

4697

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO <del>85577</del> 855972-22567	PAL/Take Over/NEW/Resale/Top up <input checked="" type="checkbox"/>
RLMS / LOS Reference No.	Tie Up No. (if applicable)

Applicant Name : kakali BISWAJIT Singh	
Co-Applicant Name : BISWAJIT Singh	855757362
Contact (Resi.): 9869620729	Mobile : 9969804595

Loan Amount : 10,00,000	Tenure : 180
Interest Rate :	EMI :
Loan Type : Top up	SBI LIFE : —
Hsg. Loan _____	Maxgain _____
Realty _____	Home Top up _____

Property Location : PANDEL
Property Cost : 40,00,000
Name of Developer / Vendor :

RBO -	ZONE -	Branch : KOKAN BHAVAN (Code No) 06240
Contact Person : Jagan Shrivastava	Mobile No: 7303296328	
Name of RACPC Co-ordinator along with Mob No.		

	DATE		DATE
SEARCH - 1	<del>J.S. Legat</del>	21-02-2024	
SEARCH - 2		RESIDENCE VERIFICATION	<del>Samartha</del>
VALUATION - 1	<del>Vasudeva</del>	OFFICE VERIFICATION	21/02
VALUATION - 2		SITE INSPECTION	

HLST / MPST / BM / FS / along with Mob. No.
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HL TO BE PARKED AT KOKAN BHAVAN	BRANCH
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2  
दस्त क्रमांक : 12791/2020  
नोदणी :  
Regn 03m

गावाचे नाव : वडघर

विशेषांक प्रकर	करार-नामा
प्लॉट नं.	2700000
सहाय्यक निबंधक/सहाय्यक निबंधक	1139500
प्लॉट नं. व क्षेत्राचे नाव	1) पालिकेचे नाव:पनवेल इतर वर्णन : इतर माहिती: सदनिका क्र.303,तिरारा मजला,लक्ष्मीय होम्स,प्लॉट नं. 108,सेक्टर-1,वडघर,ता. पनवेल,जि. रायगड,नवी मुंबई. क्षेत्रफळ 18.90 चौ. मी. कारपेट एरिया + 8.05 चौ. मी. बाल्कनी एरिया. ( Plot Number : 108 ; SECTOR NUMBER : 1 ; )
प्लॉट नं.	1) 18.90 चौ.मीटर
प्लॉट नं. व क्षेत्राचे नाव	1): नाव:- मे. रॉयल ग्रुप च्या वतीने भागीदार हर्षद नर्सोभाई पटेल - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी- १२०२, व्हाईट फ्लॅग, प्लॉट नं. १२५/१२बी, सेक्टर - १९, कामोठे, ता. पनवेल, जि. रायगड-४१०२०९., महाराष्ट्र, AHMEDNAGAR. पिन कोड:-410209 पॅन नं:-AAYFR9638P
प्लॉट नं. व क्षेत्राचे नाव	2): नाव:- मान्यता देणार नंदकुमार बाळाराम घरत यांच्या तर्फे कु मु मे. रॉयल ग्रुप च्या वतीने भागीदार हर्षद नर्सोभाई पटेल पटेल - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी- १२०२, व्हाईट फ्लॅग, प्लॉट नं. १२५/१२बी, सेक्टर - १९, कामोठे, ता. पनवेल, जि. रायगड-४१०२०९., महाराष्ट्र, AHMEDNAGAR. पिन कोड:-410209 पॅन नं:-BEKPG5850H
प्लॉट नं. व क्षेत्राचे नाव	1): नाव:- काकळी विस्वजीत सिंग - वय:-42; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी -१/२/६/२, भगनगिरी कॉ ओप होसिंग सोसायटी ९, गणेश नाईक शाळा, नवी मुंबई ठाणे ४००७०९, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CFIPS6147H
प्लॉट नं. व क्षेत्राचे नाव	23/12/2020
प्लॉट नं. व क्षेत्राचे नाव	24/12/2020
प्लॉट नं. व क्षेत्राचे नाव	12791/2020
प्लॉट नं. व क्षेत्राचे नाव	81000
प्लॉट नं. व क्षेत्राचे नाव	27000

प्लॉट नं. व क्षेत्राचे नाव तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

प्लॉट नं. व क्षेत्राचे नाव तपशील:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)

553/12791

पावती

Original/Duplicate

Thursday, December 24, 2020

नोंदणी क्र. : 39M

1:12 PM

Regn. 39M

पावती क्र. : 14490 दिनांक : 24/12/2020

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवेल2-12791-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव : - काकळी विस्वजीत सिंग -

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 28800.00

आपणास मूळ दस्त .थंबनेल प्रिंट, सूची-२ अंदाजे

1:25 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.1139500/-

मोबदला रु.2700000/-

भरलेले मुद्रांक शुल्क : रु. 81000/-

सह दुय्यम निबंधक वर्ग-२

(पनबेल-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी धनादेश पे ऑर्डर क्रमांक: 2212202022870 दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27000/-

डीडी धनादेश पे ऑर्डर क्रमांक: MH008831348202021E दिनांक: 24/12/2020

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत दिव

निर्देशक

दुय्यम निबंधक .पनबेल-२

मूळ दस्तऐवज परत मिळाला

पत्रकारणी सहाय्य

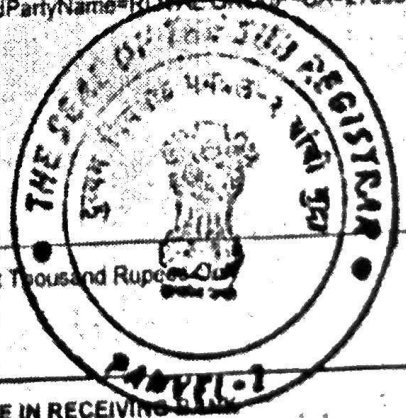
**CHALLAN**  
MTR Form Number-6



Department: Inspector General of Registration	Barcode: [Barcode]	Date: 22/12/2020-18.34.39	Form ID: 252
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Department: Inspector General of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment: Registration Fee	PAN No (If Applicable)	CFIP5614/H	
Name: PNE2 PANNULI 2 JOINT SUB REGISTRAR	Full Name	KAKALI B SINGH	
Location: RAIGAD	Flat/Block No.	FLAT NO 303 THIRD FLOOR LAKSHADEEP	
Year: 2020-2021 One Time	Premises/Building	HOMES	

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
45401 Stamp Duty	81000.00					PLOT NO 198 SECTOR 1 <b>पवल-२</b> 92009/2020 21/12/20
51001 Registration Fee	27000.00		PUSHPAK			
<b>Total</b>	<b>1,08,000.00</b>					Amount in Words: One Lakh Eight Thousand Rupees Only PAN2=AAYFR9638P-SecondPartyName=ROYAL GROUP-CA=2700000 FOR USE IN RECEIVING BANK

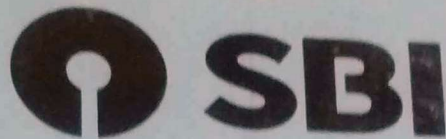


Payment Details: IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref No.	69103332020122223616 2650013536
	Bank Date	RBI Date	22/12/2020-18.35:25 Not Verified with RBI
	Bank Branch	IDBI BANK	
	Scroll No. Date	100, 23/12/2020	

**NOTE:** This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट: यह चालान केवल उप-रजिस्ट्रार कार्यालय में ही दस्तावेजों के पंजीयन के लिए मान्य है। अनपंजीयन दस्तावेजों के लिए यह चालान मान्य नहीं है।

**सह उपयुक्त निबंधक वर्ग-२**  
**(पवल-२)**

Challan Defaced Details		Defacement No.	Defacement Date	Userid	Defacement Amount
No.	Remarks	0004117096202021	24/12/2020-13 12 39	IGR147	27000 00
1	(6) 353-12761				



2257

MOD DONE

26/02/2021

Kavita

200209987247 SSL

Saving A/C No. 30327172411	Branch FILE No.
CIF NO	Tie up no (if applicable)
LOS Reference No 21642938	PAL/Take Over/New/Resale/Top up
Applicant Name KAKALI SINGH	85597222567
Co-Applicant Name BISWAJIT SINGH	85195757362
Contract (Resi)	Mobile 9969804593
Loan Amount 25 LAC	Tenure 240
Interest Rate	EMI ECS sent
Loan Type HOME LOAN	SBI LIFE YES NOT Interested
Hsg Loan	Maxgain
Realty	Home Top up
Property Location	TITLE DEEDS
Property Cost	08/24
Name of Developer/ vendor	

Scan Done

RBO - ZONE - Branch - Nerrul (W) (Code No) - 05087  
 Contact Person ADY ANBILURE Mobile No 9820889476  
 Name of RACPC Co-ordinator along with Mob No

	DATE		DATE
SEARCH - 1	VS. LEGAL	RESIDENCE VERIFICATION	12-1-21
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	VASTUKOLA	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / ALONG WITH Mob No

A/C NO :  
 SBI LIFE A/C NO.  
 NAME : 1.  
 2.  
 3.  
 CERSAI NO : ASSET ID :  
 SI ID :  
 FILE NO : CO

A/C : 40038500230  
 Call 78186677548  
 SBI LIFE A/C NO. 40056157732  
 Mrs. Kakali B. Singh  
 NAME : Mr. Biswajit Singh  
 CERSAI NO : 200052387050  
 ASSET ID : 400052591847  
 COMPECTOR NO.: XX-08  
 FILE. NO.: 53464 / New

pay II DONE

2257

by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee(s) obtain from the concerned local authority Occupation and/or Completion Certificates in respect of the said Flat. Notwithstanding anything to the contrary contained herein, the Allottees shall not be entitled to claim possession of the said Flat until the completion certificate is received from the local authority and the Allottees has/have paid all the dues payable under this agreement in respect of the said Flat to the Promoters and has/have paid the necessary maintenance amount/deposit, service tax, vat and other taxes payable under this agreement of the said Flat to the Promoters.

- a) Time is essence for the Promoters as well as the Allottee(s). The Promoters shall abide by the time schedule for completing the project and handing over the Flat to the Allottee(s) and the common areas to the association of the Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promotes as provided in clause 1 (c) herein above.

- 3) The Promoters hereby declare that the Floor Space Index available as on date in project of the project land is **489.25 Sq. Mtrs.** only. The Promoters have disclosed the Floor Space Index of **1.5** as proposed to be utilized by him on the project land in the said Project and Allottee(s) have agreed to purchase the said Shop based on the proposed construction and sale of Shop to be carried out by the Promoters utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

- 4) If the Promoters fail to abide by the time schedule for completing the project and handing over the Shop to the Allottee(s) the Promoters agree to pay to the Allottee(s) who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee(s) for every month of delay, till the handing over of the possession. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule i.e. interest as per state bank of India marginal cost of lending rate plus 2% (Two Percent) per annum with monthly rests, on all the delayed payment which become due and payable by the Allottee(s) to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

- a) Without prejudice to the right of promoters to charge interest in terms of sub clause 4 above, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoters under this Agreement (including his/her/them proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s)

AND WHEREAS on payment of the entire lease premium & execution of Lease Agreement, the Corporation handed over the possession of the said plot to the Original LICENSEES.

AND WHEREAS the said Original LICENSEES i.e. **MR. NANDUKUMAR BALARAM GHARAT**, by virtue of the **Development Agreement** dated 3<sup>rd</sup> May 2019 has sold, transferred and assigned all their development rights, title, interest and benefits of the said plot of land in favour of the developers i.e. **M/S. ROYAL GROUP Through its Partners 1) MR. HARSHAD NARSIBHAI PATEL** and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2, vide its Registration Receipt No. 6247 and Registration Document Serial No. PVL-2-5317-2019 dated 03/05/2019.

AND WHEREAS by an **Supplementary Agreement** dated 5<sup>th</sup> July 2019 between **M/S. ROYAL GROUP Through its Partners 1) MR. HARSHAD NARSIBHAI PATEL** and **MR. NANDUKUMAR BALARAM GHARAT** both the parties have divided the flats/shops to be constructed on the said plot as per the terms and condition mentioned in the said supplementary agreement and the same was duly stamped and registered with the Sub-Registrar of Assurances at Panvel-5, vide its Registration Receipt No. 7399 and Registration Document Serial No. PVL-5-7200 dated 05/07/2019.

पत्र-२	
Registration	२०२०
C/leo	

And whereas by virtue of the aforesaid Agreement to Lease and Development Agreement and the supplementary agreement the Promoters are absolutely seized and possessed of and well and sufficiently entitled to develop the said plot of land.

And whereas the aforesaid Agreement to Lease is with the benefit and right to construct any new building(s), permitted by the concerned local authority.

And whereas the Promoters are entitled and enjoined upon to construct the residential buildings on the project land in accordance with the recitals hereinabove as per the plans sanctioned and the development permission granted by the Corporation vide **Commencement Certificate** bearing No. **CIDCO/BP-16696/TPO/(NM & K)/2019/4741** dated 11/06/2019 including such additions, modifications, revisions, alterations therein, if any, from time to time as may be approved by the Planning Authorities. Copy of the commencement certificate is annexed herewith as **"Annexure-A"**.

And whereas the Promoters have proposed to construct on the project land a building project known as **"LAKSHADEEP HOMES"** for residential/Commercial use, on OWNERSHIP BASIS to the prospective buyers.

And whereas the Allottee(s) is/are offered a Flat bearing number 303 on the 3<sup>rd</sup> floor, (hereinafter referred to as the said "Flat") in Building project called **"LAKSHADEEP HOMES"** (hereinafter referred to as the said "Building") being constructed of the said project, by the Promoters.



Handwritten signatures and initials at the bottom of the page.

Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of such variations or modifications which may adversely affect the Flat of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

- a) The Allottee(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee(s) the said Flat bearing No. 303 admeasuring 18.90 Sq. Mts. carpet area + 8.05 Sq.Mtrs of Balcony Area on the 3<sup>rd</sup> Floor of the said building project known as "LAKSHADEEP HOMES" hereinafter referred to as "THE SAID FLAT" and more particularly described in the "Second Schedule" hereunder written and as shown on the floor plan thereof hereto annexed and marked as "Annexure-C" for a lump sum price of Rs.27,00,000/- (Rupees Twenty Seven Lacs Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule written hereunder.
- b) The Allottee(s) have paid on or before execution of this agreement a sum of Rs.51,000/- (Rupees Fifty One Thousand Only) as advance payment or application fee and hereby agree(s) to pay to the Promoters the balance amount of Rs.26,49,000/- (Rupees Twenty Six Lacs Forty Nine Thousand Only) in

the following manner:-

PAYMENT SCHEDULE	
22/06/20	AMOUNT Rs. 27,00,000/-
99/1/20	AMOUNT RECEIVED Rs. 51,000/-
	BALANCE AMOUNT Rs. 26,49,000/-

Sr.	Particulars	Percent
1.	Earning Money	10%
2.	On Commencement of plinth	20%
3.	On Commencement of 1 <sup>st</sup> Slab	10%
4.	On Commencement of 2 <sup>nd</sup> Slab	10%
5.	On Commencement of 3 <sup>rd</sup> Slab	10%
6.	On Commencement of 4 <sup>th</sup> Slab	10%
7.	On Commencement of 5 <sup>th</sup> Slab	10%
8.	On Commencement of Brick work & Plaster Work	10%
9.	On Commencement of Plumbing, Electrification, Sliding & Tiling etc.	05%
10.	On Possession	05%
	<b>Total</b>	<b>100%</b>

Subject to the terms of the Agreement and the Promoters abiding by the construction milestones, the Allottees shall make all payments, on demand by the Promoters, within the stipulated time as mentioned in the payment schedule through account payee cheque/demand draft or online payment in favour of M/S. ROYAL GROUP payable at Navi Mumbai.



मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )

23 December 2020 05:46:07 PM

Valuation ID 2020122311688

पलमः

मूल्य वर्ष वर्ष	2020
प्रकार	सामान्य
संस्थापक	पंचवेल
संस्थापक	वडपूर
संस्थापक	Kural

सर्वे नंबर ल भू क्रमांक

वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	गो-बसाय-तावे एकक को मीटर
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बांधीव क्षेत्राची माहिती	28.84 चौ मीटर	मिळकतीचा वापर:	निवासी सदनिका	मिळकतीचा प्रकार:	बांधीव
बांधीव क्षेत्राची माहिती	1.00 चौर मी	मिळकतीचे वय:	0 To 2 वर्ष	मूल्यदर बांधकामाचा दर:	Rs 4180/-
बांधीव क्षेत्राची माहिती	शेड	मिळता:	1st To 4th Floor		

पसंदाजनुसार मिळकतीचा प्रती को मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा.यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (39500 \* (100 / 100)) \* 1  
 = Rs 39500/-

मजला निहाय घट/वाढ	= 100% of 39500 = Rs 39500/-	<b>पवल-२</b>
मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 39500 * 28.84 = Rs 1139180/-	
Section Rule	3, 18, 19	

एकत्रित अंतिम मूल्य = मूल्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तक्राचे मूल्य + बंदिस वहन तक्राचे मूल्य + सहाय्य गटचे मूल्य + इतर गटचे मूल्य  
 = A + B + C + D + E + F + G + H + I  
 = 1139180 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs 1139180/-

Home Print



सह दुय्यम निबंधक वर्ग-२,  
(पनवेल-२)

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Panvel on this <sup>4L</sup> 24 day of December, 2020 between **M/S. ROYAL GROUP** through its Partner **MR. HARSHAD NARSIBHAI PATEL** having its office at B-1202, White Flag, Plot No. 12A/12B, Sector 19, Kamathe, Tal. Panvel, Dist. Raigad 410209, hereinafter jointly referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) **OF THE ONE PART.**

**AND**

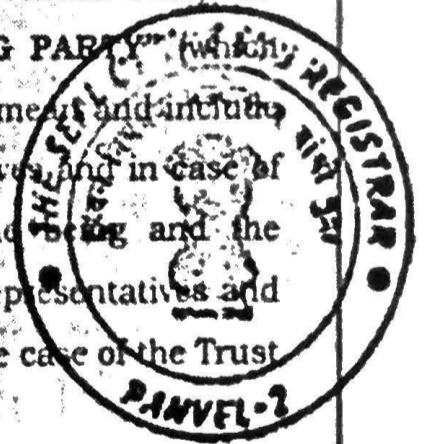
**MRS. KAKALI BISWAJIT SINGH** age 42 Years, having **PAN NO. CFIPS6147H** (AADHAR NO. 863539590542), having his/her/their address at C-1/2/0/2, Gagangiri Co. Op HSG Soc, 9 Ganesh Naik School, Navi Mumbai Thane, Maharashtra-400709 hereinafter referred to as **"THE ALLOTTEE(S)"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE SECOND PART.**

**AND**

**MR. NANDUKUMAR BALARAM GHARAT** having address at Varche Owie, Tal- Panvel, Dist Raigad hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) **OF THE THIRD PART**

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956<sup>th</sup> (1 of 1956) (hereinafter referred to as **"THE CORPORATION"**) and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai- 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as **"THE SAID ACT"**) for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of Section 113 of the said Act;

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And whereas the Allottee(s) have applied to the Promoters for allotment of a Flat bearing number 303 on the 3<sup>rd</sup> Floor in the said building project known as "LAKSHADEEP HOMES" being constructed of the said Project.

And whereas the carpet area of the said Flat is 18.90 Sq. Mts. and "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Shop for exclusive use of the Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Shop for exclusive use of the Allottee(s), but includes the area covered by the internal partition walls of the Flat.

And whereas the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

And whereas prior to the execution of these presents, the Allottee(s) has/have paid to the Promoters a sum of **Rs.51,000/- (Rupees Fifty One Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee(s) as advance payment or application fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee(s) have agree(s) to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

And whereas the Promoters have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No.P52000022009; the authentic copy of the certificate is annexed herewith as "Annexure-D".

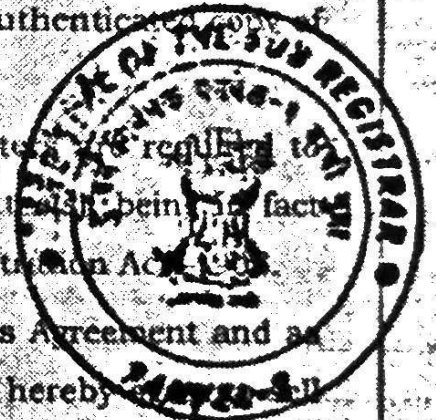
And whereas under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Shop with the Allottee(s) being the facts these presents and also to register said Agreement under the Registration Act, 1956.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree(s) and the Allottee(s) hereby agree(s) to purchase the said Flat.

**Now therefore this Agreement witnesseth and it is hereby agreed by and between the parties hereto as follows:**

- 1) The Promoters shall construct the said building project to be known as "LAKSHADEEP HOMES" consisting of Ground/Stilt + 4 storied upper floors on the project land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Allottee(s) with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/Government to be made in any of the Premises, provided that the

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*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS an **AGREEMENT TO LEASE** dated 13th December 2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND MR. NANDUKUMAR BALARAM GHARAT (Hereinafter referred to as the "THE ORIGINAL LICENSEE") of the OTHER PART, therein called "THE LICENSEES" as per the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS the said Original LICENSEES before execution of the said Agreement to Lease had effected the payment of Rs. 60/- (Rupees Sixty Only) being Lease rent for the period of 60 (sixty) years at the rate of Rs. 1/- (Rupees One only) per annum as per the letter from the Corporation being the premium agreed to be paid by

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the said Original LICENSEES to the Corporation. Therein contained and agreed to

grant a lease in favour of "THE ORIGINAL LICENSEES" a terms of 60 Years of all that parcel of land bearing Plot No. 108, Sector No. -1, Village - Vadghar, Tal.

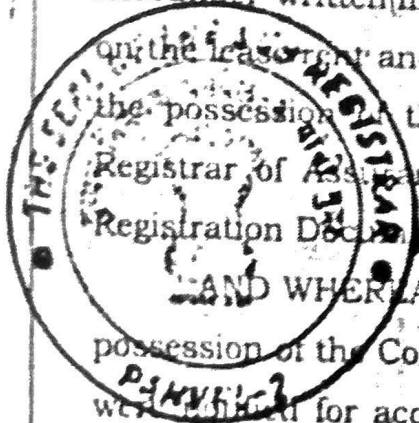
Panvel, Dist Raigad, Navi Mumbai, Containing by measurement 490 Sq. Mtrs.

respectively or theabouts and more particularly described in the First Schedule hereunder written (more particularly described in the "The Said Plot" therein written)

on the lease and on the terms and conditions therein contained and handed over the possession of the same. Whereas the same is duly registered before the Sub Registrar of Assistance at Panvel -3 vide its Registration Receipt No. 17368 under Registration Document Serial No. PVL-3-14588-2018 dated 15/12/2018.

AND WHEREAS as per the said Agreement to Lease, Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01.01.2014 under the erstwhile land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.

AND WHEREAS the right to fair Compensation and Transparency in land Acquisition Rehabilitation and Resettlement Act 2013 ( hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on 01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.



And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;

AND WHEREAS an **AGREEMENT TO LEASE** dated 13th December 2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART AND MR. NANDUKUMAR BALARAM GHARAT (Hereinafter referred to as the "THE ORIGINAL LICENSEE") of the OTHER PART, therein called "THE LICENSEES" as per the terms and conditions mentioned in the said Agreement to Lease.

AND WHEREAS the said Original LICENSEES before execution of the said Agreement to Lease had effected the payment of Rs. 60/- (Rupees Sixty Only) being Lease rent for the period of 60 (sixty) years at the rate of Rs. 1/- (Rupees One only) per annum as per the letter from the Corporation being the premium agreed to be paid by

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the said Original LICENSEES to the Corporation. Therein contained and agreed to grant a lease in favour of "THE ORIGINAL LICENSEES" a terms of 60 Years of all that parcel of land bearing Plot No. 108, Sector No. -1, Village - Vadghar, Tal.

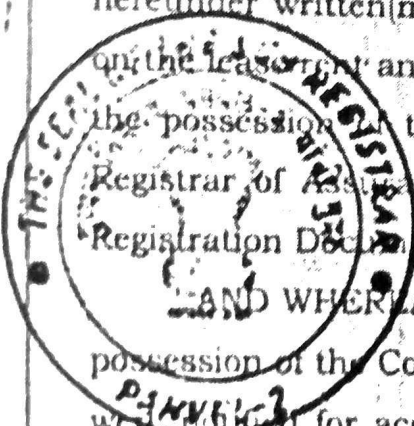
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Panvel, Dist. Raigad, Navi Mumbai, Containing by measurement 490 Sq. Mtrs. respectively or theabouts and more particularly described in the First Schedule

hereunder written (more particularly described in the "The Said Plot" therein written) on the lease and on the terms and conditions therein contained and handed over the possession of the same. Whereas the same is duly registered before the Sub Registrar of Assurances at Panvel -3 vide its Registration Receipt No. 17368 under Registration Document Serial No. PVL-3-14588-2018 dated 15/12/2018.

AND WHEREAS as per the said Agreement to Lease, Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the project, were notified for acquisition before 01.01.2014 under the erstwhile land Acquisition Act 1894, (hereinafter referred to as "LA ACT, 1894") by the state Government.

AND WHEREAS the right to fair Compensation and Transparency in land Acquisition Rehabilitation and Resettlement Act 2013 ( hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the project was notified under the LA Act 1894, awards under section 11 of the LA Act 1894 have not been declared for certain lands as on 01.01.2013, the determination of compensation for such lands shall be conformity with the LARR Act, 2013.



## सूची क्र.2

दुय्यम निर्बंधक : सह दु.वि.पनवेल 2

दस्त क्रमांक : 12791/2020

नोंदणी :

Regn.03m

गावाचे नाव : वडधर

क्र.सं.	करारनामा
	2700000
	1139500
1) पालिकेचे नाव:पनवेल इतर वर्णन : , इतर माहिती: सदनिका क्र.303,तिसरा मजला,लक्ष्मीप होम्स,प्लॉट नं. 108,रोडनं-1 वडधर,ता. पनवेल,जि. रायगड,नवी मुंबई. क्षेत्रफळ 18.90 चौ. मी. कारपट एरिया + 8.05 चौ. मी. मालकी एरिया. ( ( Plot Number : 108 ; SECTOR NUMBER : 1 ; ) )	
1) 18.90 चौ.मीटर	
2) नाव:-- मी. रॉयल युप च्या वतीने भागीदार हर्षद नरसीभाई पटेल - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी- १२०२, व्हाईट फ्लॉग, प्लॉट नं. १२ए/१२बी, सेक्टर - १९, कामोठे, ता. पनवेल, जि. रायगड-४१०२०९., महाराष्ट्र, AHMEDNAGAR. पिन कोड:-410209 पॅन नं:-AAYFR9638P	
2) नाव:-- मान्यता देणार नंदकुमार बाळाराम घरत यांच्या तर्फे कु मु मे. रॉयल युप च्या वतीने भागीदार हर्षद नरसीभाई पटेल पटेल - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी- १२०२, व्हाईट फ्लॉग, प्लॉट नं. १२ए/१२बी, सेक्टर - १९, कामोठे, ता. पनवेल, जि. रायगड-४१०२०९., महाराष्ट्र, AHMEDNAGAR. पिन कोड:-410209 पॅन नं:-BEKPG5850H	
1) नाव:-- काकळी निखळीत सिंग - वय:-42; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी -१/२/०/२, भगनगिरी कॉ ऑप होसिंग सोसायटी १, गणेश नाईक शाळा , नवी मुंबई ठाणे ४००७०९, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CFIPS6147H	
23/12/2020	
24/12/2020	
12791/2020	
81000	
27000	

दस्तावेजाची तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारानुसार आवश्यक नाही कारण गावाचा तपशील दस्ताप्रकारानुसार आवश्यक नाही

करारनामा निवडलेला अनुच्छेद :-

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

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committing three defaults of payment of instalments, the Promoters shall at their own option, may terminate this Agreement:

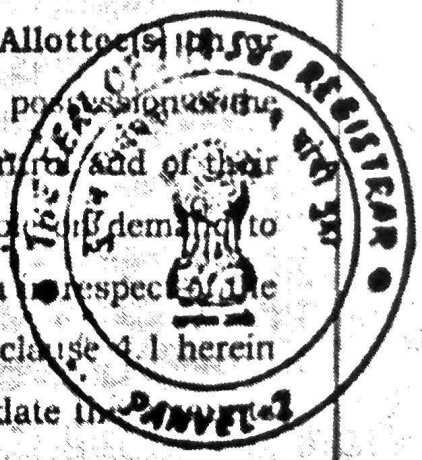
b) Provided that, Promoters shall give notice of 15 (Fifteen) days in writing to the Allottee(s) by Registered Post AD at the address provided by the Allottee(s) and mail at the e-mail address provided by the Allottee(s) of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee(s) fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee(s) after deducting 10% (Ten Percent) of the total Agreement value of the Premises and the total interest payable due to delayed payments of the previous installments till the date of cancellation by the Promoters to the Allottee(s) as agreed liquidated damages within a period of thirty days of the termination, the instalments of sale consideration which may till then have been paid by the Allottee(s) to the Promoters.

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5) The fixture and fittings with regards to flooring and sanitary fittings amenities like one or more lift with particular brand to be provided by the Promoters in the Flat and the said building are those that are set out in the "Third Schedule" mentioned hereunder.

6) The Promoters shall give possession of the Flat to the Allottee(s) before December 2022. If the Promoters fail or neglect to give possession of the Flat to the Allottee(s) on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable to refund to the Allottee(s) the amounts already received by them in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amount and interest thereon is repaid.



Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of

- i) War, civil commotion or act of God;
- ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7) The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Flat to the Allottee(s) in terms of this agreement to be taken within 3 (Three) months from the date of issue of such

- the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 40) Wherever in this Agreement it is stipulated that the Allottee(s) has/have make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flat in the Project.
- 41) Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transactions contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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42) The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or some other place, which may be mutually agreed between the Promoters and the Allottee(s), in Panvel after the Agreement is duly executed by the Allottee(s) and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Panvel, Raigad.

43) The Allottee(s) and/or Promoters shall present this Agreement as well as the conveyance instrument of lease at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

44) That all notices to be served on the Allottee(s) and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below:

**M/S. ROYAL GROUP**  
 having its office at B-1202, White Flag, Plot No. 12A/12B, Sector 19, Kamothe, Tal. Panvel, Dist. Raigad 410209.  
 Notified Email ID : royalgroup208@gmail.com

**MRS. KAKALI BISWAJIT SINGH**  
 having his/her/their address at C-1/2/0/2, Gagangiri Co. Op HSG Soc, 9 Ganesh Naik School, Navi Mumbai, Thane, Maharashtra-400709.

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

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- 45) That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee(s) whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.
- 46) The charges towards stamp duty and Registration of this Agreement for sale shall be borne and paid by the Allottee(s) only.
- 47) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Regulations, there under.
- 48) That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Panvel will have the jurisdiction for this Agreement
- 49) That the party of the Third Part has no objection and claim on this transaction and confirms the same by signing on this Agreement himself/through his attorney.

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**FIRST SCHEDULE**

**Description of the Property**

All that piece and parcel of Land under the erstwhile to fair Compensation and transparency in land Acquisition Rehabilitation and Resettlement Act, bearing Plot No. 108, Sector No. 1, Village - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai measuring 490 Sq.mtrs of Area.

**SECOND SCHEDULE**

**Description of the Property**

Right, title, interest and ownership of Flat bearing No. 303 measuring 8.90 Sq. Mts. carpet area + 8.05 Sq.Mtrs of Balcony Area on the 3<sup>rd</sup> Floor of the said building project known as "LAKSHADEEP HOMES" consisting of Stilt + Four upper Floors, to be constructed on Plot No. 108, Sector No. 1, Village - Vadghar, Tal. Panvel, Dist. Raigad, Navi Mumbai.

**THIRD SCHEDULE  
(LIST OF AMENITIES)**

**1. CONSTRUCTION :**

- a) R.C.C. framed structure with bricks/blocks masonry.
- b) Well-planned construction to enable all rooms to get sufficient light and ventilation.

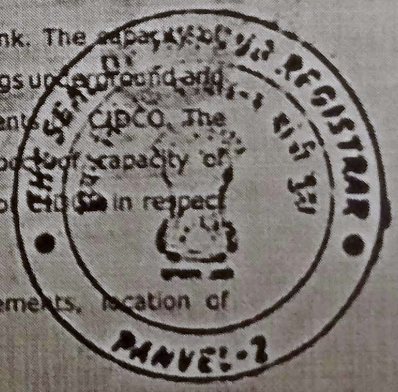
**2. PLASTER:**

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Reference No. : CIDCO/BP-16696/TPO(NM & K)/2019/4741 Date : 11/6/2019

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
4. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
5. A certified copy of the approved plan shall be exhibited on site.
6. The amount of Rs \_\_\_\_\_/- deposited with CIDCO as security deposit shall be retained either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Forfeiture shall be without prejudice to any other remedy or right of Corporation.
7. "Every Building shall be provided with underground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings underground and over head water tank shall be provided as per the fire fighting requirements. CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
8. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

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Document certified by PATE. MITHLESH  
JANARDHAN [mithlesh.patil@cidco.com](mailto:mithlesh.patil@cidco.com)

Name : PATIL MITHLESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

Reference No. : CIDCO/BP-16(196/TPO(NM & K)/2019

741 Date : 11/6/2019

9 As per Govt. of Maharashtra memorandum vide no. Dated 19<sup>th</sup> July, 1994 for all buildings following addition

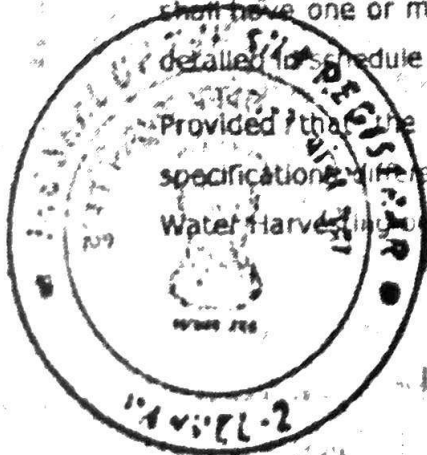
BP/4393/1504/C4-287/94, UD-11/R conditions shall apply.

- i) As soon as the development permission for obtained by the Owners/Developer, he shall inst place on site indicating following details :-
  - a) Name and address of the owner/developer, Archil
  - b) Survey Number, City survey Number, Plot Numbe along with description of its boundaries.
  - c) Order Number and date of grant of development issued by the Planning Authority or any other autl
  - d) Number of Residential flats/Commercial Units with
  - e) Address where copies of detailed approved plans
  - ii) A notice in the form of an advertisement, giving shall be published in two widely circulated newsp

construction or re-development  
 a 'Display Board' on the conspicuous  
 and Contractor.  
 utor & Node of Land under referenc  
 mission or re-development permissk  
 ity.  
 reas.  
 ill be available for inspection.

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 11 As directed by the Urban Development Deptt. Govern  
 of MR & TP Act- 1966 and vide Provision No. TPI  
 92/1993/2006, for all buildings, greater than 300.00 Sq.  
 Water Harvesting shall apply.  
 All open spaces/amenities, spa  
 construction /reconstruction / additions on plots hi  
 shall have one or more Rain Water Harvesting stru  
 detailed in schedule (enclosed).

the detailed mentioned in (i) above  
 ers one of which should be in region  
 of Maharashtra, under Section -15  
 132001/2133/CR-230/01/UD-11, date  
 following additional condition of Ra  
 of Housing Society and ne  
 ng area not less than 300.00 Sq. m.  
 res having minimum total capacity as



Provided that the authority may approve the specifications different from those in Schedule, si Water Harvesting being ensured in each case.

in water Harvesting Structures of  
 ect to the minimum capacity of Ra

Document certified by PATE MITHLESH JANARDHAN

Name : PATIL MITHLESH JANARDHAN  
 Designation : Associate Planner  
 Organization : CIDCO

### COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVI) of 1966 to M/s Shri. Nandukumar Balaram Gharat, House No. 233 E, Varche Owale, Post-Pargaon, Tal -Panvel, Dist-Rajgad, for Plot No. 108, Unit No. 1, Sector 01, Node Pushpak(New). As per the approved plans and subject to the following conditions for the development work of the proposed Residential [ Resi+Comm ] + Mercantile / Business (Commercial) [ Resi+Comm ] in 1Ground Floor + 4Floor Net Builtup Area [ Residential [ Resi+Comm ] =665.63, Mercantile / Business (Commercial) [ Resi+Comm ] =67.74 Total BUA = 733.37] Sq m.

Nos. Of Residential Units :- 32, Nos. Of Mercantile / Business (Commercial) Units :- 5

A. This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

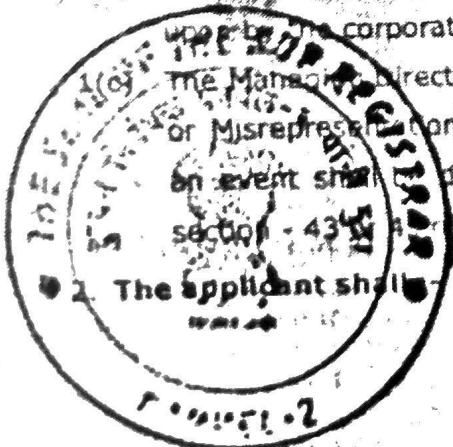
B. Applicant Should Construct Hutments for labors at site.

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3020	3020
This Certificate is liable to be revoked by the Corporation if :-	
1(a)	The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
1(b)	Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.

Applicant should provide drinking water and toilet facility for labors at site.

This Certificate is liable to be revoked by the Corporation if :-  
1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.

1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.



The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall

Document certified by PATIL MITHLESH JANARDHAN Associate Planner Organization : CIDCO  
Name : PATIL MITHLESH JANARDHAN  
Designation : Associate Planner  
Organization : CIDCO

Reference No CIDCO/BP-16696/TPO(NM & K)/2019/4741

Date : 11/6/2019

To  
 Shri. Nandukumar Balaram Gharat  
 House No. 213

**ASSESSMENT ORDER NO. 2019/4586**

Sub Payment of New development charges for Residential + Mercantile / Business (Commercial) Building on Plot No. 108, Unit No. 1, Sector 01 at Pushpak(New), New Mumbai

- Ref : 1. Your Architects Online Application dated 17.05.2019  
 2. Agreement to lease on 13.01.2018  
 3. CIDCO/ACL & SO(NMIA)/2019/ 1550 DATED 15.05.2019(Old Construction Demolition)

Your Proposal No. CIDCO/BP-16696/TPO(NM & K)/2019 dated 17 May, 2019

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : Shri. Nandukumar Balaram Gharat
- 2) Location : Plot No. 108, Unit No. 1, Sector 01 at Pushpak(New), New Mumbai
- 3) Plot Use : Residential + Mercantile / Business (Commercial)
- 4) Plot Area : 480.25
- 5) Permissible FSI : 1.5
- 6) Rates as per ASR : 13600

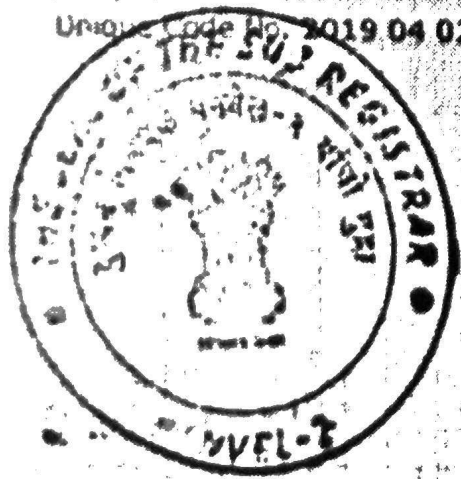
Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutinized	Total Built up Area * Rate	Resi: 732.875 * 8	5871
<b>Total Assessed Charges</b>				<b>5871</b>

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 7) Date of Assessment : 11 June, 2019

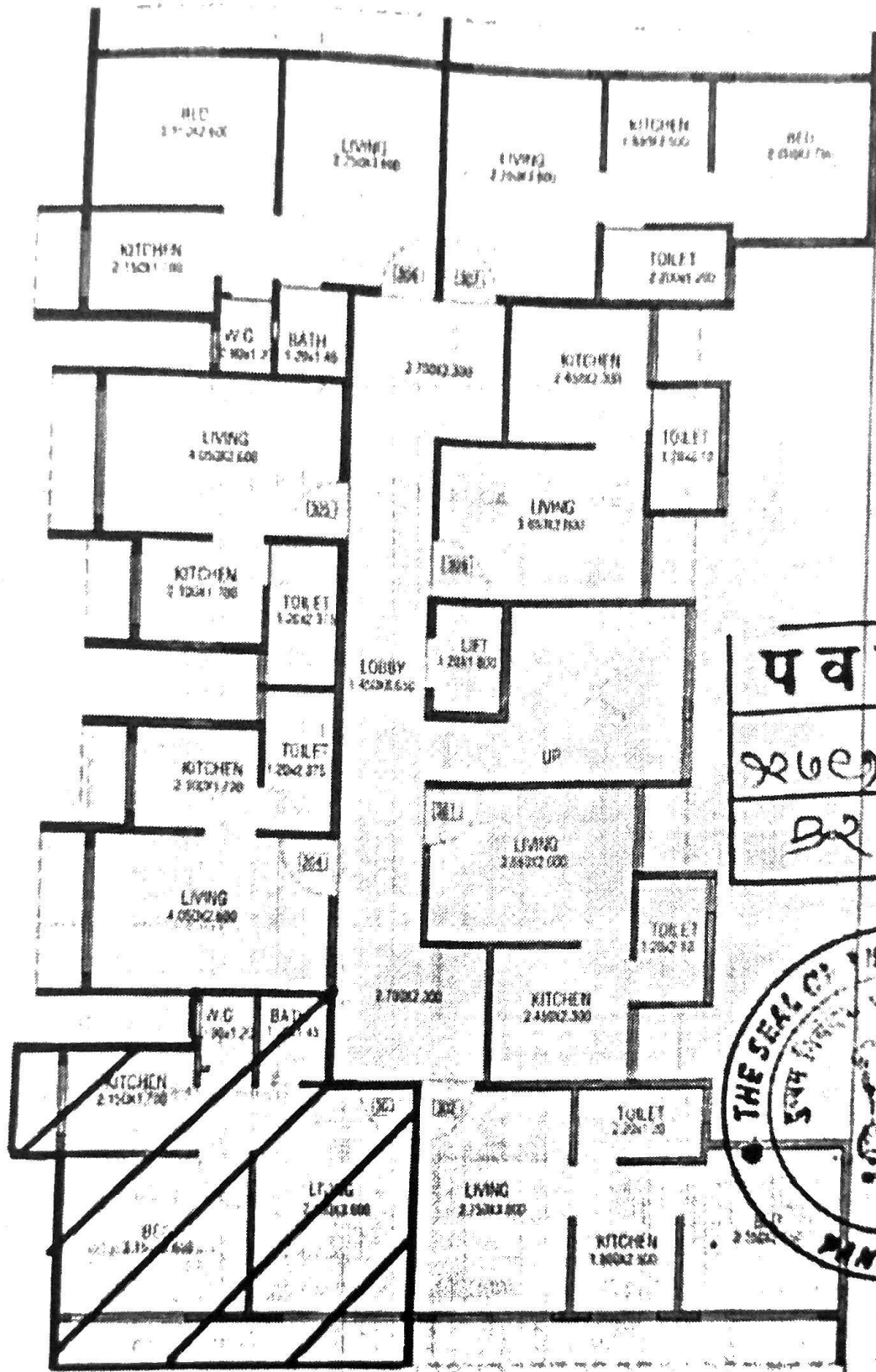
8) Payment Details

Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
00926/TPO/Account/7609/2019	05/17/2019	5871	00926/TPO/Account/7609/2019	17/5/2019	Demand Draft
CIDCO/BP/2019/1235	05/24/2019	100	00975/TPO/Account/7609/2019	27/5/2019	Demand Draft

Unique Code No. 2019 04 021 02 1815 01 is for this New Development Permission for



Document certified by PATEL M...  
 JANARDHAN  
 Name : PATEL M... LESH  
 JANARDHAN  
 Designation : Associate  
 Planner  
 Organization : CIDCO



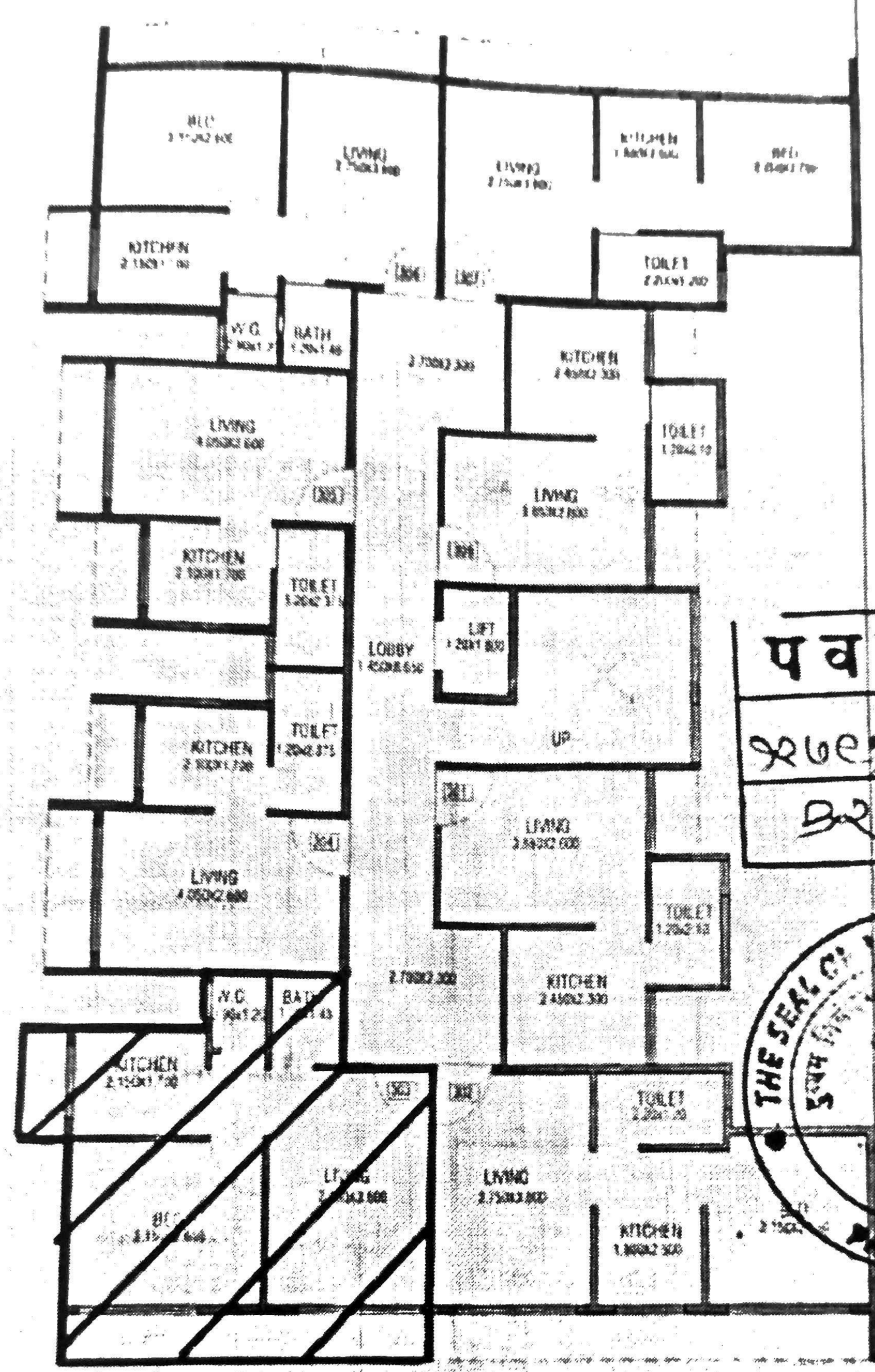
पवल-२  
 २२/०२/२०२०  
 ३२/१००



NOTES:  
 1. The floor plan is for information only and does not constitute a contract.  
 2. The area shown is approximate and subject to change without notice.  
 3. The floor plan is subject to the approval of the local authorities.

1. The floor plan is for information only and does not constitute a contract.  
 2. The area shown is approximate and subject to change without notice.  
 3. The floor plan is subject to the approval of the local authorities.

FLAT NO.	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
303	THIRD FLOOR PLAN	"LAKSHADEEP HOMES" PROPOSED BUILDING ON PLOT NO. 108, SECTOR-01, PUNEAPAK, NAVI MUMBAI	<i>Prish</i>	<i>Lakshadeep</i>



पवल-२  
 २२/०२/२०२०  
 २२/१००



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NOTE: 1. All dimensions are in meters.  
 2. The floor plan is for information only and does not constitute a contract.  
 3. The floor plan is subject to change without notice.

FLAT NO.	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
303	THIRD FLOOR PLAN	"LAKSHADEEP HOMES" PROPOSED BUILDING ON PLOT NO. 100, SECTOR-01, PUNEKAR, BAY PUNEKAR	<i>[Signature]</i>	<i>[Signature]</i>


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.  
SIGNED, SEALED & DELIVERED

By the within named "THE PROMOTERS"  
M/S. ROYAL GROUP

PAN NO. AAYFR9638P

through its Authorized Partner

MR. HARSHAD NARSIBHAI PATEL

*Handwritten signature*  




SIGNED, SEALED & DELIVERED BY THE

Within named "ALLOTEE/S"

MRS. KAKALI BISWAJIT SINGH

PAN NO. CFIPS6147H

AADHAR NO. 863539590542

*Handwritten signature*





SIGNED, SEALED & DELIVERED BY THE

Within named "CONFIRMING PARTY"

MR. NANDUKUMAR BALARAM GHARAT

PAN NO. BEKPG5850H

through his POA HOLDER

M/S. ROYAL GROUP

through its Partner

MR. HARSHAD NARSIBHAI PATEL

in the presence of .....

*Handwritten signature*





*Handwritten signature*  
*Handwritten signature*

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२२७९९/२०२०  
३०/१०







ADV. TANPURE TAI MUGUTRAO  
(Advocate High Court)

Office No. 13, Varad Vinayak Complex., Plot No. 04, Sector-05, New Panvel, Panvel, Raigad

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to Plot No. 108, Sector No. 1, At. Pushpak Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have taken search as per request made by my client making application to Sub Registrar Office, Panvel by Receipt No. 10341 dated 12/07/2019 for 13 years i.e. from 2006 to 2019 in respect of the property which is described as follows:

1) DESCRIPTION OF PROPERTY:

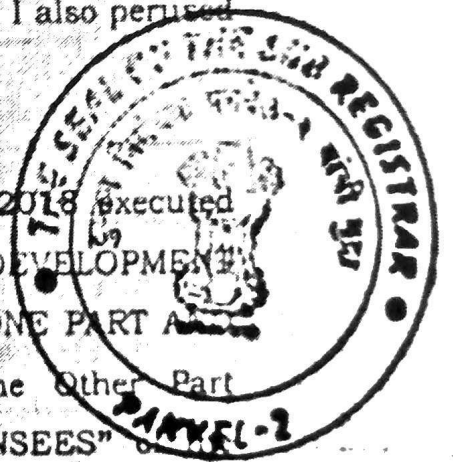
All that piece and parcel of Land known as Plot No. 108, Sector No. 1, At. Pushpak Vadghar, Post & Tal. Panvel, Dist. Raigad, Navi Mumbai 410206.

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2) DOCUMENTS:

For the purpose of investigation of title of the said Plot, I also perused the Copies of following documents:

- i) **AGREEMENT TO LEASE** dated 13th December 2018 executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., of the ONE PART and MR. NANDUKUMAR BALARAM GHARAT of the Other Part hereinafter referred to as "THE ORIGINAL LICENSEES" and OTHER PART, therein called "THE LICENSEES" the said Original Licensees which was registered before the Sub-Registrar of Assurance at Panvel -1 vide its Registration Receipt No. 17368 under Registration Document Serial No. PVL-3-14588-2018 dated 15/12/2018.



*Jm*

ADV. TANPURE TAI MUGUTRAO  
(ADVOCATE HIGH COURT)  
MAH/868/2014  
SHOP NO. 13, VARAD VINAYAK,  
PLOT NO. 04, SECTOR-05, NEW PANVEL (E).

Reference No. : CIDCO/BP-16696/TPO(NM & K)/2019/4741

Date : 11/6/2019

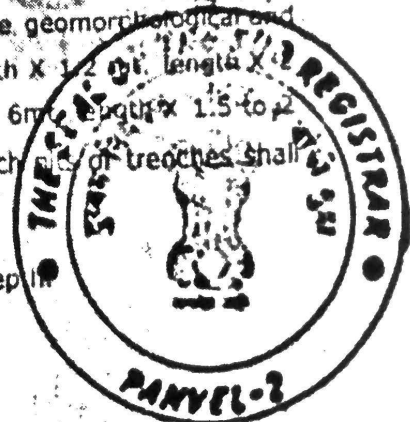
### SCHEDULE

### RAIN WATER HARVESTING

Rain water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

- i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.
- iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and a tap to draw off water suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with a tap to draw off water.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 1.2 mt. to 2.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6 mt. length X 1.5 to 2 mt. depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer up to 50% of the depth

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 ३०/६/१९



Document certified by PATEL NITESH  
 JANARDHAN  
 Name : PATEL NITESH  
 Designation : Associate  
 Planner  
 Organization : CIDCO



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number 2000327009

Project: LAKSHADEEP HOMES, Plot Bearing / CTS / Survey / Final Plot No. PLOT NO 108 at Vadghar (CT), Panvel, Raigarh, 410206.

Royal Group having its registered office / principal place of business at Tehsil. Panvel, District Raigarh, Pin 410209

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

The promoter shall enter into an agreement for sale with the allottees. 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;

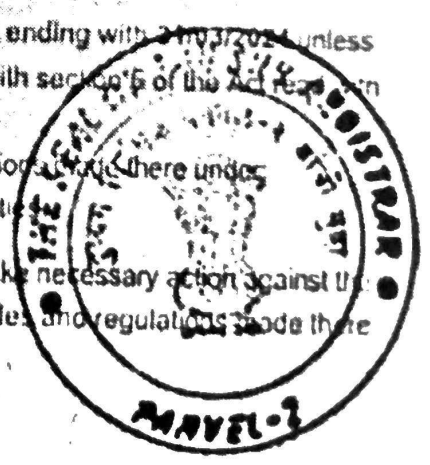
The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 6.

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25/08/2019  
2020  
20/10/20

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 cost of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 25/08/2019 and ending with 21/03/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/25/2019 10:00:15 PM

Maharashtra Real Estate

REGISTRATION CERTIFICATE

FORM

[See rules]

This registration is granted under section 5 of the Act to the  
2000022009

Project **LAKSHADEEP HOMES**, Plot Bearing / CTS / Survey /  
Dagharh, 410206,

1. **Royal Group** having its registered office / principal place  
410209.

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

- \* The promoter shall enter into an agreement for sale with the allottees, as the case may be, of the apartment or the common area (Regulation and Development) (Registration of Real Estate) (Regulation and Disclosures on Website) Rules, 2017;
  - \* The promoter shall deposit seventy percent of the amounts required to be maintained in a schedule bank to cover the cost of construction as per sub-clause (D) of clause (I) of sub-section (2) of section 5.
- OR

That entire of the amounts to be realised hereinafter by promoter from time to time, shall be deposited in a separate account to be maintained for the cost of construction and the land cost and shall be used only for the project is less than the estimated cost of completion of the project.

- \* The Registration shall be valid for a period commencing from 25th day of the month of registration and shall terminate on 25th day of the month of registration by the Maharashtra Real Estate Regulatory Authority in accordance with the provisions of section 17 of the Act.

**SCHEDULE**

**RAIN WATER HARVESTING**

Rain Water Harvesting in a building includes storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drain from the terrace and the paved surface.

i) Open Well of a minimum 1.00 mt. dia. And 6 mt. in depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

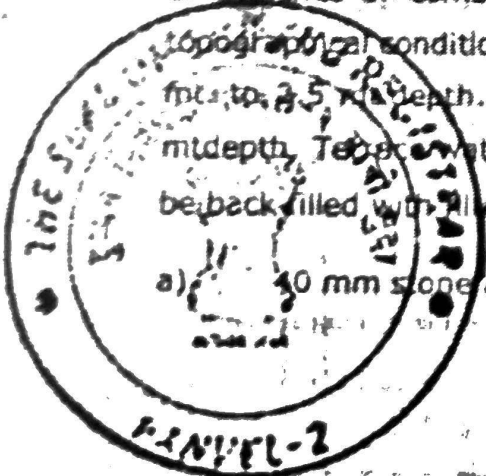
ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

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in pervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.2 mt. width X 1.2 mt. length X 2 fms. to 3.5 mt. depth. The trenches can be of 0.6 mt. width X 2 to 6mt. length X 1.5 to 2 mt depth. The rain water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

a) 40 mm stone aggregate as bottom layer up to 50% of the depth.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAKALI BISWAJIT SINGH

ANIL SINGHA ROY

18/11/1978

Permanent Account Number

CFIPS6147H



Signature

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**Details of the property under consideration:**

Name of Owner: **Mr. Kakali Biswajit Singh**

Residential Flat No. 303, 3<sup>rd</sup> Floor, "**Lakshadeep Homes**", Plot No. 108, Sector - 1,  
Village - Vadghar, Taluka - Panvel, District - Raigad,  
State - Maharashtra, Country – India.

**Latitude Longitude: 18°58'40.7"N 73°05'26.3"E**

**Valuation Done for:**

**State Bank of India**

**RACPC Belapur Branch**

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D. Belapur,  
Navi Mumbai - 400 614, State - Maharashtra, Country - India.

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

Vastukala Consultants (I) Pvt. Ltd.

As ISO 9001:2015 Certified Company

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Lakshadeep Homes", Plot No. 108, Sector - 1, Village - Vadghar, Taluka - Panvel, District - Raigad, State - Maharashtra, Country – India belongs to **Mr. Kakali Biswajit Singh**.

Boundaries of the property.

North	:	Road
South	:	Plot No. 109
East	:	Open Plot
West	:	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 29,00,000.00 (Rupees Twenty Nine Lakh Only ). As per site inspection 64% construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn =Sharadkumar B Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2021.01.12.12:11:58 +05'30'

Director

C.M.D.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.



### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M S.), INDIA

Tel. : +91 22 28371325

Fax : +91 22 28371324

mumbai@vastukala.org

### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225

+91 9819670183

delhincr@vastukala.org

### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288

+91 2462 239909

nanded@vastukala.org

### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151

Mobile : +91 9167204062

+91 9860863601

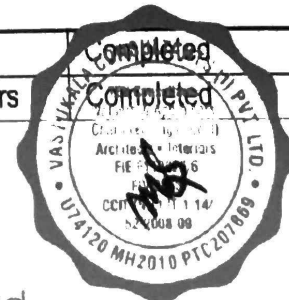
aurangabad@vastukala.org



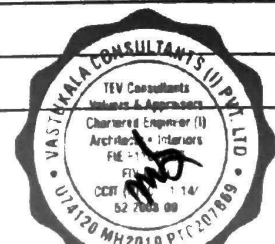
To,  
**The Branch Manager,**  
**State Bank of India**  
 RACPC Belapur Branch  
 Estate Department Corporate  
 Centre, 4th Floor, CIDCO Tower  
 No. 4, Railway Station Building,  
 C.B.D. Belapur, Navi Mumbai -  
 400 614, State - Maharashtra, Country - India..

**VALUATION REPORT (IN RESPECT OF FLAT)**

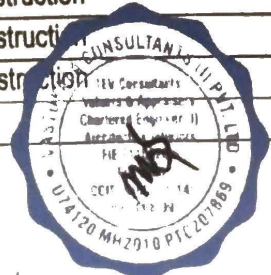
I		General	
1.	Purpose for which the valuation is made	:	To assess Realizable value of the property for Housing Loan Purpose.
2.	a)	Date of inspection	: 09.01.2021
	b)	Date on which the valuation is Made	: 11.01.2021
3.	List of documents produced for perusal	:	i) Copy of Index - II dated 23.12.2020. ii) Copy of Approved Building Plan dated 11.06.2019 Documents Number – CIDCO / BP – 16696 / TPO (NM & K) / 2019 / 4741 issued by CIDCO.
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)	:	<b>Mr. Kakali Biswajit Singh.</b>  Address: Residential Flat No. 303, 3 <sup>rd</sup> Floor, " <b>Lakshadeep Homes</b> ", Plot No. 108, Sector - 1, Village - Vadghar, Taluka - Panvel, District - Raigad, State - Maharashtra, Country – India  <u>Contact Person :</u> Mr. Harshad Patel (Site Manager) Mobile No. 9022130630  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat No. 303 is located on 3 <sup>rd</sup> floor. The composition of flat is 1 Bedrooms + Living Room + Kitchen + W.C. + Bath. The property is at 6.6 Km. distances from nearest railway station Panvel Junction.  At the time of inspection building was under construction.
If Under Construction, extent of completion as under :			
	Foundation	Completed	RCC Plinth
	Part Ground + Part Stilt	Completed	RCC Work for Floors



	Internal Brick Work	Completed	External Brick Work	Completed
	Total	64% work completed		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 108, Sector - 1
	b)	Door No.	:	Residential Flat No. 303
	c)	T.S. No. / Village	:	Village - Vadghar
	d)	Ward / Taluka	:	Taluka - Panvel
	e)	Mandal / District	:	District - Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan No. CIDCO / BP – 16696 / TPO (NM & K) / 2019 / 4741 Dated 11.06.2019 issued by CIDCO.
	g)	Approved map / plan issuing authority	:	CIDCO.
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes, Copy of approved building plan Downloaded from RERA website bearing approval no. CIDCO / TPO (BP) / 1286 Dated 03.11.2015 issued by CIDCO. RERA Regn. Number of the project P52000022009.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property		:	Residential Flat No. 303, 3rd Floor, "Lakshadeep Homes", Plot No. 108, Sector - 1, Village - Vadghar, Taluka - Panvel, District - Raigad, State - Maharashtra, Country – India
8.	City / Town		:	New Panvel
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village - Vadghar + Panvel 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		:	
	North		:	Road
	South		:	Plot No. 109
	East		:	Open Plot
	West		:	Road



13	Dimensions of the site	N. A. as properly under consideration is a flat in an apartment building.												
		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	-	-	-	-	-	-	-	-
A	B													
As per the Deed	Actuals													
-	-													
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-	-													
14	Extent of the site	Carpet Area in Sq. Ft. = 311.00 Flowerbed Area = 49.00 (Area as per Measurement) <b>Carpet Area in Sq. Ft. = 203.00</b> <b>Balcony Area = 87.00</b> <b>Total Carpet Area = 290.00</b> <b>(Area as per Agreement for Sale)</b> Built up Area Sq. Ft. = 348.00 (Total Carpet Area + 20%)												
14.1	Latitude, Longitude & Co-ordinates of flat	: 18°58'40.7"N 73°05'26.3"E												
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 203.00</b> <b>Balcony Area = 87.00</b> <b>Total Carpet Area = 290.00</b> <b>(Area as per Agreement for Sale)</b>												
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building Under Construction												
<b>II APARTMENT BUILDING</b>														
1.	Nature of the Apartment	: Residential												
2.	Location	:												
	C.T.S. No.	: Plot No. 108, Sector - 1												
	Block No.	: -												
	Ward No.	: -												
	Village / Municipality / Corporation	: Village - Vadghar CIDCO												
	Door No., Street or Road (Pin Code)	: Residential Flat No. 303												
3.	Description of the locality Residential / Commercial / Mixed	: Residential												
4.	Year of Construction	: Building Under Construction												
5.	Number of Floors	: Part Ground + Part Stilt + 4 upper floors.												
6.	Type of Structure	: R.C.C. Framed Structure												
7.	Number of Dwelling units in the building	: 8 flats on 3 <sup>rd</sup> floor												
8.	Quality of Construction	: Building Under Construction												
9.	Appearance of the Building	: Building Under Construction												
10.	Maintenance of the Building	: Building Under Construction												
11.	Facilities Available	:												

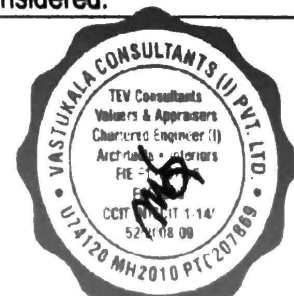


Lift	:	2 lifts
Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Car Parking Space
Is Compound wall existing?	:	Yes
Is pavement laid around the Building	:	Yes

III	FLAT	
1	The floor in which the flat is situated	: 3 <sup>rd</sup> Floor
2	Door No. of the flat	: Residential Flat No. 303
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Proposed Vitrified flooring
	Doors	: Proposed Teak Wood door frame with Flush doors
	Windows	: Proposed Aluminum sliding windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Proposed Cement Plastering and POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of :	: Details not available
	Tax amount :	: Details not available
5	Electricity Service connection No. :	: Details not available
	Meter Card is in the name of :	: Details not available
6	How is the maintenance of the flat?	: Building Under Construction
7	Sale Deed executed in the name of	: <b>Mr. Kakali Biswajit Singh</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: Built up Area Sq. Ft. = 348.00 (Total Carpet Area + 20%)
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 311.00 Flowerbed Area = 49.00 (Area as per Measurement) Carpet Area in Sq. Ft. = 203.00 Balcony Area = 87.00 Total Carpet Area = 290.00 <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Building Under Construction
15	If rented, what is the monthly rent?	: ₹ 6,000.00 Expected rental income per month
IV	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Normal



2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9,000.00 To ₹ 11,000.00 per Sq. Ft. Rate On Carpet Area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 10,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,300.00 per Sq. Ft.
	II. Land + others	:	₹ 7,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 39,500.00 per Sq. M. i.e. ₹ 3,670.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,300.00 per Sq. Ft.
	Age of the building	:	Building Under Construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	Building Under Construction
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,300.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 10,000.00 per Sq. Ft.</b>
<p><b>Remarks</b> - As per Site Inspection, Actual Total Carpet Area 360.00 Sq. Ft (Including Flowerbed Area) is more than Total Carpet Area 290.00 Sq. Ft. (Including Balcony Area) mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 10,000/- per Sq. Ft. on Carpet Area is considered.</p>			



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	290.00 Sq. Ft.	10,000.00	29,00,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
	<b>Total / Realizable value of the property</b>			<b>29,00,000.00</b>
	<b>Insurable value of the property</b>			<b>8,00,400.00</b>
	<b>Guideline rate of the property (348.00 X ₹ 3,670.00)</b>			<b>12,77,160.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,000.00 to ₹ 11,000.00 per Sq. Ft. Rate Carpet Area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 10,000.00 per Sq. Ft. for valuation.

