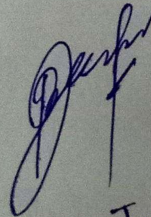


वसई - ६
दस्ता क्रमांक ४६३० / २०१९
१०/५९

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT is made and entered into at Virar, Tal. Vasai, on this 20<sup>th</sup> day of Aug in the Christian year Two Thousand Nineteen; BETWEEN M/S. SQUARE ENTERPRISES, a Proprietorship firm, having its office at Office No. 2, Kopri Naka, Chandansar Road, Virar (E), District Palghar, hereinafter called "THE DEVELOPERS/ THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning therefore be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs ,executors , administration and assigns of the other partner) of the FIRST PART:-



Jagruti. J. H41E



9/99



AND

JAGRUTI JITENDRA HULE, Age 29 Years; Indian Inhabitant, residing at :- Room No. 02, Sai Sadan Chawl, M. G. Road, Charkop Village, Kandivali (West), Mumbai - 400 067; hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their/heirs, executors, administrators and assigns) of  
**SECOND PART:-**

Jagruti, J. HULE

वसई - ६
दस्ता क्रमांक ४६७० / २०१९
६ १५९

WHEREAS:-

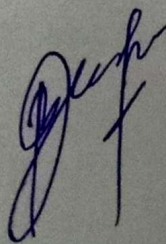
a) **MR. JIVANJI JAWANJI SOLANKI** is the owner of all that piece and parcel of land bearing Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist-Palghar.

b) The Commencement Certificate as required under section 45 of the Maharashtra Regional and Township Planning Act-1996 as also granted by the VASAI VIRAR CITY MUNICIPAL CORPORATION vide letter No. VVCMC/TP/CC/VP-5614/3956/2014-15, Dated 04/02/2015.

c) By the Development Agreement Dated 08/04/2008 entered into between MR. JIVANJI JAWANJI SOLANKI (therein called "The Owners" of the First Part and M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI (therein called "The Developers") of the Second Part, the said Mr. JIVANJI J. SOLANKI granted the development rights in respect of the abovesaid land to M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI on the terms and conditions mentioned in the said Agreement.

d) By the Development Agreement Registered Document No.Vasai-2 3244/2018 Dated 30/03/2018 entered into between M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI (therein called "The Owners" of the First Part and M/S. SQUARE ENTERPRISES (therein called "The Developers") of the Second Part; the said M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI granted the development rights of Building No. 3 to M/S. SQUARE ENTERPRISES on the terms and conditions mentioned in the said Agreement.

e) M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI have also executed Power of Attorney in favor of M/S. SQUARE ENTERPRISES with a right to develop the said F.S.I.



Jagruti. J. H4112



वसई - ६

4

दस्त क्रमांक ७६७० २०१९

f) By Confirmation Deed dated 20/05/2015, MR. JIVANJI J. SOLANKI have confirmed the Development Agreement Dated 14/05/2015 entered into between M/S. Yogini Developers through its Proprietor MR. SUMEET A. SONI (therein called "The Owners" of the First Part and M/S. SQUARE ENTERPRISES; thus the original land owner MR. JIVANJI J. SOLANKI have shown his no objection for the said Development and thus he have given his requisite permission and confirmation to the said development.

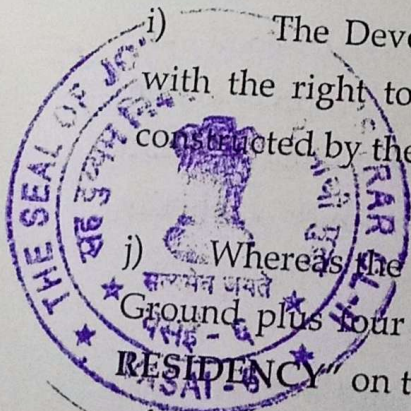
g) The Builders have engaged the service of Architect M/S. RVS DESIGNS registered with the council of architect and M/S. RVS DESIGNS as a structural Engineer for preparation of the structural drawing of the building/s and the Building/s and the Builders accepts the professional supervision of the architect and structural Engineer till the completion of the building.

h) The flat purchaser/s demanded from the Builders have given inspection to the flat purchaser/s of all the document of title relating to the said land , the developers agreement and the plans, designs and specification prepared by the Builders architect M/S. RVS DESIGNS and of such other document as specified under the Maharashtra Ownership flats (Regulation of the promotion of construction sale management and Transfer ) Act,1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made there under , such inspection has been duly given to and taken by the Purchaser/s .the purchaser/s has/have also satisfied himself /herself /themselves about the same .

i) The Developers has given peaceful and vacant possession with the right to develop and to said sell the Flats/Shops to be constructed by the developer on ownership basis.

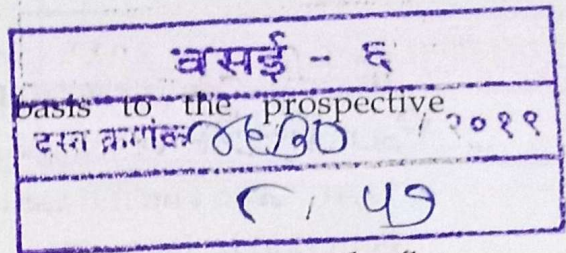
j) Whereas the Developer has constructed the building consist of Ground plus four upper floor with the name and style "YOGINI RESIDENCY" on the said plot of land (for brevity's sake hereinafter referred to as "SAID BUILDERS")

k) And whereas after completion and construction of the said building the developer has decided to sell the constructed flat/Shop



Jagriti . J.H412

being self contained on ownership purchaser's.



l) Whereas the developers herein has given inspection to the flat purchaser/s of all the document of title relating to the said land and building and purchaser has also inspected all the papers and amenities already provided in the said building agreed to be sold to him under the Maharashtra Ownership flats (Regulation of the promotion of construction sale management and Transfer ) Act,1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made there under . The developer has given inspection of the following documents are as under.

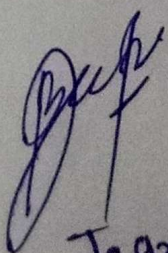
- a) Copy of VII/XII extract of the said property.
- b) Copy of title Certificate.

m) The Developers have agreed to sell and purchasers shall purchase a flat on ownership basis bearing Flat No. 403 on the 4<sup>th</sup> Floor, 'A' Wing, admeasuring 555 Sq. Ft. i.e. 51.57 Sq. mtrs. Super Built Up Area in building No. 3 known as "YOGINI RESIDENCY" which upon the terms and condition, which are now appearing hereunder.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOW:-**

1) The Developers has construct the said building known as "YOGINI RESIDENCY" of ground and four upper floors on the said land in accordance with the designs, plans and specification thereof approved by the concerned local authority and with only variation/ modification as required by the local authority concerned.

2) The flat Purchaser/s hereby agree to purchaser from the Builder and Builder hereby agrees to sell to the flat purchaser/s one Flat bearing No. 403, of saleable area admeasuring 555 sq. ft. i.e. 51.57 Square meters saleable area, (which is inclusive of the area of balconies), on 4<sup>th</sup> Floor ,in "A" Wing, as shown in the floor plan



Jagruti. J. H412



दस्त क्रमांक: 2600 / 2019

therefore here to annexed and marked annexure in Bldg No. 3 in complex known as "YOGINI RESIDENCY" (herein after referred to as "The Flat") for the price of Rs.24,42,000/- (Rupees Twenty Four Lakh Forty Two Thousand Only) including price of the common area and facilities appurtenant to the premises, the nature, the extent and description of the common facilities which are more particularly described in the schedule hereunder written.

3) The said consideration of Rs.24,42,000/- (Rupees Twenty Four Lakh Forty Two Thousand Only) shall payable in the following manner :-

- 1,00,000/- of the agreed price on booking of the flat/shop.
- \_\_\_\_\_ of the agreed price on the completion of plinth.
- \_\_\_\_\_ of the agreed price on the completion of 1<sup>st</sup> slab.
- \_\_\_\_\_ of the agreed price on the completion of 2<sup>nd</sup> slab.
- \_\_\_\_\_ of the agreed price on the completion of 3<sup>rd</sup> slab.
- \_\_\_\_\_ of the agreed price on the completion of 4<sup>th</sup> slab.
- \_\_\_\_\_ of the agreed price on the completion of 5<sup>th</sup> slab.
- \_\_\_\_\_ of the agreed price on the completion of bricks work.
- \_\_\_\_\_ of the agreed price completion of plaster.
- \_\_\_\_\_ of the agreed price completion of flooring.
- \_\_\_\_\_ of the agreed price completion of the said flat.

4) The Developer hereby agrees to observe perform and comply with all the terms, Condition, stipulation and restriction, if any, which may have been imposed by the concerned local authority at the time of sanctioning he said plans or thereafter and shall, before handing over possession of the flat Purchaser/s obtained from the concerned local authority occupation and/or completion certificate in respect of the flat.

The Builders hereby declared that the floor space index available in respect of The said land is 1200 square meters only and that no part of the said floor space Index has been utilized by the builders elsewhere for any purpose whatsoever.

6) The flat Purchaser/s agrees to pay to the Builders interest at eighteen percent per annum on all the amount which become due

*[Handwritten Signature]*

Jagriti . J. HUIE

दस्त क्रमांक १६३० / २०१९  
 Government or City and  
 Municipality or to any

Industrial developers Corporation or  
 other public body in respect of the said  
 property, the same shall be reimbursed by the purchaser/s in  
 proportion to the area of his/her/their flat.

29) The Purchaser/s hereby agrees that in the event of any amount by way of premium or the security deposit is payable to the Municipal Council or the state Government or CIDCO or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payable of a similar nature becoming payable by the builders the same shall be paid by the Purchaser/s to the builders in proportion to the area of the said premises and in determining such amount, the discretion of the Builders shall be conclusive and binding upon the Purchaser/s.

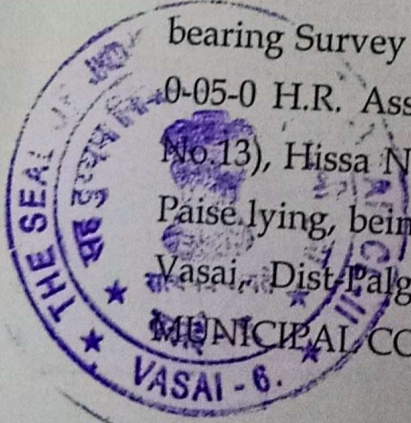
30) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the builders under this agreement.

31) This agreement shall always be subject to the provision of Maharashtra Co-operative societies Act, 1960 with rules made there under and also the Maharashtra Ownership flats (Regulation of the Promotion of Construction, sale, Management and transfer) Act, 1963

### SCHEDULE 'A'

#### THE SCHEDULE ABOVE REFERRED TO

n) ALL THAT piece and parcel of hat piece and parcel of land bearing Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist. Palghar, within jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION & Sub Registrar, Vasai, Dist. Palghar.



*[Handwritten signature]*

Jagriti J. Huie

SCHEDULE B

THE SCHEDULE ABOVE REFERRED TO

वसई - व
दस्ता क्रमांक ०६७० / २०१९
२० / ५९

o) Flat. No. 403, on the 4<sup>th</sup> Floor, in "A" Wing admeasuring 555 Sq. Ft. i.e. 51.57 Square meters Super built-up Area in the Building No. 3 known as "YOGINI RESIDENCY", constructed on Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist-Palghar, within jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION & Sub Registrar, Vasai, Dist.Palghar.

" MAHA RERA CERTIFICATE NUMBER "

The abovementioned project of "YOGINI RESIDENCY", constructed on Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist-Palghar is approved by MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY by REGISTRATION CERTIFICATE OF PROJECT BEARING REGISTRATION NO. : P99000013032.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the )  
 Within named "THE BUILDER" )  
 M/S. SQUARE ENTERPRISES, )  
 a Proprietorship firm, )  
 through its Proprietor )  
 MR. PANKAJ B. JADHAV )  
 In the presence of..... )




1. Bharankar

2. Smey





वसई - ६
वसा ग्रामांक ४९७० / २०१९
२० / १५९

SCHEDULE 'B'  
THE SCHEDULE ABOVE REFERRED

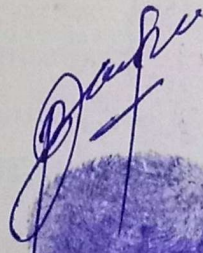
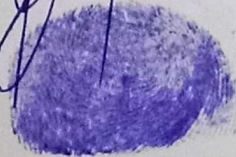
o) Flat. No. 403, on the 4<sup>th</sup> Floor, in "A" Wing admeasuring 555 Sq. Ft. i.e. 51.57 Square meters Super built-up Area in the Building No. 3 known as " YOGINI RESIDENCY", constructed on Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist-Palghar, within jurisdiction of VASAI VIRAR CITY MUNICIPAL CORPORATION & Sub Registrar, Vasai, Dist.Palghar.

" MAHA RERA CERTIFICATE NUMBER"

The abovementiond project of "YOGINI RESIDENCY", constructed on Survey No. 121 (Old S. No.13), Hissa NO. 44, admeasuring 0-05-0 H.R. Assessed at Rs. 0.08 Paise & Survey No. 121 (Old S. No.13), Hissa No. 35, admeasuring 0-20-0 H.R. Assessed at Rs. 0.33 Paise lying, being and Situated at Village Kopari, Virar (E), Taluka Vasai, Dist-Palghar is approved by MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY by REGSITRATION CERTIFICATE OF PROJECT BEARING REGISTRATION NO. : P99000013032.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the )  
Within named "THE BUILDER" )  
M/S. SQUARE ENTERPRISES, )  
a Proprietorship firm, )  
through its Proprietor )  
MR. PANKAJ B. JADHAV )  
In the presence of..... )



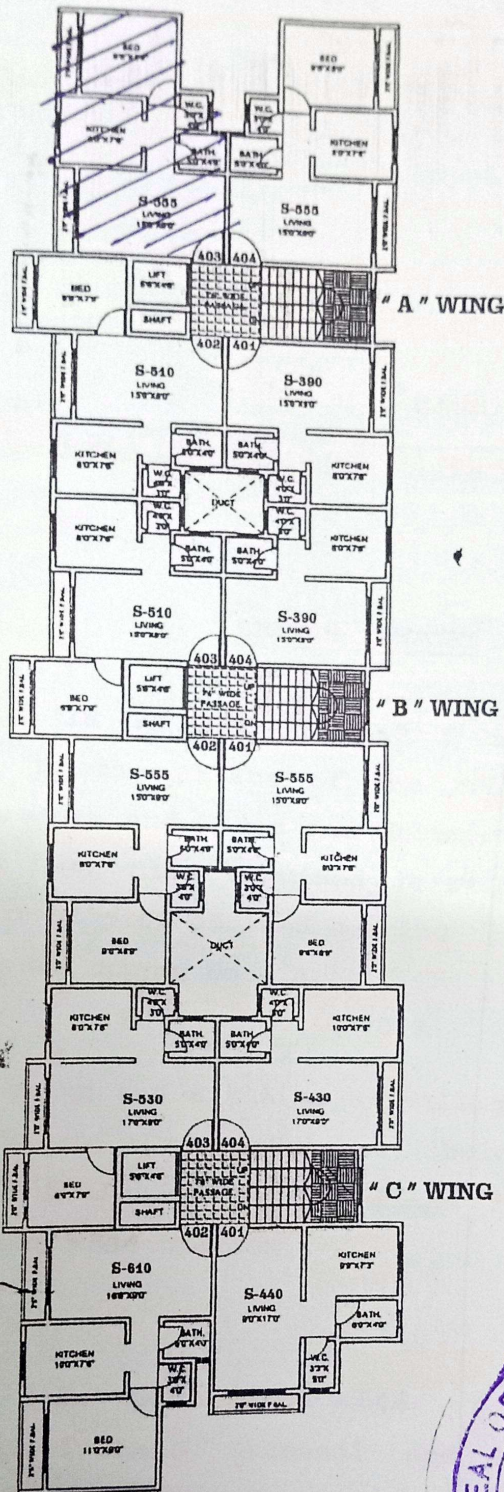
1. Bharankar

2. Bmeh



05-02-2016

वसई - ६	
दस्त क्रमांक ०६००	१२०१९
२२ / ५०	



BUILDER

**FOURTH FLOOR PLAN**  
**BLDG NO.3**



*Handwritten signature*



वसई - ६
दस्ता क्रमांक ४६३० / २०१९
४० / ५९

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : य.वि.श.म./न.र./  
दिनांक :

WCMC/TP/CCNP-5614/3956/2014-15

04/02/2015

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C Regulations-2001).

The amount of Rs. 68000/- (Rupees Sixty Eight Thousand only) deposited vide Challan No. 305503 dated 27/01/2015 with Vasai Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Development Permission of layout for the proposed Residential Building Village : Kopari, Taluka: Vasai Dist: Palghar.

as per following details:-

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	No. of Shops	Built Up Area (in sq. mt.)
1	Residential	3	Grd+5	72	-	2517.48



The Occupancy Certificate for the building will be issued only after provision of potable water is made available to each occupant.

Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.



Encl.:  
c.c. to  
1.  
2.  
3.  
4.  
5.

वसई - ६

पत्र क्रमांक २६३०/२०१९

२०१५९

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६

फॅक्स : ०२५०-२५२५१०७

ई-मेल : vasai@virarcorporation@yahoo.com



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
वसई, जि. ठाणे, पिन ४०९ ३०५.

जा.क्र. : व.वि.सा.म./न.र./  
दिनांक :

02  
15/04/2019

VVCMC/TP/OC/NP-5614/3958/2018-19

TO  
Shri. Jivanji j. Solanki  
Maya Bungalow,  
Vithal Marwadi,  
Vir Savarkar Road,  
Virar (W)  
Tal-Vasai, Dist-Palghar

PART OCCUPATION CERTIFICATE

I hereby certify that the development for Residential Building Yogini Residency, , bearing new survey No. 121, (old Survey No 13) Hissa No. 1, area admeasuring 1850 sq. mtrs, new survey No. 332, (old Survey No 300) Hissa No. 35 & 44, area admeasuring HRP 0-25-0, village-kopari, virar east, Taluka Vasal ,Dist. palghar, completed under the supervision of M/S En-Con Project & Architectural consultants, Registered Engineer ( License / Registration No. VVCMC/ENGR/01) and has been inspected on 07/02/2019 and I declare the conditions stipulated in the commencement Certificate No. VVCMC /TP/CC/NP-5614/3956/2014-15 Dt.04/02/2015, for Yogini residency. No. of Floor G+5 issued by the VVCMC and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers /owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Health department of Vasai Virar City municipal corporation .
2. You will have to provide necessary InfrastructurI facilities on site and also the improvement/ repairs to them will have to be done at your own cost and risk to the standards that may be specified by the planning Authority any time in future these infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement , shifting of poles to suitable locations, collection of solid waste , arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area , channelization of water courses and culverts, if any.
3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the vasai virar city municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction vasai virar city municipal corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.



Contd....2

वसाई - ६

वसाई क्रमांक ४६३०/०१९

४८१५७

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ना. वसई, जि. ठाणे, पिन ४०१ ३०५.



स्थापना ०३ जुलै २००३

VVCMC/TP/OC/VP-5614/3958/2018-19

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-६१२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म./न.र./

दिनांक : 15/04/2019

4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store /dump solid waste in 2 compartments of 0.67 CUM.&-1 33 CUM . capacity for every 50 tenements or part thereof for non -bio degradable & bio-degrad-able waste respectively.
5. The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastrucuture facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 36 Flats constructed in Residential Building Yogini residency No. of Floor (G +3 ), 36 Flats constructed .
7. Also you shall Submit a Cloth mounted copy of the As built drawing without which the Security deposit will not be refunded .

One set of completion plan duly certified is returned herewith.

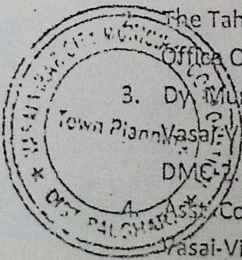
Yours faithfully

Deputy Director of Town Planning  
Vasai Virar City Municipal Corporation

Encl.: a/a

c.c to:

1. The Collector,  
Office Of The Collector, Thane  
The Tahasildar  
Office Of The Tahasildar, Vasai
3. Dy Municipal Commissioner  
Vasai Virar City Municipal Corporation  
DMC-7
4. Asst. Commissioner, UCD,  
Vasai-Virar City Municipal Corporation  
Ward Office.....
- 5.





20/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 6


दस्त क्रमांक : 4630/2019

नोंदणी :

Regn:63m

गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2442000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1703000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे कोपरी सर्व्हे नं. 121(13),हि. नं. 44,35 यावरील योगिनी रेसिडेन्सी या इमारतीमधील सदनिका क्रं. ए/403,चौथा मजला,एरिया 51.57 चौ. मी. सुपर बिल्ट अप.,बिल्डींग नं. 3( ( Survey Number : 121 (13) ; ) )
(5) क्षेत्रफळ	1) 51.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्केअर एन्टरप्रायजेस तर्फे मालक पंकज बी. जाधव - -- वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2, कोपरी नाका, चंदनसार रोड, विरार - पु, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AKGPJ3298K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जागृती जितेंद्र हुले - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम न 02 साई सदन चाळ, एम. जी. रोड, चारकोप विलेज, कांदिवली प मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AQTPH2811F
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2019
(10)दस्त नोंदणी केल्याचा दिनांक	20/08/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4630/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	146520
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24420
(14)शेरा	

  
सह दुय्यम निबंधक वसई-६  
वर्ग - ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Date : 24-08-2019

Ref: ADI/SBI/SION/RACPC/SB/PP/2019/08-06

**ANNEXURE-I**

**VALUATION REPORT**

(properties of value upto Rs.5 crores)

Name & Address of Branch : State Bank of India, RACPC Sion Branch  
Name of Customer(s)/Borrowal unit : **Mrs. Jagruti Jitendra Hule**  
(for which valuation report is sought) :

<b>1 Customer Details</b>								
Name	<b>Mrs. Jagruti Jitendra Hule</b>							
Apl no	Not given							
<b>2 Property Details</b>								
Address	Flat No. 403, 4th Floor, Building No.3, Wing A, 'Yogini Residency' S. No. 121, H No. 44, 35, Village Kopri, Virar (E), Tal. Vasai , Dist. Palghar 401 303.							
Nearby Landmark / Google Map	Near Rice Market , Kopri, Virar (E) Google Map of Surrounding area is attached below.							
Independent access to the property								
<b>3 Document Details</b>		Name of Approving Authority	Vasai Virar City Municipal Corporation					
Layout Plan	Yes/No	Not Given	Approval No	VVCMC/TP/CC/VP-				
Building Plan	Yes/No	Not Given	Approval No	5614/3956/2014-15 Dated				
Construction	Yes/No	Yes	Approval No	04-02-2015				
Legal Documents	Yes/No	1. Index II No. VSI6-4630/2019 Dated 20-08-2019 Agreement Value: Rs. 24,42,000/- Govt. Value : Rs. 17,03,000/- 2. Sale Agreement between M/s. Square Enterprises And Mrs. Jagruti Jitendra Hule 3. Commencement Certificate No. VVCMC/TP/CC/VP-5614/3956/ 2014-15 Dated 15-07-2015.						
<b>4 Physical Details</b>								
Adjoining Properties	East	Sai Apartme nt	West	Open Plot	North	Sonchata Apartment	South	Tandul Bazar





		Not given	Plot demarcated	Yes	Approved land use	Yes	Type of Property	Flat
No. of rooms	Living	1	Bed Rooms	1	Toilets	1	Kitchen	1
Total No of Floors	Ground + 5 Floors	Floor on which the property is located	4th Floor	Approx Age of the Property	4 Month Part O.C. Recd. (Possession Started)	Residual Age of the Property	60 Years (Subject to proper maintenance)	Type of structure - RCC

#### 5 Tenure / Occupancy Details

Status of Tenure	Under Construction	No of years of Occupancy -	Relationship with tenant or owner - N.A
6 Stage of Construction	80%		If under construction, extent of Completion - 5th RCC Slab, Upto 3rd Floor Brick, Plaster, Neeru, POP, Kitchen, flooring, Door, Windows, W.C Bath works are Completed. External painting and client flat all internal works are balance. (as per information this flat was not sold out though the works are not done by the builder)

#### 7 Violations if any observed -

Nature and extent of violations	Nil
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#### 8 Area Details of the property

Site Area S.B.U.A Sq. Ft. ( As Per Index II )	555.00	Plinth Area	-	Carpet Area Sq. Ft. (As per Measurement)	-	S:B.U.A Sq. Ft. ( As Per Index II	555.00	Remark-
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#### 9 Valuation

- i. Mention the value as per Government Approved Rates also
- ii. 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 prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.



ary of Valuation

Guideline Value

a. Land:

b. Building:

c. Flat : Rs. 14,07,294.00 ( 459 Sq. Ft. x Rs. 3,066 )

ii. Fair Market Value	: Rs. 30,52,500.00	Rate Adopted	Rs. 5,500
iii. Realizable Value	: Rs. 27,47,250.00		
iv. Forced/Distress Sale value	: Rs. 24,42,000.00		
v. Rental Value	: Rs. 6,360.00		
vi. Insurance Value	: Rs. 10,09,800.00		

10 Assumptions/ Remarks	i. Qualifications in TIR/Mitigation suggested, if any- Not Given ii. Property is SARFAESI compliant:: Yes iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.- No iv. Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged.- Not known v. Details of last two transactions in the locality/area to be provided, if available.- Not Available vi. Any other aspect which has relevance on the value or marketability of the property - Property is located about 4 kms distance from Virar Rly. Stn.
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Note

1) As per Commencement Certificate VVCMC/TP/CC/VP-5614/3956/ 2014-15 Dated 04-02-2015 building No. 3 as Ground + 5 floors but as per site visit building is Ground + 3 Floor. Part OC given by VVCMC for Yogini Residency Gr + 3 floors. as per information builder will extended building upto 5th floor.  
2) Before possession builder will complete internal work of the client flat.

11 Declaration	i. The property was inspected by the undersigned on 23-08-2019 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished here in is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank
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12 Name address & signature of valuer with Wealth Tax Registration No.

**Authorized Signatory**  
**Archinova design inc.**

Date of Valuation:

24-08-2019

13 Enclosures Documents

i) Photographs of Property

& Photographs ( Geo stamping with date) etc.

ii) Google Map



Annexure  
Mrs. Jagruti Jitendra Hule  
Building & Flat

