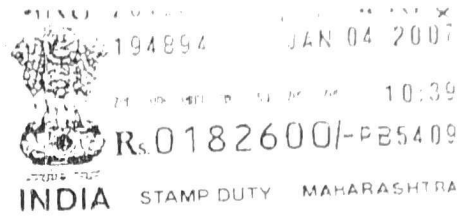
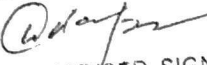


The Bank of Rajasthan Ltd.
Ext. Counter, All India shri
Shivaji Memorial Society,
55/56, Shivajinagar,
Pune-411 005.

D-5/STP(V)/C.R.1001/19/05/
1504 to 07



नाव/Name Shailesh Patne
पत्ता/Address Kurla, Mumbai - 400024
हस्ता/By V. Nimhan
पावती क्र./Receipt no. 26498
For THE BANK OF RAJASTHAN LTD.


AUTHORISED SIGNATORY

BETWEEN

MR.VITHAL EKNATH NIMHAN (HUF,KARTA/MANAGER),
age about 54 years, occ: business, residing at: B/16,
Abhimanshree Society, Pashan Road, Pune 411008,
...hereinafter called as the "**PROMOTER**", which expression
shall, unless repugnant to the context or meaning thereof,
mean and include his heirs, successors, survivors,
executors, administrators and assigns, ...of the **ONE PART,**

AND

1. MR. SHAILESH SUBHASHIPATNE

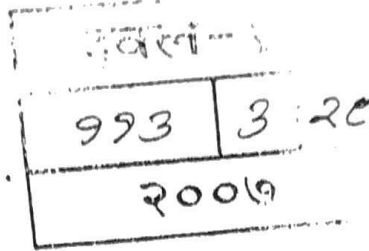
Age -26 years, occ: SERVICE.

Residing at: 32/C, Kamgar Nagar, S.G. Barve
Marg, Kurla (East), Mumbai -400024

...Hereinafter called as the "**PURCHASER**", which expression
shall, unless repugnant to the context or meaning thereof
shall mean and include its plural, his/ her/ their heirs,
successors, executors, administrators and assigns, ...of the
SECOND PART,

WHEREAS,

- a. The land bearing Survey No.131/1 was Purchased by one
Tukaram Bala Jadhav and Kondiba Krishana Jadhav from
the Sitaram Vishnu Kelkar by Deed of Sale dated
03.06.1946, the name of the said Tukaram Bala Jadhav and
Kondiba Krishana Jadhav was recorded by the mutation
entry no.1002 dated 15.11.1946,



- b. Said Tukaram Bala Jadhav who expired, leaving behind three sons Dhondiba Tukaram Jadhav, Bhimrao Tukaram Jadhav, Shankar Tukaram Jadhav, widow Smt, Krishnabai Tukaram Jadhav and married daughter Mrs. Chandrabhaga Devram Argade said effect was also recorded by the mutation entry No.4516 dated 10.07.1998
- c. Said Krishana Bala Jadhav who also expired living behind only son Kondiba Krishna Jadhav.
- d. There was partition taken place between the Kondiba Krishana Jadhav and Dhondiba Tukaram Jadhav, Bhimrao Tukaram Jadhav, Shankar Tukaram Jadhav, Smt, Krishnabai Tukaram Jadhav and Chandrabhaga Devram Argade, in the said Partition $\frac{1}{2}$ share given in to the share of Kondiba Krishana Jadhav and $\frac{1}{2}$ share given in to the share of Dhondiba Tukaram Jadhav, Bhimrao Tukaram Jadhav and Shankar Tukaram Jadhav, in the said partition deed said Krishnabai Tukaram Jadhav and Chandrabhaga Devram Aragade release their rights, title and interest infavour of Dhondiba Tukaram Jadhav, Bhimrao Tukaram Jadhav, Shankar Tukaram Jadhav, said Deed of Partition registered in the Office of Sub Registrar Haveli No.4 at the Sr. No. 6936/2002 dated 14.08.2002,
- e. Kondia Krishana Jadhav with the consent of his family members granted Development rights of the portion admeasuring Hectare 1.07 Ares out of said Land bearing Survey No.131/1 favour of Vithal Eknath Nimhan (HUF) by Development Agreement dated 04.04.1997 registered in the office of the Sub.Registrar, Haveli No.IV at the Sr. No. 3117/1997, thereafter said Kondiba Krishan Jadhav with

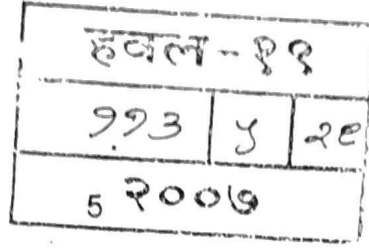


हवल-१९		
११३	४	२०
२००७		

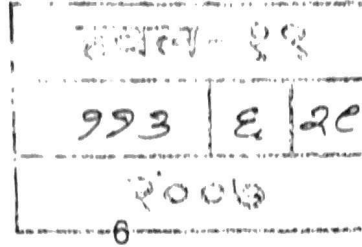
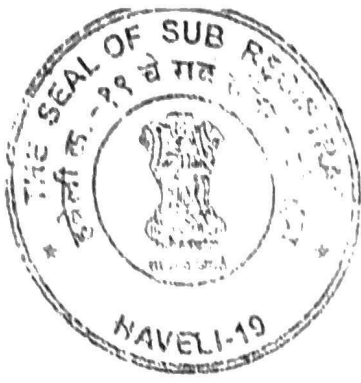
4

the consent of his family members sold said portion admeasuring Hectare 1.07 Ares to the Promoter by Deed of Sale dated 14.08.2002, said Sale Deed registered in the Office of Sub Registrar Haveli No.IV at the Sr. No.6936/2002 on the same day, the name of the Promoter is recorded by the mutation entry no. 5297 dated 18.10.2002.

- f. Said Bhimrao Tukaram Jadhav and Shankar Tukaram Jadhav with the consent of their family members granted Development rights of the portion admeasuring Hectare 0.90 Ares out of said Survey No.131/1 in favour of Promoter by Developemnt Agreement dated 04.04.1997 registered in the office of the Sub. Registrar, Haveli No.IV at the Sr. No. 3119/1997, thereafter said Bhimrao Tukaram Jadhav and Shankar Tukaram Jadhav with the consent of their family members sold said portion admeasuring Hectare 0.90 Ares to the Promoter by Deed of Sale dated 14.08.2002, said Sale Deed registrered in the Office of Sub Registrar Haveli No.IV at the Sr. No.6996/2002 on the same day, the name of the Promoter is recorded by the mutation entry no. 5295 dated 18.10.2002.
- g. The Municipal Corporation of the City of Pune also acting as the Planning Authority under the Maharashtra Regional and Town Planning Act, 1966, vide letter No.DPO/2810/IV/ 229 dated 20.07.2004AND revision thereto dated 21.12.2005 vide no. DPO/7567/IV/301 sanctioned the building layout of the Survey No.131/1 in two various Plot and Plot No.1 admeasuring 16,651 sq.mt. out of the said Land bearing Survey No.131/1.

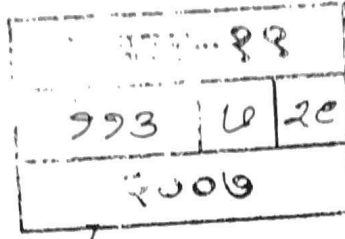
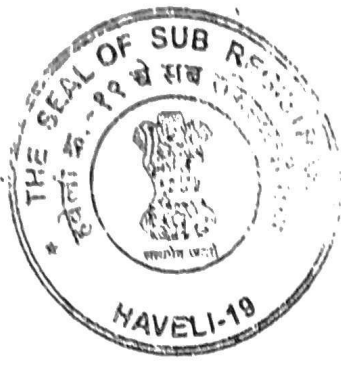


- h. In the proceedings under the Urban Land (Ceiling and Regulation) Act, 1976, the Competent Authority, Pune Urban Agglomeration, Pune by his Order dated 06.04.1999 passed in Case No.81 YA held the said Survey Numbers be beyond the scope of the provisions thereof,
- i. The Municipal Corporation of the City of Pune also acting as the Planning Authority under the Maharashtra Regional and Town Planning Act, 1966 as per the Development Control Regulations, acting upon the said permissible use in the Final Regional Plan of Pune Region, sanctioned the layout of the said Plot, *vide* No DPO/2810/IV/229 dated 20.07.2004 and revision thereto dated 21.12.2005 *vide* No. DPO/7567/IV/301 and also sanctioned the plans for construction of the buildings on the said Plot for the purpose of residence and other ancillary uses *vide* commencement certificate No. CC/0717/05 dated 24.05.2005, followed by revision thereof *vide* commencement certificate No.4017/05, dated 20.02.2006.
- j. The Additional Collector, Pune District *vide* his Order dated 26.09.2005 bearing No.PRH/ NA/ SR/370/2004 also permitted non-agricultural use of the said plot for the purpose of residence under Section 44 of the Maharashtra Land Revenue Code, 1966.
- k. The Promoter accordingly commenced the development of the said Plot and construction of the buildings thereon, under the supervision of KIRAN KALE, the Architects who has drawn the plans, registered with the Council of Architects, and the structural engineer G A Bhilare, who has



drawn drawings for structures thereof, appointed by the Promoter,

1. The Promoter accordingly would be constructing number of buildings of number of floors comprising of number of flats, on the said Plot, by using, utilising and consuming the Floor Area Ratio/ Floor Space Index ("**FAR/FSI**") originating from the physical area of the said Plot, so also using, utilising and consuming additional FAR/FSI by way of Transferable Development Rights ("**TDR**") by availing the same from the market, as is and to the extent permissible under the Development Control Regulations ("**DC Regulations**") of City of Pune, framed under the Maharashtra Regional and Town Planning Act, 1966,
- m. The Purchaser desired to purchase from the Promoter, Residential Flat/ Shop/ Office along with exclusive rights in the building being constructed on the said Plot, together with the exclusive facilities specifically agreed to, if any, and together with the common facilities, more particularly described and mentioned in SCHEDULE.II and delineated in the floor plans annexed hereto, hereinafter referred to as the said "**UNIT**"), for and at the price hereinafter agreed,
- n. The Purchaser demanded from the Promoter and the Promoter gave inspection to the Purchaser of all documents of title relating to the said Plot, development rights of the Promoter, the plans, designs, specifications, title report of the Advocate and all other documents as are specified under the Maharashtra Ownership Flats Act, 1963, and fully satisfied about the title and expressed his desire to purchase the flat.

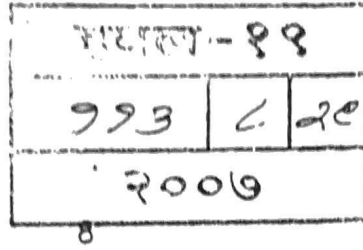


- o. The copies of the certificate of title issued by the Advocate, extract of VF No.7/7A/12 and the concerned extract of the approved floor plans have been annexed with this agreement,
- p. Subject to otherwise agreed, reserved and provided herein, the parties hereto therefore, have executed this agreement to sell, in to witness the terms and conditions thereof, in compliance to section 4 of the Maharashtra Ownership Flats Act, 1963, as under:

NOW, THIS AGREEMENT TO SELL WITNESSETH:

1. The Promoter hereby, agrees to allot, transfer and otherwise convey in the manner hereinafter mentioned, all that **Flat bearing No.702**, admeasuring area about **1235 sq.ft** i.e. **114.77 sq, mtrs.**, (carpet area) with attached terrace area adm. about **98 sq. ft** i.e. **9.10 sq, mtrs.** on **Seventh floor**, more particularly described in SCHEDULE.II written herein and delineated in the floor map annexed hereto, unto and in favour of the Purchaser, subject to the terms and conditions hereof, and the Purchaser agrees to acquire and purchase the same from the Promoter, for and at the lump sum all inclusive price of **Rs. 40,00,000/- (Forty Lacs Only)** paid/ to be paid by the Purchaser to the Promoter, as hereinafter mentioned.

And Whereas unto the time of execution of this document the purchaser has paid to the Promoter a sum of Rs. 1,00,000/- (Rupees One Lacs Only) by Ch. No. 15252 drawn on Bank of Maharashtra, Pune. Part payment of the sale price of the flat agreed to be sold by the Promoter to the purchaser as advance payment or deposit (the payment and receipt whereof the Promoter both hereby admit and acknowledge) the purchaser has agreed to pay to the

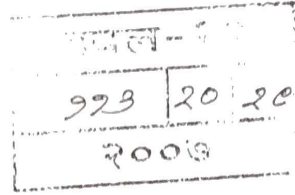
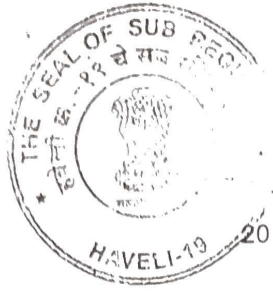


promoter balance amount Rs. 39,00,000/- (Thirty Nine Lacs Only) of purchase within one month from the date of this agreement.

- (a) In consideration thereof, the Purchaser paid and/or agreed to pay the said amount of Rs. 40,00,000/- (Forty Lacs only), to the Promoter, and the Promoter accepted and/or agreed to accept the said amount of consideration from the Purchaser as follows:

Amount (%)	Particulars
15%	At the time of agreement
10%	On or before completion of plinth
10%	On or before completion of the first slab
10%	On or before completion of the second slab
10%	On or before completion of the third slab
10%	On or before completion of the fourth slab
10%	On or before completion of the walls
10%	On or before completion of flooring
10%	On or before completion of plumbing and wiring
5%	At the time of possession.

- (b) The amount to be paid by the Purchaser to the Promoter as agreed to above, shall be the ESSENCE OF THE CONTRACT.
- (c) In case of default committed by the Purchaser, in payment of the amount, as and within the time agreed to herein,
- the Promoter shall be entitled to claim interest @ 15% per annum from the day it becomes payable till the actual receipt thereof, without prejudice to the other rights of the Promoter available as per the terms and conditions hereof and the statute,
 - the Promoter shall, without prejudice to as stipulated above, be entitled to terminate this agreement by giving fifteen days notice, in which case, however, the Purchaser shall be



raise loan/cash credit from bank/any finance institution for the purpose of this project and shall mortgage or lien the said property/construction thereon flats etc. Without the consent of the purchaser, however the promoter shall project the interest of flat member.

11.

- (a) The Owners do hereby confirm this agreement, and contents, terms and conditions thereof.
- (b) Except otherwise mentioned and provided herein, this agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963.

0-0-0-0-0

STAMP DUTY PARTICULARS

LOCATION: The said property is located at 131/1 Pashan, of city of Pune, as described in Section of the Ready Reckoner, 2006, prescribed by the Town Planning and Valuation Department of Pune.

APPLICATION: The Agreement relates to the Residential Flat, under the Maharashtra Ownership Flats Act, 1963 are applicable. The stamp duty accordingly as provided for under Article 25(d)(1) of the Bombay Stamp Act, 1958 on the Market value is paid herewith.

0-0-0-0-0



हवेली	
993	29/20
२००९	

5191

SCHEDULE I

(Description of the said "PLOT")

All those pieces and parcels of the Plot No. 1 out of land bearing Survey No.131/1, situate at village Pashan City of Pune, Taluka Haveli, District Pune, within the limits of the Registration District of Pune, Sub.Registrar, Haveli No.19 and the Municipal Corporation of the City of Pune and which are collectively bounded by as under:

East ... Plot No.2 out of S No.131/1

South ... S No.131/2

West ... S No.133

North ... S No.132

together with easement, appurtenances, pathways, ingress, egress, incidental and other ancillary rights thereto.

0-0-0-0-0



हवेल-१९		
९९३	२२	२९
२२	२००७	

SCHEDULE.II

(Description of the said "FLAT")

All that

Building No. **'A'**

Residential Flat No. **702**

Area **114.77** sq.mt. Carpet area
(1235 Sq.ft. carpet area)

Floor **Seventh**

Exclusive Facility

Attached terrace **9.10** sq.mt.
(98 sq.ft)

being constructed on the the Plot No. 1 out of land bearing Survey No.131/1, assessed at **Rs. 40,00,000/- (Forty Lacs only)**, situate at village Pashan City of Pune, Taluka Haveli, District Pune, within the limits of the Registration District of Pune, Sub.Registrar, Haveli No.19 and the Municipal Corporation of the City of Pune together with fixtures, fittings, facilities, amenities, exclusive facility (if specifically agreed to) and together with easements, appurtenances, ingress, egress, incidental and ancillary things thereto, and as delineated in the floor map annexed hereto.



हवाल-१९	
११३	२५-२०
२००७	

In witness whereof, the parties hereto have signed and executed this AGREEMENT TO SELL on the date and at the place herein before first mentioned.

VITTHAL EKNATH NIMHAN (HUF)

Promoter

MR. SHAILESH SUBHASH PATNE

Purchaser/s

Witnesses

1.

Name :

Vitthal Sawant

Address :

Pune

2.

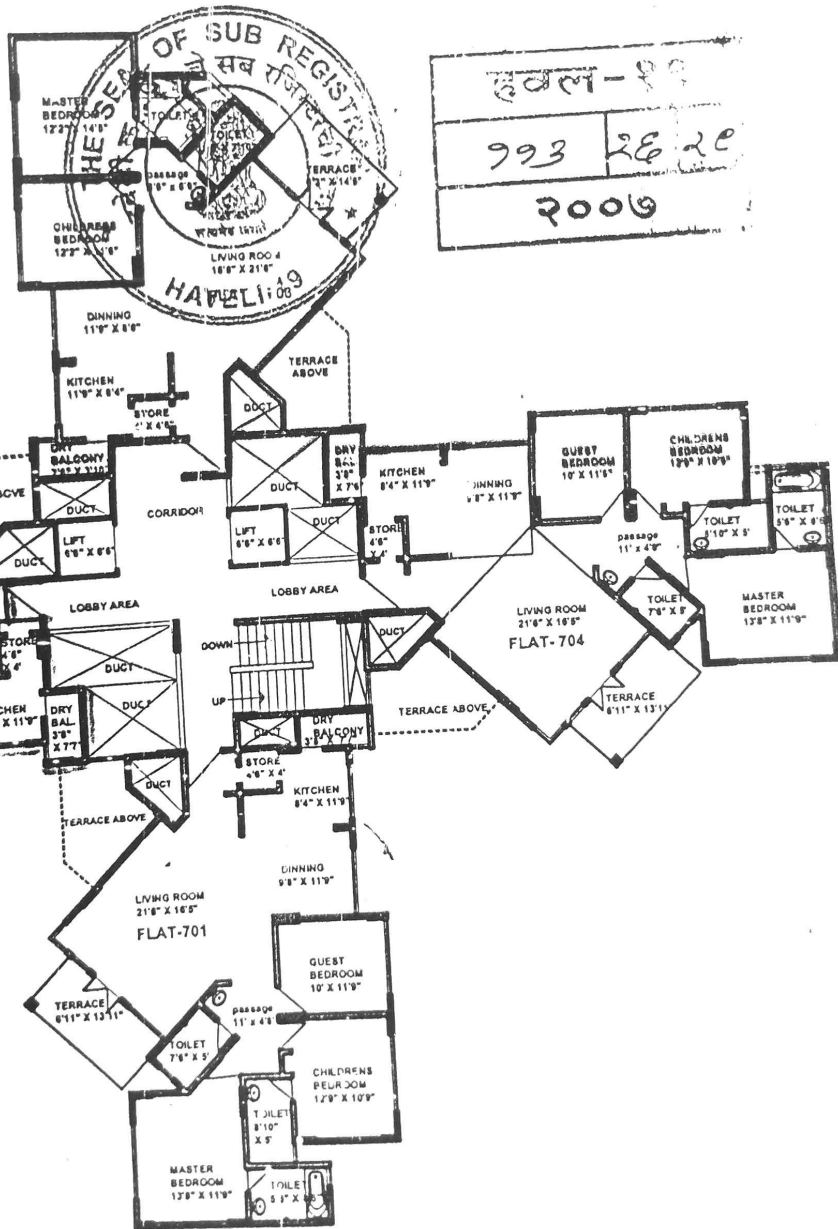
Name :

विशाल सावंत

Address :

वाठार ३०१/२५

PADMAVILAS BUILDING - A



PLAN AT 7th FLOOR

पुणे महानगरपालिका

(यापुढील पुत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)

(जागेच्या या इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात घेता अर्जाद्वारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याची परवानगी

(कमेन्समेंट सर्टिफिकेट)

बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगरपालिका अधिनियम, सन १९६६ (पुणे) च्या ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन २२४) च्या ४४/४५/५८/६९ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

प्रकरण क्रमांक : PSN/0187/05 / REVISED
Proposal Type : Residential

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/4017/05
दिनांक : 20/2/2006

श्री/श्रीमती VIITHAL EKNATH NIMHAN

रवाय सा. म.

यस

श्री KIRAN PRASHAKAR KALE

रहणारखुणे, पेठ

महाराष्ट्र नगरपालिका अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ च्या ४४/४५/५८/६९ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पेठ Peshon पर्यंत सर्व्हे नं. Survey No: 131 Hissa No: 1

फ्लॉट नं. प्लॉट क्र. 1

गर्भिल बांधकाम करण्यासाठी महानगरपालिकेला मुंबई नॉटिस दिली ती दिनांक : 14/12/2005 या दिवशी घेण्यात येत आहे.



पर्यंत सर्व्हे नं.

793 26/20
2006

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुरुत नकारात दाखवित्याप्रमाणे काम केले पाहिजे.
- जोत्यापर्यंत काम आल्यावर मेट-बँक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- मा. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मागच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- सोबतच्या नकारावर मागे लिहिलेल्या / चिकटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे लावून तो व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुणण अर्जाद्वारे करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील वाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडाणे उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडाणे कोठे टाकावा याबाबत घरपोडी विभागांमार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सरण) व (पाणीपुरवठा) यांच्याकडे नकारो दाखल करून संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती श्रु अर्थोरीटीची पुर्वप्लानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते.
- बांधकाम नियंत्रण खात्याने जरी सेटीक टँकसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सरण विभाग) यांच्याकडे नकारो दाखल करून त्याची मंजूरी घेतल्याखेरीज सेटीक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर करण्यात यावा.
- जे बांधकाम नकारात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जाद्वारे जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनपाचे कार भरल्याचे दाखला सादर करणार.

बरील संमतीपत्रप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

बरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

(Signature)
बांधकाम नियंत्रण कार्यालय,

(Signature)
सहाय्यक अभियंता (बांधकाम नियंत्रण)
पुणे महानगरपालिका.

Vinaya Sahasrabuddhe

Architect, Interior Designer & Govt. Approved Valuer (CAT – 1 /618)

Reg. No. Council of Architecture – CA/86/10333

e-mail : yvsvaluer@gmail.com

new

Valuation

We are on panel of
Hon. High-Court Mumbai
State Bank Of India
Central Bank Of India
Dena Bank
Canara Bank
Bank Of Maharashtra
Hidustan Petroleum Corp. Ltd.
Bharat Petroleum Corp. Ltd.
Indian Overseas Bank

6, Yeshwant Apartments, 265 A, Shaniwar Peth, Pune 411030. Tel: 24452069 / Mobile 94220 22475.

VALUATION OF IMMOVABLE ASSET (FLAT)

OF

MR. SHAILESH SUBHASH PATNE

AT

PADMAVILAS HSG SOC, S.NO. 131/1, PASHAN, PUNE

FOR

DENA BANK,
CHEMBUR

naya Sahasrabuddhe

Architect, Interior Designer & Govt. Approved Valuer (CAT – 1 /618)

No. Council of Architecture – CA/86/10333

Email : yvsvaluer@gmail.com

We are on panel of
Hon. High-Court Mumbai
State Bank Of India
Central Bank Of India
Dena Bank
Canara Bank
Bank Of Maharashtra
Hidustan Petroleum Corp. Ltd.
Bharat Petroleum Corp. Ltd.
Indian Overseas Bank

Yeshwant Apartments, 265 A, Shaniwar Peth, Pune 411030. Tel: 24452069 / Mobile 94220 22475.

VALUATION OF IMMOVABLE ASSET (FLAT)

OF

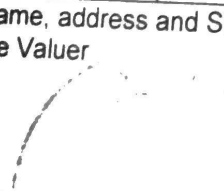
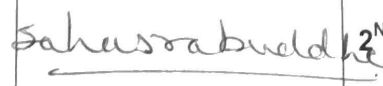
MR. SHAILESH SUBHASH PATNE

AT

PADMAVILAS HSG SOC, S.NO. 131/1, PASHAN, PUNE

FOR

DENA BANK,
CHEMBUR

1	Customer Details Name Mr. Shailesh Subhash Patne. Application No. _____	
2	Case Type _____	
3	Asset Details Address Flat No. 702, A wing, Padmavilas Hsg Soc, S.No. 131/1, Pashan, Pune. Nearby Landmark HDFC bank, Baner Pashan link road, Pashan.	
3	Document Details Layout Plan Yes	Name of the approving Authority Pune Municipal Corporation
3	Construction Permission Yes,	Approval No. _____ Commencement Certificate No. 0881/08 dated 18.06.2008, Completion certificate no. 3864/08 dated 4.08.2008 is available.
	Legal Documents Agreement no. 113/29/2007 Dated 5.01.2007.	List of Documents: N.A. Approval No.: N.A.
4	Physical Details	
	Adjoining Properties	North S.No. 132. East Plot No. 2 out of S.No. 131/1. West S.No. 133. South S.No. 131/2.
	Matching of Boundaries Yes	Plot Demarcated Yes Approved Land Use Residential Type of Property Residential Plotted / Flat Flat
	No. of Rooms 1	Bedrooms 2 Toilets 2 Kitchen 1
	Total No. of Floors Eleven	Floor on which the property is located Seventh Approximate age of the property 7 Years Residual age of the property 73 Years Type of Structure RCC Framed / Stone / BB Masonry
5	Tenure / Occupancy Details	
	Status of the Tenure Owner / Rented Owner	No. of years of occupancy N.A. Relation of tenant to owner N.A.
6	Stage of Construction	
	Completed. Completion Certificate is available.	If Under Construction, extent of Completion N.A.
7	Violation if any observed - No.	
	Nature & Extent of Violations - N.A.	
8	Area Detail of the property	
	Site Area Not Available.	Plinth Area 137.72 Sq. Mt. flat + 1/2 (10.92 Sq.Mtr. i.e. area of terrace)= 143.18 Sq.Mtr. Carpet Area 114.77 Sq. Mt. flat + 1/2 (9.1 Sq.Mtr. i.e. area of terrace)= 119.32 Sq.Mtr.
	Saleable Area N. A.	Remarks
9	Valuation (Mention Market Value & Realizable Value) Market Value - Rs. 1,37,51,000.0 (Rs. One Crore Thirty Seven Lacs Fifty One Thousand Only). Realizable Value - Rs. 1,30,63,000.0 (Rs. One Crore Thirty Lacs Sixty Three Thousand Only). Mention Valuation as per Govt. Approved rates also - Rs. 95,79,000.0 (Rs. Ninety Five Lacs Seventy Nine Thousand Only)	
10	Assumptions / Remarks: Superior Specifications.	
11	Declaration Attached separately.	
12	Name, address and Signature of the Valuer 	Mrs. V. V. Sahasrabudhe 6, Yeshwant Apartments, 265 A, Shaniwar Peth, Pune 411030 Signature of the Valuer  Date of Valuation 2ND December 2014

194894 10.39

Vinaya Sahasrabuddhe

Architect, Interior Designer & Govt. Approved Valuer (CAT – 1 /618)
Reg. No. Council of Architecture – CA/86/10333
e-mail : vsvaluer@gmail.com

We are on panel of
Hon. High-Court Mumbai
State Bank Of India
Central Bank Of India
Dena Bank
Canara Bank
Bank Of Maharashtra
Hidustan Petroleum Corp. Ltd.
Bharat Petroleum Corp. Ltd.
Indian Overseas Bank

6, Yeshwant Apartments, 265 A, Shaniwar Peth, Pune 411030. Tel: 24452069 / Mobile 94220 22475.

To,
Mr. Patane
Pune.

2nd December 2014

Subject: Bill of professional fees.

Reference: Valuation of Immoveable (Flat) of Mr. Shailesh Subhash Patne, Flat No. 702, A wing, Padmavilas Hsg Soc, S.No. 131/1, Pashan, Pune.


Respected Sir,

As advised by you we have completed the valuation assignment. The report of the same is enclosed for your kind perusal and records.

Our professional fee as per bank norms is of Rs. 13,700.0

Kindly arrange to pay **Rs. 13,700.0** at the earliest. In our saving bank a/c no. 086610004584 with Dena bank , Deccan Gymkhana branch (IFS code BKDN0510106).

Thanks and Regards.


(Mrs. V.V. Sahasrabuddhe)
(2.12.2014)



Customer Details

Name **Mr. Shailesh Subhash Patne.**

Application No.

Case Type

Asset Details

Address

Flat No. 702, A wing, Padmavilas Hsg Soc, S.No. 131/1, Pashan, Pune.

Nearby Landmark

HDFC bank, Baner Pashan link road, Pashan.

Document Details

Layout Plan

Yes

Name of the approving Authority

Approval No.

Construction Permission

Yes,**Pune Municipal Corporation****Commencement Certificate No. 0881/08 dated 18.06.2008, Completion certificate no. 3864/08 dated 4.08.2008 is available.**

Legal Documents

Agreement no. 113/29/2007 Dated 5.01.2007.List of Documents: **N.A.**Approval No.: **N.A.**

Physical Details

Adjoining Properties

North S.No. 132.**East Plot No. 2 out of S.No. 131/1.****West S.No. 133.****South S.No. 131/2.**

Matching of Boundaries

Yes

Plot Demarcated

YesApproved Land Use **Residential**Type of Property **Residential**

Plotted / Flat

Flat

No. of Rooms

Living / Dining

1

Bedrooms

2

Toilets

2

Kitchen

1

Total No. of Floors

Eleven

Floor on which the property is located

Seventh

Approximate age of the property

7 Years

Residual age of the property

73 YearsType of Structure **RCC Framed / Stone / BB Masonry**

5 Tenure / Occupancy Details

Status of the Tenure

Owner / Rented

No. of years of occupancy

N.A.

Relation of tenant to owner

N.A.

6 Stage of Construction

Completed. Completion Certificate is available.

If Under Construction, extent of Completion

N.A.

7 Violation if any observed – No.

Nature & Extent of Violations – **N A**