



29/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 13982/2018

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	84559500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19346519
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र.25/245 दर-109000/- सदनिका नं. 3701,37 वा मजला, निवस्ती अविसा, प्लॉट नं. 7ए, सेक्टर 13, सानपाडा, नवी मुंबई. क्षेत्रफळ - 122.809 चौ. मी. व 2 कव्हर्ड कार पार्किंग स्पेस. ((Plot Number : 7A ; SECTOR NUMBER : 13 ;))
(5) क्षेत्रफळ	1) 122.809 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. निवस्ती डेव्हलपर्स एल एल पी तर्फे भागीदार मयूर अनिल रायगंगर तर्फे कु.मु. आनंद थोरात -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी -4/5/6, बिग स्पॅलाश , सेक्टर 17, बँक ऑफ बडोदा च्या वर, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAMFN7787P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणव अश्विन वोरा -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हिरा कुंज, युनिट नं. 1, प्लॉट नं. 154, सेक्टर 12, वाशी, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADNPV7472R 2): नाव:-निमिष प्रवीणचंद्र वोरा -- वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हिरा कुंज, युनिट नं. 1, प्लॉट नं. 154, सेक्टर 12, वाशी, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAAPV6681Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	13982/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5073600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक ठाणे - ६
(वग - २)

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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AGREEMENT

ARTICLES OF AGREEMENT made at Vashi, Navi Mumbai this 29th day of DEC, 2018
BETWEEN,

M/S. NIVASTI DEVELOPERS LLP, (PAN NO. AAMFN7787P) a Limited Liability Partnership Firm registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered Office at D-4/5/6, Big Splash, Sector-17, above Bank of Baroda, Vashi, Navi Mumbai-400703, through its Designated Partner/s **MR. MAYUR ANIL RAIGANGAR**, hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, administrators and permitted assigns) of the **ONE PART**

AND

MR. PRANAV ASHWIN VORA of Mumbai, Indian Inhabitant, (PAN NO. **ADNPV7472R.**) (Aadhaar No. **7457 3918 5116**) Residing at **Hira Kunj, Unit no 1, Plot no 154, Sector 12 Vashi, Navi Mumbai - 400 703** & **MR. NIMISH PRAVINCHANDRA VORA** of Mumbai, Indian inhabitant, (PAN NO. **AAAPV6681Q.**) (Aadhaar No. **4789 9792 7637**) Residing at **Hira Kunj, Unit no 2, Plot no 151/152/154, Sector 12 Vashi, Navi Mumbai - 400 703** hereinafter referred to as **"THE PURCHASER/S/ALLOTTEE/S"** [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their heirs, administrators and permitted assigns] of the **OTHER PART:**



Mayur

[Signature]

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WHEREAS :-

1. The City and Industrial Development Corporation of Maharashtra Limited is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO Ltd") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers for the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.

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

4. The CIDCO Ltd. has, under Scheme "MM-I / 01/ 2016-2017" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.

5. The CIDCO Ltd. has accepted the tender of the Promoters here in and accordingly, the Promoters herein are eligible for the allotment of a plot under the said Scheme.

6. Accordingly, by an Allotment letter dated 25/08/2016, bearing reference no. 70001586/90042009/323, the CIDCO Ltd. has allotted to the Promoters herein a plot being Plot no. 7A, in Sector No. 13, situated, lying and being at Sanpada, Navi Mumbai, containing by measurement 3049.350square meters (hereinafter for the sake of brevity referred to as "the said Plot") which is more particularly described in the First Schedule hereunder written, for Residential-cum-Commercial purpose under Scheme "MM-I / 01/ 2016-2017" (hereinafter referred to as the said Scheme) for the lease premium and on the terms and conditions as contained in the said Allotment Letter.

7. Thereafter, by an Agreement to Lease dated 19-06-2017 executed by the CIDCO Ltd, there in referred to as the Licensor of the One Part and the Promoters herein of the Second Part, the CIDCO Ltd. agreed to grant to the Promoters herein on leasehold basis the said plot being

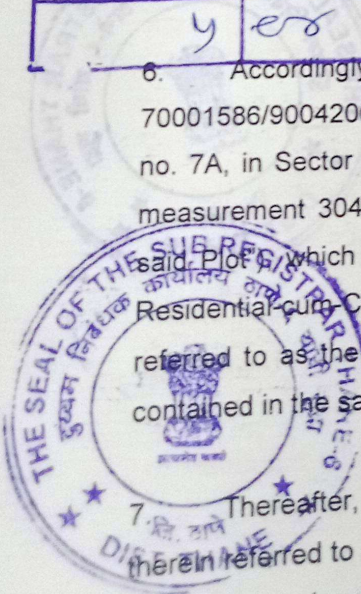
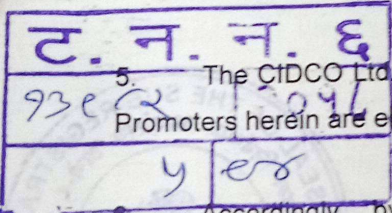
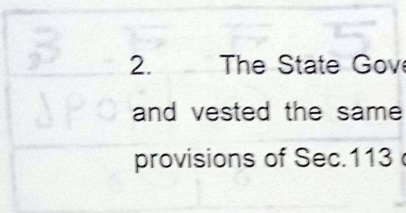
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21. On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase **Flat No. 3701** on the **37th Floor**, admeasuring **122.809** Square meters (Carpet Area) or thereabouts in the Project/Building known as "**NIVASTI AVISAA**" to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs. 8,45,59,500/- (Rupees One Eight Crore Forty Five Lakh Fifty Nine Thousand Five Hundred Only)** Excluding GST Amount which is **Rs. 1,01,47,140/- (Rupees One Crore One Lakh Forty Seven Thousand One Hundred & Forty Only)** as shown in the table below:

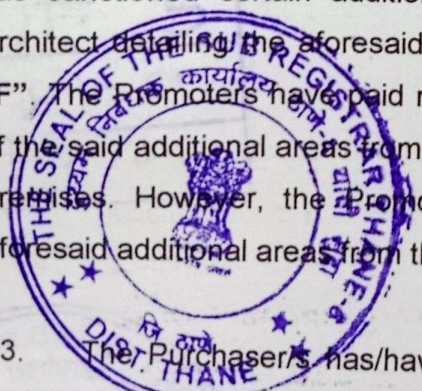
AGREEMENT VALUE	Rs. 8,45,59,500/-
GST AMOUNT	Rs. 1,01,47,140/-
STAMP DUTY AMOUNT	Rs. 50,73,600/-
REGISTRATION CHARGES	Rs. 30,000/-
TOTAL	Rs. 9,98,10,240/-

The Typical floor plan of the said Premises is annexed hereto & marked as **Annexure "E"**. This carpet area is inclusive of unfinished wall surfaces, area under RCC column, shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof, as per the rules and regulations of Real Estate (Regulation and Development) Act, 2016.

22. The Promoters have further represented that as per the sanctioned Building plans, NMMC has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the aforesaid additional areas is annexed hereto and marked as **Annexure "F"**. The Promoters have paid necessary premium/charges to NMMC for securing the sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s.

23. The Purchaser/s has/have seen and approved the Building and floor plan, and have understood the nature and quality of construction and fittings, fixtures, facilities and amenities to be provided in the said premises as per the general specifications and amenities to be provided in the said premises.

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



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objection against the said changes in the sanctioned plans. Provided further that the Promoters may make such minor additions or alterations as may be required by CIDCO Ltd./NMMC/other concerned Authorities as per the provisions of the Real Estate (Regulation And Development) Act, 2016 or any other act, statute or law governing the development of the said Plot. The Promoters shall keep the said revised plans and specifications at the office of the Promoters for inspection of the Purchaser/s.

4. SALE OF PREMISES AND PAYMENT CONDITIONS:

4 (a) The Purchaser/s hereby agree/s to purchase **Flat No.3701** on the **37th Floor**, admeasuring about **122.809** Square meters equivalent to **1321.424** square feet or thereabouts (Carpet Area) in the Building/Project known as "**NIVASTI AVISAA**" which is being constructed on the said plot and *pro rata* share in the common areas [("**Common Areas**") as defined under clause(n) of Section 2 of Real Estate (Regulation and Development) Act, 2016] (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs. 8,45,59,500/- (Rupees One Eight Crore Forty Five Lakh Fifty Nine Thousand Five Hundred Only)** as shown in the table above in clause no.21. As mutually discussed and agreed between the Promoters and the Purchaser/s, the said total consideration shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto and marked as **ANNEXURE "G"** (Time being essence of the contract). The above consideration does not include various other charges and expenses more particularly mentioned in this Agreement, and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.

4 (b) The said total consideration excludes Taxes [consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the purchase of the said premises and construction of the Project payable by the Promoters] payable in accordance with the rules, regulations and notifications applicable at the relevant time even after the date of handing over the possession of the said premises. The mutually agreed consideration mentioned in clause 4 (a) hereof has been quoted by the Promoters and accepted by the Purchaser/s after factoring the entire input rebate for GST that shall be available as per the provisions of Goods and Services Tax Act, 2017 and hence, the provisions of section 171 of the said GST Act, 2017 shall be read and construed accordingly.

4 (c) The Promoters have further represented that as per the sanctioned building plans, NMMC has sanctioned certain additional areas as permitted under GDCR. The Certificate of the Architect detailing the aforesaid additional areas is annexed hereto. The Promoters have paid necessary premium/charges to the NMMC for securing sanction of the said additional areas from the NMMC. The aforesaid additional areas are fused to the said premises. However, the Promoters have not charged any additional consideration for the aforesaid additional areas from the Purchaser/s. The Certificate issued by the Architect certifying the said carpet area and the

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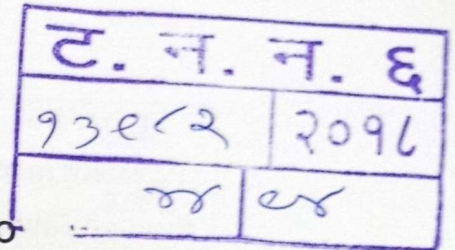


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THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Plot)

All those piece and parcel of land known as Plot no. 7A, in Sector No. 13, situated, lying and being at Sanpada, Navi Mumbai, containing by measurement 3049.350 Square meters or there about and is bounded as follows: -

- On or towards the North :- Plot no. 6
- On or towards the South :- Plot no.
- On or towards the East :- 15.00 Meters Wide Road
- On or towards the West :- Palm Beach Marg



THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

Flat No. 3701 on the **37th Floor**, admeasuring about **122.809** Square meters of Carpet area equivalent to **1321.424** Square feet or thereabout in the Complex/ Project known as "NIVASTI AVISAA" along with **2** Covered Car Parking, situated at Plot no. 7A, in Sector No. 13, situated, lying and being at Sanpada, Navi Mumbai, containing by measurement 3049.350 Square Meters or thereabouts, which is more particularly described in the First Schedule herein above.

SIGNED, SEALED AND DELIVERED BY)
M/S. NIVASTI DEVELOPERS LLP)
 THROUGH ITS DESIGNATED PARTNER/S)
MR. MAYUR ANIL RAIGANGAR)



Handwritten signature of Mr. Mayur Anil Raigangar in blue ink.

IN THE PRESENCE OF)
 SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN NAMED "PURCHASER/S")
MR. PRANAV ASHWIN VORA)



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&

MR. NIMISH PRAVINCHANDRA VORA)
)
)



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IN THE PRESENCE OF.....)
 1) Ram Vora)

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RECEIPT

RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER/S MR. PRANAV ASHWIN VORA & MR. NIMISH PRAVINCHANDRA VORA, A SUM OF RS. 1,60,00,000/- (RUPEES ONE CRORE SIXTY LAKH ONLY) VIA RTGS FROM TMBL BANK, VASHI BRANCH, BEING THE EARNEST MONEY DEPOSIT TOWARDS THE WITHIN MENTIONED TOTAL CONSIDERATION TO HAVE BEEN PAID BY THEM TO US.

Details of Payment made through Cheque No.	Dated	Bank Name	Amount
RTGS	31/08/2018	TAMILNAD MERCHANTILE BANK LTD.	1,60,00,000/-

WE SAY RECEIVED.

FOR M/S. NIVASTI DEVELOPERS LLP

(Signature)
MR. MAYUR ANIL RAIGANGAR
 (DESIGNATED PARTNER/S)

PAYMENT SCHEDULE: ("ANNEXURE - G")

The said consideration of **Rs. 8,45,59,500/- (Rupees Eight Crore Forty Five Lakh Fifty Nine Thousand Five Hundred Only)** as more clearly shown in the table in clause no. 21 shall be paid by the Purchaser/s to the Promoter as per the following scheduled manner:-

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PAYMENT SCHEDULE-SANPADA

SR. NO.	SLAB NAME	PERCENTAGE
1	ON BOOKING	10.00%
2	ON COMMENCEMENT OF WORK	24.00%
3	ON COMPLETION OF PLINTH	6.80%
4	ON COMPLETION OF 1ST SLAB	0.90%
5	ON COMPLETION OF 2ND SLAB	0.90%
6	ON COMPLETION OF 3RD SLAB	0.90%

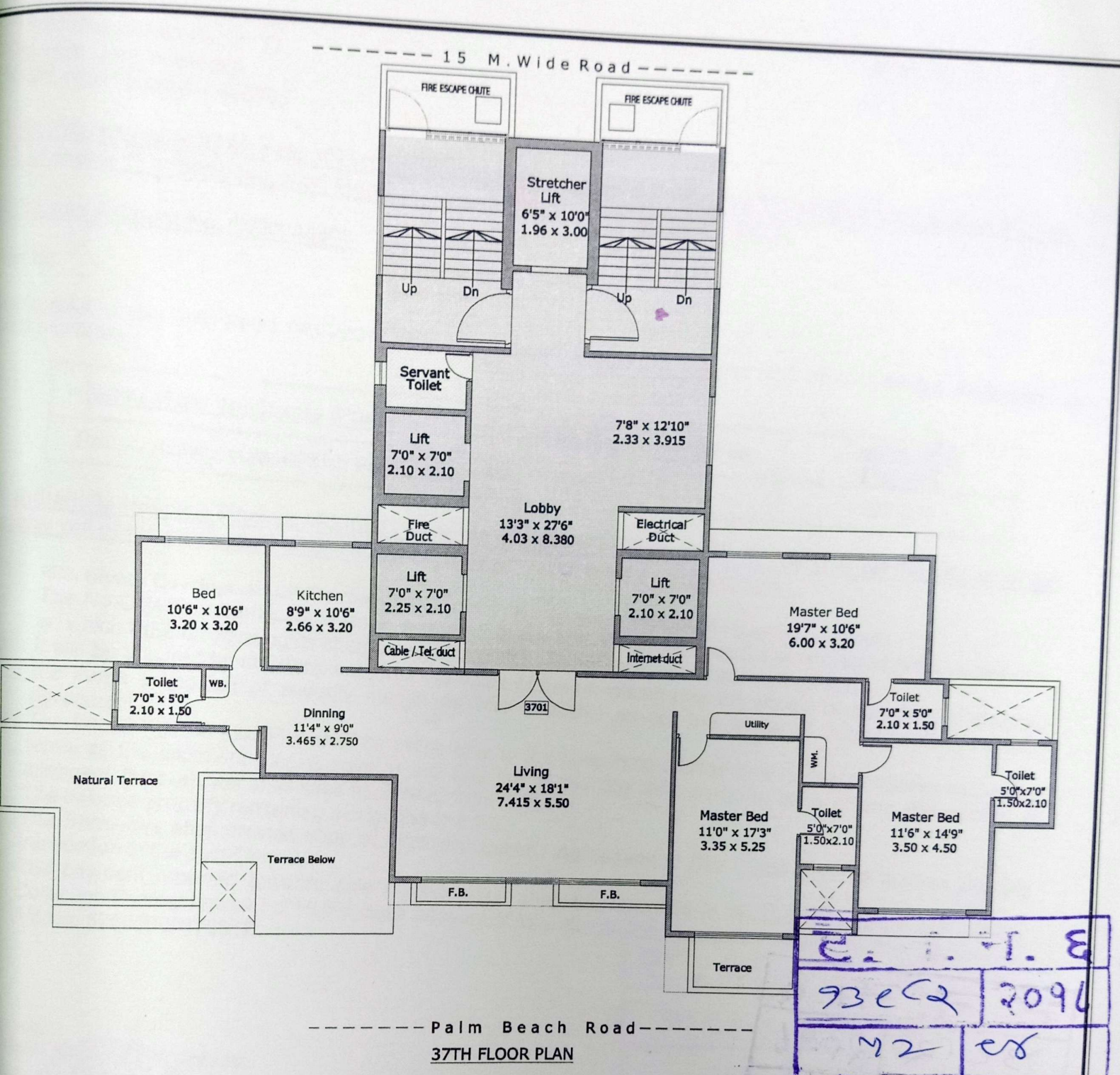
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Developer "VASTI DEVELOPERS LLP."	Project Proposed Residential + Commercial Building on Plot no - 7A , Sector - 13 , Palm Beach Road , Sanpada , Navi Mumbai .	North 	Architect RAJESH R.C. 1-13, MAHAVIR CENTRE, SECTOR-17, VASHI, NAVI MUMBAI TEL: 27892625/27892629
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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 :
P51700016164

Project: **Avisaa**, Plot Bearing / CTS / Survey / Final Plot No.: **P-SAN-13-7A** at **Navi Mumbai (M Corp.), Thane, Thane, 400705**;

1. **Nivasti Developers Llp** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400703**.

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 (l) 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 **20/04/2018** and ending with **31/10/2023** 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.

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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 4/20/2018 2:28:01 PM

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

Dated: 20/04/2018

Place: Mumbai

B.E.CIVIL,MIE,MICI,FIV(LM),
CHARTERED ENGINEER,
QUANTITY SURVEYORS,
GOVT. REGD.APPROVED VALUERS,
High Court Empanel Ar./Surveyor ,

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TEJPAL SCHEME ROAD NO.3,
VILE PARLE (E),MUMBAI400057.
Tel No.91-22-65556560
Cell No.8097476327
e-mail-id :panditah321@gmail.com

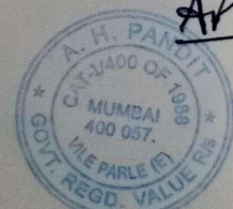
To,
The Chief Manager,
State Bank of India,
RACPC Branch, Sion.

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	Ashish H. Pandit.
Registration No.: With State Commissioner of Income Tax	CAT I/400

VALUATION REPORT

Ref. No.	2019 /747
1	Introduction
Name of the Property Owner (with address & Phone nos.)	Mr. Pranav Ashwin Vora & Mr. Nimish Pravinchandra Vora
Name of the Borrowers	Mr. Pranav Ashwin Vora & Mr. Nimish Pravinchandra Vora
Purpose of Valuation	To ascertain present FMV.
Date of Inspection of Property	19.02.2019
Date of Valuation Report	21.02.2019
Name of Developer of the property (in case of developer built properties)	Not applicable
2	Physical Characteristics of the Property
Location of the property	
i) Nearby Landmark	Near Shah Complex/Opp. Union Bank



ii) Postal address of the property	Flat No.3701, 37 th Floor, Nivasti Avisaa, Plot No. 7A, Sector No.13, Palm Beach Road, Sanpada, Navi Mumbai 400 715
iii) Area of the plot / land (supported by a plan)	N.A.
iv) Type of Land : Solid, Rocky, Marsh land, reclaimed land, Water - logged, Land locked.	Solid Land.
v) Independent access/approach to the property etc.	Yes
vi) Google Map Location of the Property with a neighborhood layout map	Attached with report
vii) Details of roads abutting the property	Palm Beach Road
viii) Description of Adjoining property	Residential Cum Commercial.
ix) Plot No. Survey No.	Plot No. 7A, Sector No.13, Sanpada
x) Ward / Village / Taluka	Sanpada
xi) Sub - Registry / Block	Navi Mumbai
xii) District	Thane
xiii) Any other aspect	--
<p><u>Brief Description :</u> Residential Premises on Flat No.3701, 37th Floor, Nivasti Avisaa, situated at above address is about 700 mtrs distance from Vashi railway station. All civic amenities are nearby & within easy reach.</p> <p>The Proposed Residential Cum Commercial Building Consist of Part Stilt + Part Ground + 5 level Podium+ 6th to 37th (Proposed) upper floor having RCC frame structure with RCC columns, slabs, beams, projection etc. having RCC staircase & 4 Lifts (Proposed) to access upper floors.</p> <p><u>Proposed Amenities of the property :</u> Vitrified Tiles flooring, Granite Kitchen Platform, Ceramic with full dado ceramic in toilet, Concealed wiring & plumbing, Wooden flush door & Aluminum Sliding windows provided.</p> <p><u>Accommodation :</u> Accommodation provided on 3701, 37th floor Consist of Living Room, Dining, Kitchen, 4 Bedrooms, 4 Toilets (i.e. 4 BHK) Bldg Is under Construction 22% Work is completed</p>	

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	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Areas: As Per Agreement Carpet is 1321.424 sq. ft. As per Builder Super Built up Area is 3933 sq. ft. Which is Considered for valuation	
	Boundaries of the Plot	As per Sale Agreement / TIR	Actual
	East	15 mtrs Wide Road	Road
	West	Palm Beach Marg	Palm Beach Road
	North	Plot No.6	Shah Complex
	South	Plot	Under Construction Building
3	Town Planning Parameters		
	i. Master plan provisions related to property in terms of land use	Residential & Commercial Purpose.	
	ii. FAR - Floor Area Rise/ FSI- Floor Space Index permitted & consumed	As per NNMC Norms	
	iii. Ground Coverage	As per NNMC Norms	
	iv. Comment on whether OC - Occupancy Certificate has been issued or not	Not Received yet since building is under construction	
	v. Comment on unauthorized constructions if any	Not applicable	
	vi. Transferability of developmental rights if any, Building by laws provision as applicable to the property viz, setbacks, height restriction etc.	Not applicable	
	vii. Planning area/ zone	Residential & Commercial Area.	
	viii. Development controls	As per NNMC Norms	
	ix. Zoning regulations	As per NNMC Norms	
	x. Comment on the surrounding land uses and adjoining properties in terms of uses	Residential & Commercial Area.	
	xi. Comment on demolition proceedings if any	Not applicable	
	xii. Comment on compounding / regularization proceedings	Not applicable	

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	xiii. Any other aspect	No
4	Document Details and Legal Aspects of Property	
	a) Ownership documents	
	We referred to the Xerox copy of the following documents:	
	1. Article of Agreement dtd. 29/12/2018 between M/s. Nivasti Developers LLP (Promoters) And Mr. Pranav Ashwin Vora & Mr. Nimish Pravinchandra Vora (Purchasers)	
	2. Commencement Certificate Vide No. NMMC/TPD/BP/Case No. 2018/CNNMC1339/146/2018 dtd. 07/04/2018	
	ii. TIR of the Property	Not provided for our verification. The valuation has been done without TIR.
	b) Names of Owner/s	Mr. Pranav Ashwin Vora & Mr. Nimish Pravinchandra Vora
	c) Ordinary status of freehold or leasehold including restriction on transfer	Freehold
	d) Agreements of easements if any	Agreement of Easement not provided for our verification
	e) Notification of acquisition if any	N.A.
	f) Notification for road widening if any,	N.A.
	g) Heritage restriction, if any,	N.A.
	h) Comment on transferability of the property ownership,	Refer TIR Report
	i) Comment on existing mortgages/charges /encumbrances on the property, if any	Refer TIR Report
	j) Comment on whether the owners of the property have issued any guarantee (personal/ corporate) as the case may be	Refer TIR Report
	k) Building Plan Sanction :	Yes, Bldg has Got Commencement Certificate Vide No. NMMC/TPD/BP/Case No. 2018/CNNMC1339/146/2018 dtd. 07/04/2018
	Authority approving the plan	
	Name of the office of the Authority	
	Any violation from the approved Building Plan	

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	l) whether property is agricultural land if yes, any conversion is contemplated	N. A.
	m) Whether the property is SARFAESI compliant	Yes
	n) All legal documents, receipts related to electricity, water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	Available with Bank.
	o) Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	No.
	p) Whether self-occupied / tenanted / letout	N.A. Since Building is Under Construction
	q) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Not known, bank to get information from owner
	r) Qualification in TIR / mitigation suggested if any.	We have not provided the TIR Copy.
	s) Any other aspect	--
5	Economic Aspects of the Property	
a)	I. Reasonable letting value	Not applicable
	II. If property is occupied by tenant	Not applicable
	Number of tenants	Not applicable
	Since how long (tenant - wise)	Not applicable
	Status of tenancy right	Not applicable
	Rent received per month (tenant - wise) with a comparison of existing market rent	Not applicable
	III. Taxes and other outings	Details not available
	IV. Property Insurance	Details not available
	V. Monthly maintenance charges	Not applicable

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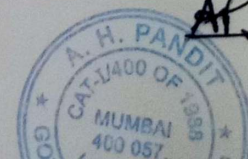
	VI. Security Charges	Not applicable
	VII. Any other aspect	None
6	Socio-cultural Aspects of the Property	Not applicable
7	Functional and Utilitarian Aspects of the Property	Not applicable
a)	Description of the functionality and utility of the property in terms of :	
	i) Space allocation	Provided as per requirement Flat
	ii) Storage spaces	Provided as per requirement Flat
	iii) Utility of spaces provided within the building	Provided as per requirement Flat
	iv) Car Parking facility	Stilt & Podium car parking
	v) Balconies, etc.	N.A.
	b) Any other aspect	N.A.
8	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of	
	i) Water supply	Provided by MCGM Limits.
	ii) Sewerage/ sanitation System Underground or Open	Connected to Public sewerage line
	iii) Storm water drainage	Provided by MCGM Limits.
	b) Description of other physical infrastructure facilities viz.	
	i) Solid waste management	As per NMMC norms.
	ii) Electricity	Available
	iii) Roads & Public transport connectivity	Bus, Auto, Taxi & Private Vehicle.
	iv) Availability of other public utilities nearby	Hospitals & Schools are Nearby.
	c) Social infrastructure in terms of	
	School	

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	Medical facilities	All civil amenities are available With In Easy Reach
	Recreational facility in terms of parks and open space	
9	Marketability of the Property	
a)	Marketability of the property in terms of	
	i) Locational attributes	Good Residential Area.
	ii) Scarcity	Nil
	iii) Demand and supply of the kind of subject property.	Good
	iv) Comparable sale prices in the locality.	Rs. 25,000/- to Rs. 30,000/- per sq. ft.
b)	Any other aspect which has relevance on the value or marketability of the property	Nil
10	Engineering and Technology Aspects of the Property	
	a) Type of construction	RCC Framed Structured.
	b) Materials & technology used,	Details not available
	c) Specifications	Building is of Proposed Part Stilt + Part Ground + 5 level Podium+ 6 th to 37 th upper floors (Proposed)
	d) Maintenance issues	Under Construction
	Age of the building	Under Construction
	Residual life of the building	60 years After Completion (subject to proper and regular maintenance of the building)
	Extent of deterioration	Under Construction
	Structural safety	As per Local Norms
	Protection against natural disasters viz. earthquakes,	Considered in design aspect of the Structure.
	Visible damage in the building	Under Construction
	System of air-conditioning	Will be Provided.
	Provision of fire fighting	Will be Provided.
	Copies of plan and elevation of the building to be included	Available with Bank.

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11	Environmental Factors	
	a) Use of environment friendly building materials, Green Building techniques if any,	No
	b) Provision of rain water harvesting	No
	c) Use of solar heating and lighting systems, etc.	No
	d) Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic, etc.	No
12	Architectural and aesthetic quality of the Property	
	a) Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc.	Under Construction
13	Valuation	
	a) Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived	<p><u>Prevalent market rate:</u> Rs. 25,000/- to Rs. 30,000/- per sq. ft.</p> <p><u>Rate adopted for valuation :</u> Rs. 27,000/- per sq. ft</p> <p><u>Factors Considered For Valuation:</u> Location & locality, facilities & amenities, quality of construction, residual life of building, business potential, supply and demand, local nearby enquiry, market feedback.</p> <p>The dues towards taxes are not disclosed to us and we have not considered the same in our valuation.</p>
	Value of the property at which it can be sold in the open market at a particular time free from forced value or sentimental value. The market value need not be the same as the present value. Market value may be less than the present value. Market value of the any property gets affected at least by the ten factors: Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the most important factor 'Demand'.	

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14	Declaration	Fair Market Value
	Super Built up Area	: 3933 sq. ft.
	Rate adopted for valuation	: Rs. 27,000/- per sq. ft.
	Value After Completion	: Rs. 10,61,91,000/-
	2 Covered Parking @ 5 Lac each (B)	Rs. 10,00,000/-
	Total Value After Completion (A + B)	Rs. 10,71,91,000/-
(Rupees Ten Crore, Seventy One Lac, Ninety one Thousand Only)		
	Realizable Sale Value	
	To arrive at Realizable Value, we have considered the economic usefulness to the prospective purchaser, functional and economic obsolescence, technical potentiality, financial bankruptcy, management lapses, technical in competency in running the unit. The factors will enable us to arrive at very realistic and reasonable figures of reliability in the present market.	
	9,64,71,000/- (Rupees Nine Crore, Sixty Four Lac, Seventy One Thousand Only)	
	Distress Sale Value	
	When a property is sold at lesser price than the market value at that time. Such a value may be due to financial difficulties of the seller, court decree, defect in title, property given on long lease etc. When a borrower becomes a defaulter to the bank and when he wants to sincerely repay the loan with interest, he is forced to sell his property (which he had offered as security to the bank) and from the sale proceeds, he intends to repay to the bank.	
	Rs. 8,57,52,000/- (Rupees Eight Crore, Fifty Seven Lac, Fifty Two Thousand Only)	
	Value for Insurance Purpose (Structure)	Rs. 98,32,500/-
	Prevailing Market Rate / Price trend of the Property in the locality / City from property search sites viz. magicbricks. com, 99acres.com, makaan.com etc. if available	We have enquired with local brokers and estate agents.
	Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	Government Approved Rates: Rs. 1,09,000/- Per Sq. Mtr. i.e. Rs. 10,126/- per sq. Ft..
	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.	--
	Details of last two transactions in the locality / area to be provided, if available.	

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14	Declaration	
	<p>I hereby declare that :</p> <p>a) The information provided is true and correct to the best of our knowledge and belief.</p> <p>b) The analysis and conclusions are limited by the reported assumptions and conditions.</p> <p>c) We have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.</p> <p>d) We have no direct or indirect interest in the above property valued.</p> <p>e) We inspected the property through our Engineer Mr. Jayesh Sail on 19.02.2019</p> <p>f) I am a registered under Section 34AB of Wealth Tax Act 1957, Category - I/400 for valuing property.</p> <p>g) I am / am not an approved Valuer under SARFAESI ACT - 2002 and am approved by the Bank.</p> <p>h) I have not been Depanelled or removed from any Bank / Financial Institution / Government Organization at any point of time in the past.</p> <p>i) I have submitted the Valuation Report (s) directly to the Bank.</p> <p>PLACE: MUMBAI DATED: 21.02.2019</p>	<p>Ashish H. Pandit.</p> <p><i>Ashish H. Pandit</i></p> <p>AUTH. SIGN.</p> <p>(Approved valuer of State Bank of India)</p>
15	Enclosures :	15
	Layout plan sketch of the area in which the property is located with latitude and longitude	
	Building plan	
	Floor plan	
	Photographs of the property (including geo - stamping with date) and owner (in case of housing loans, if borrower is available) including a " Selfie" of the Valuer at the site	
	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	
	Google Map location of the property	
	Price trend of the Property in the locality / City from property search sites viz. magicbricks.com, 99acres.com, Makaan.com etc.	
	Any other relevant documents/ extracts.	

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ANNEXURE FOR UNDER CONSTRUCTION PROPERTIES

NAME OF THE BANK	: State Bank Of India
BRANCH	: RACPC Sion
PROPERTY ADDRESS	: Flat No.3701, 37 th Floor, Nivasti Avisaa, Plot No. 7A, Sector No.13, Palm Beach Road, Sanpada, Navi Mumbai 400715
NAME OF THE BORROWER	: Mr. Pranav Ashwin Vora & Mr. Nimish Pravinchandra Vora

Work completed - 22%

Nature of work completed	% of work completed	Cumulative Total
Foundation & plinth	20	20
Entire R.C.C.	02	22
Brick Work (Internal & External)	--	--
Plaster (Internal & External)	--	--
Flooring & Tiling	--	--
Wood Work (Doors & Frames, Electrification) + Painting & Plumbing	--	--
Finishing Work	--	--

Work not completed - 78%

Nature of work not completed	% of work not completed	Cumulative Total
Foundation & plinth	--	--
Entire R.C.C.	28	28
Brick Work (Internal & External)	15	43
Plaster (Internal & External)	10	53
Flooring & Tiling	10	63
Wood Work (Doors & Frames, Electrification) + Painting & Plumbing	10	73
Finishing Work	05	78

We hereby certify that the above information is obtained from the site and as per our physical inspection on 19/02/2019

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Location Map:



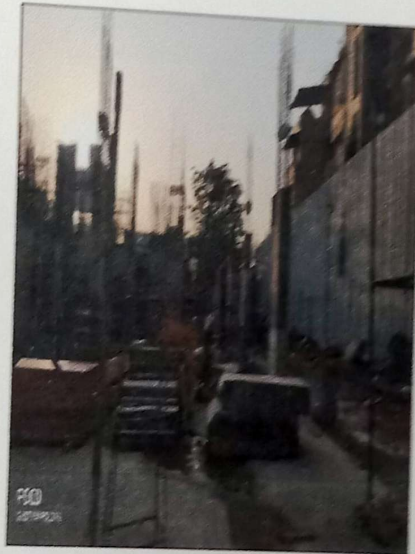
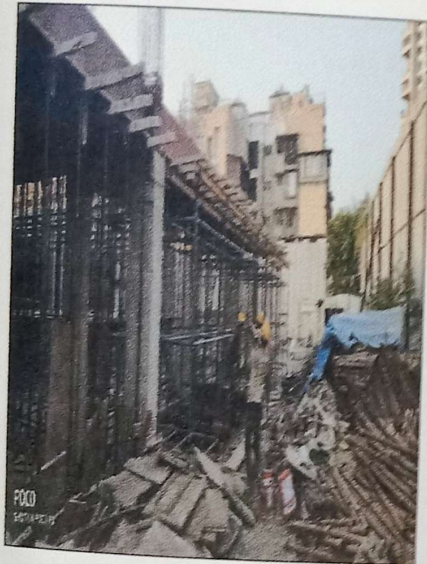
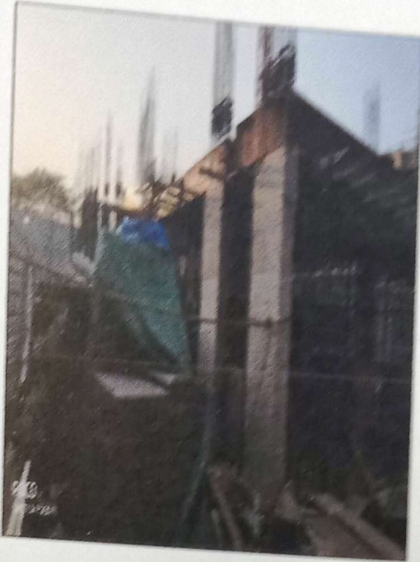
Latitude Longitude - 19°03'38.9"N 73°00'07.4"E

Note: The Blue line shows the route to site from nearest railway station (Sanpada station 700 mtrs)

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Mr. Pranav Ashwin Vora
Mr. Nimish Pravinchandra Vora
Flat No.3701, 37th Floor, Nivastl Avisaa,
Plot No. 7A, Sector No.13, Palm Beach Road,
Sanpada, Navi Mumbai 400 715



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