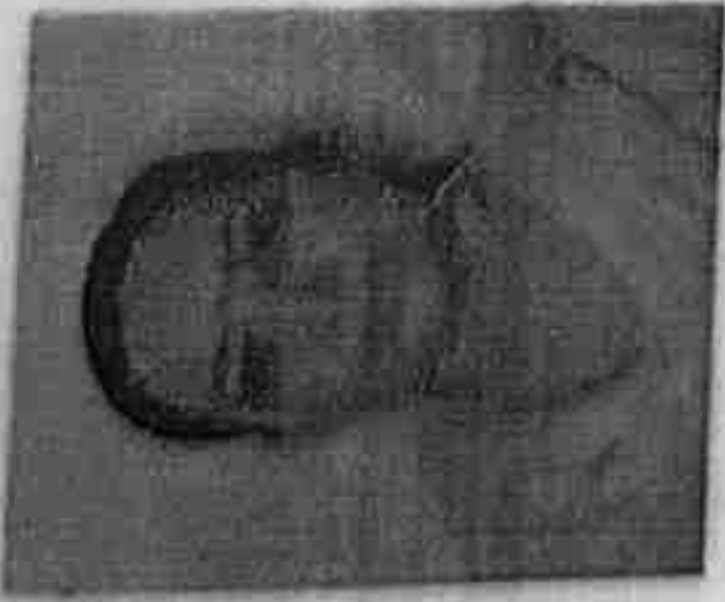




भारत सरकार

Government of India



गुरप्रीत मान

Gurpreet Mann

जन्म तिथि/DOB: 31/07/1972

महिला/ FEMALE

Issue Date: 17/01/2019

Verified With Original

Koushik Dutta

Assistant Manager

P.F. No. 5693772

HIT-South Mumbai (RBO-FORT)

29333 3084 6448

VID : 9186 1346 3584 1224

मैरा आचार, मैरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

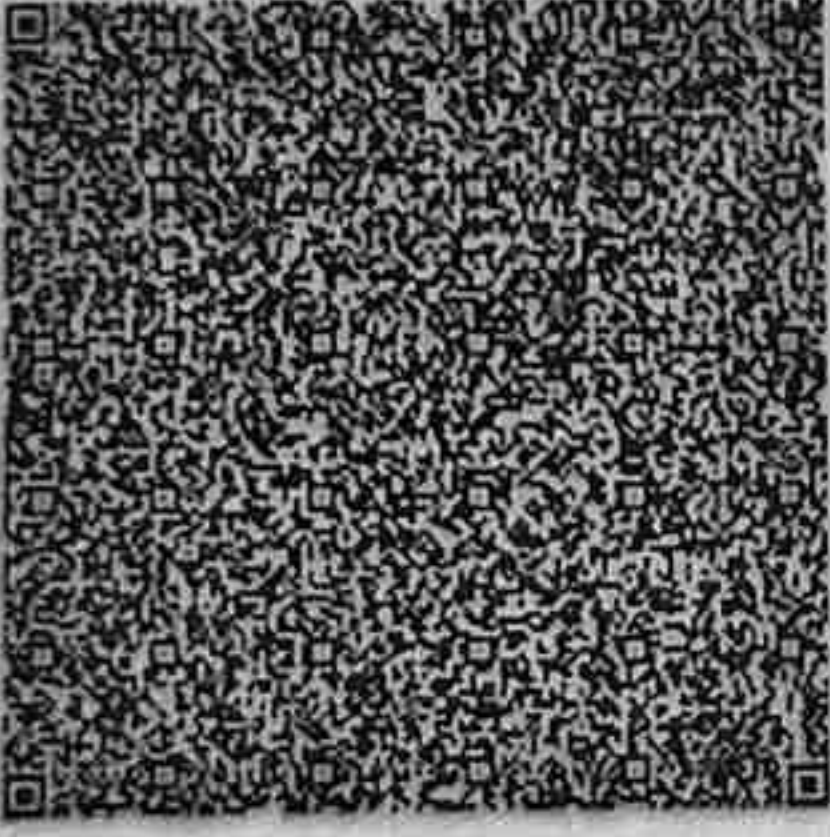


पता

C/O शमशेर सिंह, सी-603, बहवलपुर बिर्दारी  
सी.जी.एच.एस, प्लॉट न-30, सेक्टर-6, द्वारका, सारका  
सेक्टर-6, दक्षिण पश्चिमी दिल्ली,  
दिल्ली - 110075

Address:

C/O Shamsher Singh, D-603, Bahawalpur  
Birdari C.G.H.S, Plot No-30, Sector-6, Dwarka,  
Dwarka Sec-6, South West Delhi,  
Delhi - 110075



Verified With Original

*(Signature)*

Koushik Dutta  
Assistant Manager  
P.F. No. 6693772

HLST-South Mumbai (RBO-FORT)

29333 3084 6448

VID : 9186 1346 3584 1224

help@uidai.gov.in

www.uidai.gov.in

Download Date : 26/09/2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GURPREET MANN

KEKINDER PAL JIT SINGH

31/07/1972

Permanent Account Number

BEVPM1122B

*Gurpreet Mann*

Signature



240020710

Verified With Original

*KD*

Koushik Dutta

Assistant Manager

P.F. No. 5693772

HLST-South Mumbai (RBO-FORT)



भारतीय विशिष्ट पहचान प्राधिकरण

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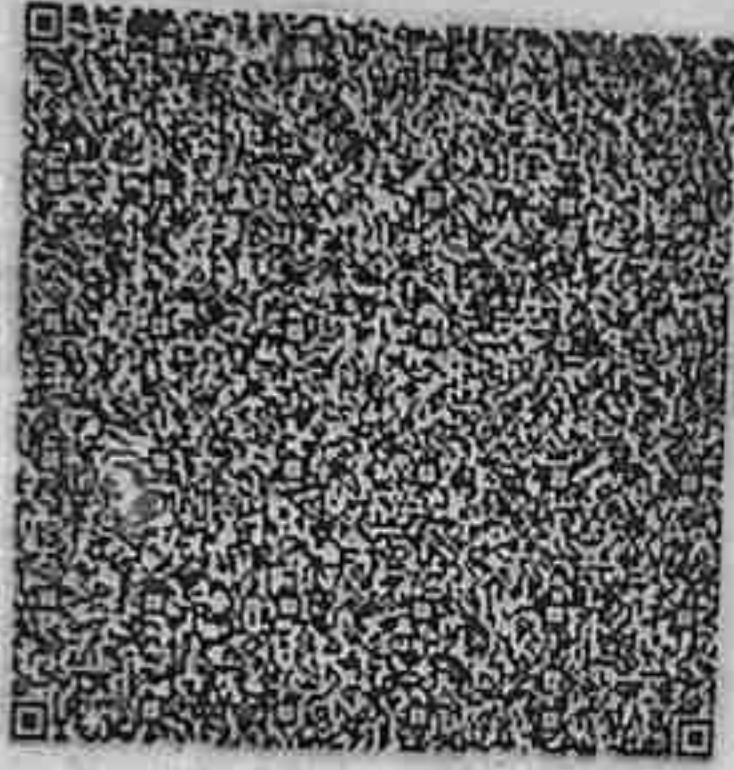
पता:

C/O पियारा सिंह, डी-603, बहवलपुर बिरादरी  
सी.जी.एच.एस, प्लॉट नं-30, सेक्टर-6, द्वारका, द्दरका  
सेक्टर-6, दक्षिण पश्चिमी दिल्ली,  
दिल्ली - 110075

Address:

C/O Piara Singh, D-603, Bahawalpur Biradari  
C.G.H.S, Plot No-30, Sector-6, Dwarka,  
Dwarka Sec-6, South West Delhi,  
Delhi - 110075

Download Date: 26/09/2022



Verified With Original



Koushik Dutta  
Assistant Manager  
P.F. No. 5693772

HEAT, South Mumbai (RBO-FORT)

3407 3403 9700

VID : 9101 6869 6174 0449



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भारत सरकार

Government of India



शमशेर सिंह  
Shamsher Singh  
जन्म तिथि/DOB: 01/02/1967  
पुरुष/ MALE

Issue Date: 28/07/2011

Verified With Original

Koushik Dutta  
Assistant Manager  
P.F. No. 5693772

HLST-South Mumbai (RBO-FORT)

3407 3403 9700

VID : 9101 6869 6174 0449

मेरा आधार, मेरी पहचान

# V.S. Legal Associates

## Unit Cost Sheet & Payment Schedule- ON/Approval Basis

Project Details		THE VIEWS				
Project		A				
Wing Name		A 1602				
Unit No.		3 BHK -Aspire				
Unit Config		16th Floor				
Floor		1				
Number of Car Park						
Total Basic Sales consideration		32,554,566				
Area Details/Additional Area Details						
Area	Sq.Ft	Sq.mt				
RERA CARPET AREA	924.20	85.86				
Exclusive Area (Balcony)	131.64	12.23				
Total Unit Area	1055.84	98.09				
A: Construction/Time Linked Payment Plan	% Amt payable	Amt (In Rs)	C GST @ 2.5%	S GST @ 2.5%	TDS	TOTAL (Less TDS)
On Booking	*	500,000	12,500	12,500	5,000	520,000
Within 30 days from Booking	9.90%	2,722,902	68,073	68,073	27,229	2,831,818
Within 90 days from booking	20.10%	6,543,468	163,587	163,587	65,435	6,805,206
On completion of 3rd floor roof slab	7%	2,278,820	56,970	56,970	22,788	2,369,972
On completion of 5th floor roof slab	7%	2,278,820	56,970	56,970	22,788	2,369,972
On completion of 7th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 9th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 11th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 13th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 15th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 17th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of 19th floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On completion of TOP floor roof slab	5%	1,627,728	40,693	40,693	16,277	1,692,837
On Completion of finishing work	5%	1,627,728	40,693	40,693	16,277	1,692,837
On Intimation for Fit outs	5%	1,627,728	40,693	40,693	16,277	1,692,837
On Intimation of possession	5%	1,627,728	40,693	40,693	16,277	1,692,837
<b>TOTAL - A</b>	<b>100.00%</b>	<b>32,554,566</b>	<b>813,864</b>	<b>813,864</b>	<b>325,546</b>	<b>33,856,748</b>
<b>B: Payment of Other Charges</b>		Amount	C GST	S GST	TDS	Total
Development Charges		422,336	38,010	38,010	-	498,357
Society Corpus Fund		105,584	-	-	-	105,584
Fitness Center & Club Charges		500,000	45,000	45,000	-	590,000
Society Formation		20,000	1,800	1,800	-	23,600
Share Money		650	-	-	-	650
Legal Charges		30,000	2,700	2,700	-	35,400
Water & Electric Charges		35,000	3,150	3,150	-	41,300
Adv Maintenance Charges-2yrs		253,402	22,806	22,806	-	299,014
<b>Total B</b>		<b>1,366,972</b>	<b>113,466</b>	<b>113,466</b>	-	<b>1,593,906</b>
<b>TOTAL COST TO CUSTOMER (A+B)</b>		<b>33,921,538</b>	<b>927,331</b>	<b>927,331</b>		<b>35,450,654</b>
<b>TOTAL COST TO CUSTOMER (A+B)-TDS</b>						
<b>C: Statutory Charges* - To be paid by Adani</b>		Consideration Value				Amount
Stamp duty @ 5% (Approx)		32,554,566				1,983,274
Registration (Approx)						30,000
<b>TOTAL - C</b>						<b>1,983,274</b>

**Note:**

- Deposits, Other Charges, GST etc., if any, whenever called for shall be payable at actual by the Applicant(s).
- Stamp duty, Registration fees will be paid by Adani within 45 Days from Booking.
- Effective rate of GST is 5% on Consideration Value as per revision of GST and is applicable as per the government Norm.
- Request for Transfer of Apartment/ Unit shall be as per the policy.
- All payments to be made in favor of "Agnel Developers LLP".

**RTGS Details towards flat cost:** BANK: HDFC Bank LTD. IFSC: HDFC0000835. Swift Code: HDFCINBB, Branch: Kalanagar, Bandra E.  
**AVC NO: 59207506503865 (A & B Wing), 59207506503868 (C & D Wing) & RTGS Details towards GST:** A/C No: 59210021102021

- Cancellation Charges before execution of Agreement @10% of the Consideration Value.
- No interest shall be paid on the refund money.
- Miscellaneous Charges (INR.12,000/-) applicable at the time of registration.
- Applicant(s) availing loan from Banks/ Financial Institutions shall submit the Sanction Letter to the Company within 15 days from the date of booking. In case of failure the Company will cancel the booking and refund the booking amount after deducting the cancellation charges, as above.
- TDS to be deducted @1% and Signed FORM 16B to be submitted to Developer.

Signature of First/  
Sole Applicant.

Signature of Joint/  
Second Applicant, if any

Signature of Joint/  
Third Applicant, if any.

3,61,04,746/-

PAN CARD

आयकर विभाग

INCOME TAX DEPARTMENT

SHAMSHER SINGH

PIARA SINGH

01/02/1967

Permanent Account Number

ATCPS7664K

*Shamsher Singh*

Signature

भारत सरकार

GOVT. OF INDIA



01082014

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# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "The Views"**

"The Views", Proposed High Rise Sale Residential Building No. 1 on Redevelopment of 512 Tenements of EWS Tenants Association (Revedelopment Building No. 244 to 307) on Plot Bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar, MHADA Colony, Pantnagar, Ghatkopar (East), Mumbai, PIN Code - 400 075, State - Maharashtra, Country - India

Latitude Longitude: 19°04'48.2"N 72°55'00.1"E

### Valuation Done for:

#### **State Bank of India**

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

**Vastukala Consultants (I) Pvt. Ltd.**  
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



PROPERTY DETAILS

Registration No. (If applicable):

P 51 9 0 0 0 3 1 1 6 5

(If applicable):

Self constructed / Independent House  Small project not covered under RERA  Property not identified  Ready for possession

Ready for possession  Under construction  Construction not started

Global Area:  Yes  No

Registered area under CNT act 1908:  Yes  No

Rs ~~36160786~~ / - 361 04 746 / -

Owned singly or jointly:

Intending to own close relatives including spouse:  Yes  No

Monthly expected from the proposed house property (Monthly): Rs

Status:  Lease  Free Hold

Period:  Years  Month

Area (sq ft):

FLAT NO - 1602, A-WING

THE VIEWS, ADANI REALITY, OFF EASTERN EXPRESS

HIGHWAY, PANTNAGAR, GHATKOPAR EAST

450075 City: MUMBAI

State:

PURCHASE Details

Amount to Sale:

Rs ~~33237386~~ / -

Amount to Sale:

Interior: Rs

Solar Lighting System: Rs

Rs

Amount (if applicable): Rs

45T Rs 19,94,244 / -

Money: Rs

Money:  Own savings  From friend and relatives  Realty gold loan  Other loan  Others

GST to be included  
Mora termum - 24M

PC - ~~36160786~~ / -  
3,61,04,746 / -