62	Room 62	1340.00
63	Room 63	1360.00
64	Room 64	1380.00
65	Room 65	1400.00
66	Room 66	1420.00
67	Room 67	1440.00
68	Room 68	1460.00
69	Room 69	1480.00
70	Room 70	1500.00
71	Room 71	1520.00
72	Room 72	1540.00
73	Room 73	1560.00
74	Room 74	1580.00
75	Room 75	1600.00
76	Room 76	1620.00
77	Room 77	1640.00
78	Room 78	1660.00
79	Room 79	1680.00
80	Room 80	1700.00
81	Room 81	1720.00
82	Room 82	1740.00
83	Room 83	1760.00
84	Room 84	1780.00
85	Room 85	1800.00
86	Room 86	1820.00
87	Room 87	1840.00
88	Room 88	1860.00
89	Room 89	1880.00
90	Room 90	1900.00
91	Room 91	1920.00
92	Room 92	1940.00
93	Room 93	1960.00
94	Room 94	1980.00
95	Room 95	2000.00
96	Room 96	2020.00
97	Room 97	2040.00
98	Room 98	2060.00
99	Room 99	2080.00
100	Room 100	2100.00
101	Room 101	2120.00
102	Room 102	2140.00
103	Room 103	2160.00
104	Room 104	2180.00
105	Room 105	2200.00
106	Room 106	2220.00
107	Room 107	2240.00
108	Room 108	2260.00
109	Room 109	2280.00
110	Room 110	2300.00
111	Room 111	2320.00
112	Room 112	2340.00
113	Room 113	2360.00
114	Room 114	2380.00
115	Room 115	2400.00
116	Room 116	2420.00
117	Room 117	2440.00
118	Room 118	2460.00
119	Room 119	2480.00
120	Room 120	2500.00
121	Room 121	2520.00
122	Room 122	2540.00
123	Room 123	2560.00
124	Room 124	2580.00
125	Room 125	2600.00
126	Room 126	2620.00
127	Room 127	2640.00
128	Room 128	2660.00
129	Room 129	2680.00
130	Room 130	2700.00
131	Room 131	2720.00
132	Room 132	2740.00
133	Room 133	2760.00
134	Room 134	2780.00
135	Room 135	2800.00
136	Room 136	2820.00
137	Room 137	2840.00
138	Room 138	2860.00
139	Room 139	2880.00
140	Room 140	2900.00
141	Room 141	2920.00
142	Room 142	2940.00
143	Room 143	2960.00
144	Room 144	2980.00
145	Room 145	3000.00
146	Room 146	3020.00
147	Room 147	3040.00
148	Room 148	3060.00
149	Room 149	3080.00
150	Room 150	3100.00
151	Room 151	3120.00
152	Room 152	3140.00
153	Room 153	3160.00
154	Room 154	3180.00
155	Room 155	3200.00
156	Room 156	3220.00
157	Room 157	3240.00
158	Room 158	3260.00
159	Room 159	3280.00
160	Room 160	3300.00
161	Room 161	3320.00
162	Room 162	3340.00
163	Room 163	3360.00
164	Room 164	3380.00
165	Room 165	3400.00
166	Room 166	3420.00
167	Room 167	3440.00
168	Room 168	3460.00
169	Room 169	3480.00
170	Room 170	3500.00
171	Room 171	3520.00
172	Room 172	3540.00
173	Room 173	3560.00
174	Room 174	3580.00
175	Room 175	3600.00
176	Room 176	3620.00
177	Room 177	3640.00
178	Room 178	3660.00
179	Room 179	3680.00
180	Room 180	3700.00
181	Room 181	3720.00
182	Room 182	3740.00
183	Room 183	3760.00
184	Room 184	3780.00
185	Room 185	3800.00
186	Room 186	3820.00
187	Room 187	3840.00
188	Room 188	3860.00
189	Room 189	3880.00
190	Room 190	3900.00
191	Room 191	3920.00
192	Room 192	3940.00
193	Room 193	3960.00
194	Room 194	3980.00
195	Room 195	4000.00
196	Room 196	4020.00
197	Room 197	4040.00
198	Room 198	4060.00
199	Room 199	4080.00
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201	Room 201	4120.00
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203	Room 203	4160.00
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232	Room 232	4740.00
233	Room 233	4760.00
234	Room 234	4780.00
235	Room 235	4800.00
236	Room 236	4820.00
237	Room 237	4840.00
238	Room 238	4860.00
239	Room 239	4880.00
240	Room 240	4900.00
241	Room 241	4920.00
242	Room 242	4940.00
243	Room 243	4960.00
244	Room 244	4980.00
245	Room 245	5000.00
246	Room 246	5020.00
247	Room 247	5040.00
248	Room 248	5060.00
249	Room 249	5080.00
250	Room 250	5100.00
251	Room 251	5120.00
252	Room 252	5140.00
253	Room 253	5160.00
254	Room 254	5180.00
255	Room 255	5200.00
256	Room 256	5220.00
257	Room 257	5240.00
258	Room 258	5260.00
259	Room 259	5280.00
260	Room 260	5300.00
261	Room 261	5320.00
262	Room 262	5340.00
263	Room 263	5360.00
264	Room 264	5380.00
265	Room 265	5400.00
266	Room 266	5420.00
267	Room 267	5440.00
268	Room 268	5460.00
269	Room 269	5480.00
270	Room 270	5500.00
271	Room 271	5520.00
272	Room 272	5540.00
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281	Room 281	5720.00
282	Room 282	5740.00
283	Room 283	5760.00
284	Room 284	5780.00
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286	Room 286	5820.00
287	Room 287	5840.00
288	Room 288	5860.00
289	Room 289	5880.00
290	Room 290	5900.00
291	Room 291	5920.00
292	Room 292	5940.00
293	Room 293	5960.00
294	Room 294	5980.00
295	Room 295	6000.00
296	Room 296	6020.00
297	Room 297	6040.00
298	Room 298	6060.00
299	Room 299	6080.00
300	Room 300	6100.00
301	Room 301	6120.00
302	Room 302	6140.00
303	Room 303	6160.00
304	Room 304	6180.00
305	Room 305	6200.00
306	Room 306	6220.00
307	Room 307	6240.00
308	Room 308	6260.00
309	Room 309	6280.00
310	Room 310	6300.00
311	Room 311	6320.00
312	Room 312	6340.00
313	Room 313	6360.00
314	Room 314	6380.00
315	Room 315	6400.00
316	Room 316	6420.00
317	Room 317	6440.00
318	Room 318	6460.00
319	Room 319	6480.00
320	Room 320	6500.00
321	Room 321	6520.00
322	Room 322	6540.00
323	Room 323	6560.00
324	Room 324	6580.00
325	Room 325	6600.00
326	Room 326	6620.00
327	Room 327	6640.00
328	Room 328	6660.00
329	Room 329	6680.00
330	Room 330	6700.00
331	Room 331	6720.00
332	Room 332	6740.00
333	Room 333	6760.00
334	Room 334	6780.00
335	Room 335	6800.00
336	Room 336	6820.00
337	Room 337	6840.00
338	Room 338	6860.00
339	Room 339	6880.00
340	Room 340	6900.00
341	Room 341	6920.00
342	Room 342	6940.00
343	Room 343	6960.00
344	Room 344	6980.00
345	Room 345	



**REGULATION (BLDG. No. A8)**

1	24.75
2	11.25
3	20.00
4	20.00
5	100.00
6	20.00
7	24.75
308.25 SQ.FT.	
= 308.25 SQ.FT.	
= 117.88 SQ.FT.	
= 1180.87 SQ.FT. (118.08 SQ.MT.)	



**B/UP AREA CALCULATION 3RD. FLR. (BLDG. No. A8)**

A)  $31'-0" \times 55'-0" = 1705.00$  SQ.FT.

**DEDUCTIONS**

B)	$10'-0" \times 1'-0"$	$\times 1$	$= 10.00$
C)	$7'-0" \times 1'-0"$	$\times 1$	$= 7.00$
D)	$7'-0" \times 18'-0"$	$\times 1$	$= 126.00$
E)	$15'-0" \times 28'-0"$	$\times 1$	$= 420.00$
F)	$3'-0" \times 20'-0"$	$\times 1$	$= 60.00$
G)	$9'-0" \times 0'-0"$	$\times 1$	$= 0.00$
H)	$4'-0" \times 0'-0"$	$\times 1$	$= 0.00$
I)	$2'-0" \times 21'-0"$	$\times 1$	$= 42.00$
<b>TOTAL DEDUCTION</b>			<b>= 665.00 SQ.FT.</b>
<b>BUILT-UP AREA</b>			<b>= 1040.00 SQ.FT.</b>
<b>LESS STAIRCASE AREA</b>			<b>= 117.88 SQ.FT.</b>
<b>NET BUILT-UP AREA</b>			<b>= 922.12 SQ.FT. (85.18 SQ.MT.)</b>

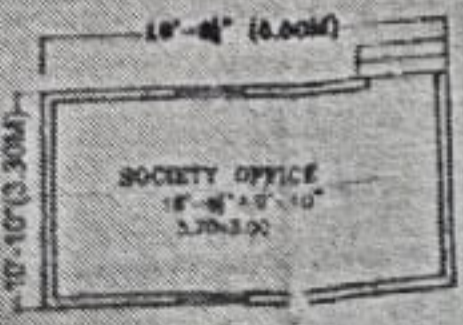


**B/UP AREA CALCULATION SOCIETY OFFICE TAKEN IN P.S.I.**

A)  $3'-60m \times 2'-10m = 7.55$  SQ.MTS

**BUILT-UP AREA** = (7.50 SQ.MT.)

**NET BUILT-UP AREA** = (81.57 SQ.MT.)

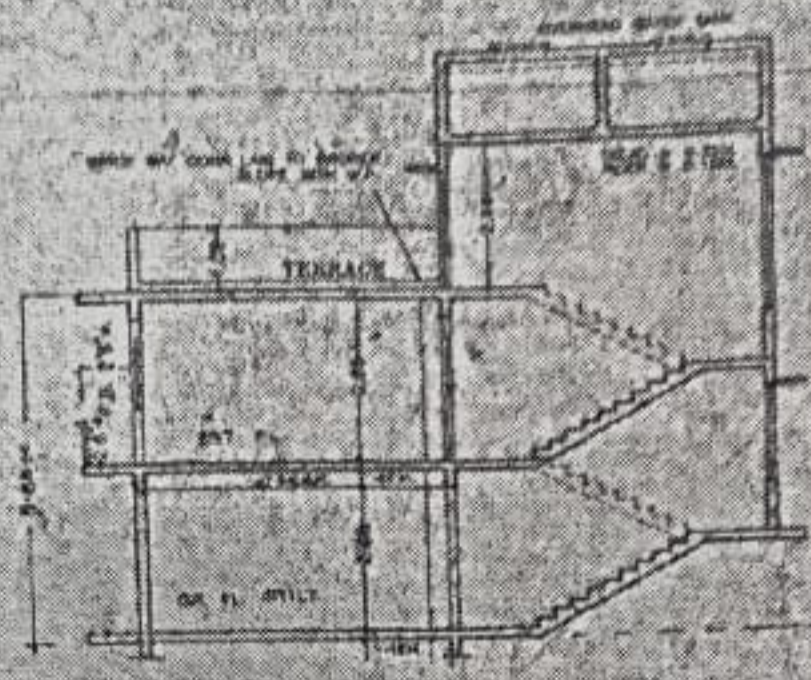


**B/UP AREA CALCULATION SOCIETY OFFICE TAKEN IN P.S.I.**

A)  $18'-0" \times 3'-10" = 191.78$  SQ.FT.

**BUILT-UP AREA** = 191.78 SQ.FT.

**NET BUILT-UP AREA** = (18.88 SQ.MT.)



SECTION A-A, BLDG. No. E

SECTION @ A-A (BLDG. No. 6)

<b>NAME OF OWNER</b>		<b>POWER OF ATTORNEY HOLDER</b>	
Shri. RAJENDRA K. MEHATA (Partner) FOR SHEETAL CONSTRUCTION Co.		 Shri. SURESH K. BERNALAYA  Shri. BHANUBHAI S. TALAVVA	
<b>DESCRIPTION OF PROPERTY &amp; PROPOSAL</b>			
REVISED PLAN OF PROPOSED BUILDING ON BEARING S.No.89 /2A, 89/2B,142A/2/2 AT - KALYAN (West) DIST. THANE			
JOB No.	787/101	 ASHOK GOKHALE ARCHITECT	ASHOK GOKHALE and ASSOCIATES ARCHITECTS
DRG. No.	M-2		
SCALE	AS NOTED		
DESIGN BY	SHIRISH		
CHECK BY	A.T.S.		
DATE	JOB No.		

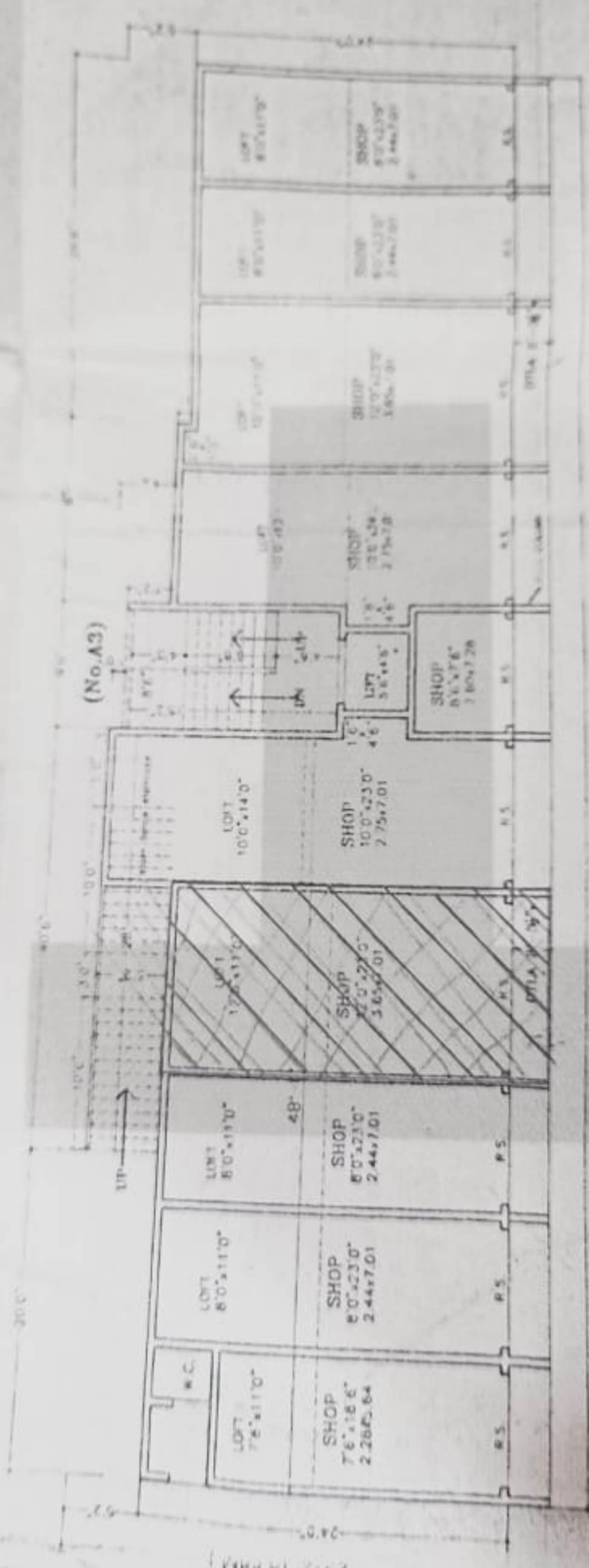


Date: 21/02/2017

### FIRST FLOOR PLAN (BLDG.No.A3)

NOTE: 1) SCALE 1" = 8'-0"  
2) ALL WALLS ARE 6"-8" THK

EXISTING ROAD

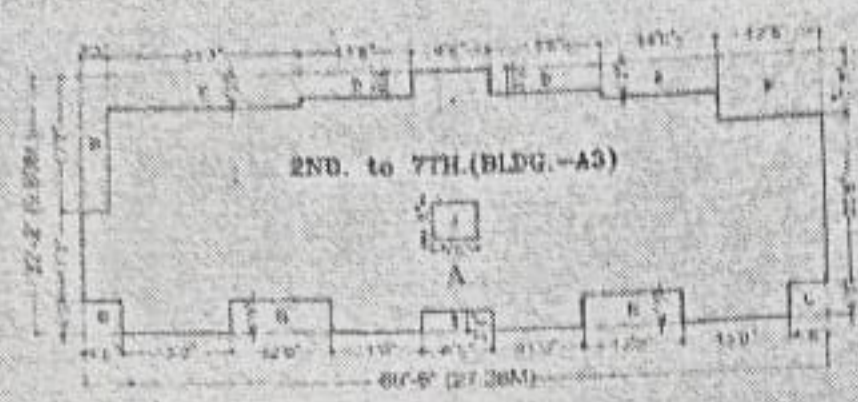


### GROUND FLOOR PLAN (BLDG.No.A3)

NOTE: 1) SCALE 1" = 8'-0"  
2) ALL WALLS ARE 6"-8" THK

EXISTING ROAD

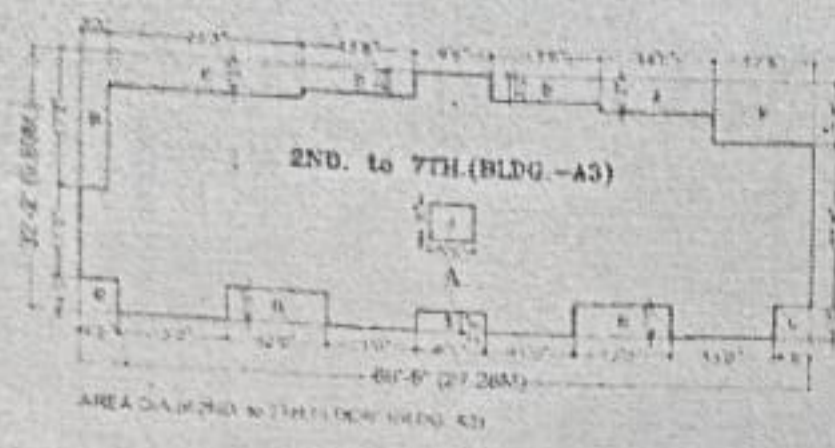
ST



AREA DIA. OF 2ND TO 7TH FLOOR (BLDG. No. A3)

**H/LP AREA CALCULATION**  
2ND to 7TH FL. (BLDG. No. A3)

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. MET.)
01	1-2' x 1-2'	46.72	4.32
02	2-2' x 2-2'	80.00	7.41
03	3-2' x 3-2'	100.00	9.29
04	4-2' x 4-2'	144.00	13.27
05	5-2' x 5-2'	200.00	18.58
06	6-2' x 6-2'	270.00	25.00
07	7-2' x 7-2'	350.00	32.27
08	8-2' x 8-2'	440.00	40.78
09	9-2' x 9-2'	540.00	50.00
10	10-2' x 10-2'	640.00	59.45
11	11-2' x 11-2'	750.00	69.17
12	12-2' x 12-2'	860.00	79.13
13	13-2' x 13-2'	980.00	90.33
14	14-2' x 14-2'	1100.00	101.73
15	15-2' x 15-2'	1220.00	113.34
16	16-2' x 16-2'	1340.00	125.16
17	17-2' x 17-2'	1460.00	136.19
18	18-2' x 18-2'	1580.00	147.43
19	19-2' x 19-2'	1700.00	158.88
20	20-2' x 20-2'	1820.00	170.54
21	21-2' x 21-2'	1940.00	182.41
22	22-2' x 22-2'	2060.00	194.49
23	23-2' x 23-2'	2180.00	206.78
24	24-2' x 24-2'	2300.00	219.28
25	25-2' x 25-2'	2420.00	231.99
26	26-2' x 26-2'	2540.00	244.91
27	27-2' x 27-2'	2660.00	258.04
28	28-2' x 28-2'	2780.00	271.38
29	29-2' x 29-2'	2900.00	284.93
30	30-2' x 30-2'	3020.00	298.69
31	31-2' x 31-2'	3140.00	312.66
32	32-2' x 32-2'	3260.00	326.84
33	33-2' x 33-2'	3380.00	341.23
34	34-2' x 34-2'	3500.00	355.83
35	35-2' x 35-2'	3620.00	370.64
36	36-2' x 36-2'	3740.00	385.66
37	37-2' x 37-2'	3860.00	400.89
38	38-2' x 38-2'	3980.00	416.33
39	39-2' x 39-2'	4100.00	431.98
40	40-2' x 40-2'	4220.00	447.84
41	41-2' x 41-2'	4340.00	463.91
42	42-2' x 42-2'	4460.00	470.19
43	43-2' x 43-2'	4580.00	486.68
44	44-2' x 44-2'	4700.00	503.38
45	45-2' x 45-2'	4820.00	520.29
46	46-2' x 46-2'	4940.00	537.41
47	47-2' x 47-2'	5060.00	554.74
48	48-2' x 48-2'	5180.00	572.28
49	49-2' x 49-2'	5300.00	589.93
50	50-2' x 50-2'	5420.00	607.69
51	51-2' x 51-2'	5540.00	625.66
52	52-2' x 52-2'	5660.00	643.84
53	53-2' x 53-2'	5780.00	662.23
54	54-2' x 54-2'	5900.00	680.83
55	55-2' x 55-2'	6020.00	699.64
56	56-2' x 56-2'	6140.00	718.66
57	57-2' x 57-2'	6260.00	737.89
58	58-2' x 58-2'	6380.00	757.33
59	59-2' x 59-2'	6500.00	776.98
60	60-2' x 60-2'	6620.00	796.84
61	61-2' x 61-2'	6740.00	816.91
62	62-2' x 62-2'	6860.00	837.19
63	63-2' x 63-2'	6980.00	857.68
64	64-2' x 64-2'	7100.00	878.38
65	65-2' x 65-2'	7220.00	899.29
66	66-2' x 66-2'	7340.00	920.41
67	67-2' x 67-2'	7460.00	941.74
68	68-2' x 68-2'	7580.00	963.28
69	69-2' x 69-2'	7700.00	985.03
70	70-2' x 70-2'	7820.00	1006.99
71	71-2' x 71-2'	7940.00	1029.16
72	72-2' x 72-2'	8060.00	1051.54
73	73-2' x 73-2'	8180.00	1074.13
74	74-2' x 74-2'	8300.00	1096.93
75	75-2' x 75-2'	8420.00	1119.94
76	76-2' x 76-2'	8540.00	1143.16
77	77-2' x 77-2'	8660.00	1166.59
78	78-2' x 78-2'	8780.00	1190.23
79	79-2' x 79-2'	8900.00	1214.08
80	80-2' x 80-2'	9020.00	1238.14
81	81-2' x 81-2'	9140.00	1262.41
82	82-2' x 82-2'	9260.00	1286.89
83	83-2' x 83-2'	9380.00	1311.58
84	84-2' x 84-2'	9500.00	1336.48
85	85-2' x 85-2'	9620.00	1361.59
86	86-2' x 86-2'	9740.00	1386.91
87	87-2' x 87-2'	9860.00	1412.44
88	88-2' x 88-2'	9980.00	1438.18
89	89-2' x 89-2'	10100.00	1464.13
90	90-2' x 90-2'	10220.00	1490.29
91	91-2' x 91-2'	10340.00	1516.66
92	92-2' x 92-2'	10460.00	1543.24
93	93-2' x 93-2'	10580.00	1570.03
94	94-2' x 94-2'	10700.00	1597.03
95	95-2' x 95-2'	10820.00	1624.24
96	96-2' x 96-2'	10940.00	1651.66
97	97-2' x 97-2'	11060.00	1679.29
98	98-2' x 98-2'	11180.00	1707.13
99	99-2' x 99-2'	11300.00	1735.18
100	100-2' x 100-2'	11420.00	1763.44
101	101-2' x 101-2'	11540.00	1791.91
102	102-2' x 102-2'	11660.00	1820.59
103	103-2' x 103-2'	11780.00	1849.48
104	104-2' x 104-2'	11900.00	1878.58
105	105-2' x 105-2'	12020.00	1907.89
106	106-2' x 106-2'	12140.00	1937.41
107	107-2' x 107-2'	12260.00	1967.14
108	108-2' x 108-2'	12380.00	1997.08
109	109-2' x 109-2'	12500.00	2027.23
110	110-2' x 110-2'	12620.00	2057.59
111	111-2' x 111-2'	12740.00	2088.16
112	112-2' x 112-2'	12860.00	2118.94
113	113-2' x 113-2'	12980.00	2149.93
114	114-2' x 114-2'	13100.00	2181.13
115	115-2' x 115-2'	13220.00	2212.54
116	116-2' x 116-2'	13340.00	2244.16
117	117-2' x 117-2'	13460.00	2275.99
118	118-2' x 118-2'	13580.00	2308.03
119	119-2' x 119-2'	13700.00	2340.28
120	120-2' x 120-2'	13820.00	2372.74
121	121-2' x 121-2'	13940.00	2405.41
122	122-2' x 122-2'	14060.00	2438.29
123	123-2' x 123-2'	14180.00	2471.38
124	124-2' x 124-2'	14300.00	2504.68
125	125-2' x 125-2'	14420.00	2538.19
126	126-2' x 126-2'	14540.00	2571.91
127	127-2' x 127-2'	14660.00	2605.84
128	128-2' x 128-2'	14780.00	2640.08
129	129-2' x 129-2'	14900.00	2674.53
130	130-2' x 130-2'	15020.00	2709.19
131	131-2' x 131-2'	15140.00	2744.06
132	132-2' x 132-2'	15260.00	2779.14
133	133-2' x 133-2'	15380.00	2814.43
134	134-2' x 134-2'	15500.00	2849.93
135	135-2' x 135-2'	15620.00	2885.64
136	136-2' x 136-2'	15740.00	2921.56
137	137-2' x 137-2'	15860.00	2957.69
138	138-2' x 138-2'	15980.00	2994.03
139	139-2' x 139-2'	16100.00	3030.58
140	140-2' x 140-2'	16220.00	3067.34
141	141-2' x 141-2'	16340.00	3104.31
142	142-2' x 142-2'	16460.00	3141.49
143	143-2' x 143-2'	16580.00	3178.88
144	144-2' x 144-2'	16700.00	3216.48
145	145-2' x 145-2'	16820.00	3254.29
146	146-2' x 146-2'	16940.00	3292.31
147	147-2' x 147-2'	17060.00	3330.54
148	148-2' x 148-2'	17180.00	3368.98
149	149-2' x 149-2'	17300.00	3407.63
150	150-2' x 150-2'	17420.00	3446.49
151	151-2' x 151-2'	17540.00	3485.56
152	152-2' x 152-2'	17660.00	3524.84
153	153-2' x 153-2'	17780.00	3564.33
154	154-2' x 154-2'	17900.00	3604.03
155	155-2' x 155-2'	18020.00	3643.94
156	156-2' x 156-2'	18140.00	3684.06
157	157-2' x 157-2'	18260.00	3724.39
158	158-2' x 158-2'	18380.00	3764.93
159	159-2' x 159-2'	18500.00	3805.68
160	160-2' x 160-2'	18620.00	3846.64
161	161-2' x 161-2'	18740.00	3887.81
162	162-2' x 162-2'	18860.00	3929.19
163	163-2' x 163-2'	18980.00	3970.78
164	164-2' x 164-2'	19100.00	4012.58
165	165-2' x 165-2'	19220.00	4054.59
166	166-2' x 166-2'	19340.00	4096.81
167	167-2' x 167-2'	19460.00	4139.24
168	168-2' x 168-2'	19580.00	4181.88
169	169-2' x 169-2'	19700.00	4224.73
170	170-2' x 170-2'	19820.00	4267.79
171	171-2' x 171-2'	19940.00	4311.06
172	172-2' x 172-2'	20060.00	4354.54
173	173-2' x 173-2'	20180.00	4398.23
174	174-2' x 174-2'	20300.00	4442.13
175	175-2' x 175-2'	20420.00	4486.24
176	176-2' x 176-2'	20540.00	4530.56
177	177-2' x 177-2'	20660.00	4575.09
178	178-2' x 178-2'	20780.00	4619.83
179	179-2' x 179-2'	20900.00	4664.78
180	180-2' x 180-2'	21020.00	4709.94
181	181-2' x 181-2'	21140.00	4755.31
182	182-2' x 182-2'	21260.00	4800.89
183	183-2' x 183-2'	21380.00	4846.68
184	184-2' x 184-2'	21500.00	4892.69
185	185-2' x 185-2'	21620.00	4938.91
186	186-2' x 186-2'	21740.00	4985.34
187	187-2' x 187-2'	21860.00	5031.98
188	188-2' x 188-2'	21980.00	5078.83
189	189-2' x 189-2'	22100.00	5125.89
190	190-2' x 190-2'	22220.00	5173.16
191	191-2' x 191-2'	22340.00	5220.64
192	192-2' x 192-2'	22460.00	5268.33
193	193-2' x 193-2'	22580.00	5316.24
194	194-2' x 194-2'	22700.00	5364.36
195	195-2' x 195-2'	22820.00	5412.69
196	196-2' x 196-2'	22940.00	5461.23
197	197-2' x 197-2'	23060.00	5510.08
198	198-2' x 198-2'	23180.00	5559.14
199	199-2' x 199-2'	23300.00	5608.41
200	200-2' x 200-2'	23420.00	5657.89
201	201-2' x 201-2'	23540.00	5707.58

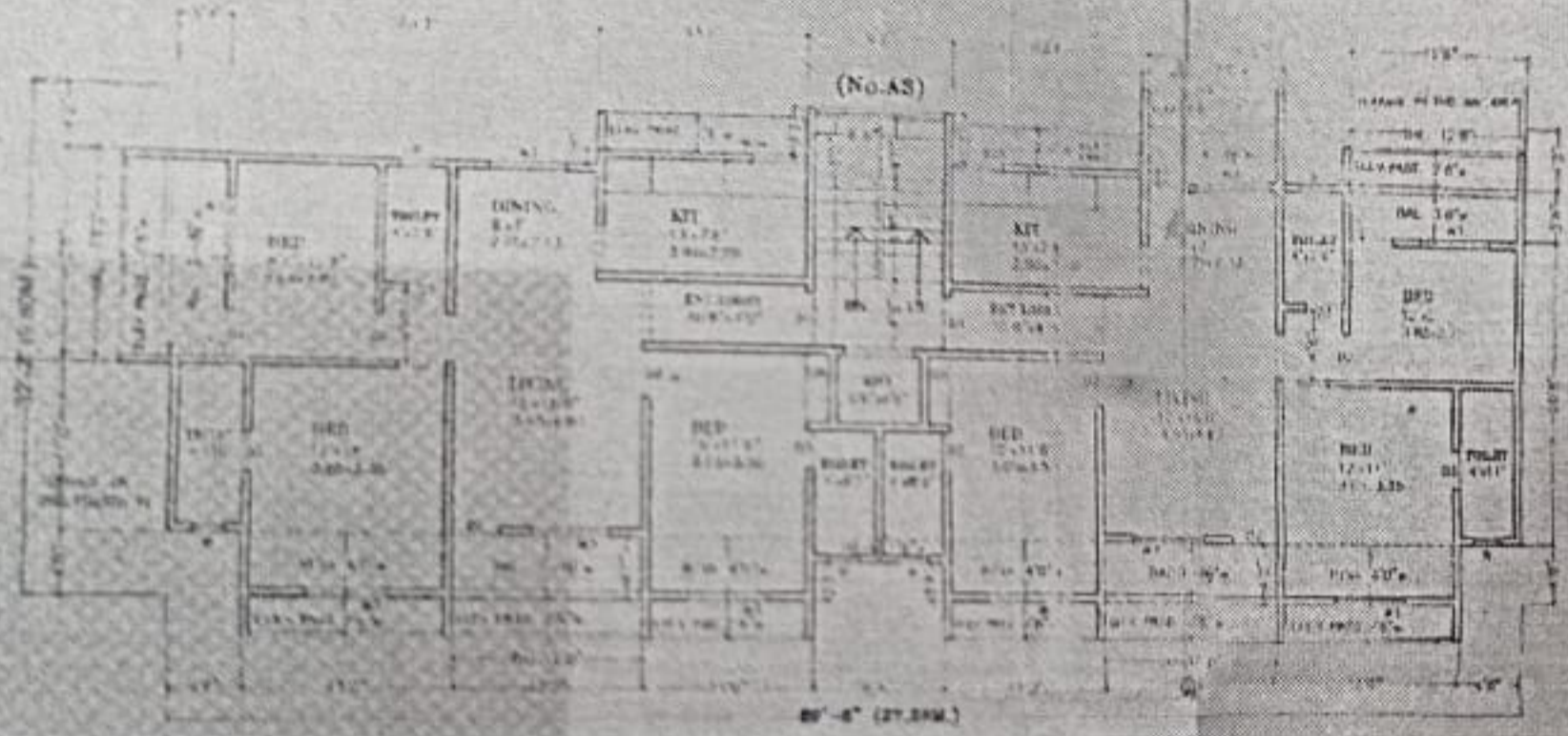


**H/UP AREA CALCULATION**  
**2ND to 7TH. FL. (BLDG. -A3)**

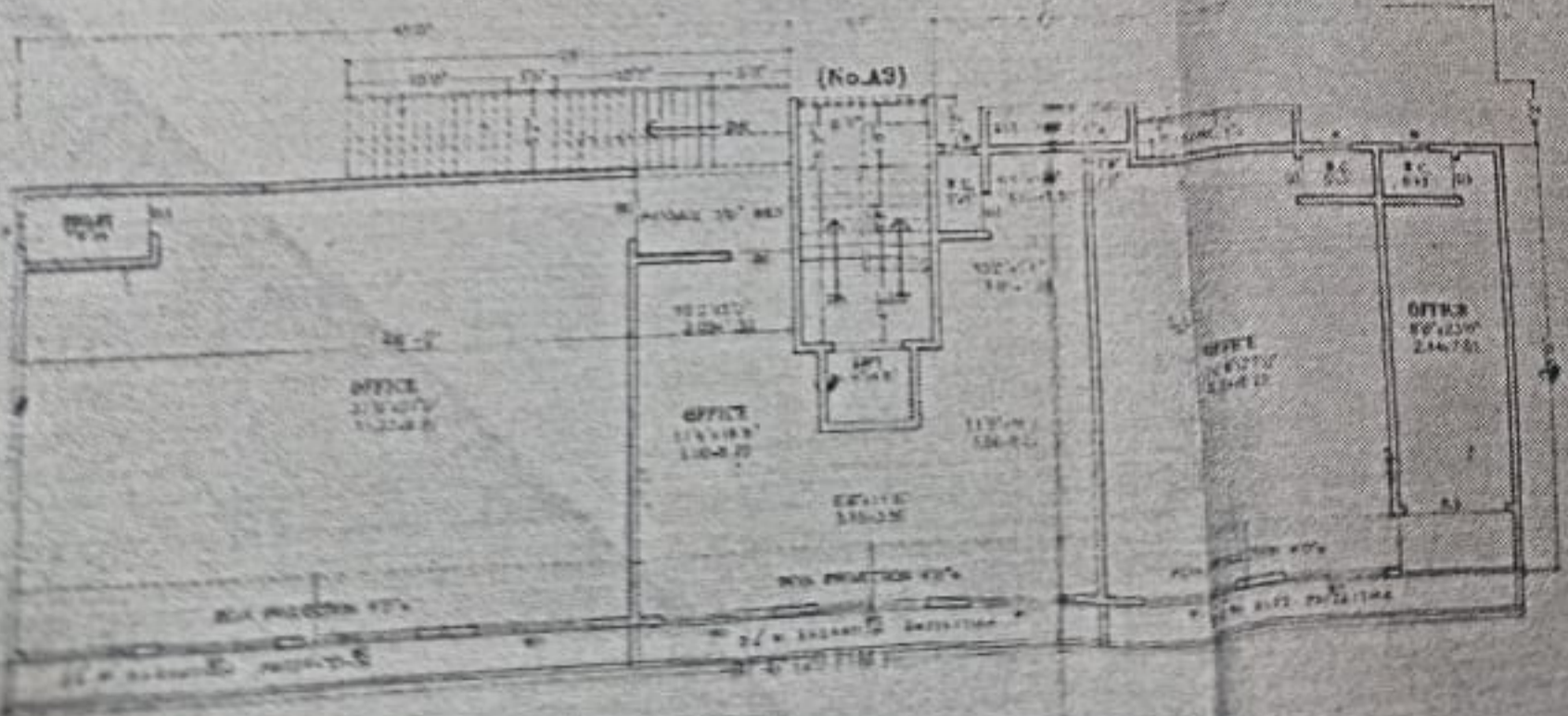
A) ~~277.32 Sq. Ft.~~

DESCRIPTION	AREA
B)	56.77
C)	46.77
D)	33.33
E)	56.77
F)	56.77
G)	38.00
H)	46.77
I)	27.77
J)	27.77

TOTAL REDUCTION: 56.77 Sq. Ft.  
 NET AREA: 277.32 Sq. Ft.  
 NET STAIRCASE AREA: 125.77 Sq. Ft.  
 NET BUILD-UP AREA: 277.32 Sq. Ft.



**2ND TO 7TH FLOOR PLAN (BLDG.No.A3)**  
 NOTE: 1) WALL - 1" = 8" = 2"  
 2) ALL WALLS ARE 4" THK.



**FIRST FLOOR PLAN (BLDG.No.A3)**  
 NOTE: 1) WALL - 1" = 8" = 2"  
 2) ALL WALLS ARE 4" THK.

दस्तावेजांचा क्रमांक: 3941/2009

दुय्यम निबंधक, गवळीपूर

Tuesday, June 09, 2009

4:13:26 PM

सूची क्र. दोन INDEX NO. II

पृष्ठ संख्या

पृष्ठ संख्या

गावाचे नाव : चिक्णघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभावा (भाडेपटल्याच्या बाबतीत पट्टाकार आकारणी देणे व विलेखार ही मधुद काराये) मोबदला रु. 1,150,000.00  
वा.भा. रु. 1,645,000.00
- (2) भू-गायन, पोटहिस्ता व घरकमांक (असल्यास) (1) सर्वे क्र.: 89 सर्वे क्र. विभागाचे नाव - गावाचे नाव, विस्थापन विभागाचे नाव (महानगरपालिका), उपविभागाचे नाव - 2/16 - विभाग 9, उपरोक्त भागातील मिळकती वरील विभागातील शि.स.न क्र. 142/30/2/2, श्रेय प्लॅट, वि. नं. 30/3, पुण्या क्र. 24, राजगणेश, क्षेत्र 402 चौ. फुट काराये. (1)54.85 चौ.मी.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुटी देण्यात असलेले तक्के (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स रिटल एंटरप्रायजेस सर्वे भागिदार सुरेशकुमार हरिभाई संजलिया ABDFS6380R - - घर/प्लॅट नं: -; गल्ली/रस्ता: -; इमारतीचे नंबर: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: श्रेय प्लॅट, कल्याण-प., तालुका: -; वि.नं: -; पिन नंबर: -
- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मणिलाल जेठ पटेल - - घर/प्लॅट नं: 202, गल्ली/रस्ता: -; इमारतीचे नाव: तुलसी टॉवर; इमारत नं: -; पेट/वसाहत: गंधार नगर; शहर/गाव: कल्याण; तालुका: -; वि.नं: -; पिन नंबर: AAWPP8/85K.
- (7) दिनांक करून दिल्याचा 09/06/2009
- (8) नोंदणीचा 09/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 3941 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 82300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16450.00
- (12) शेर

राह. दुय्यम निबंधक, गवळीपूर-3



Date: 21/02/2017



# कल्याण- डोंबिवली महानगरपालिका, कल्याण



गा.क.क. बांधकाम/नवी/रि.नि.क.नि. १८०१  
कल्याण-डोंबिवली महानगरपालिका, कल्याण.

दिनांक २१/०२/१८

विषय :- बांधकाम पूर्णतेचा दाखला

इ.भारत A2 व A3 इरीता

पत्त. :  
श्री.सु.प.धारक/नवी/रि.नि.क.नि. बांधकाम पूर्णतेचा दाखला देतो की, त्यांनी कल्याण- डोंबिवली महानगरपालिका हद्दाम सर्वे नं. १४२ अ/१/१८ अन्वये भंडार कोठेच्या नकाशे प्रमाणे उभारलेल्या बांधकाम पूर्ण केले आहे. तसेच त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुवली दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची बांध पूर्णतेची दृष्ट्यात देत आहे

वास्तुशिल्पकार, कुठ्ठाण

श्री.सु.प.धारक/नवी/रि.नि.क.नि. बांधकाम पूर्णतेचा दाखला देतो की, त्यांनी कल्याण- डोंबिवली महानगरपालिका हद्दाम सर्वे नं. १४२ अ/१/१८ अन्वये भंडार कोठेच्या नकाशे प्रमाणे उभारलेल्या बांधकाम पूर्ण केले आहे. तसेच त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुवली दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची बांध पूर्णतेची दृष्ट्यात देत आहे

नीचे चिन्हाद्यः येथे महानगरपालिका यांचे कॅडोल बांधकाम परवानगी जावत. क्रमांक २८-४७

चिन्हाद्यः / नवी / कोपाकृति दिनांक २०/१/१८ अन्वये भंडार कोठेच्या नकाशे प्रमाणे उभारलेल्या बांधकाम पूर्ण केले आहे. तसेच त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुवली दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची बांध पूर्णतेची दृष्ट्यात देत आहे

इ.भारत A2

अ) तळमजला	: ६ मुकामे	वर्गिण	इ.भारत A3
अ) पहिला मजला	: ५ आकृति	वर्गिण	१० इकामे
अ) दुसरा मजला	: २ गाळे - १० खोडमा		३ आकृति
अ) तिसरा मजला	: २ गाळे - १० खोडमा		
अ) चौथा मजला	: २ गाळे - १० खोडमा		

आतावा भजता (पुल्लेकु भजता)

अटी :- १) भविष्यात स्टाकपिकरणासाठी जाण लागल्यास ती इनारतोच्या सान्नासक अंतरातून

कडोमपास विंगमुल्य हस्तांतरित करावी लागेल.

२) नजरी व्याताकृत जांगवर वाढीव बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल. ३) पाणी पुरवठा उपलब्ध झाले की ५०%ची अंमलबंदी पाणी कापु २०० स्कुधारण। काई पनीम अगनगणलिकेगी बाएशा र नाही.

Handwritten signature and official stamp of the Municipal Corporation, Kalyan.

१) कर्तविधांक व संकलक क.डी. १/१



महाराष्ट्र



शासन

✦ नोंदणी प्रमाणपत्र ✦

नोंदणी क्रमांक :- टीएनए/कल्याण/एचएसजी/(टीसी)/२३५१६/५०११-५-२०१९.

या प्रमाणपत्राबारे प्रमाणित करण्यात येत आहे की,

श्रेय पॅलेस बिल्डिंग नं. डी-३ को.ऑप.हॉलिंग गॉसावटी लि., सर्व्हे नं. ८९ हि.नं.२ ओ, २ बी, सर्व्हे नं. १४२ को. छि. नं. २/२ (पि) मीजे चिकणदर, संतोषी माला रोड, कल्याण (प), ता. कल्याण, जि. ठाणे. ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (अन ११६) चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदविण्यांत आलेली आहे.

उपरोक्त अधिनियमाचे कलम १२ (१) व महाराष्ट्र सहकारी संस्था नियम १९६२ चे नियम ३० (१) अन्वये गृह संस्थेचे वारीनर संस्था "गृहनिर्माण संस्था" असे अभूत उपवर्गीकरण "भाबकर सहभागिदारी गृहनिर्माण संस्था" असे आहे



ठिकाण : कल्याण

दिनांक : ०६/०६/२०१९

*(Signature)*  
एच.एम. तांबे  
उपनिबंधक

सहकारी संस्था, कल्याण तालुका,  
कल्याण

Date: 21/02/2017



दस्तावेज क्र. 11845000 मोनोपला 1150000 भरलेले मुद्रांक शुल्क : 82700

दस्त गोपवारा भाग - 2

कलना

दस्त क्रमांक (3941/2009)

09/09

दस्त क्र. [कलना-3941-2009] चा गोपवारा  
कायदे मुल्य : 11845000 मोनोपला 1150000 भरलेले मुद्रांक शुल्क : 82700

पावती क्र. 3041 दिनांक: 09/09/2009

समाप्तीचे दिनांक

माघ: मणिलाल जेटा पटेल

दस्त हजर घेतण्याचा दिनांक : 09/09/2009 04:11 PM

निघातनामाचा दिनांक : 09/09/2009

दस्त हजर करणा-याची राहोती :

16460 : गोवली फौ

1420 : नणकल (अ. 11(1)), पुणेकरनाडी

पंचकल (अ. 13(2)).

रुजवरा (अ. 12) व डामाचित्रण (अ. 13) ->

एकवित फौ

17860: एकुण

दस्तावेज हजर : 25) करारनामा

दस्तावेज क्र. 1 ची वेळ : (सावरीकरण) 09/09/2009 04:06 PM

दस्तावेज क्र. 2 ची वेळ : (जी) 09/09/2009 04:12 PM

दस्तावेज क्र. 3 ची वेळ : (जानुवरी) 09/09/2009 04:12 PM

दस्तावेज क्र. 4 ची वेळ : (अंजलरुते) 09/09/2009 04:12 PM

दस्त मोद केवण्याचा दिनांक : 09/09/2009 04:12 PM

दु. निघातनामाची राहोती

ओळख :

खालील इतर असे निवेदीत करणारे को. ते वस्तुदेवज करून देणा-यांना प्रत्यक्ष ओळखतात,  
व त्यांची ओळख घटविताना.

1) प्रथिम घटविले - - - घर/प्लॅट नं. -

मल्ली/रस्ता: -

ईमारतीचे नाव -

ईमारत नं. -

गेड/वसाहत: -

शहर/गाव: कल्याण

तालुका: -

पिन: -

2) अरविंद एम पटेल - - - घर/प्लॅट नं. -

मल्ली/रस्ता: -

ईमारतीचे नाव -

ईमारत नं. -

गेड/वसाहत: -

शहर/गाव: तुलसी होकर कल्याण

तालुका: -

पिन: -



*[Handwritten signature]*

*A.M. Patel*

प्रमाणित पावतीची को. को.,  
नं. क्र. 3941/2009 मध्ये

दस्तावेज क्र. 1 व 2 वर आदेश,  
दस्तावेज क्र. 3 व 4 वर आदेश

दि. 09/09/2009 पर्यंत कोदला

दु. निघातनामाची राहोती  
कल्याण 1

(श्री. ग. ल. [Signature])  
सह मुख्य निवेदक कल्याण-2  
दि. 09/09/2009



- F) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- G) 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.
- H) 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.
- I) The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings have some limitations.
- J) Photo copy of following document is provided to us & this valuation report should be read along with it:

- ☐ Agreement for sale dated 9<sup>th</sup> June 2009 between M/s. Sheetal Enterprises (The Promoter) and Mr. Manilal Jetha Patel (The Purchaser), registered at The Sub-Registrar's Office, Kalyan 1 having Sr. no. KLN1-3941-2009 (Agreement price ₹ 1150000/- Govt. Market Value ₹ 1645800/-in the year 2009)
- ☐ Registration Receipt No. 3941 dated 9<sup>th</sup> June 2009
- ☐ Extract of Index I & II dated 9<sup>th</sup> June 2009
- ☐ Building Commencement Certificate जा.क्र. कडोंमपा/नरवि/ सीसी/कवि/५१७-२२४ dated 17/11/2016 issued by Kalyan Dombivali Municipal Corporation
- ☐ Building Occupancy Certificate जा.क्र. कडोंमपा/नरवि/ सीसी/कवि/४०१ dated 06/12/2008 issued by Kalyan Dombivali Municipal Corporation
- ☐ Society Registration Certificate No. TNA/KLN/HSG/(TC)/ 23016/2011/ 2012 year 2011 dated 06/07/2011
- ☐ Building Plan sanctioned under permission No. जा.क्र. कडोंमपा/नरवि/ सीसी/कवि/५१७-२२४ dated 17/11/2016 issued by Kalyan Dombivali Municipal Corporation
- ☐ Society Share Certificate no. 19 having shares from 181 to 190 dated 23<sup>rd</sup> October 2011

- In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows:-

Fair Market Value as on date	₹ 1,27,00,000/-
<b>[Rupees One Crore Twenty Seven Lakh(S) Only]</b>	
Forced/ Distress Sale Value	₹ 1,02,00,000/-

Visited by : Mr. Sarvesh Kaskar  
(Sr. Engineer )  
Verified by : Mr. L. M.Sarvaiya  
(Chief Engineer)  
Entered by : Mr. Santosh Ambetkar



  
(S. L. THITE)  
PANEL VALUER  
THE COSMOS CO-OPERATIVE BANK LTD

- i) Plumbing
- m) Bathroom details
- n) Door Details
- o) Window Details
- p) Overall Appearance
- q) Architectural Quality
- r) Other details
- s) Special amenities

The building is 9 years old. (This is based on oral Building Occupancy Certificate જા.ક. કાંટાવાળા/રાજા/જી.દી/કાજી/૨૦? dated 06/12/2008 issued by Kalyan Dombivli Municipal Corporation)

About 66 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.

The building is in good condition.

Value of land is not considered separately as this is ownership type of tenement. Value is based on composite rate of land & construction.

Adopted Depreciated Market Rate for valuation.

**Basis of valuation :**

The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation - opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

I. Mehta R. A. & Others Vs State of Gujarat - 1989-4 SCC 250



STATE OF GUJARAT  
 THE STATE ENGINEERS' SOCIETY OF GUJARAT  
 SOCIETY OF GUJARAT ENGINEERS  
 SOCIETY OF GUJARAT ENGINEERS

## ANNEXURE -1

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any

- 1) Copy of Index – II of Sale Agreement
- 2) Copy of Registration Receipt
- 3) Copy of Typical Floor plan enclosed in the sale agreement
- 4) Copy of Schedule of agreement
- 5) Copy of Sale agreement details (page No. 1+ 2)

## Shrey Palace Bldg. No. A-3 Co-op. Hsg. Soc. Ltd.

REGN NO.: TNA/KLN/HSG/(TC)/23016/YEAR 2011-12. Dated : 06/07/2011

(Registered under the Maharashtra Co-operative Societies Act, 1962)  
 Servey No. 89, Hissa No 2A, 2B, Servey No. 142A, Hissa No 2/2 (P), Chikanghar,  
 Santoshi Mala Road, Kalyan (W), Dist. : Thane - 421 301.

No. 019

### Share Certificate

Share Certificate No. NINETEEN Date 23-10-2011

No. of shares TEN Member's Regn. No. 19

This is to certify that Mr. / Mrs. / M/s. MANTARU JETHA PATEL

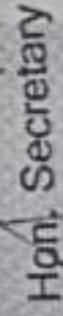
SHOP NO A-3/24 is the registered Holder of TEN fully paid up shares  
 of Rs. 50k each numbered from 181 to 190 both inclusive in  
 Shrey Palace Bldg. No. A-3 Co-op. Hsg. Soc. Ltd. Servey No. 89, Hissa No 2A, 2B, Servey No. 142A,  
 Hissa No 2/2 (P), Chikanghar, Santoshi Mala Rd., Kalyan(W), Dist.: Thane-421301.  
 Subject to the Bye-laws of the Said Society.

Given under the common Seal of said Society at KALYAN  
 this 23<sup>rd</sup> day of OCTOBER 20 11

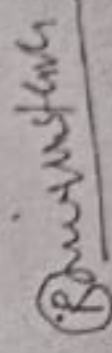
Authorised



M. C. Member



Hon. Secretary



Hon. Chairman

