

SBP/ IT/ 1217

21-12-2005

## VALUATION REPORT

Under instructions from Mr. P.K. Saini, Chief Manager, State Bank of Patiala, Gokhale Road, Dadar (W), Mumbai-25, I inspected and surveyed the Residential Flat No. 701, 7<sup>th</sup> floor, Building No. I-59, Poonam Sagar, Mira Road (E) on 20-12-2005 to assess the Fair Market Value of the same as on date.

I report as under:

### Part - I General

1. Purpose for which Valuation is made - Market Value
2. Date as on which Valuation is made - 20-12-2005
3. Name of Owner - Vendor - M/s Shanti Construction  
Intending Purchaser - Mr. Pankaj Narhari Dave  
& Mrs. Nimisha P. Dave  
Vide agreement of sale Dt. 02-12-2005
4. If the Property is under joint ownership - As above
5. Brief description of the Property - Self contained 2 BHK Flat on 7<sup>th</sup> floor.
6. Landmark - Poonam Sagar Complex
7. Survey/ Plot No. of Land -
8. If the property situated in residential/  
commercial/ mixed area/ industrial area ? - Residential
9. Classification of Locality  
High Class/ Middle Class/ Poor Class - Middle Class  
Width of the Road - 40 Ft.
10. Proximity to amenities - All within reach
11. Means and proximity to surface communication  
by which the locality is served - BEST, ST, TMT Buses, Rickshaws  
Mira Road Railway Station about 1.5 km



- 12. Area of Property - Flat area – 775 Sq. Ft. SBUA  
Or 634 Sq. Ft. BUA
- 13 (1) Year of acquisition -
- (2) Value/ Purchase Price paid -
- (3) Year of construction of the Building - 2005
- (4) Number of Floors/ Storeys - Ground + 7 Upper floors
- (5) Additions/ Improvements carried out if any - Standard amenities
- (6) Maintenance charges - NA
- 14. Type/ Class of construction - RCC
- 15. Service items available (list of all items to be provided such as Lift, Water supply) - 1 Lift
- 16. Whether the Property is Gala/ Flat if so then state
  - A. Estimate future life of the Building - 60 years
  - B. Whether full consideration has been paid and proper title documents obtained and produced for verification -
  - C. In which Floor/ Storey, Gala/ Flat is located - 7<sup>th</sup> Floor, Building No. I-59
- 17. Whether the Property is self occupied or tenanted - To be occupied

**Part – II Valuation**

- 18. The current Market Value of the Property is - Residential Flat No. 701, 7<sup>th</sup> floor, Building No. I-59, Poonam Sagar, Mira Road (E)  
  
SBUA – 775 Sq. Ft.  
  
*Area x Market Rate*  
  
775 Sq. Ft. x Rs. 1,500/- = Rs. 11,62,500/-  
  
A. Rate adopted - Rs. 1,500/- per Sq. Ft. of SBUA



B. Basis for adopted rates - Amenities, location, etc.

64

**Market Value** : Rs. 11,62,500/-

**Realisable Value (95%)** : Rs. 11,04,375/-

**Part – III Declaration**

I hereby declared that

- A. The information furnished in Part – I is true and correct to the best of my knowledge and belief.
- B. I have no direct or indirect interest in the Property valued.
- C. I have not been convicted of offence and sentenced to a term of imprisonment.
- D. I have not been found guilty of misconduct in my professional capacity

**Date:** 21-12-2005

**Place:** Mumbai



*V.K.Lad*  
**V.K.LAD**  
BE, FIV, FIE, C. Eng (I)  
Govt. Regd. Valuer



AND WHEREAS after getting the sale permission vide no. SR/16/2002 and consequent sale deed date 24th January 2003 vide document no. 478/2002, executed in the office of the sub-registrar, Thane, the said Shri Ravindra Gopal Mali & others in the capacity of owners of the said property agreed to grant development rights of several properties inter-alia the said property to Shri Harshad Poonamchand Doshi. Shri Harshad Poonamchand Doshi has entered into the joint venture dated 6/03/2004 for development of this land as per terms & conditions mentioned therein.

AND WHEREAS the Dy. Collector and the Competent Authority, Thane had granted permission to develop the said property under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No.ULC/TA/T-4/MIRA/BHAYANDER/SR-173 to 179 & 183 & 184, dated 27th July, 2000.

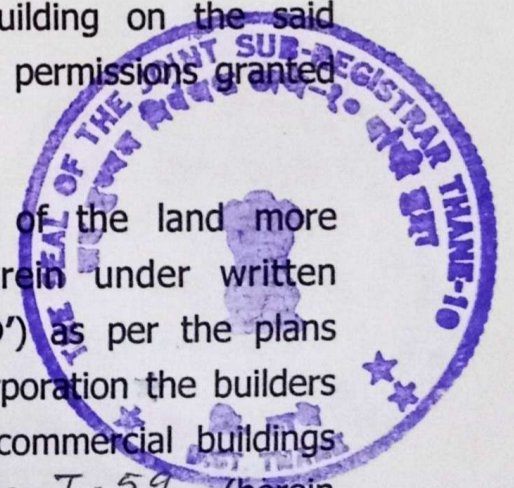
AND WHEREAS the Collector of Thane by his Order No. Revenue/K-1/T-1/NAP/SR-140/2002 dated 11/06/2003 granted N.A. permission in respect of the said property u/s.44 of the Maharashtra Land Revenue Code.

AND WHEREAS the Mira Bhayandar Municipal Corporation, by its Letter No. MB/MNP/NR/286/3654/2003-04 dated 19/07/2003 /20-03-2004 has sanctioned the plan of the buildings to be constructed on the said property.

AND WHEREAS the Builders hereby represent that the document cited hereinabove are valid, legal, subsisting and same are in full force and effect.

AND WHEREAS under premises aforesaid, the Builders herein are entitled to develop and to construct building on the said property in accordance with the said order and permissions granted by the concerned authorities.

AND WHEREAS on the part portion of the land more particularly described in the Schedule herein under written (hereinafter referred to as the 'SAID LAND') as per the plans approved by the Mira Bhayander Municipal Corporation the builders are developing multi storied residential and commercial buildings having ground + seven upper floors bearing no. I-59 (herein after referred to as the said buildings) in the propose project known as "POONAM SAGAR COMPLEX".



टनन १०	
८०५६	२००५
३	१८०

*N.P. Doshi*

AND WHEREAS under the premises aforesaid, the Builders alone have the sole and exclusive right to sell the Flats/Shops in the said building to be constructed by the Builders on the said property and to enter into agreement with the Purchasers of the flats and shops and to receive the sale price in respect thereof.

AND WHEREAS the Flat/Shop Purchaser demanded from the Builders and the Builders have given inspection to the Flat/Shop Purchaser of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned, and the Agreements and Irrevocable General Power of Attorney executed by and between the parties thereto and also building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats act (Regulation of Construction, Sale Management and Transfer Act, 1963 and hereinafter referred to as the said "Act") and the rules made thereunder.

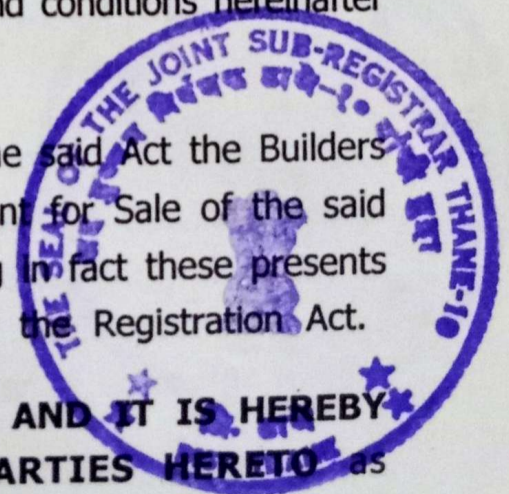
AND WHEREAS the copies of Certificate of title issued by the Advocate of the Builders, copies of Village forms VI or VII and XII or any other relevant revenue record showing the nature of title of the Builders to the said property described in the Schedule hereunder written and copies of the said plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders have accordingly commenced construction of the said building in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS relying upon the said application, declaration and agreement, the Builders agreed to sell to the Flat/Shop Purchaser a Flat/Shop at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under section 4 of the said Act the Builders are required to execute a written Agreement for Sale of the said Flat/Shop to the Flat/Shop Purchasers being in fact these presents and also to register this agreement under the Registration Act.

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



टनन १०	
००६	२००५
४/१०	

*P. Dene*

48. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. at his/her address specified below :-

*N.P. Deme SR*

C-22-104 Poonamsagar complex  
 opp. shantnagar Selt No-9  
 Mira Road (E)

49. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act (Regulation of Construction, Sale Management and Transfer Act, 1963) or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

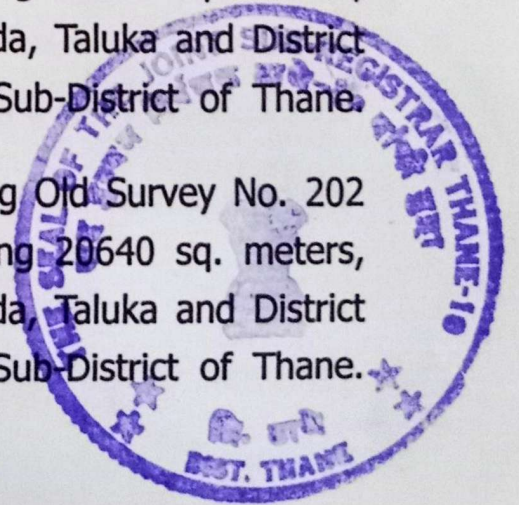
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands at Bhayandar the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL that piece or parcel of land bearing Old Survey No. 201 (Part) New Survey No. 33 (Part), admeasuring 12500 sq. meters, situated, lying and being at Village Penkarpada, Taluka and District Thane and in the Registration District and Sub-District of Thane.

ALL that piece or parcel of land bearing Old Survey No. 201 (Part) New Survey No. 33 (Part), admeasuring 15680 sq. meters, situated, lying and being at Village Penkarpada, Taluka and District Thane and in the Registration District and Sub-District of Thane.

ALL that piece or parcel of land bearing Old Survey No. 202 (Part) New Survey No. 34 (Part), admeasuring 20640 sq. meters, situated, lying and being at Village Penkarpada, Taluka and District Thane and in the Registration District and Sub-District of Thane.



टनन १०	
००६	२००५
००	६१०

SIGNED SEALED AND DELIVERED }

by the withinnamed "BUILDERS" }

M/s. **SHANTI CONSTRUCTION** }

through its Authorised Signatory }

*Shanadchandra P. Doshi* }

in the presence of ..... }

1. *[Signature]* }

2. *[Signature]* }

For M/s. **SHANTI CONSTRUCTION**

*[Signature]*  
(Authorised Signatory)

SIGNED SEALED AND DELIVERED }

by the withinnamed "PURCHASERS" }

MR./MRS./MISS. *Pankaj Nashari Dave*  
and *Mrs. Nimisha Pankaj Dave* }

in the presence of ..... }

1. *[Signature]* }

2. *[Signature]* }

*[Signature]*  
N.P. Dave

**RECEIPT**

RECEIVED from the withinnamed Purchaser, the sum of Rs. *51000/-* (Rupees *Fifty one thousand only*)

Only) by way of part sale consideration price hereinabove mentioned, by ~~Cash~~ / Cheque / ~~DD~~ / ~~Pay Order~~ bearing No. *024039* dated *07-10-05* drawn on *U.T.I Bank Ltd. Mira Road (C)*

Rs. *51000/-*

**WE SAY RECEIVED**

for **M/s. SHANTI CONSTRUCTION**



*[Signature]*  
Authorised Signatory

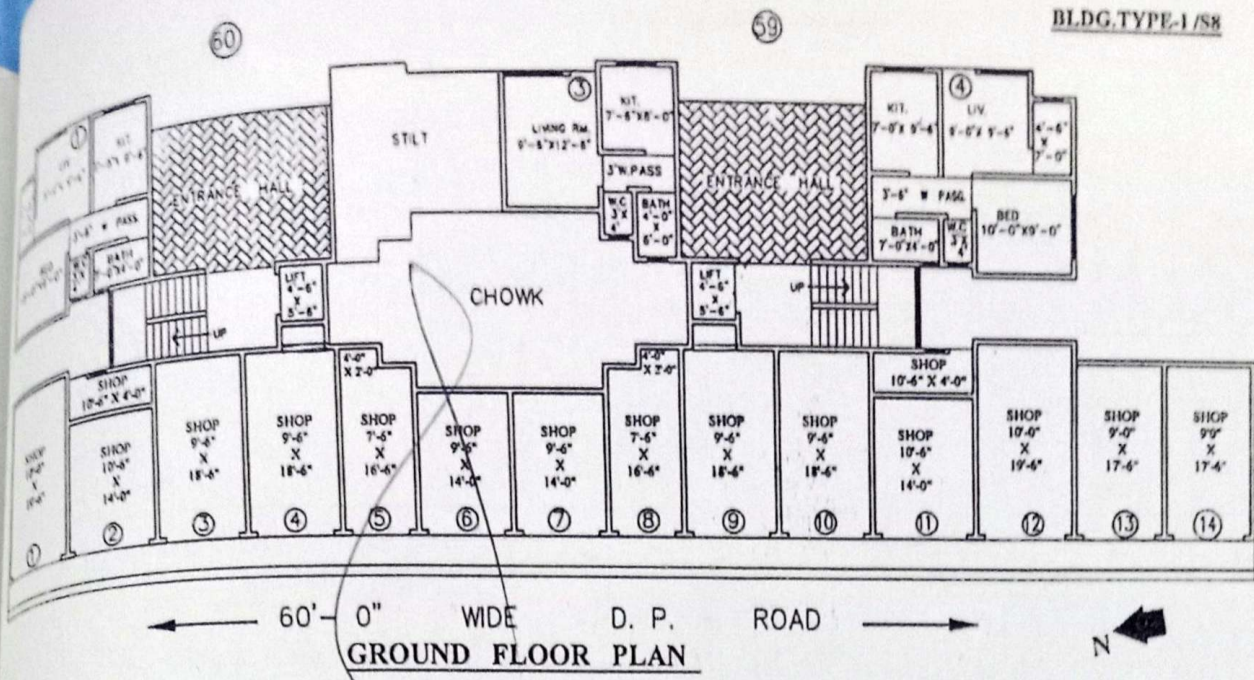
**WITNESS :**

1. *[Signature]*

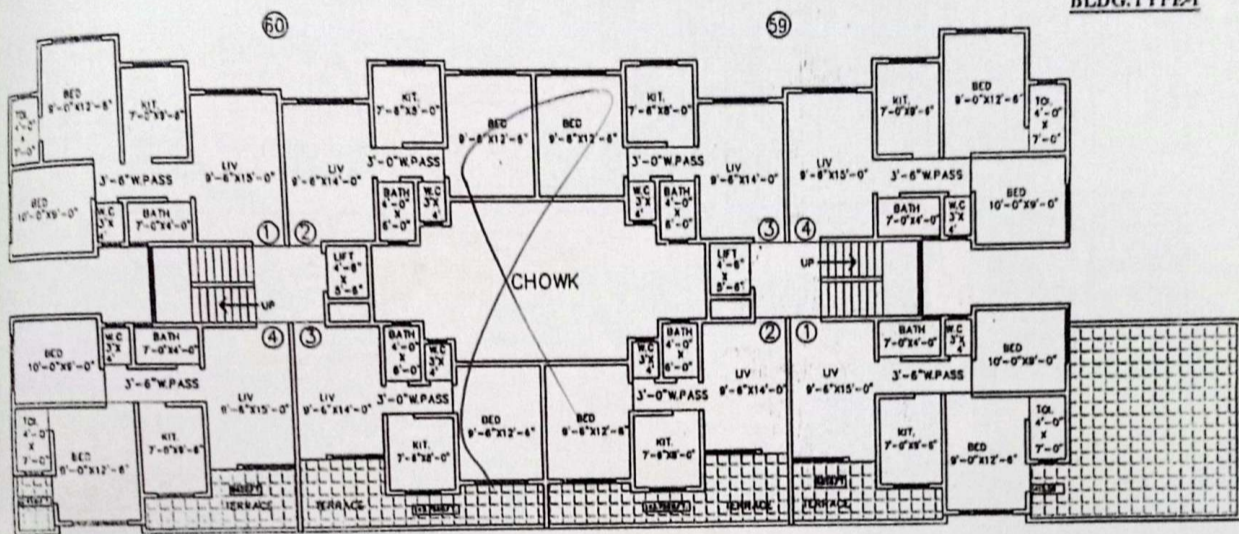
2. *[Signature]*

टनन १०  
००६ / २००५  
२९ / १०

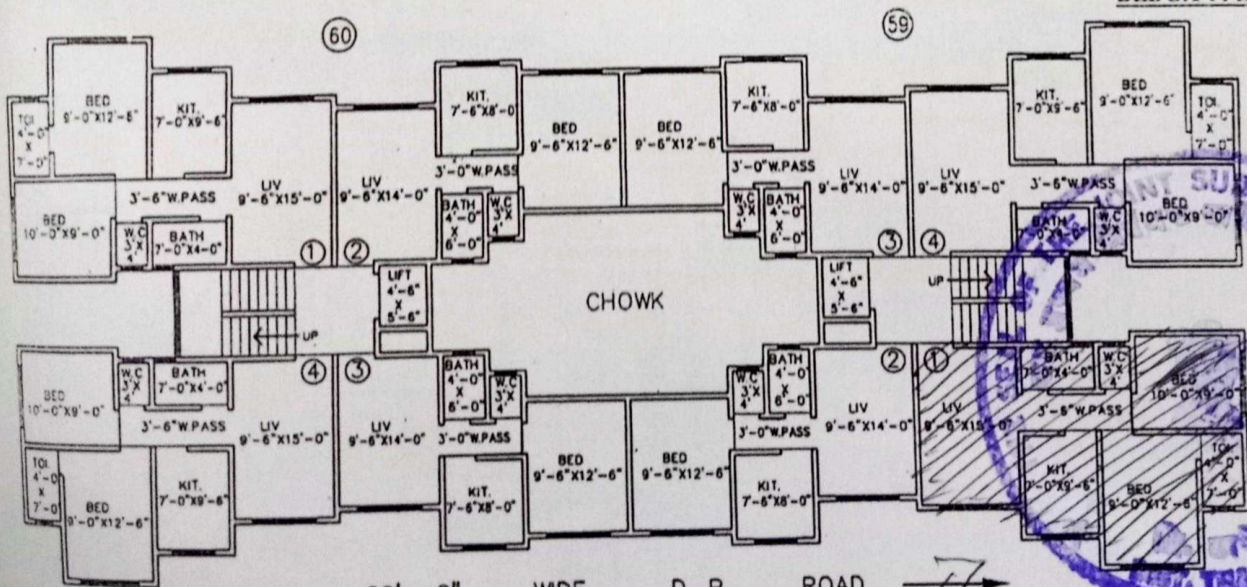




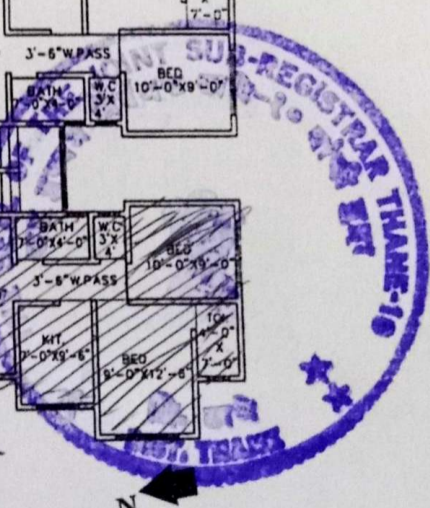
60' - 0" WIDE D. P. ROAD  
GROUND FLOOR PLAN



60' - 0" WIDE D. P. ROAD  
FIRST FLOOR PLAN



60' - 0" WIDE D. P. ROAD  
TYPICAL FLOOR PLAN  
(2ND. - 7TH)



Flat / Shop No. : 701  
 on Floor : 7th  
 in Bldg. No. : F-59  
 Area : 528 Sq feet  
 Carpet

**टनन १०**  
 1008/2004  
 480/180

Builder's Sign : \_\_\_\_\_  
 Purchaser's Sign : \_\_\_\_\_

*N. P. Dene*



मिरा भाईदर महानगरपालिका.

मुख्य कार्यालय, भाईदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०९ ९०९.

जा. क्र. मि.भा./मनपा/नर/2CE/3EYR/2003-07

दिनांक :- ३६/७/२००३

प्रति,

जमीन/जागामालक श्री. विठ्ठल दिनेशर पाटील व सप्रेम  
अधिकार पत्रधारक श्री./मेसर्स परम नगरीकाल/सर्वेद गाई दोषी  
द्वारा - वास्तुविशारद मेसर्स एच.ए. पी. दोषी  
अकिनाश स्टोम पीड असो.

20/3/2007

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे भाईदर सर्वे क्र./ हिस्सा क्र. नवीन १९४ १९५ १९६ १९८ या जागेत नियोजित बांधकामास १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७ बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :- १) आपला दि. २१/५/०३ चा अर्ज.
- २) मे. सक्षम-प्राधिकारी-नागरी-सकुलन-ठाणे यांचेकडील आदेश क्र. यू.एल.सी./३५९४/प्र.क्र.२२५२२ जागेकडील-३ ९५५/३ २६९ ३१/७/०५ ची १६/३/०६ व २३/१२/०६ मंजूरी.
- ३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. म.प्र.स.क./६.१/२.१/यन.५.०६/एम.आर.-६५/९८ दि. ४/५/२००६
- ४) एम.आर.-२८ दि. २६/३/२००३ एम.आर.-१४०/२००२
- ५) दि. ११/६/२००३

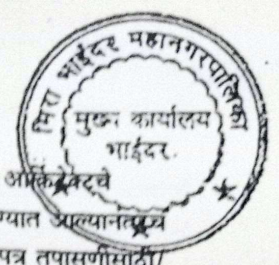
:- बांधकाम प्रारंभपत्र :- (सुधारित) (रेखांकडूनसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ ( प्रकरण १२ सह ) विकास कार्य करण्यासाठी बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे भाईदर नगरीकाल या जागेतील रेखांकन, इमारतीचे बांधकाम सिल.स.नं./सर्वे क्र./हिस्सा क्र. नवीन जुनी या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस हिरव्या रंगाने दुरुस्ती दर्शविल्याप्रमाणे खालील अटी व शर्तीचे अनुपालन आपणाकडून ही बांधकाम अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या वापरासाठीच करण्याचा आहे.
- २) सदरची बांधकाम परवानगी आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



टनन १०  
१००६ २००५  
४३/१८०



- १३) अर्जदाराने स.नं., हि.नं., मोजे, नगरपालिका/ महानगरपालिका मंजूरी, बिल्डरचे नांव, अर्जावरील नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी निरीक्षणासाठी जागेवर सर्व कालालाघीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारत घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यन्वीन करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार/ विकासक/ स्ट्रक्चरल अभियंता/ वास्तुविशारद/ बांधकाम पर्यवेक्षक/ धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशे मंजूर घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) यापूर्वी पत्र क्रं..... दि..... अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यन्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नाव/प्रकार	संख्या	तळ मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१.	एल	१	तळ + ७	५०२०.९५
२.	जे-३	२	तळ + ७	२२७६.२०
३.	जे-१	३	तळ + ७	६६३९.८४
४.	एच-१	१	तळ + ७	३८४३.१९
५.	एफ	१	तळ + ७	४१०१.४९
६.	एल-१	१	तळ + ७	४१६८.८४
७.	एस्-७	१	तळ + २	१२५६.८५
८.	हॉल	१	तळमजला	२६०.१३
९.	जी	१	तळपार्ट + ७	३३९.३९
१०.	जी-१	१	तळपार्ट + ७	३३२९.५२
११.	एम्	१	तळपार्ट + ७	११९०.४१
१२.	एन्	४	तळपार्ट + ७	८८४८.९६
१३.	एन् -१	३	तळपार्ट + ७	३४२९.६६
१४.	ओ	१	तळपार्ट + ७	३४७३.०२
एकूण				५१४५५.१०



५१४५५.१०  
८००६ / २००९  
४५ / ६७

1. The Builders shall construct the said building known as Poonam Sagar Complex Building No. F-59, on the said property in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser with only such variations and modifications as the Builders may consider necessary as may be required by the concerned local authority which the Purchaser hereby gives consent.

*Ally*  
N. P. Dave.

2. The Purchaser hereby agrees to purchase and the Builders hereby agree to sell flat/shop No. 701 of carpet area admeasuring 5281 sq. feet on the 7th floor in building no. F-59 known as Poonam Sagar Complex and more particularly described in the Schedule hereunder written, (hereinafter called "the said Premises").

*AND*

3. The Purchaser shall pay to the Builders a sum of Rs. 10,46,250/- (Rupees Ten Lacs forty six thousand two hundred fifty Only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser under this agreement to the Builders. The Purchase price shall be paid by the purchaser to the Builders in the following manner.

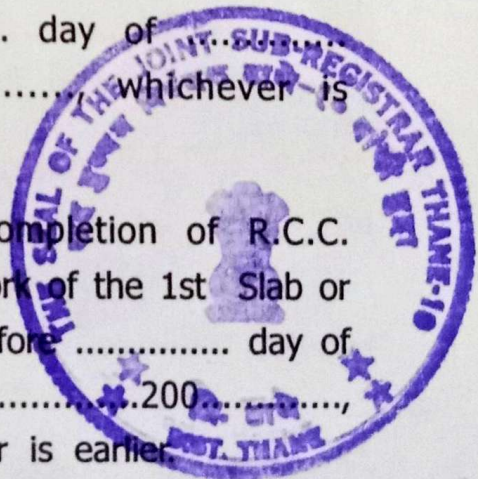
a) Rs. 1,01,000/- /- as Earnest Money on or before the execution of an Agreement.

*AND*

b) Rs. / /- On completion of Plinth work or on or before ..... day of ..... 200....., whichever is earlier.

c) Rs. / /- On completion of R.C.C. frame work of the 1st Slab or on or before ..... day of ..... 200....., whichever is earlier.

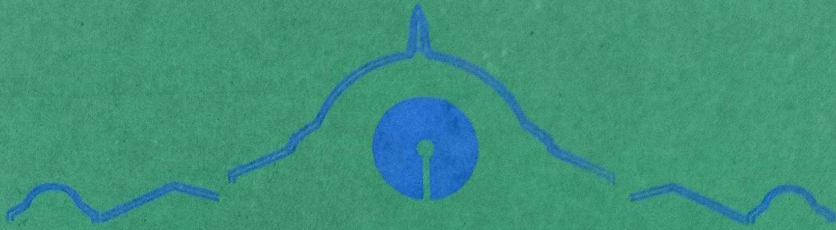
d) Rs. / /- On completion of R.C.C. frame work of ~~THE~~ Slab or on or before the 17.10



Code	2004
5	1810

*Ally*  
N. P. Dave.

HL 57



STATE BANK OF PATIALA

PANKAJ & NIMISHA DAVE

AIL-65005498621

DATE-13/02/06

Call -70000332819

Recited - 7814

A . 8 . ~~10~~ 11

SBI  
Ins. Dom  
20/12/21

9819747799  
8828488912

STATE BANK OF PATIALA  
27 JUN 2018



H-62423