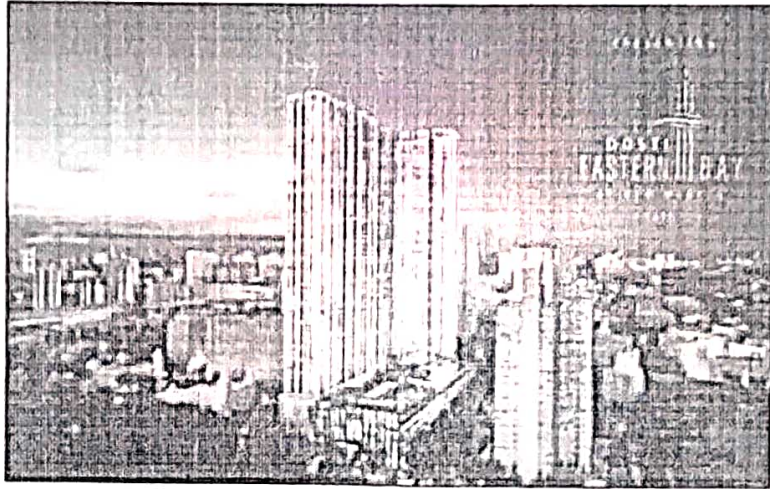


MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Dosti Eastern Bay Phase -1"

"Dosti Eastern Bay Phase -1" Dosti Acres. Proposed Building on Plot bearing C. S. No. 2A/115 & 4/116 of Salt Pan Division and C. S. No. 4/356 of Matunga Division, Vidyalankar College Road, Antop Hill, Wadala (East), Mumbai - 400 037, State - Maharashtra, Country - India

Latitude Longitude - 19°01'19.9"N 72°52'02.2"E

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy"
5th Floor, C-6, 'G' Block, Bandra Kuria Complex, Bandra (East)
Mumbai - 400 051, State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

No.	Flat No.	Floor No.	Comp.	As per SSK Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Value of flat in ₹	Market Value in ₹	Estimated Rent per month in ₹
110	2002	20	2 BHK	673	0	673	740	29210	1,96,58,330.00	1,76,92,497.00	41000
111	2003	20	2 BHK	665	22	687	756	29210	2,00,67,270.00	1,80,60,543.00	42000
112	2004	20	2 BHK	665	22	687	756	29210	2,00,67,270.00	1,80,60,543.00	42000
113	2005	20	2 BHK	664	9	673	740	29210	1,96,58,330.00	1,76,92,497.00	41000
114	2006	20	2 BHK	545	14	559	615	29210	1,63,29,340.00	1,46,35,551.00	34000
115	2101	21	2 BHK	545	14	559	615	29300	1,63,78,700.00	1,47,40,830.00	34000
116	2102	21	2 BHK	673	0	673	740	29300	1,97,18,500.00	1,77,47,010.00	41000
117	2103	21	2 BHK	665	22	687	756	29300	2,01,29,100.00	1,81,16,190.00	42000
118	2104	21	2 BHK	665	22	687	756	29300	2,01,29,100.00	1,81,16,190.00	42000
119	2105	21	2 BHK	664	9	673	740	29300	1,97,18,500.00	1,77,47,010.00	41000
120	2106	21	2 BHK	545	14	559	615	29300	1,63,78,700.00	1,47,40,830.00	34000
121	2201	22	2 BHK	545	14	559	615	29390	1,64,29,010.00	1,47,66,109.00	34000
122	2202	22	2 BHK	673	0	673	740	29390	1,97,79,470.00	1,78,01,523.00	41000
123	2203	22	2 BHK	665	22	687	756	29390	2,01,90,930.00	1,81,71,837.00	42000
124	2204	22	2 BHK	665	22	687	756	29390	2,01,90,930.00	1,81,71,837.00	42000
125	2301	23	2 BHK	545	14	559	615	29480	1,64,79,320.00	1,48,31,368.00	34500
126	2302	23	2 BHK	673	0	673	740	29480	1,98,40,040.00	1,78,56,036.00	41500
127	2303	23	2 BHK	665	22	687	756	29480	2,02,52,760.00	1,82,27,484.00	42000
128	2304	23	2 BHK	665	22	687	756	29480	2,02,52,760.00	1,82,27,484.00	42000
129	2305	23	2 BHK	664	9	673	740	29480	1,98,40,040.00	1,78,56,036.00	41500
130	2306	23	2 BHK	545	14	559	615	29480	1,64,79,320.00	1,48,31,368.00	34500
131	2401	24	2 BHK	545	14	559	615	29570	1,65,29,630.00	1,48,76,667.00	34500
132	2402	24	2 BHK	673	0	673	740	29570	1,99,00,610.00	1,79,10,549.00	41500
133	2403	24	2 BHK	665	22	687	756	29570	2,03,14,590.00	1,82,83,131.00	42500
134	2404	24	2 BHK	665	22	687	756	29570	2,03,14,590.00	1,82,83,131.00	42500
135	2405	24	2 BHK	664	9	673	740	29570	1,99,00,610.00	1,79,10,549.00	41500
136	2406	24	2 BHK	545	14	559	615	29570	1,65,29,630.00	1,48,76,667.00	34500
137	2501	25	2 BHK	545	14	559	615	29660	1,65,79,940.00	1,49,21,946.00	34500
138	2502	25	2 BHK	673	0	673	740	29660	1,99,61,180.00	1,79,55,062.00	41500
139	2503	25	2 BHK	665	22	687	756	29660	2,03,76,420.00	1,83,38,778.00	42500
140	2504	25	2 BHK	665	22	687	756	29660	2,03,76,420.00	1,83,38,778.00	42500
141	2505	25	2 BHK	664	9	673	740	29660	1,99,61,180.00	1,79,55,062.00	41500
142	2506	25	2 BHK	545	14	559	615	29660	1,65,79,940.00	1,49,21,946.00	34500
143	2601	26	2 BHK	545	14	559	615	29750	1,66,30,250.00	1,49,67,225.00	34500
144	2602	26	2 BHK	673	0	673	740	29750	2,00,21,750.00	1,82,10,575.00	41500
145	2603	26	2 BHK	665	22	687	756	29750	2,04,38,250.00	1,83,34,475.00	42500



Vastukata Car Sales Pvt. Ltd.



04/05/2021

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 6751/2021

नोंदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17463075
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7990802.715
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 2602,26वा मजला,क्षेत्रफळ 62.51 चौ. मी. रेरा कार्पेट(म्हणजेच 673 चौ. फुट रेरा कार्पेट),युटीलिटी एरिया क्षेत्रफळ 0 चौ. मी. रेरा कार्पेट(म्हणजेच 0 चौ. फुट रेरा कार्पेट),एकुण क्षेत्रफळ 62.51 चौ. मी. रेरा कार्पेट,सोबत पोडीयम लेव्हलमधील एक वाहनतळ,दोस्ती ओशनिया बिल्डींग,बी-विंग,दोस्ती इस्टर्न बे-फेड 1 प्रोजेक्ट,अॅन्टॉप हील,विद्यालंकार कॉलेज रोड,वडाळा पूर्व,मुंबई-400037. सि. एस. क्र. 2ए/116(भाग)आणि 4/116 सॉल्टपॅन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 2A/116 (PART) AND 4/116 ;))
(5) क्षेत्रफळ	1) 68.76 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.	1): नाव:-दोस्ती रिअॅल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता कार्तिक हिमतलाल गोरडीया तर्फे कबुलीजबाबासाठी मुखत्यारपत्रधारक मनोज ठाकुर वय:-44; पता:-प्लॉट नं. -, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मायो हाऊस, ब्लॉक नं. -, रोड नं: २७६, डॉ. डी.एन. रोड, फोर्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AACCD7714K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-श्रद्धा सिताराम नांदोस्कर वय:-36; पता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: बिल्डिंग क्र. २/४०३, ब्लॉक नं. -, रोड नं: वास्तू आनंद कॉम्प्लेक्स, पारसिक नगर, कळवा ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-AAJPZ4134H 2): नाव:-सिताराम राधाकृष्ण नांदोस्कर वय:-40; पता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: बिल्डिंग क्र. २/४०३, ब्लॉक नं. -, रोड नं: वास्तू आनंद कॉम्प्लेक्स, पारसिक नगर, कळवा ठाणे, महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-AFJPN4058B
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	04/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	6751/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	523900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	



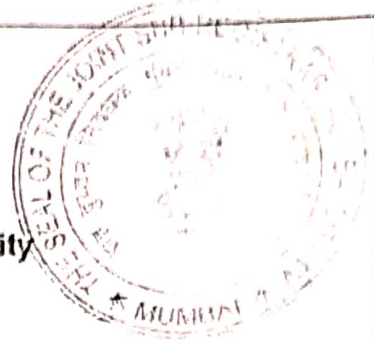
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निर्बंधक वर्ग - २
मुंबई शहर क्र. ४

ANNEXURE 9



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51900025142

Project: **Dosti Eastern Bay - Phase 1 Plot Bearing / CTS / Survey / Final Plot No. 2A/116 OF SALT PAN DIVISION AND 4/356 OF MATUNGA DIVISION at FNorth-400037, Ward FNorth, Mumbai City, 400037;**

1. **Dosti Realty Ltd** having its registered office / principal place of business at Tehsil: **Ward ABCD, District: Mumbai City, Pin: 400001.**

2. This registration is granted subject to the following conditions, namely:-

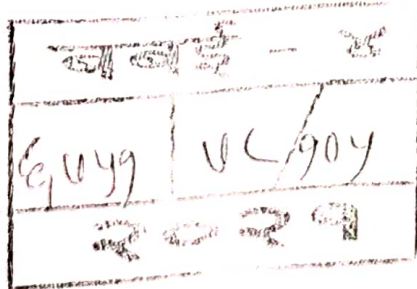
- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- o The Registration shall be valid for a period commencing from **19/03/2020** and ending with **30/09/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Armanand Prabhu
(Secretary, MahaRERA)
Date: 01-12-2020 14:47:05

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: **19/03/2020**
Place: **Mumbai**

CA [Signature]

[Signature]