



11/02/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 846/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8530000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7337500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: टी2-1002, माळा नं: 10वा मजला, इमारतीचे नाव: सिट्रस रुणवाल फोरेस्टम,, ब्लॉक नं: कांजूरमार्ग प मुं-400078, रोड नं: एल वि एस मार्ग, इतर माहिती: कवर्ड एक कार पार्किंग सहित((C.T.S. Number : 596 596/1 TO 6 597 597/1 TO 7 598 598/1TO3 599A 599A/1TO 81 601 602 602/1 TO 9 603 604 605 605/1TO 17 606 606/1 TO 83 607 607/1 TO 31 607A 607D ;))
(5) क्षेत्रफळ	1) 50.40 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:-मेसर्स विलाब्रेटर अलॉय कास्टिंग्स लिमिटेड चे ऑथोराईज सिग्रेटरी प्रशांत मल्ल्या तर्फे मुखत्यार इर्शाद - अहमद वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: 4 था मजला, इमारतीचे नाव: रुणवाल एन्ड ओमकार ईस्केअर, ब्लॉक नं: चुनाभट्टी सिग्नल सायन पु, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACW0462F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ममता - गुमा वय:-38; पत्ता:-203/वि, -, गायत्री पुजा अपार्टमेंट धन्वंतरी हॉस्पिटल जवळ, कुळगाव बदलापुर पु जिल्हा ठाणे, -, क्:आन्नाऑण, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421503 पॅन नं:-AHQPG3570N
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2016
(11)अनुक्रमांक,खंड व पृष्ठ	846/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	426500
(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.



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खरी पत्त

सह. दुय्यम निबंधक, कुर्ला-1

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AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 23rd day of January in the year Two Thousand and Sixteen

BETWEEN

An
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M/S WHEELABRATOR ALLOY CASTINGS LTD., a Company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquire, 4th Floor, Opp Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai-400 022 through its duly Authorized Signatory Mr. prashant Malika, Authorized under Board Resolution/POA dated _____ hereinafter referred to as the **Vendor/ Developer**"(which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART;**

AND

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MS. MAMTA GUPTA,
APARTMENTS, NEAR
HADLAPUR (E), DIST -

residing at 203/B, GAYATRI POOJA
DHANVANTARI HOSPITAL, KULGAON,
THANE hereinafter referred to as the
"PURCHASER/S", (which expression shall, unless repugnant to or
inconsistent with the context, mean and include his/her/its heirs, legal
representatives, successors, executors, administrators and assigns) of
the **OTHER PART**.

The Vendor/Developer and Purchaser/s shall hereinafter collectively be
referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:-

- (A) By diverse deeds and documents M/s Neosym Industry Ltd., (formerly known as The Indian Smelting and Refining Co. Ltd.) was seized, possessed and otherwise well and sufficiently entitled to all that pieces and parcels of land admeasuring about 61,665.60 (Sixty One Thousand Six Hundred and Sixty Five point Sixty) square meters, bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607A/1-31 and 607D situated at Village Kanjur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078 and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**said Property**").
- (B) By and under a registered Deed of Transfer of Undertaking (DTU) dated 1st August, 2012, executed between M/s Neosym Industry Ltd. (formerly known as The Indian Smelting and Refining Co. Ltd.) of the one part and **WHEELABRATOR ALLOY CASTINGS LTD.**, the Vendor/Developer herein of the other part duly registered with the Sub-Registrar of Assurances at Kurla under Serial No. BDR-3/7504 of 2012, the Vendor/Developer herein has purchased and acquired from M/s Neosym Industry Ltd., the said property for a valuable consideration and upon the terms and conditions as set out therein.
- (C) By virtue of the aforesaid DTU, the Vendor/Developer herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property.
- (D) On application made by the Vendor/Developer, the Government of Maharashtra vide its order dated 11th July, 2013 and 4th March 2014, permitted the Vendor/Developer to close down the factory and also vide order dated 20th August, 2013, the Commissioner of Labour, Govt of Maharashtra has also issued a no-objection certificate (NOC) in respect of the development of the said property.
- (E) The title of the said property has been investigated by M/s Kanga & Co. (Advocates & Solicitors) certifying the title of the said property is clear and marketable as per their title certificate report dated 29th August 2012 and thereafter Mr. S.K. Dubey, Advocate High Court has also issued the supplementary title report dated 20.01.2015 of the said property and Property Register Cards (PRC) in respect of the said property issued by the City Survey Office. The copy of the title certificate and copies of property registered

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card are annexed hereto and marked as **Annexure "A & B respectively"**.

- (F) The Municipal Corporation of Gr. Mumbai (MCGM) has changed the user of the said property from Industrial to Residential / Commercial purposes by its letter bearing reference No.CHE/31275/DPES dated 15th January 2014.

The Bombay Municipal Corporation has sanctioned/ approved the building plans and has issued the Intimation of Disapproval (IOD) vide No E.B./CE/1375/BPES/AS dated 6th September 2014 and has also issued Commencement Certificate (CC) vide no. CE/1375/BPES/AS dated 7th January 2015 Copies thereof hereto annexed and marked **ANNEXURE "C & D Respectively"**.

- (G) The Vendor/Developer is constructing a project known as **"RUNWAL FORESTS "** consisting of various buildings/towers on the said Property by consuming/ utilizing FSI/ TDR as per the plans, approvals and sanctions granted and/or may be granted by the Municipal Corporation and other concerned authorities from time to time (**herein after referred to as the said Project**)

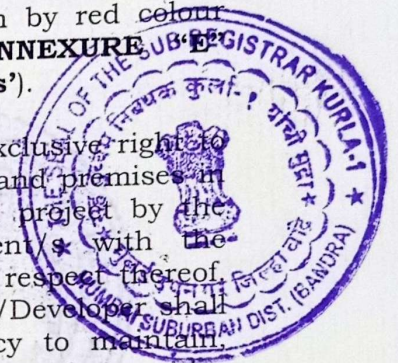
- (H) The development of the said Property will be undertaken in phases and will take time. In pursuance of the overall development of the said Property, the Vendor/Developer is, as per the current approvals and proposal, presently contemplating developing *inter-alia* the said Property by constructing minimum 12 (Twelve) residential buildings/ towers on the said Property (**"Buildings"**) including building/ tower known as **"CITRUS"** (**hereinafter referred to as "the said Building"**) on a portion of the said Property. The Vendor/Developer will also be developing the remaining portion of the said Property and constructing thereon further building/s/towers/wings for residential, commercial and or such other user as the Vendor may deem fit and in accordance with applicable law (**"Future Buildings/ Towers"**). The Vendor is undertaking the development of the said Building, Future Buildings/ Towers and the said Property by exploiting the full development potential of the said Property by way of *inter-alia* (a) utilising, consuming and loading FSI and also FSI by way of Transfer of Development Rights (**"TDR"**) and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, incentive FSI available under the public parking lot scheme under Regulation 33(24) of the DCR (defined below) and any other FSI/TDR including TDR that may be acquired in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and or may be available in respect of the said Property or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law including in DCR, (c) dealing with, disposing of by way of *inter-alia* marketing, transferring, alienating, encumbering and/or mortgaging by way of sale, lease, mortgage, hypothecation or any other manner howsoever as may be permitted under applicable law, the said Property, the said Building, the Future Buildings/towers, all the flats, premises, apartments, units,



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- (L) The Vendor/Developer has entered and is entering and/ or will enter into separate agreements with several other prospective buyers/ persons/ purchaser/s and parties in respect of the sale of Flat/s, office/s and other usage/ premises in the building to be constructed in the said project on the said property by the Vendor/Developer.
- (M) The said Project shall be known as **"RUNWAL FORESTS"** and the building/s when completed to be known as **"CITRUS"**.
- (N) The Purchaser/s has/ have applied to the Vendor/Developer for allotment to the Purchaser/s and Vendor/Developer has agreed to allot to the Purchaser/s on Ownership basis a Flat/ Premises bearing No **T2-1002** on **10th** floor admeasuring about **41.99** square metres of carpet area (**i.e. 452 square feet**) in the said Building known as **CITRUS** in the said Project known as **"RUNWAL FORESTS"** situated at Village Kanjur, Taluka Kurla, LBS Marg, Kanjur Marg (W), Mumbai- 4000 78 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the Second Schedule hereunder written and same is shown by red colour outline on the plan annexed hereto as **ANNEXURE** (hereinafter referred to as the **'said Flat/ Premises'**).
- (O) The Vendor/Developer alone has the sole and exclusive right to sell, lease, convey, assign, transfer etc. the flats and premises in the said building to be constructed in the said project by the Vendor/Developer and to enter into agreement/s with the purchaser/s and to receive the sale proceeds in respect thereof. The Purchaser/s further agree/s that the Vendor/Developer shall have an option to appoint/terminate an agency to maintain, manage and control all the other common areas and amenities and facilities in the said Building and for such other purposes as may be agreed upon between the Vendor/Developer and the said agency.
- (P) Prior to execution of this Agreement, the Purchaser/s has/have obtained legal advice and representation with respect to this Agreement and the transaction contemplated hereby with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the right and title of the Vendor/Developer to develop the said Property, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date in respect of the development of the said Property, and (iii) the rights of the Vendor/Developer to develop the said Property and construct the said Building thereon under various provisions of DCR and applicable law and sell the premises therein, in respect of the said Property. The Purchaser hereby undertakes not to raise any objection and/or make requisitions to the title of the Vendor/Developer to the said Property. The Purchaser undertakes that he/she/it has verified through his/her/their financial advisor and is/are satisfied with regard to his/her/their financial ability to consummate the transaction.
- (Q) This Agreement shall always be subject to the provisions of applicable law including MOFA and the New Housing Act.
- (R) The Vendor/Developer hereby agree/s to sell and the Purchaser/s agree/s to purchase the said Flat/Premises for the total



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Consideration of Rs.8530000/- (Rupees Eighty Five Lakhs Thirty Thousand Only) ("the Sale Consideration") and prior to the execution of this presents, the Purchaser/s has/have paid to the Vendor/Developer sum of Rs.1714445/- (Rupees Seventeen Lakhs Fourteen Thousand Four Hundred Forty Five Only) towards part consideration of the Sale Consideration (the payment and receipt whereof the Vendor/Developer doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser forever) and the Purchaser/s has/have agreed to pay to the Vendor/Developer, balance of the Sale Consideration and other charges and deposits in the manner hereinafter appearing. The Sale Consideration does not include service tax, value added tax, stamp duty, registration charges and any other applicable statutory charges. The Purchaser/s has further agreed and accepted to pay the stamp duty, registration charges and other incidental charges on this agreement and any copies thereto in addition to the any amount mentioned in this agreement.

(S) Under section 4 of the said Act, the Vendor/Developer is required to execute a written agreement for sale of said Flat/ Premises to the Purchaser/s being in fact these presents and also register the said agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

The Parties hereto agree that the recitals hereinabove shall form an integral part of this Agreement.

1. **PLANS:**
1.1 The Vendor/Developer shall construct/ develop the said Building known as **CITRUS** or any other name as may be decided by the Vendor/Developer on the said Property for residential use in accordance with the plans, designs, specifications approved and/ or will be approved and/ or amended by the concerned local authorities from time to time. However, it is agreed that the Vendor/Developer shall be entitled to make such variations, alteration, deletion and modification as the Vendor/Developer may consider necessary or as may be required by the concerned local authority/ Government, using such present and future Floor Space Index (FSI)/ TDR that may be available to the Vendor/Developer, from the said concerned authority and/or such other global Floor Space Index (FSI)/ TDR that may be available to the Vendor/Developer. It being clearly agreed and understood by the Purchaser/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of global FSI/ TDR or otherwise, shall only be for the use and utilization by the Vendor/Developer, and the Purchaser/s shall have no right and/ or claim in respect of the same, whether during the time of commencement of construction or during construction or after construction having been completed.

2. **AGREEMENT:**
2.1 The Purchaser/s hereby agrees to purchase from the Vendor/Developer and the Vendor/Developer hereby agree to sell to the Purchaser/s on Ownership basis the said Flat/ Premises bearing No. **T2-1002** on **10th** floor admeasuring about **41.99**

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square metres of carpet area (i.e. 452 square feet) in the said Building known as **CITRUS** in the said Project known as "**RUNWAL FORESTS**" situated at Village Kanjur, Taluka Kurla, LBS Marg, Kanjur Marg (W), Mumbai- 4000 78 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the **Second Schedule** hereunder written and same is shown by red colour outline on the plan annexed hereto as **ANNEXURE "E"** (hereinafter referred to as the '**said Flat/ Premises**') along with the right to use the said Flat/ Premises as well as the proportionate common areas, amenities and facilities in the said Building for payment of the total consideration and other charges and deposits and mentioned herein. In addition to the above consideration, the Purchaser/s has/ have further agreed and accepted to pay the amount towards MVAT, Service tax, cess, any other taxes as applicable from time to time and at all time, stamp duty, registration charges/ fees, deposit and charges for society formation, maintenance charges, charges for electricity connections/ meter, legal charges, and various other charges which has been stated under this Agreement. The Purchaser/s will deduct tax at source in accordance with applicable law and will provide the challans and certificates to the Vendor/Developer within the period prescribed by law.

3. **PAYMENT:**

3.1 The Purchaser/s shall pay to the Vendor/Developer the total sum of **Rs.8530000/- (Rupees Eighty Five Lakhs Thirty Thousand Only)** as the purchase price/the Sale Consideration, in respect of the said Flat/ Premises to be paid to the Vendor/Developer in the following manner:



Balance Within 30 Days	19.9%	1697470
On Commencement of Excavation	10%	853000
On Commencement of Plinth	10%	853000
On Commencement of 1st Floor	7%	597100
On Commencement of 5th Floor	7%	597100
On Commencement of 10th Floor	7%	597100
On Commencement of 15th Floor	7%	597100
On Commencement of 20th Floor	7%	597100
On Commencement of 25th Floor	7%	597100
On Commencement of 30th Floor	6%	511800
On Commencement of Top Floor	6%	511800
On Possession	6.1%	520330
Total	100%	8530000

3.2 In addition to the Sale Consideration as mentioned hereinabove, all the present, future, increase/ revised, new taxes, Levies, cess, dues duty, including but not limited service tax, VAT/ WCT/ cess or any other new levies/ tax (direct and indirect) and other applicable taxes become payable in respect of this Agreement either in future or with retrospective effect, the same shall be borne and paid by the Purchaser/s alone.

3.3 The Purchaser/s hereby agrees to pay all the amounts (including interest) payable under the terms of this Agreement as and when it becomes due and payable, time for the payment of each

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in the Transfer Notice ("Reply Notice");

- (c) In the event Vendor/ Developer exercises its right to purchase the said Flat in terms of the Reply Notice, Vendor/Developer shall complete the purchase and acquisition within 30 (thirty) days from the date of receipt by the Purchaser/s of the Reply Notice on substantially the same terms and conditions as mentioned in the Transfer Notice;
- (d) In the event Vendor/Developer refuses to exercise its right to purchase the said Flat, the Purchaser/s shall be entitled to sell the said Flat to the Third Party on the same or better terms stated in the Transfer Notice;
- (e) In the event, Purchaser/s do not complete the sale within 45 (Forty Five) days after the expiry of the Offer Period, the ROFR shall revive and Vendor/Developer shall be entitled to exercise the same in the same manner provided hereinabove. In any event, the ROFR is not exercised, Vendor/Developer shall charge an administrative fee calculated at the rate of Rs. 500/- (Rupees five hundred per square foot at the time of any transfer of the said Flat by you under the ROFR to a Third Party.



23. The Parties are assessed under the Income Tax Act and their respective Permanent Account Numbers are as under:

Vendor/Developer: **AAACW0462F**

Purchaser/s: **AHQPG3570N**

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Said Property)

All that pieces and parcels of land admeasuring about 61,665.60 (Sixty One Thousand Six Hundred and Sixty Five point Sixty) square metres bearing CTS Nos. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D situated at Village Kanjur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being and situate at Lal Bahadur Shastri Marg, Bhandup (West), Mumbai-400078.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the Flat/Premises):

All that pieces and parcels of the Flat bearing No. **T2-1002**, admeasuring **41.99** sq. mtrs of carpet area [452 sq. feet of carpet area] situated at Village Kanjur Marg, Taluka Kurla, LBS Marg, Kanjur (W), Mumbai-4000 78 on floor of **10th** in Building No. **T2** of the building, known as "**CITRUS**" in project "**RUNWAL FORESTS**" being constructed on the said Property as referred in to the First Schedule herein above.

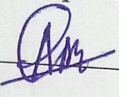
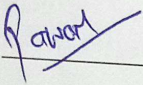
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IN WITNESS WHEREOF the Parties have executed this Agreement on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED
By the within named **VENDOR/DEVELOPER**
WHEELABRATOR ALLOY CASTINGS LTD.
By hand of its Authorized Signatory

MR. PRASHANT MALLYA
MR. RAJENDRA SHAH
MR. SACHIN BATTALWAR
in the presence of

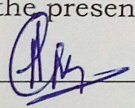
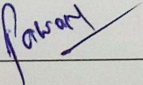
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SIGNED AND DELIVERED
By the within named **PURCHASER/S**

MS. MAMTA GUPTA

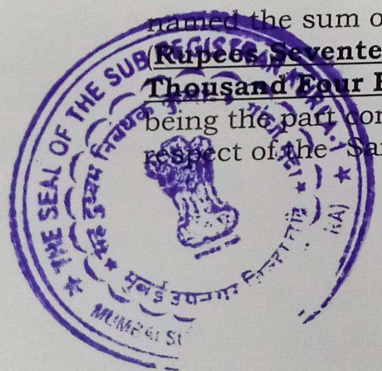
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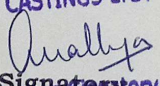



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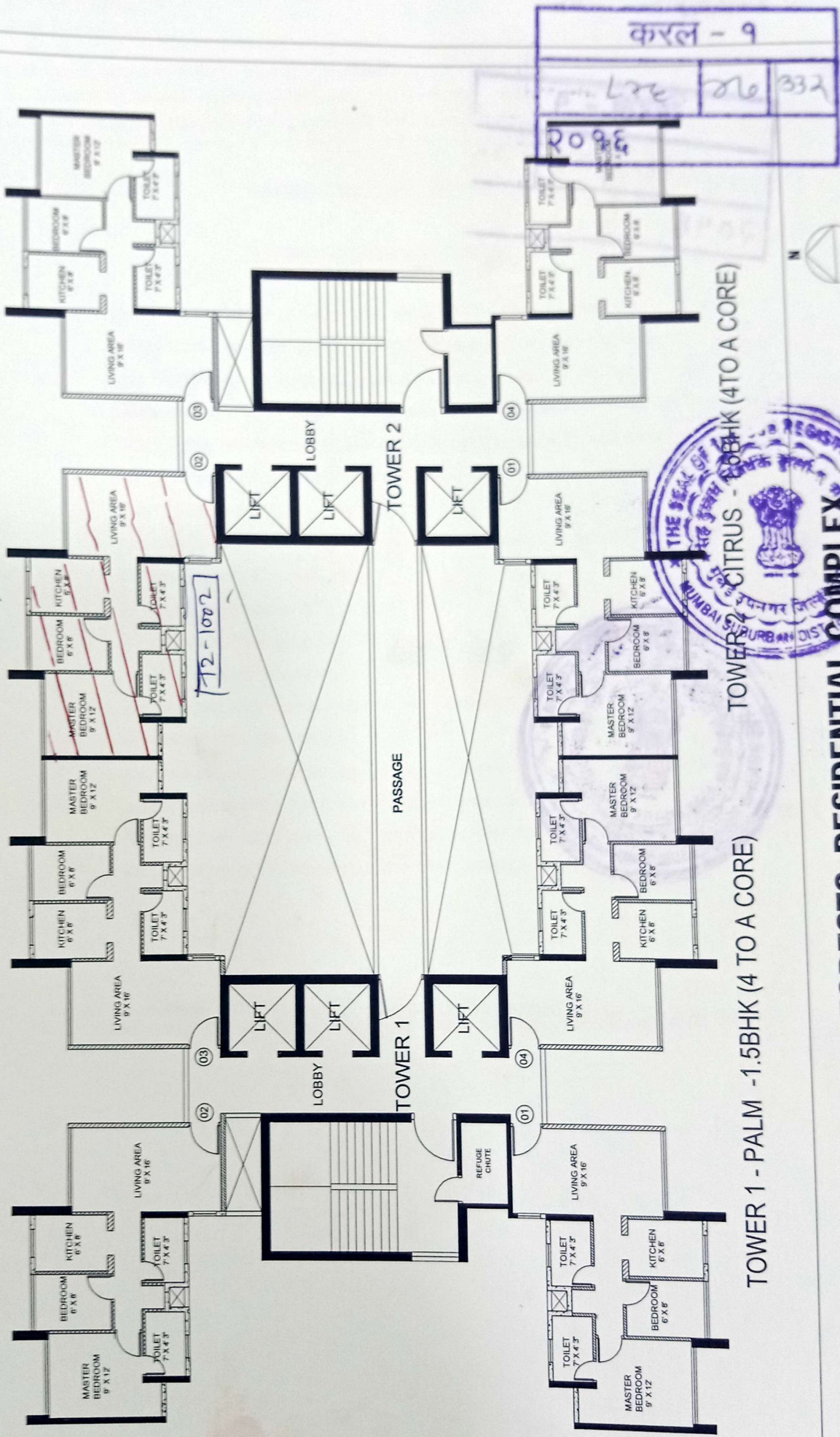
RECEIVED of and from the Purchaser above named the sum of **Rs.1714445/-**
Rupees Seventeen Lakhs Fourteen Thousand Four Hundred Forty Five Only
being the part consideration in respect of the Said premises.



We say received
FOR WHEELABRATOR ALLOY CASTINGS LTD.

FOR WHEELABRATOR ALLOY CASTINGS LTD.

Director / Authorized Signatory
Authorized Signatory

Gupta
M



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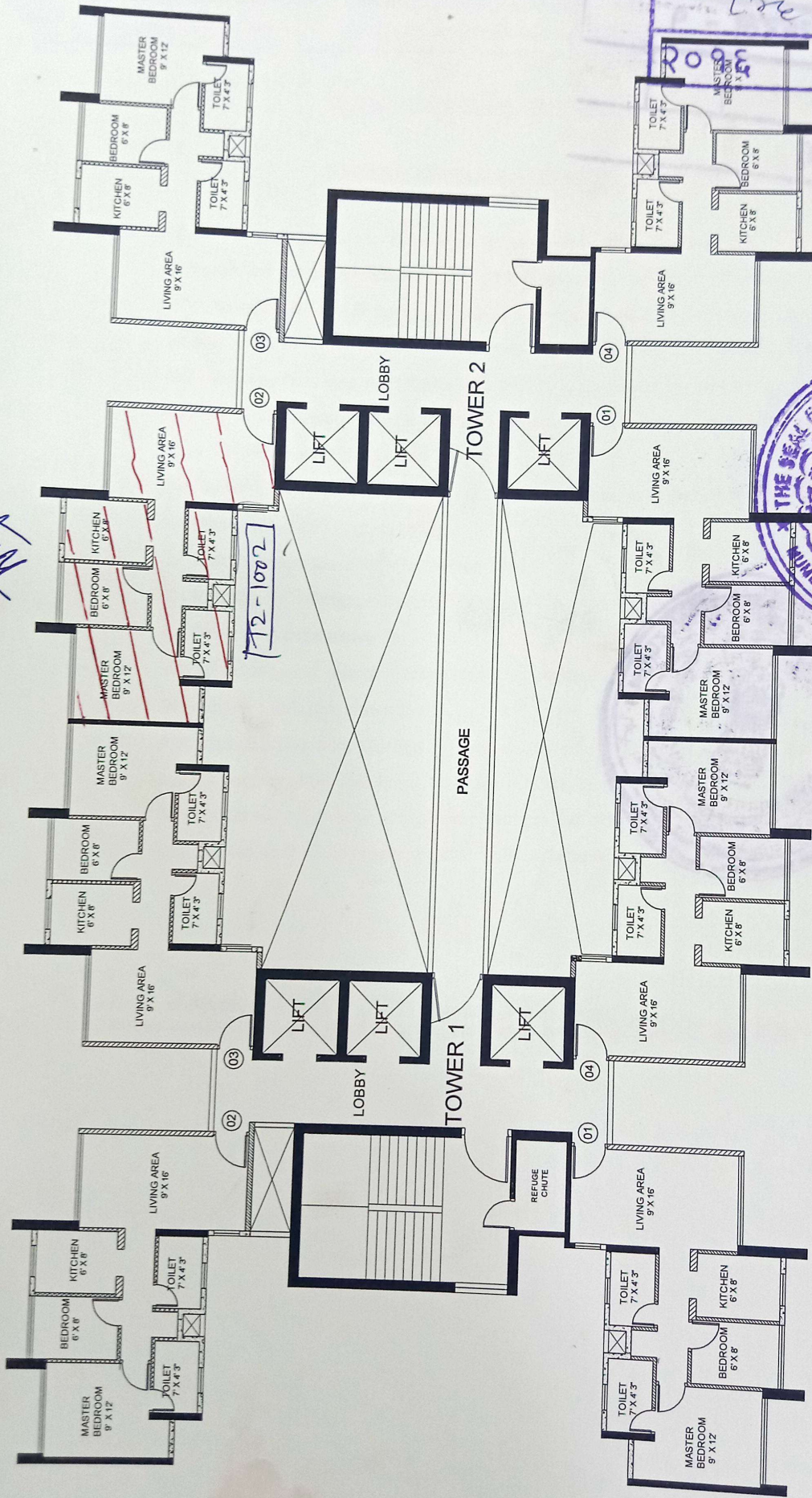
TOWER 2 - CITRUS - 1.5BHK (4 TO A CORE)

TOWER 1 - PALM - 1.5BHK (4 TO A CORE)

RUNWAL FORESTS RESIDENTIAL COMPLEX

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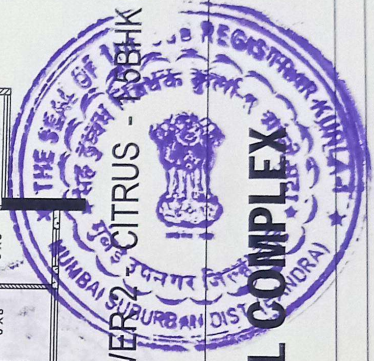
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TOWER 1 - PALM - 1.5BHK (4 TO A CORE)

TOWER 2 - CITRUS - 1.5BHK (4 TO A CORE)

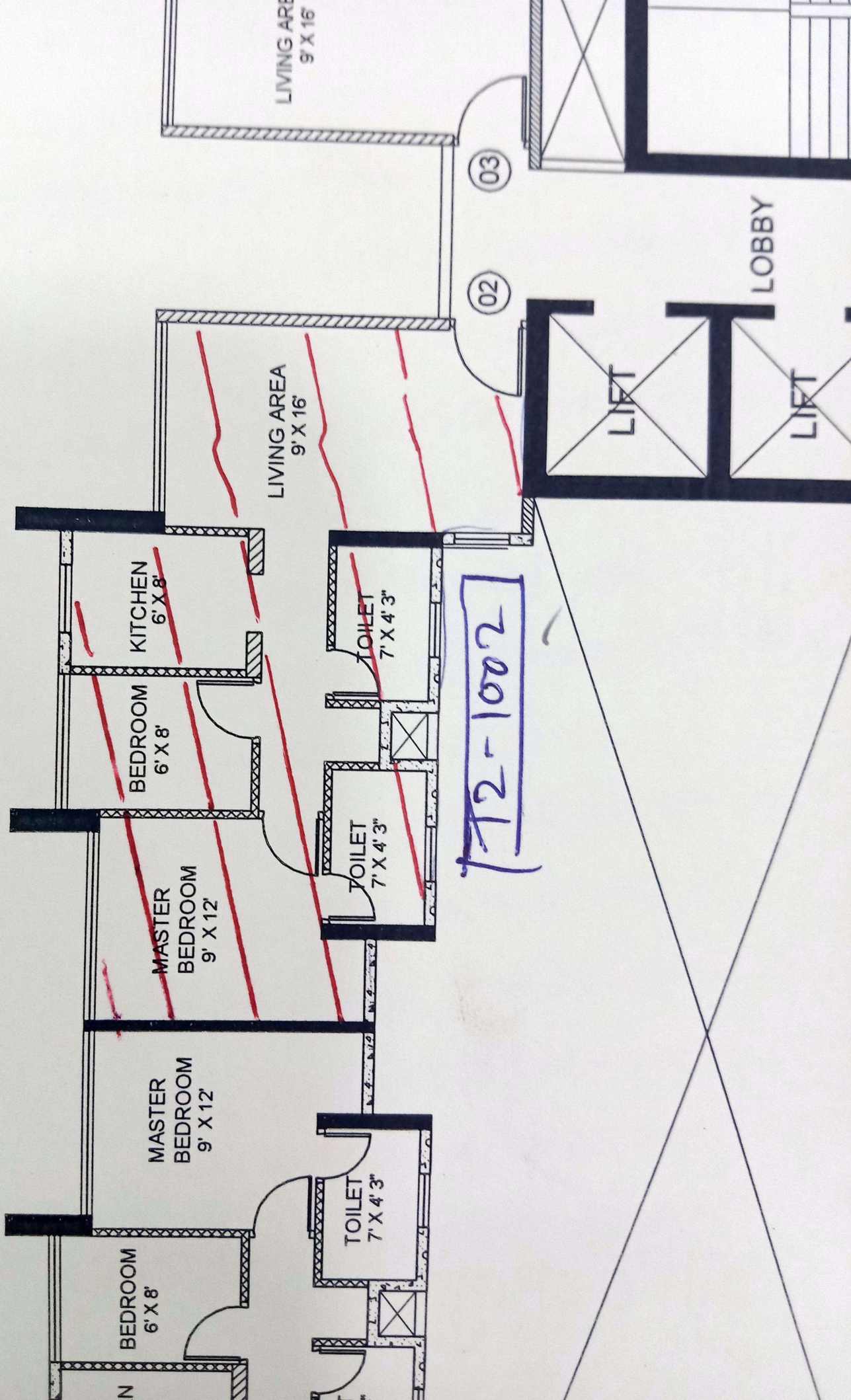
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RUNWAL FORESTS RESIDENTIAL COMPLEX

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MUNICIPAL CORPORATION OF GREATER Mumbai

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO. CE / 1375 / BPES / AS 07 JAN 2015

COMMENCEMENT CERTIFICATE

To

Shri.Subodh S.Runwal
Director of M/s.Wheelabrator Alloy
Casting Ltd.,
Omkar & Runwal Esquare,
Opp. Sion Chunnabhatti Signal,
Sion (East), Mumbai-400022

Sir,



With reference to your application No. **848** dated **29/03/2014** for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1956, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.____ plot No.____, C.T.S.No. **596, 596/ 1 to 6, 597, 597/1 to 7, 598, 598/ 1 to 3, 599A, 599A/ 1 to 81, 601, 602, 602/1 to 9, 603, 604, 605, 605/ 1 to 17, 606, 606/ 1 to 83, 607/ 1 to 31, 607A & 607D**, Divn. / Village / Town Planning Scheme No. **Kanjur** situated at Road / Street **L.B.S. Marg**, Ward '**S**', the Commencement Certificate /Building permit is granted on the following conditions:-

- (1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- (2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- (3) The Commencement Certificate / Development Permission shall remain valid for one year commencing from the date of its use.
- (4) This permission does not entitle you to develop land which does not vest in you.
- (5) This Commencement Certificate is renewable every year but such extended period shall be in no case, exceed three years provided further that lapse shall not be any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act 1966.
- (6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - 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.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional And Town Planning Act 1966.

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(7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri.A.C.WADE, Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

The C.C. is valid upto 06 JAN 2016.

C.C. upto basement top for Tower 6 part and Tower 7 as per Phase Programme and as per approved plans dated 06/09/2014.

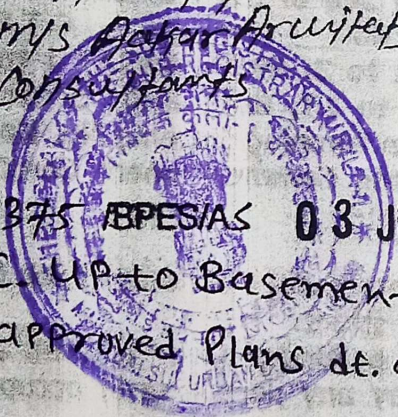
For and on behalf of Local Authority
The Municipal Commissioner of Greater Mumbai

Copy to Architect:

Shri. Amit G. Pawar
of mys Datar Architects
& Consultants

[Signature]
07/01/15

Executive Engineer
(Building Proposal) Eastern Suburbs-II



CEI / 375 / BPES / AS 03 JUL 2015

C.C. UP to Basement top for Tower 1 to 5,6 Part & 8 to 10 as
Per approved Plans dt. 06/09/2014

[Signature]
09/07/2015

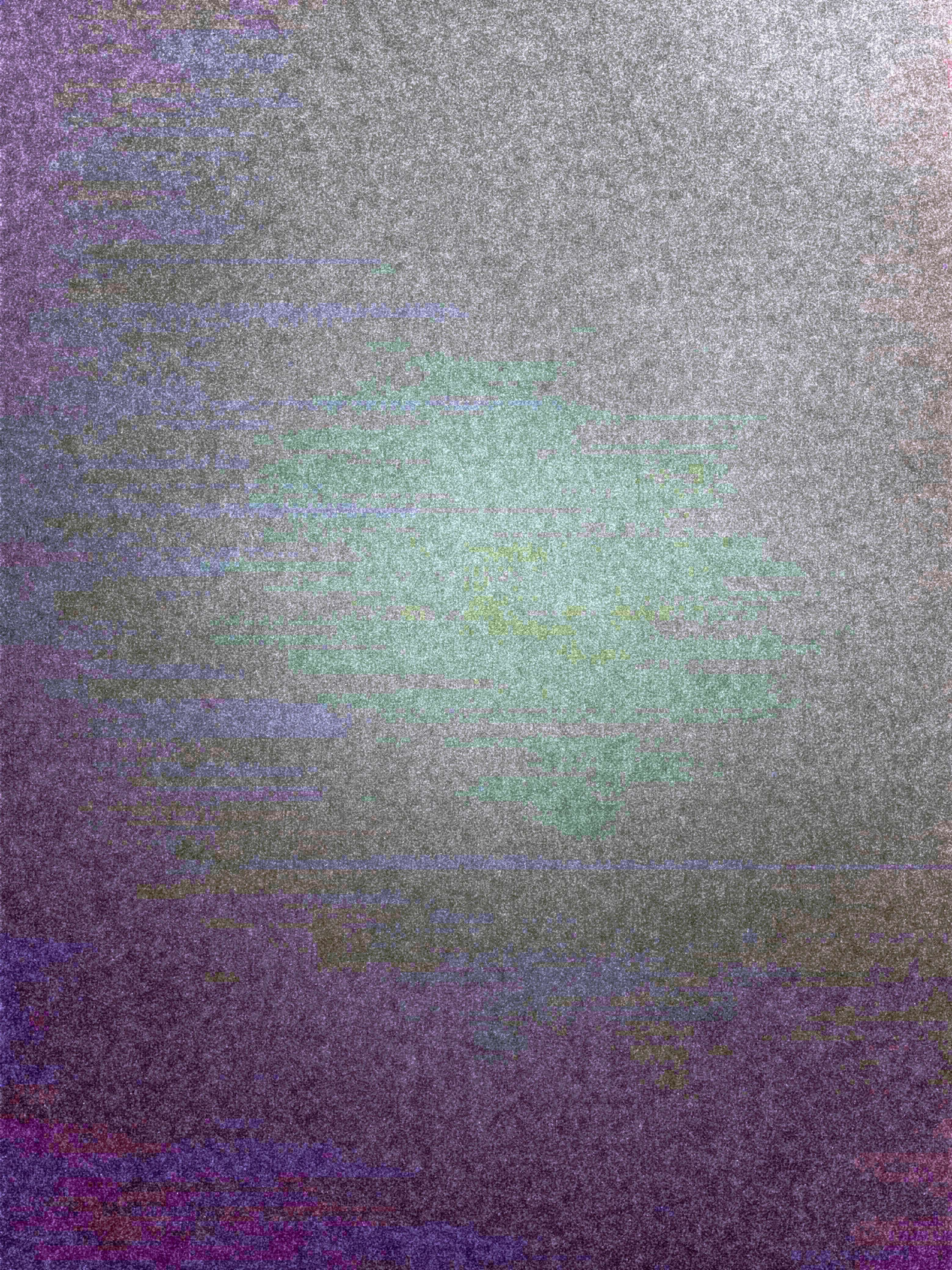
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI / 375 / BPES / AS 31 DEC 2015

C.C. UP to 2nd floor for Tower 7 as Per approved IOD Plans
dated 06/09/2014

[Signature]
31/12/15

Executive Engineer Building Proposal
(Eastern Suburbs.) - II



Annexure A

AUTHORISED SIGNATURE



TRIPARTITE AGREEMENT

THIS AGREEMENT made on the 27th Day of OCT
FIFTEEN BETWEEN;

MS. NAMTA MANOHAR GUPTA

of MR. MANOHAR GUPTA

presently residing

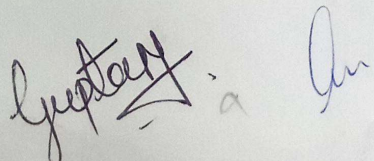
203/B, GAYATRI POOLA APT, NR DHANVANTARY HOSPITAL, KILGAON
BADLAPUR (E), THANE - 421503 (hereinafter unless otherwise specifically designated

referred to as "**the Borrower**" which expression shall unless repugnant to the context or meaning thereof be deemed to include his / her heirs, executors, administrators, legal representatives, successors and permitted assigns) of the One Part;

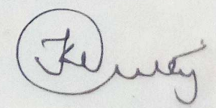
AND

WHEELABRATOR ALLOY CASTINGS LTD, a company within the meaning of the Companies Act, 1956 and having its registered office at Near Mangatram Petrol Pump, LBS Marg, Kanjur, West Mumbai -400078 and carrying on the business of Builders and Developers (hereinafter unless otherwise specifically designated referred to as "**the Builder**" which expression shall unless repugnant to the context or meaning thereof be deemed to include in so far as the company is concerned its successors and permitted assigns) of the Second Part;

AND



CO-OP BANK LTD.
DIPKESH FLOOR
15/155/559/1/1A
INDIA
74514
159285
SPECIAL
ADHESIVE
OCT 27 2015
16:07
R. 0009 000
PP86584
STAMP DUTY MAHARASHTRA



STATE BANK OF INDIA a Corporation constituted by the State Bank of India Act, 1955 and having one of its Local Head Office at Synergy, Bandra Kurla Complex, Bandra East, Mumbai (hereinafter unless otherwise specifically designated referred to as "the Bank" which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the Third.

The party of the one part, second part and third part is individually be referred as the Party and jointly shall be referred to as the Parties.

WHEREAS the Builder herein is constructing the project known Runwal forests as CC upto Basement to top floor for Tower 1 to 10 as per approved plans dated 06/09/2014 At Runwal Forests, Near Mangatram Petrol Pump, LBS Marg, Kanjur (west) Mumbai -400078 and has obtained/or in process of obtaining the approval of the building plans and - (please provide any other available building permission with the builder) and shall be obtaining the necessary Commencement Certificate. Details of CC and plans to be inserted

AND WHEREAS the Builder proposes to sell flats / units in the said building to prospective purchasers, such purchasers are willing to avail loan facility from the Bank against the mortgage charge over such flat as security. The Builder has assured the Borrower and undertaken to the Bank that within 'STIPULATED TIME' i.e. 2 (Two) years from the date of first disbursement, the Agreement For Sale will be executed and in the event of failing to perform the said undertaking the Builder undertakes to the Bank to repay the SECURED LOAN AMOUNT due alongwith interest at the same rate on which the loan is disbursed by the Bank to the Builder as and when called upon by the Bank to do so but only after the stipulated time.

AND WHEREAS on the request of the Borrower, the Builder herein has agreed to sell the flat no. **T2-1002** on **10th** floor in the building/Tower No. **2** known as **CITRUS** in the Project known as **RUNWAL FORESTS** and proposed to be constructed on lands bearing CTS No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D of Village – Kanjurmarg, Mumbai, herein after referred to as "**the said flat**"(the said flat, building and lands are more properly detailed in the Schedule appended herein below) to the Borrower and the Builder herein has disclosed to the Borrower that the building permissions has been obtained and within 2 (Two) years from the date of first disbursement, the agreement for sale will be executed and on the request of the Borrower executed in favour of the said Borrower the following documents;

- (a) DEMAND LETTER
- (b) ROC
- (c) NOC
- (d) OWN CONTRIBUTION RECEIPTS
- (e) ALOTMENT LETTER
- (f) ARCHITECT CERTIFICATE

AND WHEREAS on the basis of the above assurance and representation of the Builder and documents made in favour of the Borrower, the said Borrower has approached the Bank for loan to facilitate the purchase of the said flat on floor.

AND WHEREAS the Builder through this writing gives assurance and undertaking for securing the repayment of the loan granted for facilitating the sale of the said flat no. **T2-1002** on **10th** floor in the building/Tower No. **2** known as **CITRUS** in the Project known as **RUNWAL FORESTS** and proposed to be constructed on lands bearing CTS No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D of Village – Kanjurmarg, Mumbai., creation of the valid and enforceable mortgage charge over the said flat in favour of the Bank by the Borrower by registered deed / deposit of title deeds pursuant to execution, stamping and registration of the Agreement for Sale of the said flat in favour of the Borrower by the Builder.

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AND WHEREAS on the request of the Borrower and the representations of the Builder contained herein, contents whereof and obligations herein are confirmed as binding on the Borrower and Builder herein, the Bank agreed to sanction loan amount of Rs. 11000000/- (Rupees One Crore Ten Lakhs Only) in favour of the Borrower against execution of the security documents being ;

- (a) DEMAND LETTER
- (b) ROC
- (c) NOC
- (d) OWN CONTRIBUTION RECEIPTS
- (e) ALLOTMENT LETTER
- (f) ARCHITECT CERTIFICATE

AND WHEREAS in accordance with the Sanction terms the Builder agrees to secure the due repayment of the said sum of Rs. 11000000/- (Rupees One Crore Ten Lakhs Only) (hereinafter for the sake of brevity referred to as SECURED LOAN AMOUNT") together with interest @ the same rate on which the loan is disbursed to the borrower, to the Bank in respect of or under the aforesaid credit facility or on demand by the Bank in terms hereof, the parties hereto have agreed to execute this agreement in favour of the Bank on the terms and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the above premises it is hereby covenanted and agreed as follows:

1. For the purpose of this writing, the following capitalized terms not otherwise defined herein wherever used (including the recitals) shall have the meaning given hereunder and the principles of construction as set out hereunder shall apply.
 - 1.1 "TRANSACTION" means sanctioning the housing loan to the "BORROWER" for the purchase of the said flat in the said "BUILDING" on the request of the 'BORROWER' who has full knowledge regarding the "BUILDING PERMISSIONS".
 - 1.2 "SANCTIONED LOAN AMOUNT" is the loan amount sanctioned to the "BORROWER" by the Bank.
 - 1.3 "SECURED LOAN AMOUNT" means the amount of loan being disbursed out of the 'SANCTIONED LOAN AMOUNT' to the "BORROWER" in the "TRANSACTION" which is duly secured by Undertakings of the builder to repay the amount due towards the "BORROWER" in the event of "DEFAULT ON THE PART OF BUILDER".
 - 1.4 "BUILDING PERMISSION" means building permissions including approval of the building plans and Commencement Certificate.
 - 1.5 "OBLIGATION OF BUILDER" means the obligations undertaken by the builder in this Agreement including obligation to repay the amount received from the bank on behalf of the BORROWER in the event of the "DEFAULT ON THE PART OF BUILDER"
 - 1.6 "STIPULATED TIME" means the Builder will execute the necessary registered Agreement for Sale for the said flat in favour of the Borrower(s) within a period of 2 (two) Years from the date of first disbursement and facilitate the Borrower's in creation of Mortgage in favor of the bank.
 - 1.7 "DEFAULT ON THE PART OF BUILDERS" means the failure on the part of the builder to execute the agreement for sale within a period of 2 years from the date of first disbursement.

AND WHEREAS on the request of the Borrower and the representations of the Builder contained herein, contents whereof and obligations herein are confirmed as binding on the Borrower and Builder herein, the Bank agreed to sanction loan amount of Rs. 11000000/- (Rupees One Crore Ten Lakhs Only) in favour of the Borrower against execution of the security documents being ;

- (a) DEMAND LETTER
- (b) ROC
- (c) NOC
- (d) OWN CONTRIBUTION RECEIPTS
- (e) ALLOTMENT LETTER
- (f) ARCHITECT CERTIFICATE

AND WHEREAS in accordance with the Sanction terms the Builder agrees to secure the due repayment of the said sum of Rs. 11000000/- (Rupees One Crore Ten Lakhs Only) (hereinafter for the sake of brevity referred to as SECURED LOAN AMOUNT") together with interest @ the same rate on which the loan is disbursed to the borrower, to the Bank in respect of or under the aforesaid credit facility or on demand by the Bank in terms hereof, the parties hereto have agreed to execute this agreement in favour of the Bank on the terms and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the above premises it is hereby covenanted and agreed as follows:

1. For the purpose of this writing, the following capitalized terms not otherwise defined herein wherever used (including the recitals) shall have the meaning given hereunder and the principles of construction as set out hereunder shall apply.

- 1.1 "**TRANSACTION**" means sanctioning the housing loan to the "**BORROWER**" for the purchase of the said flat in the said "**BUILDING**" on the request of the "**BORROWER**" who has full knowledge regarding the "**BUILDING PERMISSIONS**".
- 1.2 "**SANCTIONED LOAN AMOUNT**" is the loan amount sanctioned to the "**BORROWER**" by the Bank.
- 1.3 "**SECURED LOAN AMOUNT**" means the amount of loan being disbursed out of the '**SANCTIONED LOAN AMOUNT**' to the "**BORROWER**" in the "**TRANSACTION**" which is duly secured by Undertakings of the builder to repay the amount due towards the "**BORROWER**" in the event of "**DEFAULT ON THE PART OF BUILDER**".
- 1.4 "**BUILDING PERMISSION**" means building permissions including approval of the building plans and Commencement Certificate.
- 1.5 "**OBLIGATION OF BUILDER**" means the obligations undertaken by the builder in this Agreement including obligation to repay the amount received from the bank on behalf of the BORROWER in the event of the "**DEFAULT ON THE PART OF BUILDER**".
- 1.6 "**STIPULATED TIME**" means the Builder will execute the necessary registered Agreement for Sale for the said flat in favour of the Borrower(s) within a period of 2 (two) Years from the date of first disbursement and facilitate the Borrower's in creation of Mortgage in favor of the bank.
- 1.7 "**DEFAULT ON THE PART OF BUILDERS**" means the failure on the part of the builder to execute the agreement for sale within a period of 2 years from the date of first disbursement.

1.8 'BUILDING': means the building proposed to be constructed by the BUILDER at Runwal Forests Tower Name **CITRUS** Tower No 2. CTS No. 596, 596/1-6, 597, 597/1-7, 598, 598/1-3, 599A, 599A/1-81, 601, 602, 602/1-9, 603, 604, 605/1-17, 606, 606/1-83, 607A, 607/1-31 and 607D of Village – Kanjurmarg, Mumbai., (please provide the details of the project)

2. The parties hereto confirm that within STIPULATED TIME i.e. within a period of 2 (Two) Years from the date of first disbursement registration of Agreement For Sale will be done and thereafter the Builder will facilitate the creation of a valid and enforceable mortgage by the Borrower in favour of the Bank over the said flat sold to Borrower by registered deed / deposit of title deeds pursuant to execution, stamping and registration of the Agreement for Sale of the said flat in favour of the Borrower by the Builder, and upon performance of the aforesaid acts of the Bank, the obligations under this writing including the assurances, undertakings, and other obligations shall lapse and the Builder herein shall stand discharged of all obligations provided for herein.

3. The Borrower undertakes to the Bank to create a valid and enforceable mortgage over the said flat no T2-1002 in favour of the Bank by registered deed / deposit of title deed pursuant to the execution, stamping and registration of the Agreement for Sale of the said flat in favour of the Borrower by the Builder.

4. The Builder further assures the Bank and undertakes to the Bank to repay the **SECURED LOAN AMOUNT** availed by the BORROWER for purchase of the said flat in the said BUILDING along with interest @ the same rate on which the loan is disbursed to the borrower subject to receipt of actual amount from the bank as and when called upon by the Bank to do so in the event of **DEFAULT ON THE PART OF BUILDERS** i.e. failing to perform such assurances and undertakings within the "STIPULATED TIME".

5. The Bank has agreed to entertain the request of the BORROWER for loan to facilitate the purchase of the said flat on the basis of the above assurances / representations of the Builder and the documents to be made in favour of the BORROWER which will be in the following nature;

- (i) DEMAND LETTER
- (ii) ROC
- (iii) NOC
- (iv) OWN CONTRIBUTION RECEIPTS
- (v) ALLOTMENT LETTER
- (vi) ARCHITECT CERTIFICATE

6. The Borrower agree and confirm that interest shall be charged on the outstanding(s) in the account(s) opened in respect of the aforesaid credit facility at such rate(s) as may be determined by the Bank from time to time and such rate is linked to the State Bank Advance Rate obtaining at the particular time, any revision in the State Bank Advance Rate shall correspondingly change the effective rate of interest on such account from the date of such revision. Interest shall be calculated respectively on the daily balance of such account(s) and be debited thereto on the last working day of the month or quarter according to the practice of the Bank. The Bank shall also be entitled to charge at its own discretion such enhanced rates of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity and for such period as the irregularity continues or for such time as the Bank deems it necessary regard being had to the nature of the irregularity and the charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

Date: - 06-Oct-2015

LETTER OF ALLOTMENT

To,
MS. MAMTA MANOHAR GUPTA
203/B,GAYATRI POOJA APARTMENT,,
NEAR DHANVANTARI HOSPITAL,KULGAON,,
BADLAPUR (EAST), THANE-421503
Contact: 9916304567 , 9930063913


Ref: Your booking dated 18-1-2014

Sub: Letter of allotment in respect of flat No. **T2-1002** ,(1.5 BHK) ("the said Flat"), on **10th** Floor, in building proposed to be known as '**CITRUS**' at our Project "**RUNWAL FORESTS**" situated near Mangatram Petrol Pump, L.B.S. Marg, Kanjurmarg (West), Mumbai 400078 ("**the Project**").

Dear Sir / Madam

We have received your request for booking of the said flat and at your request, we have agreed to allot to you the said flat viz., flat No. **T2-1002** on **10th** floor, admeasuring approximately **452** square feet of carpet area (**41.99** sq. mtrs.) in the building proposed to be known as **CITRUS** in the Project. The allotment of the said flat is being made on the basis of your unconditional acceptance of the following terms and conditions:-

- 1) The said flat is being allotted to you at or for the consideration of Rs. **8530000/-** (Rupees Eighty Five Lakhs Thirty Thousand Only) ("the Consideration") exclusive of service tax and we hereby acknowledge receipt of Rs. **1767420/-** (Rupees Seventeen Lakhs Sixty Seven Thousand Four Hundred Twenty Only) (inclusive of Service Tax) from you as an advance towards the consideration. The schedule for payment of consideration (excluding the applicable taxes) will be as per Annexure "A" attached hereto.
- 2) You shall use the said flat for residential purpose only.
- 3) In addition to the above consideration, you have further agreed and accepted to pay all other charges/deposits including but not limited to development charges, legal charges, society formation charges, share application money, maintenance/outgoing charges, property/municipal taxes, electrical connection charges, MSEB charges/deposit, and statutory deposits, etc. Further, you shall also be liable and responsible to pay the stamp-duty, registration charges, scanning charges and other incidental charges, service tax, and MVAT and all other applicable taxes, as and when demanded by us.

 **RUNWAL GROUP**

Head Office :

Runwal & Omkar E-square, 4th Floor, Off. Eastern Express Highway, Opp Sion-Chunabatti Signal, Sion (E), Mumbai - 400022. Tel. : 022 6116 2000

Site Office :

Wheelabrator Alloy Castings Limited, Near Mangatram Petrol Pump, LBS Marg, Kanjur West, Mumbai - 400078. Tel. : 022 6114 3000
Toll Free : 1800 102 3939 • Email: customer.care@runwal.com • Website: www.runwalforests.com • CIN : U99999MH1950PL 00111

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Client / Proposed Purchaser: **Ms. Mamta Manohar Gupta**

Name of Owner: **Wheelabrator Alloy Castings Ltd.**

Flat No. 1002, 10th floor, Tower - 2 "**Citrus**", Runwal Forests, L. B. S. Marg,
Kanjurmarg (West), Mumbai - 400 078

Latitude Longitude - 19°08'12.5"N 72°55'51.4"E

Valuation Done for:

State Bank of India
HLST Ghatkopar Branch
Hotel Airways Bldg, LBS Marg, Opp. Damodar Park ,
Ghatkopar (Wast) Mumbai - 400 086

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad



VALUATION OPINION REPORT

The property bearing Flat No. 1002, 10th floor, Tower - 2 "Citrus", Runwal Forests, L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078 belongs to **Wheelabrator Alloy Castings Ltd.** Name of Client / Proposed Purchaser: **Ms. Mamta Manohar Gupta.**

Boundaries of the property.

North	:	Internal Road
South	:	Internal Road
East	:	Tower - 3
West	:	Tower - 1

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 along with business premium can be assessed and valued for this particular purpose at ₹ 1,09,27,500.00 (Rupees One Crore Nine Lac Twenty Seven Thousand Five Hundred Only). As 5.00% construction work is completed the proportionate realizable value as on today is ₹ 5,46,375.00 (Rupees Five Lac Forty Six Thousand Three Hundred Seventy Five Only)

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.

C.M.D.

DIRECTOR



Sharad B. Chalikwar
Chartered Engineer (India)
Govt. Reg. Valuer
Reg. No. (N) CCIT/1-14/52/2008-09

Mumbai

Ackruti Star, 1st Floor,
121, Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA
Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Nanded

28, S.G.G.S. Stadium Complex,
Gokul Nagar,
Nanded - 431 602,
(M.S.), INDIA
Tel. : +91 2462 244288
Fax : +91 2462 239909
nanded@vastukala.org

Aurangabad

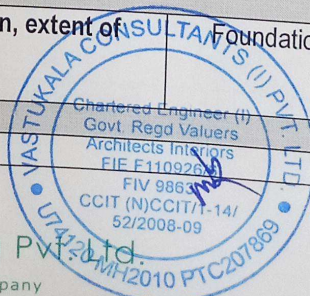
Plot No. 106, N-3,
CIDCO, Aurangabad - 431 005,
(M.S.), INDIA
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Navi Mumbai

2nd Floor, Admin. Bldg.,
Add. Vegetable Market,
Plot No. 17, Sector-19,
A.P.M.C., Vashi,
Navi Mumbai - 400 703.
Cell : +91 9819670183
navimumbai@vastukala.org

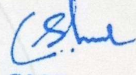

Valuation Report of Immovable Property

1. Customer Details										
Name of Client / Proposed Purchaser:		Ms. Mamta Manohar Gupta								
Name(s) of the owner(s).		Wheelabrator Alloy Castings Ltd.								
Application No.										
2. Property Details										
Address			Flat No. 1002, 10th floor, Tower - 2 "Citrus", Runwal Forests, L. B. S. Marg, Kanjurmarg (West), Mumbai - 400 078							
Nearby Landmark / Google Map Independent access to the property			Landmark: Near Jai Oil Company <u>Latitude Longitude - 19°08'12.5"N 72°55'51.4"E</u>							
3. Document Details										
		Name of Approving Authority								
Layout Plan	No	Details not provided			Approval No.	Details not provided				
Building Plan	No	Details not provided			Approval No.	Details not provided				
Construction Permission	No	Details not provided			Approval No.	Details not provided				
Legal Documents	Yes	1. Copy of Tripartite agreement dated 27.10.2015								
4. Physical Details										
Adjoining Properties		East		West		North		South		
As on site		Tower - 3		Tower - 1		Internal Road		Internal Road		
As per document		Details not provided		Details not provided		Details not provided		Details not provided		
Matching of Boundaries		-		Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential Flat	
No. of rooms	Living /Dining	1	Bed Rooms	1 ½	Toilets	1	Kitchen	1		
Total no. of Floors	Proposed 3 Basements + Stilt + 36 upper floors	Floor on which the property is located	10th Floor	Approx. Age of the property	Under Constructi on Building	Residual age of the property	60years (after completio n)	Type of structure :	- R.C.C. Framed Structure	
5. Tenure/ Occupancy Details – Under Construction Building										
Status of Tenure		N.A.		No. of years of Occupancy	N.A.		Relationship of tenant or owner	N.A.		
6. Stage of Construction										
Stage of construction		Under Construction Building		If under construction, extent of completion			Foundation work is in progress. (05%)			
7. Violations if any observed										
Nature and extent of violations		-								



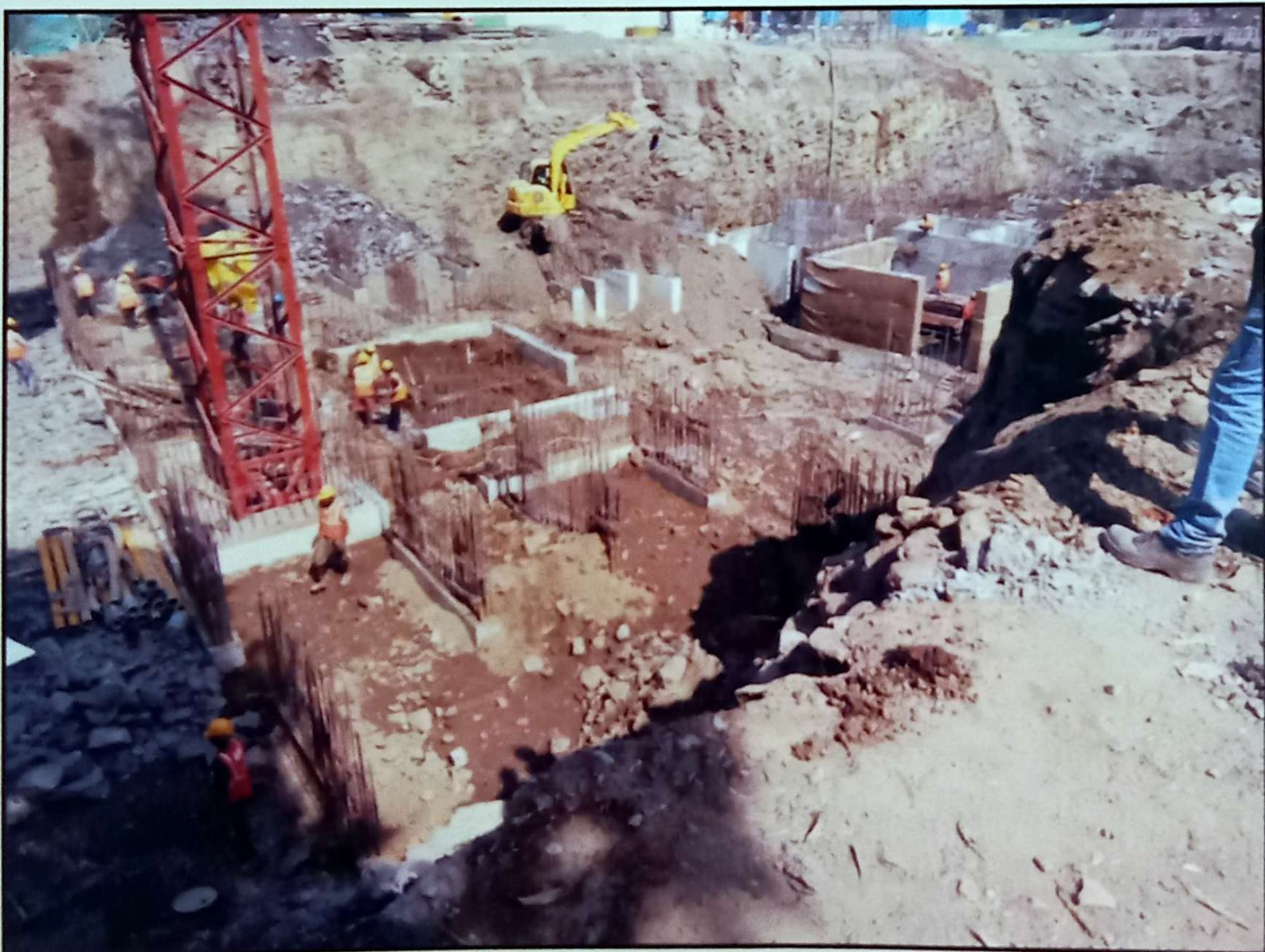
8 Area Details of the Property					
Site Area in Sq. Ft.	Carpet area = 452.00 (Area as per Tripartite Agreement)	Plinth area / Built up area in Sq. Ft (Carpet area+20%)	542.40	Saleable Area in Sq. Ft (Built up area + 30%)	705.00
Remarks:					
Present/Expected Income from the property		₹ 21,000.00 expected rental income per month after completion			
9 Valuation					
i. Mention the value as per Government Approved Rates also					
Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 1,29,675.00 per Sq. M. i.e. ₹ 12,047.15 per Sq. Ft.		
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.					
Indicator					
Property: Residential Flat 1BHK at Runwal Forests, Kanjurmarg Source: 99acres.com Saleable Area: 725.00 Sq. Ft. Expected Price: ₹ 1,01,00,000.00 Expected Rate/Sq. Ft: ₹ 13,931.00 per Sq. Ft.					
Considering the above indicator of sale, 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 ₹ 15,500.00 per Sq. Ft. of area. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).					
Summary of Valuation					
i. Guideline Value					
		Area in Sq. Ft.	Rate in ₹	Value in ₹	
	Built up area	542.40	12,047.15	65,34,373.99	
ii. Fair Market Value of the Property					
	Saleable Area	705.00 Sq. Ft.			
	Prevailing market rate	₹ 15,500.00 per Sq. Ft.			
	Total Value of the property	₹ 1,09,27,500.00			
iii. Realizable Value of the Property					
		₹ 98,34,750.00			
iv. Distress / Force Sale Value					
		₹ 87,42,000.00			
v. Insurable Value of the Assets					
		₹ 18,98,400.00			
10 Assumptions /Remarks					
	i. Qualification in TIR / Mitigation Suggested, if any	TIR Not Provided			
	ii. Property is SARFAESI compliant	As per Title Investigation report			
	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 set up/property is situated has been mortgaged or to be mortgaged	Information not available			
	v. Details of last two transection in the locality / area to be provided, if available	Details attached			



	vi. Any other aspect which has relevance on the value or marketability of the property	Indicator of sale, 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.	
11	Declaration	i. The property was inspected by me / our representative personally on 15.12.2015 ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.	
12	Name, address & signature of valuer	Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1 st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093	 C.M.D.
			 DIRECTOR
		S. B. Chalikwar Chartered Engineer (India) Govt. Reg. Valuer Reg. No. (N) CCIT/1-14/52/2008-09	Date of valuation: 17.12.2015
13	Enclosures Documents & Photographs	1) Valuation Report 2) Satellite Location Map 3) Location cum Route Map from Nearest Railway Station 4) Photographs of the property	



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

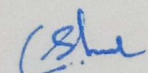
VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 along with business premium can be assessed and valued for this particular ₹ 1,09,27,500.00 (Rupees One Crore Nine Lac Twenty Seven Thousand Five Hundred Only). As 5.00% construction work is completed the proportionate realizable value as on today is ₹ 5,46,375.00 (Rupees Five Lac Forty Six Thousand Three Hundred Seventy Five Only)

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



Shradha B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

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


DIRECTOR

