

2/2024

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दुय्यम निबंधक : दु.नि. ठाणे १

दस्त क्रमांक : 1087/2024

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

- (1) विलेखाचा प्रकार करारनामा
- (2) मोवदला 23067005
- (3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 10637565.72
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :सदनिका नं: 1602, माळा नं: 16 वा मजला, इमारतीचे नाव: गोदरेज वेव्ह्यू टॉवर 2, ब्लॉक नं: प्लॉट नं. 18 व 3,सेक्टर 9 वाशी नवी मुंबई 400703, इतर माहिती: क्षेत्र-57.01 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र 9.67 चौ. मीटर यांनी एकूण क्षेत्र 66.68 चौ. मीटर कारपेट. सोबत एक कव्हर्ड कारपार्किंग स्पेस नं. जीव्हीडीडब्ल्यूवी4पीपी0473 सहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे झोन नं. 5/147 वाशी नोड सेक्टर क्र.9 प्लॉट नं. 18 आणि 3 सेक्टर 9((Survey Number : Plot Number 18 AND 3 SECTOR 9 ;))
- (5) क्षेत्रफळ 1) 66.68 चौ.मीटर
- (6) आनगरणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. 1): नाव:-गुलमोहर को-ऑप. हौसिंग सोसायटी लिमिटेड, माई आशिर्वाद को-ऑप. हौसिंग सोसायटी लिमिटेड व उत्कर्ष को-ऑप हौसिंग सोसायटी लिमिटेड तर्फे कुलमुख्यतार सनसिटी इन्फ्रास्ट्रक्चर्स (मुंबई) एल.एल.पी. चे प्रतिवादिचे ऑथोरिज्ड सिग्रेटरी नवीद मन्ना तर्फे कु. सु. म्हणून किरण नाईक वय:-36; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-ADCFS0641L
2): नाव:-सनसिटी इन्फ्रास्ट्रक्चर्स (मुंबई) एल.एल.पी. चे ऑथोरिज्ड सिग्रेटरी नवीद मन्ना तर्फे कु. सु. म्हणून किरण नाईक वय:-36; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-ADCFS0641L
- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-अभय कुमार . वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जुगेश्वर सदन, ब्लॉक नं: वस स्टॅंड जवळ, गेट नं. 1, न्यू विगरापुर, पटणा जी पी ओ, रोड नं: पटणा, बिहार , बिहार, पटना. पिन कोड:-800001 पॅन नं:-AFKPK7932A
2): नाव:-रीता कुमारी . वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जुगेश्वर सदन, ब्लॉक नं: वस स्टॅंड जवळ, गेट नं. 1, न्यू विगरापुर, पटणा जी पी ओ, रोड नं: पटणा, बिहार , बिहार, पटना. पिन कोड:-800001 पॅन नं:-AUKPK3621K
- (9) दस्तऐवज करून दिल्याचा दिनांक 15/02/2024
- (10) दस्त नोंदणी केल्याचा दिनांक 15/02/2024
- (11) अनुक्रमांक, खंड व पृष्ठ 1087/2024
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1384100
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वगैरे
ठाणे-१

15/02/2024
15/02/2024
15/02/2024

CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|-------------------------------------|----------|--------------------------|---|--------------------------|---------------------|---------|------|
| GRN | MH015311883202324M | BARCODE | [Barcode] | | Date | 08/02/2024-17:51:33 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | AFKPK7932A | | | |
| Office Name | THN1_HQR SUB REGISTRA THANE URBAN 1 | | | Full Name | Abhay Kumar | | | |
| Location | THANE | | | | | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | Flat No.1602, 16th Floor | | | |
| Account Head Details | Amount In Rs. | | Premises/Building | | | | | |
| 0030046401 Stamp Duty | 1384100.00 | | Road/Street | Godrej Bayview Tower 2, Village Juhu, Tehsil Thane | | | | |
| 0030063301 Registration Fee | 30000.00 | | Area/Locality | Sector 9 Vashi, Navi Mumbai | | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | 4 0 0 7 0 3 | | | | |
| | | | Remarks (If Any) | PAN2=ADCFS0641L~SecondPartyName=Suncity Infrastructures Mumbai LLP- | | | | |
| | | | Amount In | Fourteen Lakh Fourteen Thousand One Hundred Rupees | | | | |
| Total | 14,14,100.00 | | Words | Only | | | | |
| Payment Details | PUNJAB NATIONAL BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 03006172024020801221 | 090224M175800 | | | | |
| Cheque/DD No. | Bank Date | RRI Date | 09/02/2024-11:06:52 | Not Verified with RBI | | | | |
| Name of Bank | Bank-Branch | | PUNJAB NATIONAL BANK | | | | | |
| Name of Branch | Scroll No. , Date | | Not Verified with Scroll | | | | | |

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चतान कवेत दुरयत निवृत्त कर्तास्यत नोदणी करावयाच्या दस्तावाची लागू आहे. नोदणी न करावयाचा दस्तावाही नाही.

Mobile No. : 8082450486

Abhay Kumar
Rita Kumar

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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Thane this 15th day of Feb in the year Two Thousand and Twenty Four.

Between

1. **Gulmohar Co-operative Housing Society Limited**, a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 and Maharashtra Co-operative Societies Rules, 1961 under Registration No. NBOM/CIDCO/HSG(TC)/7522/JTR/YEAR 2018-19 dated 27.08.2018, having its registered address at Plot No 18, Sector-9, Vashi, Navi Mumbai, (representing the Society and all its Members), hereinafter referred to as "**Gulmohar CHS**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and each of the present individual members each of their respective heirs, executors, and administrators and/ or successors), ("**Land Owner- 1**"),

M. Abhay Kumar
Rita Kumari

M. Abhay Kumar
Rita Kumari

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And

Mr. Abhay Kumar (PAN AFKPK7932A), aged 52 years, an adult Indian Inhabitant, residing at Jugeshwar Sadan, Near Bus Stand, Gate No -01, New Bigrahpur, Patna G.p.o, Patna, Bihar 800001 India;

Mrs. Rita Kumari (PAN AUKPK3621K), aged 50 years, an adult Indian Inhabitant, residing at Jugeshwar Sadan, Near Bus Stand, Gate No -01, New Bigrahpur, Patna G.p.o, Patna, Bihar 800001 India;

OR

Messers _____ (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____, through its authorized representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____;

OR

_____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____,

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **THIRD PART**.

The Developer, Land Owners, and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

AB
Abhay Kumar
Rita Kumari

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amenity
in lieu of
Rehab
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- KK. The Carpet Area of the said Flat is 57.01 square meters, Exclusive Areas of the said Flat is 9.67 square meters aggregating to Total Area of 66.68 square meters ("Total Area"). For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat for exclusive use of the Purchaser/s. The said Flat also has an ancillary area accessible only to the flat admeasuring 3.73 square meters.
- LL. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as sanctioned and approved by NMMC have been annexed and marked as **Annexure 8**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure 10**. The Common Areas and Facilities appurtenant to the said Flat is hereto annexed and marked as **Annexure 11**.
- MM. 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 the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- NN. Prior to the execution of these presents the Purchaser/s has paid to the Developer a sum of **Rs. 23,98,968/- (Rupees Twenty Three Lakh Ninety Eight Thousand Nine Hundred Sixty Eight only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Developer to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.
- OO. Under section 13 of the said Act the Developer is required to execute a written Agreement for sale of said Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- PP. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the (Flat) and the covered parking(if applicable).

M.
Rita Kumari

to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale
consideration in respect thereof;



2. 09.38 On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;

- DD. The authenticated copy of Certificate of Title issued by The Law Point, Advocates & Solicitors of the Developer, has been annexed hereto and marked as **Annexure '6'**.
- EE. The authenticated copy of the Layout plan of the Larger Land as approved by the concerned local authority is been annexed hereto and marked as **Annexure 7**.
- FF. The Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Tower(s)/ Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Tower(s)/ Building(s).
- GG. While sanctioning the Larger Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.
- HH. The Developer shall accordingly commenced construction of the said Tower(s)/Building(s) in accordance with the said plans.
- II. The Purchaser/s has applied to the Developer for allotment of a Flat No. **1602** on **16th** floor in **Godrej Bayview Tower 2** ("Flat") being constructed in the Project Land and **01 (One)** independent parking space(s) / **0 (Zero)** dependent parking space(s) ("Parking Space(s)") in the Basement 4 Level of the Tower/ Building(s)/Wing(s);
- JJ. **01 (One)** covered parking space having size **2.5 meters X 5.5 meters** bearing no. **GBVWB4PP0473** as more particularly earmarked at Annexure **"9"** as annexed hereto, **01 (One)** independent / **0 (Zero)** dependent covered parking space(s) situated in the Basement 4 Level of the Tower/ Building(s)/Wing(s); ("Parking Space(s)").

Abheer Kumar Rina Kumari

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2.3 The **Carpet Area** of the Flat is **57.01** square meters and the **Exclusive Area** of the Apartment/Flat is **9.67** square meters aggregating to **Total Area** of **66.68** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital KK above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lumpsum sale consideration of **Rs. 23067005/-** ("**Total Consideration**"), comprising of the following:-

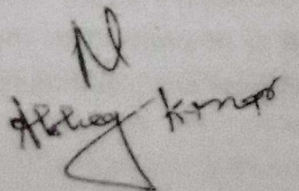
| Sr.No. | Particulars of consideration | Rupees |
|--------|--|----------|
| (i) | Towards the Carpet Area of the Flat. | 23067005 |
| (ii) | Towards the Exclusive Areas of the Flat. | - |
| (iii) | Towards Parking Space(s). | - |
| (iv) | Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat. | - |
| (v) | Towards Facilities as set out in Annexure 11. | - |

20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 7 of this Agreement.

3. VARIATION IN AREA

The Developer shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, aforesaid Total Consideration payable shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.


 Rita Karmali

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FIRST SCHEDULE

(Description of said Land)

ALL THAT PIECE OR PARCEL OF land bearing i) plot no. 18 admeasuring 9240.13 square metres. ii) plot no. 3 admeasuring 6917.4 square metres aggregating to admeasuring 16157.53square meters situate at village Juhu, tehsil Thane Sector 9, Vashi, Navi Mumbai falling within the jurisdiction of the Navi Mumbai Municipal Corporation.

SECOND SCHEDULE

(Description of Project Land)

Free sale FSI having a proposed built-up area of approximately 14161.081 square meters to be utilized on portion of Larger Land.

THIRD SCHEDULE

(Description of Flat)

Flat No. **1602** on **16th** floor in **Godrej Bayview Tower 2**, admeasuring **57.01** square meters of Carpet Area and Exclusive Areas of the Flat admeasuring **9.67** square meters aggregating to **66.68** square meters ("**Total Area**") along with **01 (One)** parking space(s) situated in the Basement 4 Level of the Tower/ Building(s)/Wing(s); ("**Parking Space(s)**")

M.
Rita Kumari

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NAVI MUMBAI MUNICIPAL CORPORATION

COMMENCEMENT CERTIFICATE

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NO.NMMC/TPO/BP/Case No. 20201CNMMC17104/1858/2021

DATE : 04/06/2021

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Maharashtra Municipal Corporations Act, M/s. Sai Ashirwad Co-op. Housing Society Ltd., Gulmohar Co-op. Housing Society Ltd. & Utkarsha Co-op. Housing Society Ltd., Condominium No. 3 (Bldg. No.2, 4 to 18) & Condominium No.18 (Bldg. No. 61 to 81), Sector 09, Vashi, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Summary of Proposal :-

| | | |
|---|---|--|
| 1. Plot Area (As per Agreement) | : | 16157.53 M ² |
| 2. Plot Area (As per physical measurement) | : | 18272.710 M ² |
| 3. Basic F.S.I. | : | 2.5 |
| 4. Permissible BUA | : | 40393.825 M ² |
| 5. Tower 1 & 2 (Rehab) | : | 24123.934 M ² |
| 6. Tower 1, 2 & 3 (Incentive) | : | 15408.979 M ² |
| 7. Proposed Built Up Area | : | 39532.913 M ² |
| 8. Tower 1 & 2 (Rehab) Unit | : | 592 Nos. |
| 9. Tower 1, 2 & 3 (Incentive) Unit | : | 266 Nos. |
| 10. Total No. Units (Tower 1 2 & Tower 1, 2, 3) | : | 858 Nos. |
| 11. Building floor | | |
| Tower 1 (Rehab) | : | Ground + 24 th floor |
| Tower 2 (Rehab) | : | Stilt + 26 th floor |
| Tower 1 (Incentive) | : | 4 Basement + Stilt to 5 th floor |
| Tower 2 & 3 (Incentive) | : | 4 Basement + Stilt to 24 th floor |
| 12. Building Height upto Terrace Level | | |
| Tower 1 (Rehab) | : | 73.05 Mtr. |
| Tower 2 (Rehab) | : | 77.55 Mtr. |
| Tower 1 (Incentive) | : | 19.95 Mtr. |
| Tower 2 & 3 (Incentive) | : | 76.95 Mtr. |
| 13. Building Top Height | | |
| Tower 1 (Rehab) | : | 78.90 Mtr. |
| Tower 2 (Rehab) | : | 81.60 Mtr. |
| Tower 1 (Incentive) | : | 24.02 Mtr. |
| Tower 2 & 3 (Incentive) | : | 81.02 Mtr. |

- 1) The Certificate is liable to be revoked by the Corporation if :
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

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Rita Kamasi

Abhay Kumar

Annexure "5"
RERA Certificate

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700031726

Project: **Godrej Bayview** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot 18, Plot 3 at Navi Mumbai (M Corp.), Thane, Thane, 400703;**

1. **Suncity Infrastructures (Mumbai) Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.**

2. 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 (1) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **08/11/2021** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 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

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

Signature valid
Digitally Signed by
Dr. Vasanti Ramanand Prabhu
(Secretary, MahaRERA)
Date: 08-11-2021 16:19:50

Dated: 08/11/2021
Place: Mumbai

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

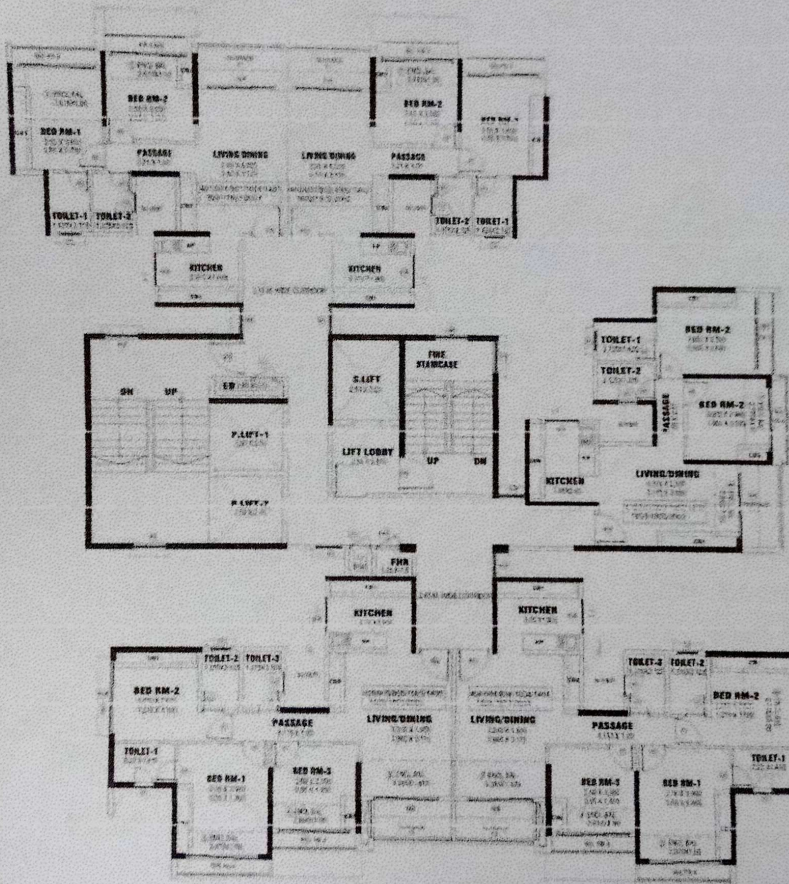
M.
Vasanti Ramanand Prabhu

टन न ९
 दस्त क्र. १०८५२०२४
 ८९ १३०



Annexure "8"

FLAT NO : 1602 FLOOR NO : 16th



EVEN FLOOR PLAN 4TH,6TH,8TH,10TH,14TH,16TH,18TH & 20TH FLOOR
 INCENTIVE TOWER - 2

This plan has been approved / sanctioned
 by NMMC/ TPD/ C. C. / M. No.
 20201CNMMC171041858/2021
 Date: 04/06/2021

Handwritten signature/initials

Handwritten signature: Arjun Kumar

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Bayview"

"Godrej Bayview", Proposed for Redevelopment JN-2 Type Apartments, Plot No. 18 & Plot No. 03, Sector 9, Vashi, Juhu Chowpatty Road, Dayanshwar Marg, Navi Mumbai, Taluka & Dist. - Thane - 400 703, State - Maharashtra, Country - India

Latitude Longitude: 19°04'39.5"N 72°59'47.9"E

Think.Innovate.Create

Valuation Done for: **State Bank of India**

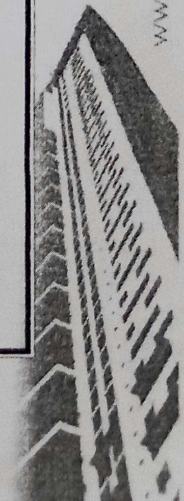
Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051 State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune Raipur •
Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT OF "Godrej Bayview"

"Godrej Bayview", Proposed for Redevelopment JN-2 Type Apartments, Plot No. 18 & Plot No. 03, Sector 9, Vashi, Juhu Chowpatty Road, Dayanshwar Marg, Navi Mumbai, Taluka & Dist. – Thane – 400 703, State - Maharashtra, Country - India

Latitude Longitude: 19°04'39.5"N 72°59'47.9"E

NAME OF DEVELOPER: M/s. Suncity Infrastructures (Mumbai) LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 14th December 2021 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Godrej Bayview", Proposed for Redevelopment JN-2 Type Apartments, Plot No. 18 & Plot No. 03, Sector 9, Vashi, Juhu Chowpatty Road, Dayanshwar Marg, Navi Mumbai, Taluka & Dist. – Thane – 400 703, State - Maharashtra, Country - India. It is about 1.7 Km. travel distance from Vashi railway station of Harbour Railway Line of Central Railway. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. The area is middle class & developing.

2. Developer Details:

| | | |
|-----------------------------|---|---------------------|
| Name of builder | M/s. Suncity Infrastructures (Mumbai) LLP | |
| Project Registration Number | Tower No. | RERA Project Number |
| | 2 & 3 | P51700031726 |
| Register office address | M/s. Suncity Infrastructures (Mumbai) LLP 5th Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai, Pin Code No. - 400 079, State - Maharashtra, Country - India | |
| Contact Numbers | Contact Person : Mr. Norbert Mendes (Customer Centricity - 9821422860 / 02266235946) | |
| E - mail ID & Website | nmendes@godrejproperties.com www.godrejproperties.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|----------------------|
| On or towards North | Internal Road |
| On or towards South | Dayanshwar Marg |
| On or towards East | Chintamani Society |
| On or towards West | Type JN IV Plot No 2 |



Mumbai

121, 1st 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
delhinrc@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

FORM - A (PERSONAL DETAILS OF STAFF)

Applicant

Co-Applicant

CIF No/
Account No.

81136243844

First Name

Middle Name

Last

Name:

ABHAY

KUMAR

PF ID:

3923657

Designation:

Chief Manager.

Date of Birth:

24121971

PAN:

AFKPK7932A

Mobile:

7463882399

Email:

abhay81ta9@gmail.com

Name of Spouse:

RITA KUMARI

Name of Father:

SRI SACHCHIDA NAND SHARMA

Gender:

Male

Female

Third Gender

Marital Status:

Single

Married

Divorced

Widowed

Is Administrative, DPD, Vigilance clearance obtained:

Yes

No

Obtained on:

Date of joining:

11041994

Date of Confirmation:

11101994

Date of Retirement:

31122031

Service completed in SBI (excluding temporary service):

29

Years

09

months

Details of KYC (Minimum one to be filled)

Aadhaar/UID No.

285011306828

Voter ID No.

Passport No.:

Driving License No.

MH03 20220041129

Residential Address:

Address 1:

FLAT NO 501, TEMPLE HILL TOWER

Address 2:

N S MANKIKER ROAD,

Address 3:

NEAR SION TALAB

Village:

SION

City:

MUMBAI

District:

MUMBAI

State:

MAHARASHTRA

Country:

INDIA

Pin Code:

400022



Abhay Kumar

Abhay Kumar

PERSONAL DETAILS (NON-STAFF)

Co-Applicant Guarantor
Existing Customer: Yes No

CIF No/Account No. 80391734744

If Yes Name: First Name Middle Name Last
RITA KUMARI

Date of Birth: 31/12/1973 PAN: AUKPK3621K

Mobile: 9470598362

Email: rita.kumari.r8@gmail.com

Name of Spouse: ABHAY KUMAR

Name of Father: LATE HARISH CHANDRA SHARMA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar/UID No. 686333014308

Voter ID No.

Passport No.:

Driving License No.

Residential Status: RESIDENT INDIAN (RI) NON-RESIDENT INDIAN (NRI) PERSON OF INDIAN ORIGIN (PIO) Foreign Citizen

Residential Address:

Permanent Address:

Address 1: JUGESHWAR SADAN, BIHARI PATH

Address 2: NEW BIGRAHPUR, NEAR CHANDRAGUPT MANG

Address 3: COLLEGE

Village: City: PATNA

District: PATNA State: BIHAR

Country: INDIA Pin Code: 800001

Current address same as the permanent address Yes No

Current Address

Address 1: FLAT NO 501, TEMPLE HILL TOWER

Address 2: N S MANKIKER ROAD

Address 3: SION

Village: City: MUMBAI

District: State: MAHARASTRA

Country: INDIA Pin Code: 400021

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Years residing in current address: 05 Months residing in current address:



Rita Kumari

Rita Kumari

Signature of Co-Applicant/Guarantor

3061+1
20/2/24

STAFF IHL + COMMERCIAL

Branch DADAR millennium Please Tick

SBI Tie up
208252

| | |
|-------------------------------------|------------------------|
| PMAY Yes/No | Annual Gross Income |
| CIF No. 81 81136243849 | PAL |
| Existing SBI A/C No. 27 80391734744 | Tie up (If applicable) |
| LOS Reference No.: | Take Over |

Scanned
Asset Liability
Rev.

Applicant Name : Abhay Kumar
 Co-Applicant Name : Rita Kumar
Adarsh Kumar
 Contract (Resi.) Mobile : 7463882399

Loan Amount : R. 14500000 - (IHL) Tenure
 Interest Rate : R. 5400000 - (Comm) EMI :
 Loan Type : _____ SBI LIFE : YES / NO
 Hsg. Loan _____ Maxgain
 Realty _____ Home Equity _____

Sale - 11392168679 (0353)

Property Location :
 Property Cost :
 Name of Developer / Vendor :

| RBO- | Zone- | Branch- | Code No. |
|--|-------|---------|----------|
| Name S.S.L. Co ordinator along with Mob No.: | | | |
| Name RACPC Co ordinator along with Mob No.: | | | |
| Name of HLST / MPST / BM / FS along with Mob No. : | | | |

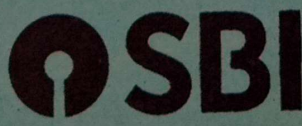
| | DATE | | DATE |
|---------------|-------------------|------------------------|--------------------|
| SEARCH - 1 | <u>Vo. legal</u> | RESIDENCE VERIFICATION | <u>Rita Resi</u> |
| SEARCH - 2 | <u>21/02/2024</u> | | <u>Adarsh Resi</u> |
| VALUATION - 1 | <u>20/2/24</u> | OFFICE VERIFICATION | |
| VALUATION - 2 | <u>Vastukala</u> | SITE INSPECTION | <u>Samir Patil</u> |

Inlein

VS 20/2/2024

20/01/2024

Gross Amount:



Reference Staff PF ID :
Reference Staff Name :

STATE BANK OF INDIA RACPC SOUTH MUMBAI

20/02/2024

73586