

File No. 782

55152611021

Sh. Tanaji Shivaji Gaikwad
Smt. Archana Tanaji Gaikwad

LOAN - Rs. 7,00,000/-

98672-112183

99303-02311

SB A/C - 55152611021

H/L A/C - 65244672201

DoD - 06/11/2015

ROI - 9.75%.

TENURE - 300 MONTHS

R. R. A/C - 65244672314

R. R. AMOUNT - Rs. 22,735/-
(Rs. 4547 x 5)

COLLATERAL - 70028276148

CERSAI -

MOB - 98672112183/
9930302311

Correspondence Ref no - 200027814612
200042598901



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 : **P52000007811**

Project: **Shree Sadguru Complex-Phase 2** Plot Bearing / CTS / Survey / Final Plot No.: **5/3 67/0** at **Washivalli, Khalapur, Raigarh, 410220;**

1. **Earth Home** having its registered office / principal place of business at Tehsil: **Panvel, District: Raigarh, Pin: 410218.**

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 (I) 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 **18/08/2017** and ending with **31/03/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- ◊ That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasanpremanand Prabhu
(Secretary, MahaRERA)
Date: 8/18/2017 11:26:24 AM

Dated: **18/08/2017**
Place: **Mumbai**

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

NO. MSRDC/SPA/Vashivali/Khalapur/BP-124/Part OC/2018/707
Date: 27.07.2018



"Part Occupancy Certificate"

**Maharashtra State
Road Development Corp. Ltd.**
(A Government of Maharashtra Undertaking)

To,
M/s. Earth Home Builders & Developers,
Ahinsa Gruhnirman CHS., Shop No. B/2, Plot No. 1 & 2,
Sector 18, Kamothe, Navi Mumbai 410 209.

Sub : Grant of Part Occupancy Certificate for Residential Buildings (Bldg No 01 & 02) Survey No. 5/3 & 67/0 Village Vashivali, Tehsil- Khalapur, Dist.- Raigad.

The part development work on land bearing Revenue Survey No. 5/3 & 67/0 Village Vashivali, Tehsil- Khalapur, Dist.- Raigad (For building no. 1 & 2, for residential purpose) completed under the supervision of Mr. Nishant Darak (Architect) License No (CA/2013/62275) may be occupied on the following conditions-

Conditions:

1. This Part Occupancy Certificate shall not entitle the applicant to occupy the building for which this Certificate is not meant for.
2. The provisions in the proposal which are not confirming to applicable Development Control Regulations and other acts are deemed to be not approved.
3. This Part Occupancy shall be deemed to be cancelled, if there is any materialistic change made in the building without prior consent of the approving Authority. Further, this Occupancy shall stand cancelled; if the building is put to use for the purposes other than it is intended for.
4. This occupancy certificate is issued under the provisions of MR & TP Act, 1966 and as per the Regulation No. 7.6 applicable to Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide GR No: TPS-1812/157/CR71/12/REC No:34/12/RP/UD-13 dtd.21.11.2013 as amended from time to time.
5. This part Occupancy is granted based on the the Commencement Certificate issued by MSRDC under reference no. MSRDC/SPA /Vashivali/Khalapur/BP-124/CC/2018/581 dated 06/06/2018 and the Applicant shall strictly adhere to conditions stipulated in it.
6. All the conditions stipulated by various agencies in their No objection certificates while granting Commencement Certificate, shall be strictly adhered to and be complied with before occupying the premises under reference.
7. That the conditions of the Indemnity Bonds shall be adhered to.
8. The applicant shall provide at his own cost, all the infrastructural facilities shown in sanctioned drawings, such as roads and internal access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement for collection of solid waste etc. within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the respective Authorities before applying for Full Occupancy Certificate.

Project Office : Special Planning Authority Expressway Smartcity Project - 1 Office No. - 204, 2nd floor, Bldg. No. - 2 (A3) Sector - 1, MBP Mahape, Navi Mumbai - 400 710. Tel. No. : 022- 27782900

Regd. Office : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.

Website : www.msrdc.org **CIN :** U14520MH1906SGC101586

9. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plot etc. without obtaining prior approvals from the MSRDC -SPA.
10. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect. The Authority shall not be held liable for any legal matter that may be pending present or arise in future and the Applicant / Developer is solely responsible for settling for the same at his own cost.
11. This Part Occupancy permission is liable to be revoked by the MSRDC, as per the Reg. no. 10.2 of Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide TPS-1812/157/CR71/12/REC No: 34 12/RP/UD-13 dtd.21.11.2013 as amended from time to time, if there is any false statement or any misrepresentation of material facts.
12. The location & area of Recreational Open Space shall not be altered in any case after issuance of this Occupancy and same shall be developed by Applicant before applying for Full Occupancy to said scheme.
13. The Applicant/Developer shall pay compounding charges for unauthorised construction work of area **1146.779 Sq.Mts**, as and when the Authority demands and finalises these charges without any delay.

A Set of certified completion Plans (1 Set - 06 Nos. drawings) for building 01 & 2 up to Ground + 4th Floors are enclosed herewith.

Udaychordy
Dy. Chief Planner

MSRDC Ltd.,SPA, Mahape.

Office No. 022-27782900

Office Stamp

Date:

Copy to:

Ar. Nishant Darak,
Nishant Darak Architects & Planners,
601, Parvati Plaza, Nehru Road, Dombivli (E)
Thane - 421201.

462/3804

पावती

Original/Duplicate

Friday, October 10, 2014

नोंदणी क्र.: 39म

6:54 PM

Regn.: 39M

पावती क्र.: 50214

दिनांक: 10/10/2014

गावाचे नाव: वाशिवली

दस्तऐवजाचा अनुक्रमांक: कलर-3804-2014

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: - - तानाजी शिवाजी गायकवाड

नोंदणी फी

रु. 9000.00

दस्त हाताळणी फी

रु. 1740.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 87

एकूण:

रु. 10760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:08 PM ह्या वेळेस मिळेल.

Sub Registrar, Khalapur
दुयम निबंधक, खालापूर

बाजार मुल्य: रु. 876500 -/-

मोबदला: रु. 900000/-

भरलेले मुद्रांक शुल्क : रु. 36000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 9000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003280043201415S दिनांक: 10/10/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1760/-

HTRA

वली

IPT (e-SBTR)

21296671625



96671625

-2014@09:57:44

30043201415S

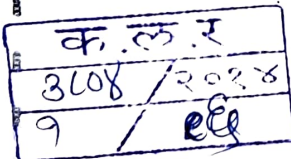
-KLR_KHALAPUR SUB

000/-

COMPLEX, VASHIVALI,



his line ---



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14021296671625

Bank/Branch: IBKL - 6910822/Kamothe
Pmt Txn id : 49967396
Pmt DtTime : 10-Oct-2014@09:56:58
ChallanIdNo: 69103332014101050133
District : 1301-RAIGAD

Stationery No: 14021296671625
Print DtTime : 10-Oct-2014@09:57:44
GRAS GRN : MH003280043201415S
Office Name : IGR156-KLR_KHALAPUR SUB

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 36,000/- (Rs Three Six, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 9,000/- (Rs Nine, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 9,00,000/-
Prop Descr : FLAT NO 106, YAMUNA BUILDING, K WING, SHREE SADGURU, COMPLEX, VASHIVALI,
RAIGAD, Maharashtra, 410206

Duty Payer: PAN-ALQPG1966N, TANAJI SHIVAJI GAIKWAD
Other Party: PAN-AAWPW4831H, SANDEEP TANAJI WARKARI

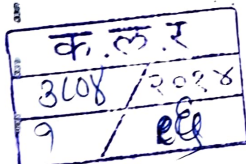
Bank official1 Name & Signature

Noraj Shaw (NORAJ SHAW)
Shalika (Vijaya Jadhav)



Bank official2 Name & Signature

----- Space for customer/office use ----- Please write below this line -----



=====

|| Shree ||

AGREEMENT FOR SALE

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Of a Residential Flat bearing No. 106 on 1th Floor, 'K' Wing, having Carpet area 356 Sq. Ft. i.e. 33.08 Sq. Mtrs. And Built up area 427.2 Sq. Ft. i.e. 39.70 Sq. Mtr of a Building which is named as "YAMUNA" in "Shree Sadguru Complex" situated at Village – VASHIVALI, Tal.- Khalapur, Dist.-Raigad.

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The Purchase value of the Said Flat Rs. 9,00,000 /-

The Government Value of the Said Flat Rs. 8,76,500 /-

Stamp Duty Paid is of Rs. 36,000 /-

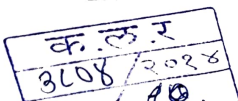
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THIS AGREEMENT FOR SALE made at Khalapur on this 10th Day October

2014



Contd.....2.....



BETWEEN

M/S. EARTH HOME, through its PARTNER **Mr. SANDEEP T. WARKARI**, Age – 38 Years, Occupation – Business, **PAN NO. AAWPW...** OFF/At- B- 3 Ahinsa Gruhnirman Sanstha, Plot no. 1 & 2, Sector 18, Kamor Navi Mumbai. hereinafter referred to or called as **"THE PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its partners, their respective legal heirs, executors, administrators, assigns, nominees etc.) of the **ONE PART**.

AND

MR TANAJI SHIVAJI GAIKWAD Age about 32 years, Occupation:- Secretary, **PAN NO. ALQPG1966N & MRS. ARCHANA TANAJI GAIKWAD** Age about 32 years, Occupation :- Housewife, Residing at:- Dasharat Vaskar Chawl, Shilgaon, Post-Padale, Dist- Thane-421204 hereinafter referred to or called as **"THE FLAT PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include her legal heirs, executors, administrators, assigns etc.) of the **OTHER PART**.

WHEREAS the properties described hereunder are owned by **Mr. Chandrakant Pilaji @ Nathu Shinde and other's** (heinafter called as **"The Original Owners"**).

DESCRIPTION OF THE PROPERTIES :

All those pieces and parcels of the non-agricultural residential plots of land situate, lying and being at revenue Village - **VASHIVALI**, Taluka **KHALAPUR**, Dist. **RAIGAD** within the jurisdiction of Sub Registrar of Assurances at Khalapur and within the territorial limits of Vadgaon-Vashivali Group Grampanchayat and the description whereof as per the 7/12 extracts issued by Talathi Isambe is as under:

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3208/2028
3/20

Survey No.	Hissa No.	Area H.R.P.	Assesment (Rs.)
5	3	1-38-6 out of 1-32-1	16-19
67	0	0-53-1	531-00



AND WHEREAS the 1) Chandrakant Pilaji @ Nathu Shinde, 2) Anant Pilaji @ Nathu Shinde, 3) Yamuna Baliram Jadhav, 4) Ramesh Ramchandra Bhoir, 5) Reshma Ramesh Badekar, 6) Ganesh Yashwant Pawar, 7) Manda Ashok Dalvi, 8) Kunda Sopan Dabhade, 9) Sughandha Ramesh Pawar are the actual owner of the Sr. No. 5/3 and 67/0 of village – Vashivali, Tal- Khalapur, Dist- Raigad. Mr. Chandrakant Pilaji @ Nathu Shinde and other co-owners mentioned hereabove put the said survey numbers for non - agricultural permission before the Collector. Whereas Mr. Chandrakant Pilaji @ Nathu Shinde and other co-owners mentioned hereabove received the N.A. order bearing No. मशा/एल.एन.ए.1(ब)/एल.आर.5422013 as on dated 13/05/2014 from the Collector of Raigad.

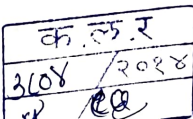
AND WHEREAS before doing N.A. of the above said land the Owners of the said land executed one register document bearing No. 2452/2013 by name Memorandum Of Understanding with the Promoter/ builder as on dated 11/06/2013 with the said registered Memorandum Of Understanding the land lord has also executed the Registered Power of Attorney bearing No. 2453/2013 on same day about the same land to Mr. Sandeep Tanaji Warkari who is a one of the partner M/s. Earth Home and to Mr. Ananta Pilaji @ Nathu Shinde who is a one of the Co- owner of the Said Land.

AND WHEREAS the original owners by name Mr. Chandrakant Pilaji @ Nathu Shinde and other co-owners mentioned hereabove delivered to the developer, promoter, Builder by name **M/S. EARTH HOME**, through its **PARTNER Mr. SANDEEP TANAJI WARKARI**, Age – 38 Years, Occupation – Business, **AND MR. PRABHUDAS MADHUKAR GOWARI**, Age – 42 Years, Occupation – Business, OFF/At- B- 3 Ahinsa Gruhnirman Sanstha, Plot no. 1 & 2, Sector 18, Kamothe, Navi Mumbai. **for the development through the document bearing no. 2411/2014 executed, sign and accepted at and before Sub-Registrar Khalapur at Khalapur as on dtd. 20/06/2014.**

AND WHEREAS as per decide by the promoter/builder/ developer to construct the building ground + four floors by name "**YAMUNA**" on the above mention

plot and also would like sell the flats constructed on the above mention plot. **AND WHEREAS** the said original owners themselves decide to develop the said plot into the building and would like to sell the flats from the development or from the construction which they made on the said plot.

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AND WHEREAS the Promoter decided to develop the above said plots of land by constructing a building thereon containing residential flats and which building is named as " GANGA "in SHREE SADGURU COMPLEX.

AND WHEREAS as far as Floor Space Index (FSI) of all the abovesaid plots concerned, the Promoter has got discretion to utilize the same as per the convenience in the same project or in any other project as per the provision of law relating to Transferable Development Rights (TOR), as per Town planning rules and regulations.

AND WHEREAS the Promoter obtained building permission/ Commencement Certificate from the office of the **Collectore of Raigad**, Dated 13/05/2013 bearing out ward No. क्र. मशा/एल.एन.ए.1(ब)/एस.आर.54व2 2013 along with approved building plan for construction approved by the Town Planning Office at Alibag, the said building which building is consisting of Ground floor and forth more upper floors with facility of the Lift.

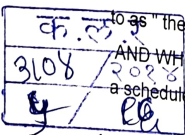
AND WHEREAS the Promoter/Builder accordingly commence the construction of said building in accordance with the said approved plan.

AND WHEREAS the Promoter appointed M/s Atelier through Mr. Anil H. Jadhav, Structural Engineer & Architect, Residing at :- Navi Mumbai, as an Architect & Civil Engineer for completing the Construction of the said building.

AND WHEREAS the Flat Purchaser demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said property including the Development Agreement, General Power of Attorney, 7/12 Extracts, Mutation Entries and the plans, designs and specifications prepared by the Promoter's Engineer and R.C.C. Consultants **ADHARSHILA CONSULTANTS(Mr.Samarth Agarwal)** and of such other documents as are specified under The Maharashtra Ownership Flats(Regulation of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.

AND WHEREAS the description of the properties under development is given in a schedule annexed to this Agreement and marked as "ANNEXTURE - A -A1".

AND WHEREAS the Xerox copies of the VII / XII Extracts of the properties under development are annexed herewith and marked as "ANNEXTURE B, "



AND WHEREAS the Certificate of Title in respect of the property under development which is issued by **Advocate DHANANJAY N. SHETE**, is annexed herewith and marked as **"ANNEXTURE C"**.

AND WHEREAS a Xerox copy of sanctioned Floor Plan sanction by the Town Planning Office of Alibag bearing No. 67/0 & 5/3 /232 DT. 22/01/2014 as well as from the office of the **Collector of Raigad**, Dated 13/05/2014 bearing out ward No. **क्र. मशा/एल.एन.ए.1(ब)/एस्.आर.5432013** indicating the said flat which is the subject matter of this Agreement is annexed herewith and marked as **"ANNEXTURE-D"**.

AND WHEREAS the list of **Amenities** to be provided in the said flat and specifications of the construction of the proposed building are mentioned in a schedule annexed to this Agreement and marked as **"ANNEXTURE E"**.

AND WHEREAS a Xerox copy of N. A. Order including Commencement Certificate bearing out ward No. **क्र.मशा/एल.एन.ए.1(ब)/एस्.आर.5432013** DT.13/05/2014 issued by the **Collector Of Alibag**, is annexed to this Agreement and marked as **"ANNEXURE F"**.

AND WHEREAS the Flat Purchaser applied to the Promoter for allotment to the Flat Purchaser **Flat No.106**, on **1st Floor**, '**K**' - wing in the building named as **"YAMUNA"** in **SHREE SADGURU COMPLEX** which is to be constructed on the above said plots of land.

AND WHEREAS by relying upon the said oral application, the Promoter has agreed to sell to the Flat Purchaser, the said flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents the Flat Purchaser has paid to the Promoter/ Builder a sum of **Rs.1,93,000/-** being **part payment** as follows:

Date	Name Of Bank	Cheque no	Branch	Amount
19.04.2013	State Bank of India	151997	Vashi	25000.00
13.09.2013	State Bank of India	519156	Vashi	130000.00
20.09.2013	State Bank of India	519157	Vashi	30000.00
16.01.2014	Bank of India	000004	Solapur	8000.00
			Total amount	193000.00



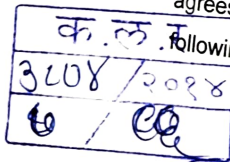
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3108 / 2018
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of the sale price of the flat agreed to be sold by the Promoter to the
Purchaser as advance payment or deposit.

AND WHEREAS under section 4 of the said Act the Promoter/Builder is required to execute a written agreement for sale of said flat with the Flat Purchaser, in fact these presents and also to register said agreement under the Registration Act, 1908.

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

- (1) The Promoter/Builder has constructed the said building consisting Ground and four upper floors on the said plots of land in accordance with the plans, designs & specifications approved by the Collector of Raigad and which have been seen and approved by the Flat Purchaser.
- (2) The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Flat Purchaser one residential flat bearing No.106 having Carpet area 356 Sq. Ft. i.e. 33.08 Sq. Mtrs. and Built up area 427.2 Sq. Ft. i.e. 39.70 Sq. Mtr. as shown in the floor plan thereof hereto annexed and marked as "ANNEXTURE D" (hereinafter referred to as "the said Flat") for the price of Rs. 9,00,000/- (Rs. Nine lakhs Only) which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities / limited common areas and amenities and specification which are more particularly described in the Annexure "E". The Flat Purchaser hereby agrees to pay to the Promoter the purchase price of the said flat in the following manner :



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SR. NO.	PERCENTAGE (%)	STAGE OF PAYMENT
1.	20 % i.e.	On completion of the plinth
2.	10 % i.e.	On completion of the First slab
3.	10 % i.e.	On completion of the second slab
4.	10 % i.e.	On completion of the third slab
5.	10 % i.e.	On completion of the fourth slab
6.	10 % i.e.	On completion of the Fifth slab
7.	10 % i.e.	On completion of the brickworks
8.	10 % i.e.	On completion of internal & other
9.	4 % i.e.	On completion of Plumbing work & Sanitary Fittings.
10.	4 % i.e.	On completion of the Flooring
11.	2% i.e.	At the time of Possession.
	100 % i.e.	Total agreed price to be paid before taking possession of the said flat.

- 1) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the **Collector Of Raigad, Alibag**, at the time of sanctioning
- 2) The said Plans or thereafter and shall, before handing over possession of the Premises to the Flat Purchaser, obtain from the **Collector Of Raigad, Alibag** occupation and/or completion certificate/ s in respect of the said Flat.



The Purchaser/s hereby declare/s that before execution of this Agreement, the Promoters have made full and complete disclosure and the Purchaser/s has/have taken full and free inspection of, inter alia, the following :

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other land or property by way of floating floor space index, then the particulars of such floor space index shall be disclosed by the Promoter to the Flat Purchaser. The residual F.S.I. in the plots or the layout not consumed will be available to the Promoter. If due to any legislation any additional F.S.I. becomes available over or in respect of the said plots of land then, the same shall be exclusively available to the Promoter for its lawful consumption.

- (7) If in future due to any legislative change or amendment by the govt. of Maharashtra F.S.I. of the said plots of land increases, then in that case only the Promoter/Builder/Developer shall have exclusive right to use/consume/utilize the same as per the provisions of law and neither the proposed society nor any member thereof /Flat Purchaser shall have any right over or in respect of any such additional F.S.I. even after the formation of the society and even after the property is conveyed in favour of the society or limited company as case may be. The Promoter/Developer/Builder is entitled to make use of the said additional F.S.I./T.D.R. as and when they desire.
- (8) In case the Promoter is acting as an agent of the original owners of the said plots of land, then, the Promoter hereby agrees that it shall, before handing over possession of the Flat to the Flat Purchaser and any event before execution of a conveyance/ assignment of lease of the said land in favour of a corporate body to be formed by the Purchasers of flats / shops / garages in the building to be constructed on the said plots of land (hereinafter referred to as "the Society" ("the Limited Company")), make full and true disclosure of the nature of its title to the said plots of land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said plots of lands, are free from all encumbrances and that the original owners have absolute, clear and marketable title to the said plots of land so as to enable them to convey to the said Society / Limited Company such absolute, clear and marketable title on the execution of the conveyance of the said plots of land by the Promoter in favour of the said Society / Limited Company.

- (9) The Flat Purchaser agrees to pay to the Promoter interest @ 24 % per annum on all the amounts which become due and payable by the Flat Purchaser to the Promoter under the terms of this agreement from the date the said amount becomes payable by the Flat Purchaser to the Promoter till the date of actual payment.

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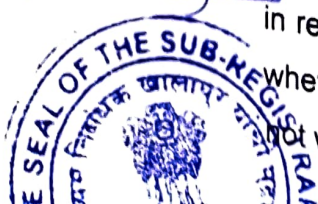
(12) The Flat 1 of the building within a 100m radius of the Flat 1 Promote Flats and in the defect

(13) The
san

(14) The

(14) The res
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08/2021
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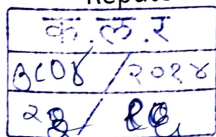
The first of these is the fact that the Commission has not yet received any information from the Government of the United Kingdom regarding the proposed changes to the law of the sea. The second is the fact that the Commission has not yet received any information from the Government of the United Kingdom regarding the proposed changes to the law of the sea. The third is the fact that the Commission has not yet received any information from the Government of the United Kingdom regarding the proposed changes to the law of the sea.

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FLAT AMINITIES

- 1) 24" * 24" Vitrified Flooring In All Rooms, Landings With 3" High Skirting.
- 2) Beautiful Decorative Granite Kitchen Platform with S.S.SINK and tiles up to beam level.
- 3) Concealed Plumbing in Bathroom & W.C. with all good quality along with Hot & Cold Mix Line.
- 4) 10" * 13" Ceramic Concept Tiles in Dado in Bathroom & W.C.
- 5) Main Door with Decorative Laminate & Internal Wooden Doors.
- 6) Double Patti Marble on Inside & Outside Window sills with Powder Coated Aluminum Window with 4mm Tinted Glass.
- 7) Concealed Electrical Fitting Good Quality.
- 8) Points Including Modular Fixtures As Per Architects Electrical Drawing.
- 9) Telephone, Cable & Internal Point In Living Room.
- 10) Best Quality Paints Finishing Internal and External Reputed make Acrylic Paint.



(5)

Index-2(सूची - २)

गौरी पिल्लाणाचे आवाज



25/08/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त ब्रजांक : 2411/2014

नोदणी :

Regn.03m

गावाचे नाव : 1) वाशिवली

(1) विलेखाचा प्रकार

पुरवणी करारनामा

(2) मोबदला

0

(3) बाजारभाव(भाडेपट्ट्याच्या

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: गौरी वाशिवली, ता. खालापूर, जि. रायगड येथील सर्व न. ५/३ एकूण क्षेत्रफळ १-३८-६ हे. आर.पा. पैकी लिहून देणार यांचे मालकीचे क्षेत्र १-३२-१ हे. आर.पा. आकार १६-१९ रु.पै. तरसेच सर्व न. ६७/० एकूण क्षेत्रफळ ०-५३-१ हे. आर.पा. आकार ६-४४ रु.पै. (Survey Number : 5/3, 67/0 ;)

(5) क्षेत्रफळ

1) 185.2 हेक्टर . आर

(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:- १ चंद्रकांत पिलाजी उर्फ नथु शिंदे २ अनंत पिलाजी उर्फ नथु शिंदे ३ यमुना बळीराम जाधव ४ रमेश रामचंद्र भोईर ५ रेश्मा रमेश बडेकर ६ गणेश यशवंत पवार ७ मंदा अशोक टळवी ८ कुंदा सोपान दाभाडे ९ सुगंधा रमेश पवार तर्फे कुल अखत्यारी संदीप तानाजी वारकरी - - वय:- 52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बि३, अहिंसा गृहनिर्माण संस्था, प्लॉट नं. १ व २, सेक्टर १८, कामोठे, नवी मुंबई , रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:- 410206 पॅन नं:-

2): नाव:- १ चंद्रकांत पिलाजी उर्फ नथु शिंदे २ अनंत पिलाजी उर्फ नथु शिंदे ३ यमुना बळीराम जाधव ४ रमेश रामचंद्र भोईर ५ रेश्मा रमेश बडेकर ६ गणेश यशवंत पवार ७ मंदा अशोक टळवी ८ कुंदा सोपान दाभाडे ९ सुगंधा रमेश पवार क्र २ स्वतःकरिता व क्र १ ३ ते ९ तर्फे कुल अखत्यारी अनंत पिलाजी उर्फ नथु शिंदे - - वय:- 52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वाशिवली, ता. खालापूर, रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:- 410203 पॅन नं:-

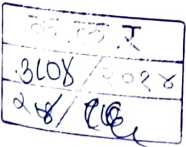
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मे अर्थ होम तर्फे भागीदार संदीप तानाजी वारकरी - - वय:- 38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बि३, अहिंसा गृहनिर्माण संस्था, प्लॉट नं. १ व २, सेक्टर १८, कामोठे, नवी मुंबई , रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:- 410206 पॅन नं:-

2): नाव:- मे अर्थ होम तर्फे भागीदार प्रभुदास मधुकर गोवारी - - वय:- 42; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बि३, अहिंसा गृहनिर्माण संस्था, प्लॉट नं. १ व २, सेक्टर १८, कामोठे, नवी मुंबई , रोड नं: -, महाराष्ट्र, रायगड. पिन कोड:- 410206 पॅन नं:-

(9) दस्तऐवज करून दिल्याची दिनांक

28/06/2014



2452462

20/06/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. खालापूर

दस्त क्रमांक : 2452/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) खालापूर

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

29055870

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

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(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मौजे वाशिवली, ता. खालापूर, जि. रायगड येथील सर्व न. ५/३, एकूण क्षेत्रफळ १-३८-६ हेक्टर पैकी लिहून देणार यांचे मालकीचे क्षेत्र १-३२-१ हेक्टर आकार १६-१९ रु.पै. तसेच सर्व न. ६७/० एकूण क्षेत्र ०-५३-१ हेक्टर आकार ६-४४ रु.पै. (Survey Number : 5/3, 67/0 ;)

(5) क्षेत्रफळ

1) 185.2 हेक्टर . आर

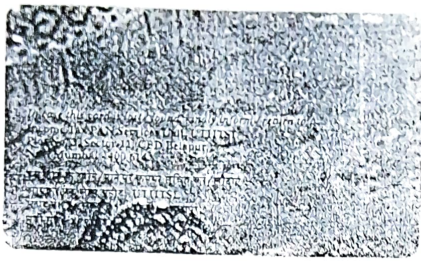
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

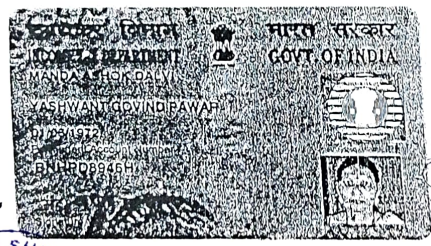
- 1): नाव:-चंद्रकांत पिलाजी उर्फ नथु शिंदे वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- वाशिवली, ता. खालापूर, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410203 पॅन नं:-
- 2): नाव:-अनंत पिलाजी उर्फ नथु शिंदे वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- वाशिवली, ता. खालापूर, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410203 पॅन नं:-
- 3): नाव:-यमुना बळीराम जाधव वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- आसरे, ता. सुधागड, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410205 पॅन नं:-
- 4): नाव:-रमेश रामचंद्र भोईर वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- वाशिवली, ता. खालापूर, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410203 पॅन नं:-
- 5): नाव:-रेशमा रमेश बडेकर वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कडाव, ता. कर्जत, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410201 पॅन नं:-
- 6): नाव:-गणेश यशवंत पवार वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कराडे, ता. पनवेल, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-
- 7): नाव:-मंदा अशोक दळवी वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जांभूळपाडा, ता. सुधागड, रोड नं:-, महाराष्ट्र, रायगड. पिन कोड:-410205 पॅन नं:-



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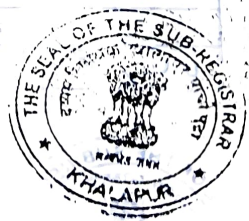
मंदा आशोक दळवी



क.ल.र.
20/08/2023
20/08



क.ल.र.
20/08/2023
20/08



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

At the request of the Manager of State Bank of Patiala, Panvel Branch, Panvel, District Raigad the Residential Flat in Village Vashivali, Khalapur, District Raigad was inspected to assess its value and the details are as furnished below :

01. Date of inspection : 16th May 2015
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**
302, Arenja Arcade,
Sector - 17, Vashi.
03. List of document handed over to the valuer : 1. Xerox copy of Agreement for Sale made between M/s. Earth Home (Promoter) & Mr. Tanaji Shivaji Gaikwad & Mrs. Archana Tanaji Gaikwad (Purchaser) dated 10/10/2014
2. Xerox copy of Registration Receipt No. 50214 dated 10/10/2014 & Index No. II
3. Xerox copy of 7/12 extracts
4. Xerox copy of Commencement Certificate dated 13/05/2014
04. Details of enquires made/visited to Govt. offices for arriving fair market value : -
05. Sub-registrar value/guideline value/rate : -
06. Fair market value of the property (After Completion) : = ₹ 13,70,000/-
06. Present value of the property : = ₹ 5,50,000/-
07. Factors for determining its market value : Making market survey
08. Conservative market value of the property : = ₹ 4,95,000/-
09. Distress value of the property (15 % less than the market value) : = ₹ 4,67,500/-
10. Present / expected income from the property. : ₹ 3,000/- to ₹ 4,000/- per month
11. Any critical aspects associated with property : No

(Page 1)



12. Property details

- Name(s) and address(es) of the owner / owners

(As per Agreement for Sale)

Mr. Tanaji Shivaji Gaikwad
Mrs. Archana Tanaji Gaikwad
Flat No. 106, 1st Floor, 'K' Wing,
Yashwantrao Chavan Sadguru Complex,
Survey No. 5, Hissa No. 3
Survey No. 67, Village of Vashivali,
Taluka Khalapur, District Raigad

- Name of the Seller

M/s. Earth Home
(Partner Mr. Sandeep Warkari)

- If the property is under joint ownership/
co-ownership share of each such
owner/are the share is undivided

: Ownership

- Brief description of the property

**: Ground + 4 Storied Building,
RCC Frame Structure**

- (Whether open land, property,
land area, built-up area, No. of floors etc):

RCC frame structure

Carpet area (As per Agreement)

: 356 Sq. ft. (33.08 Sq. m.)

Built up area (As per Agreement)

: 427.2 Sq. ft. (39.70 Sq. m.)

Saleable area (As provided)

: 530 Sq. ft. (49.23 Sq. m.)

- Dimension of the site

: N. A.

- Postal address

: As Above

- Member present during the Inspection

: Mr. Amol

- Boundaries of the property

: As per Deed

North : Building

South : Open Space

East : Open Space

West : Open Space

- Any specific identification marks : -
(like electric pole No., dug well etc)

Nearest Landmark

: Vashivali Gaon

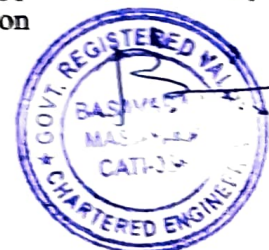
Nearest Bus stop

: -

Location

**: Situated at app. 4 km from Rasayani
railway station**

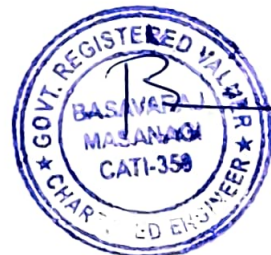
(Page 2)



- Whether covered under Corporation / Municipality : Vadagaon-Vashivali Group Grampanchayat
- Whether covered under any land ceiling of State/Central Government : -
- Is the land freehold/leasehold : Freehold Land
- Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. : N. A.
- Type of the property-Whether :
1. Agriculture : -
 2. Industrial : -
 3. Commercial : -
 4. Institutional : -
 5. Government : -
 6. Non-Government : -
 7. Others (Specify) : Residential Flat
- In case of Agriculture land : N. A.
1. Any conversion to Property site is obtained : -
 2. Whether the land is dry or wet : -
 3. Availability of irrigation facilities : -
 4. Type of crops grown : -
 5. Annual yield or income : -
- Year of acquisition / purchase : 10/10/2014
- Value of purchase price : ₹ 9,00,000/-
- Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Building is under Construction
- Classification of the site :
- a. Population group : Urban
(Metro/Urban/Semi urban/Rural)
 - b. High/Middle/Poor class : Middle Class
 - c. Residential/non residential : Residential
 - d. Development of surrounding area : Developing area
 - e. Possibility of any threat to the property (Floods, calamities etc.) : No



- Proximity of civic amenities (like school, hospital, bus stop, market etc) : Basic civic amenities are with in reach
- Level of the land (Plane, rock etc) : Plane
- Terrain of the Land : N. A.
- Shape of the land (Square/rectangle etc) : Rectangle
- Type of use to which it can be put (for construction of Property, factory etc): Residential
- Any usage restrictions on the property : N. A.
- Whether the plot is under town planning approved layout? : Vadagaon-Vashivali Group Grampanchayat
- Whether the plot is intermittent or corner?: Intermittent
- Whether any road facility is available? : Yes
- Type of road available (B.T.s/Cement Road etc.) : B. T. Road
- Front Width of the Road? : N. A.
- Source of water & water potentially : Yes
- Type of Sewerage System : Under Ground
- Availability of power supply : Yes
- Advantages of the site : N. A.
- Disadvantages of the site : N. A.
- Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : N. A.
- General Remarks : --



13. Rent details:

- Is the building owner occupied/tenant/both? : Building is under construction
If partly owner occupied, specify portion
& extent of area under occupation :
- Name of the tenant/lessees/licensees etc.: N. A.
- Portion in their occupation : N. A.
- Has the tenant to bear the whole or part : N. A.
of the cost of repairs and maintenance.
Give particulars.
- If lift is installed, Who is to bear the cost : N. A.
of maintenance and operations.
Owner or tenant?
- Has any standard rent has been fixed for : N. A.
the premises under any law relating to the
control of rent?
- Present/expected income/rent from : ₹ 3,000/- to ₹ 4,000/- per month rent
the property

14. Valuation of the property :

Part I: (Valuation of land)

1. Dimensions of the plot : -
2. Total area of the plot : -
3. Prevailing market rate : -
4. Guideline rate obtained from the
Registrar Office : N. A.
5. Assessed/adopted rate of valuation : N. A.
6. Estimated value of the land : N. A.
7. The conservative value of the land : N. A.

Part II: [Valuation of building property]

a. Technical details of the building :

- Type of building
(Residential/Commercial/Industrial) : Residential
- Year of Completion of construction : Proposed 2016
- Estimated future life of the building : 60 years



13. Rent details:

- Is the building owner occupied/tenant/both? : Building is under construction
If partly owner occupied, specify portion
& extent of area under occupation :
- Name of the tenant/lessees/licensees etc.: N. A.
- Portion in their occupation : N. A.
- Has the tenant to bear the whole or part : N. A.
of the cost of repairs and maintenance.
Give particulars.
- If lift is installed, Who is to bear the cost : N. A.
of maintenance and operations.
Owner or tenant?
- Has any standard rent has been fixed for : N. A.
the premises under any law relating to the
control of rent?
- Present/expected income/rent from : ₹ 3,000/- to ₹ 4,000/- per month rent
the property

14. Valuation of the property :

Part I: (Valuation of land)

1. Dimensions of the plot :-
2. Total area of the plot :-
3. Prevailing market rate :-
4. Guideline rate obtained from the
Registrar Office : N. A.
5. Assessed/adopted rate of valuation : N. A.
6. Estimated value of the land : N. A.
7. The conservative value of the land : N. A.

Part II: [Valuation of building property]

a. Technical details of the building :

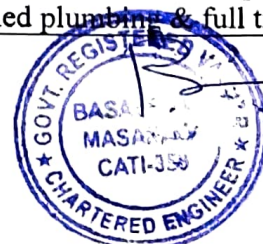
- Type of building
(Residential/Commercial/Industrial) : Residential
- Year of Completion of construction : Proposed 2016
- Estimated future life of the building : 60 years



- No. of floors and height of each floor including basement : Proposed Ground + 4 storied building
- Description of Property Flat : Proposed One bedroom, Living room, Kitchen, bath & toilet & Proposed Lift
- Plinth area of each floor : N.A.
- Type of construction (Load bearing/RCC/Steel framed) : RCC framed structure
- Condition of the building
 - External : Building is under construction (excellent/good/normal/poor)
 - Internal : Building is under construction (excellent/good/normal/poor)
- Whether the building/property is constructed strictly according to the sanctioned plan, details of variations Development Authority noticed if any and effect of the same on the valuation. : N. A.

b. Specification of Construction :

Sl. No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	Yes
c.	Joinery/Doors & Windows	Proposed Wooden door with aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Proposed Sand face plaster
f.	Flooring, Skirting	Proposed Verified Flooring
g.	Master Bedroom	N.A.
h.	Kitchen	Proposed Black Granite Kitchen Platform with Steel Sink & full tilling
i.	Whether any weather proof course is provided	N. A.
m.	Drainage	Available
n.	Compound wall (Height, length and type of construction)	Yes
o.	Electric installation (Type of wire, Class of fittings)	Proposed Concealed wiring
p.	Plumbing installation (No. of water costs & wash basins etc)	Proposed IWC, bath with proposed concealed plumbing & full tilling



- No. of floors and height of each floor including basement : Proposed Ground + 4 storied building
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(Page 6)



q.	Bore well	N. A.
r.	Wardrobes, if any	N. A.
s.	Development of open area in the Property	-

Government Stamp Duty Rate : ₹ 22,000/- Sq. m (₹ 2,044/- Sq. ft)
As per Ready Reckoner - 2015

c. Details of valuation:

Replacement cost for insurance purpose : = Built up area X Construction rate
(After Completion) = 427.2 Sq. ft. X ₹ 2,000/- Sq. ft.
= ₹ 8,54,400/-
≅ ₹ 8,50,000/-

Stage of construction : The Building RCC work is completed upto 2nd
Floor, Brick work is completed 1st Floor.

The Building is considered to be 40 % completed.

Summary of Valuation : The Valuation of the flat is based on the prevalent
rate in the area. The unit market rate of ₹ 3,200/- Sq.
ft. is considered for assessment.

Fair market value of Flat : = Built up area X Market rate
(After Completion) = 427.2 Sq. ft. X ₹ 3,200/- Sq. ft.
= ₹ 13,67,040/-
≅ ₹ 13,70,000/-

Present Estimate of flat considering : = ₹ 13,70,000/- X 40%
40% of the flat value = ₹ 5,48,000/-
≅ ₹ 5,50,000/-

(Rupees Five Lakhs Fifty Thousand only)

Part III :

Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any



SUMMARY OF VALUATION:

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 5,50,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
TOTAL		: = ₹ 5,50,000/-
The overall conservative value of the property (10 % less than the market value)		: = ₹ 4,95,000/-

I/We Certify that:

- The property is being valued by I / our representative personally.
- The rates for valuation of the property are in accordance with the Govt. approved rates.
- There is no direct/indirect interest in the property valued.
- The fair value of the property is **₹ 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only).**
- The legal aspects were not considered in this valuation.

Date : 18/05/2015
Place: Mumbai



CERTIFICATE FROM BRANCH MANAGER

We certified that :

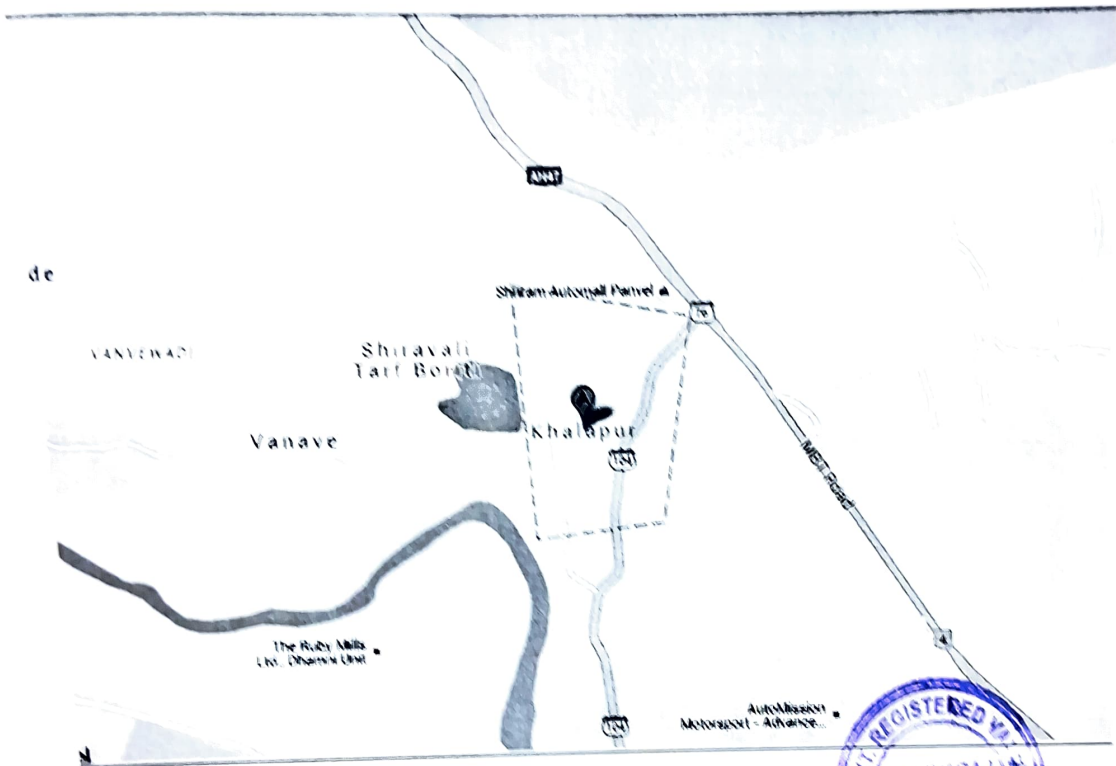
- The panel advocate has already cleared the title of the property now being valued.
- The purpose of present valuation is _____
- All necessary precautions have been taken and photograph & route map of the property is placed on record.
- Enquiries made regarding identity of the mortgagor with the neighbors and a photograph of the mortgager was placed on record.
- We have inspected the property in the valuation report and we have made our own assignment on _____ and we are satisfied that the fair reasonable value of the property is Rs. _____ (Rupees _____)
- The Necessary fee was paid to the valuer through Banker's Cheque/ Draft bearing No. _____ dated _____ and the amount is being recovered from the borrower.
- if the property is valued earlier,
Date of valuation :
Name of the valuer :
Amount valued :
Purpose of valuation :
Reasons for variation, if any :

Asst. /Dy. Manager (Adv)
Date:

Branch Manager/ Manager of the Division
Date:



Location Map



Govt. Stamp Duty Rate 2015



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन दर पत्रक

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Year

2015

Ready Reckoner Display

Language

English

Selected District

रायगड

Select Taluka

खालापूर

Select Village

वाशिवली

Vibhag Number

6

Assessment Type	Assessment Range	Rate Rs/-	Unit
हायवेवरील जमिनी	-	3480	चौ. मीटर
गावठाणातील पिळकटी	-	3680	चौ. मीटर
सदनिका	-	22000	चौ. मीटर
दुकाने	-	29000	चौ. मीटर
संपादक औद्योगिक बिनशेती	-	2680	चौ. मीटर
कार्यालये	-	23500	चौ. मीटर
			1.2



Govt. Stamp Duty Rate 2015



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
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नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन दर पत्रक

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Year
2015

Ready Reckoner Display

Language
English

Selected District रायगड

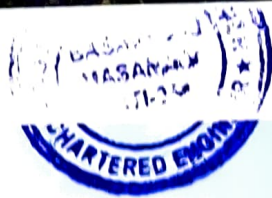
Select Taluka खालापुर

Select Village वाशिवली

Vibhag Number 6

Assessment Type	Assessment Range	Rate Rs/-	Unit
हायवेवरील जमिनी	-	3490	चौ. मीटर
गावठाणातील मिळकती	-	3680	चौ. मीटर
सदनिका	-	22000	चौ. मीटर
दुकाने	-	29000	चौ. मीटर
संभाव्य औद्योगिक विनशेदी	-	2680	चौ. मीटर
कार्यालये	-	23500	चौ. मीटर
			1.2







INVOICE

BASAVARAJ MASANAGI & CO.
Office No. 302, 3rd Floor,
Arenja Arcade, Sector 17,
Vashi, Navi Mumbai - 400 703.
Contact : 022-27890181, 9869038587
E-Mail : bmasanagi@gmail.com

Consignee

State Bank of Patiala Panvel

24, Tanishq Heights,
MTNL Road, Rupali Cinema,
Panvel, District Raigad - 410 206
Tel No. 27482285 / 87 27482286
Email Id : B5862@sbp.Co.in
Cont: Simit

Buyer (if other than consignee)

Tanaji Shivaji Gaikwad

Flat No. 106, Yamuna" in Shree Sadguru Complex,
Village of Vashivali, Taluka Khalapur, District Raigad
Cont: 9987226667

Invoice No.

7067/SBP

Delivery Note

BANK ADDRESS

Supplier's Ref.

Dated

18-May-2015

Mode/Terms of Payment

Other Reference(s)

Buyer's Order No.

05-125

Despatch Document No.

Despatched through

Dated

18-May-2015

Dated

18-May-2015

Destination

Terms of Delivery

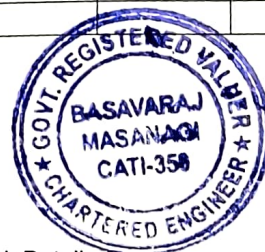
Delivery against payment

SI No.	Particulars	Quantity	Rate	per	Amount
	Professional Fees (Category : Management Consultants)				2,500.00
	Service Tax (On Assessable Amount 2,500.00)		12 %		300.00
	Education Cess		2 %		6.00
	Secondary and Higher Education Cess		1 %		3.00
	Total				₹ 2,809.00

E. & O.E

Amount Chargeable (in words)

INR Two Thousand Eight Hundred Nine Only



Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **30117793211**

Branch & IFS Code : **APMC & SBIN0009961**

for **BASAVARAJ MASANAGI & CO.**

Remarks:

CSR

Company's Service Tax No. : **AAJFB4166FSD001**

Company's PAN : **AAJFB4166F**

Declaration

Please Release the Amount at the Earliest

Authorised Signatory