

SH. DHANRAJ D. ALANGE

HOUSING LOAN FOR
RS. 20.00 LACS

SB A/c - 55152611054

H/L A/c - 65233357317

DOD -

ROI - 10.10%

PERIOD - 240 MONTHS

R.R. A/c - 65233357419

R.R. AMOUNT - Rs. 1,24,050/-
(Rs. 24,810 x 5)

COLLATERAL -

MOBILE - 09821170146

Case Ref no - 200037455745
200042701194



Handed

for Recd of

13 Dec 2012

ENDORSE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS shall come We SHRI NATHU RAU SHENK 2
SMT SHANTISH NATHU SHENK 2 are adult holder resident at residing at KASRAGADRI,
P. O. Karamnoli Tal. Parnel, Dist. Sangli

SEND GREETING

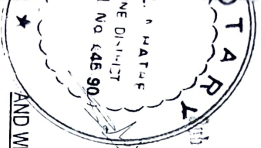
The DCCO Ltd. has allotted Plot No. 10 in Village Karmore under Gadhnan Expansion
Scheme Tal. Parnel, Dist. Sangli, near/near referred to as the said plot addressing about
200 sq. mtrs. Agreement is lease dated 28/05/2012 Registered on 31/05/2012 at S/A
Registrar Urban, bearing document No. 15743/2012.

(Handwritten signature)





Verified



1000/17

★ धारणी स्टॅम्प चे अर्थ ★
निधी निधी: धारणी १, १, धारणी नगर, शहर नगर,
धारणी, धारणी, धारणी, धारणी, धारणी, धारणी, धारणी, धारणी,
ध. न. १५० (२१) १००
नगर: Madhu Pally Shetke, ११/७/२०११
वर्ष: 1. H. Salunke

... 2 ...
१/११/११-११

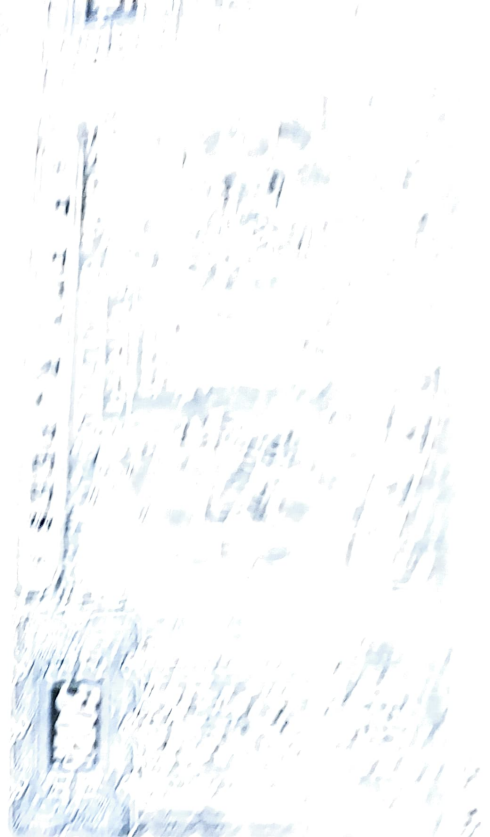
अनुज्ञाची सं. नजदीक
११/११/११

AND WHEREAS

We are well and sufficiently entitled to transfer our rights, titles and interest in the Plot No.10 in Sector-5 Village Kamothre, Tal : Panvel, Dist : Raigad, admeasuring about 2300 Sq. Mtrs. under the Gaothan Expansion Scheme and have also agreed to transfer rights, titles and interest in the above said plot in favour of appointed M/S. Shree Vasturachana Builders & Developers, through its partner ShriLaxman H. Salunke, age adult, Office at Shop No.22 & 23, Mini Market, Sector-18, New Panvel (W), Dist : Raigad, also we have signed agreement for development/sale, dated _____ regarding terms and conditions for development of above said plot.

1000/17





Handwritten notes in vertical columns, likely describing the sketch or providing related information.

Small handwritten text or signature at the bottom of the notes.

Vertical text at the top of the page, possibly a title or header.

Vertical text in the middle section of the page, continuing the notes or descriptions.

Vertical text in the lower middle section, providing further details or observations.





Verified

वेदिय

★ धनदाता रक्षण वे अर ★
 कर्माणि विधान : अधिकांश नं. १, पहिला मजला, साई रावण,
 मलबार रोड, रायगड, सातारा जिल्हा, महाराष्ट्र (१५).
 अ. नं. ७५०३३९ ए. २०१७
 नाव NATHU PADU SHELKE म. ८१७१२०१
 राती L.H. Shalwane
 संपादन Shalwane
 संपादन कर
 श्री. एम. अंभे

..3..

90 AND WHEREAS

We are desirous to appointing Shri. Laxman H. Salunke, partner of M/s. Vasturachana Builders & Developers as our true and lawful attorney to do the following acts, deeds, matters and things for use on our behalf in respect of the said plot.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we, SHRI.NATHU PADU SHELKE, 2) SMT. SHANTABAI NATHU SHELKE, Indian Inhabitant of Asudgaon, Tal : Panvel, Dist : Raigad, do hereby Irrevocably nominate, constitute and appoint Shri. Laxman H. Salunke, partner of M/s. Shree Vasturachana Builders & Developers, Office at Shop No.22 & 23, Mini Market, Sector-18, New Panvel, to be our true and lawful attorneys for us and in our names and on our behalf and to do or cause to be done in all or any of the following acts,

असुदगाव, तालुका रायगड



deeds, matters and things jointly and severally that we would have done personally in respect of plot No 10, Sector-5, Kamothe Navi Mumbai.

1. To prepare building plans, specifications in respect of the said plot and to submit the said plans etc. to CIDCO or Navi Mumbai Municipal Corporation for their approval.
2. To amend and to revise the building plans and to obtain approval t from CIDCONavi Mumbai Municipal Corporation.
3. To approach the competent authority for obtaining exemptions under the urban ceilings Act and for that purpose to make necessary applications, to enter into the correspondence and to file appeals against the orders of the competent authority under the Urban Land ceiling Act.
4. To enter the said plot and to commence development construction work of the said plot and appoint building contractor and Architect for the said purpose.
5. To supervise the work of construction/development, to ensure that the construction work is being carried out in accordance with the building plans approvals/sanctioned by the CIDCONavi Mumbai Municipal Corporation.
6. To enter into the correspondence with the state Government and all its department and other concerned Departments for the purpose of Development of the said plot.
7. For uses and on our behalf to appear before all the concerned authorities and to represent before the said authority.
8. To appoint RCC consultant, Architect and other employees and pay their fees/remuneration, salaries.
9. To make deposits of required amount with CIDCO and other concerned authorities on

(Signature)





To apply for and to obtain certificate under Sec. ____ A of the Income Tax Act with regard to the Deed of Assignment regarding the said property and to do all acts, deeds things necessary for obtaining the said certificate.

To present deed of Assignment for registration and to admit execution and receipt of consideration before the Sub-registrar for the said purpose and conferre the said Deed of Assignment and or any other document registered & to do all acts, deeds, matters & things which our said attorney shall consider necessary for conveying the above said plot to the purchaser or their nominee or nominees as fully and effectual in all respect as we could do the same ourselves.

20 To enter in to correspondence with CIDCO and to represent us before the said CIDCO for complete and effectual transfer of the said property along with structures thereon in favour of Attorneys or a Co. operative society or company, firm or body corporate or the nominees of our said Attorneys.

21. To present any such Agreement or deed of Assignment for registration and to admit execution and receipt or consideration before the sub-registrar of assurances at panvell/Uran or any registrar having authority of the said purpose and convey the said deed for assignment and/or any other document registered and to do all acts, deeds matters and things which our said attorney shall consider necessary for conveying the said property to the purchaser or their nominee or nominees as fully and effectual in all respects as we could do the same ourselves.

22. For us and in our names and on our behalf in respect of any matter connected or affecting the said property to accept, service of any writ of summons or any legal process and to appear in any court and before all courts, magistrates or judicial or other officers

Handwritten signature



7.
whosoever as the said Attorney may think fit and proper and commence any action or other proceedings in any court of justice or authority and to pursue the said action or proceedings to prosecute or discontinue or become non suited therein and to settle, compromise or refer to arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other things whatsoever which the said Attorney shall consider to be due, owing, belonging or payable to us them by any person firm or body corporate.

23. To sign, verify and execute plaints, written statements, counter-claims, Reviews, Application, affidavits, necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in connection with the said property in any court of law of equity, original appellate, Testamentary or Revision Jurisdiction or before any Judicial Authority.

24. For the better doing, performing and executing all the matters and things aforesaid, in respect of the said property we hereby further grant unto the said attorneys full power and absolute authority to substitute and appoint in their place and instead on such terms as they shall think fit from time to time one or more attorney or attorneys with the same or limited powers and to revoke appointment of such substitute or substitutes at their pleasure and to remove them and appoint other substitutes.

25. AND GENERALLY, to do and execute all such matters, acts and things as may be necessary for the purpose as aforesaid as fully and effectively as if it were executed by us.

26. This power of attorney is irrevocable and shall not be revoked by us and will be binding on our heirs, executors, assigns.

Shiv Prasad



whatsoever as the said Attorney may think fit and proper and commence any action or other proceedings in any commence any action or other proceedings in any court of justice or authority and to pursue the said action or proceedings to prosecute or discontinue or become non suited thereon and to settle, compromise or refer to arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other things whatsoever which the said Attorney shall consider to be due, owing, belonging or payable to us/them by any person firm or body corporate.

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26. This power of attorney is irrevocable and shall not be revoked by us and will be binding on our heirs, executors, assigns.

Attorneys



27. AND WE HEREBY AGREE to ratify and confirm all and whatever lawful act, or acts our said attorney and our substitute shall lawfully to execute or perform or cause to be done executed or performed in connection with and/or any of the powers transferred in respect of the said property under by virtue of the power of attorney not withstanding now express power in that behalf is hereunder provided.

28. SPECOMENT SIGNATURE OF OUR ATTORNEYS ARE AS GIVEN HEREUNDER

Kazman H. Salunke


IN WITNESS WHEREOF WE SHRI.NATHU PADU SHELKE & SMT. SHANTABAI NATHU SHELKE have set and subscribed our hands on this 10th day of July, 2002.





SHRI.NATHU PADU SHELKE &



SMT.SHANTABAI NATHU SHELKE

EXECUTORS

In the presence of :

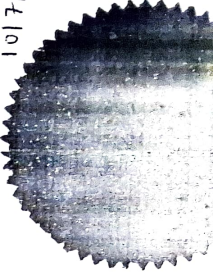
1. 

2.

..Shri.. Dattatraya Kondealkar
Patla.

ATTESTED, BX-ME 

NOTARY
J. L. MHATRE, B.A.L.L.B.
ADVOCATE HIGH COURT
Office 17, Gr. Floor, Arenja Arcade-Vashi,
Sector No. 17, Near Ashwini Hotel,
Navi Mumbai, Maharashtra.
10/7/2002



27. AND WE HEREBY AGREE to ratify and confirm all and whatsoever lawful act, or acts our said attorney and our substitute shall lawfully to execute or perform or cause to be done executed or performed in connection with and/or any of the powers transferred in respect of the said property under by virtue of the power of attorney not withstanding now express power in that behalf is hereunder provided.

28. SPECOMET SIGNATURE OF OUR ATTORNEYS ARE AS GIVEN HEREUNDER

K. S. Salunke
.....

IN WITNESS WHEREOF WE SHRI.NATHU PADU SHELKE & SMT. SHANTABAI NATHU SHELKE have set and subscribed our hands on this 10th day of July 2002.



Shri. Nathu Padu Shelke

SHRI.NATHU PADU SHELKE &



SMT.SHANTABAI NATHU SHELKE

EXECUTORS

In the presence of :

1. Shri. Dattatraya Kandelkar

2. Shri. Dattatraya Kandelkar

Patra.

ATTESTED BY ME

J. L. Mhatre

NOTARY

J. L. MHATRE, B.A.L.L.B

ADVOCATE HIGH COURT

Office 17, Gr. Floor, Green Arcade-Vashi,

Sector No. 17, T. E. Road, Vashi,

Navi Mumbai - 400 705

10/7/2002





Original

नोंली 39 न.
Regn 39 M

पावती

पावती क्र. : 3920

दिनांक 11/07/2002

भांक उरण - 04777 - 2002

करारनामा कित्या त्याचे अधिकार कित्याकर

श्री वासुदेवना विन्डलर्स अँड डेव्ह.लर्क लक्ष्मण एच.साळुंके

:-	20000.00
:-	.300.00
एकूण	20300.00

टांकनाची नक्कल (आ. 11(2)).
विजय (अ. 13) -> एकत्रित फ्री (15)

वेळ 11:50AM हा वेळेस मिळेल

दुय्यम निवधक
दुय्यम निवधक, उरण.

52000

मुळ दस्तऐवजापरात दिना

दिनांक

दुय्यम निवधक, उरण

मुळ दस्तऐवजा परात मिळालेला

पक्षकाराची सही

DOH REGISTRATION VERSION 3.0.0

(वि. वि. न्यूनतम क्र. १) (Fin. R. Form No. 1)

संख्या. ११३ मं.
Gen 113 me.

मूळ प्रत
ORIGINAL COPY [NOT TRANSFERABLE]

₹ ६३३५

शासनात कोरल्या प्रजातीची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT 5388731

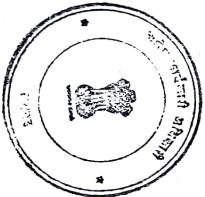
जिल्हा/Place: पुणे दिनांक/Date: ०१/०१/२००१ १९९१ | 1999

Received from: श्री. अक्षयराव दिवसे व उदयराव तळे यांच्याकडून
०६/०१/०१ दिनांक/Date

₹./Rs.: ६,३३२.०० (संख्या/In words: सहा हजार अठराशे)
०६/०१/०१ दिनांक/Date

on account of: ०६/०१/०१

तोजपाल व सेवकपाल
Cashier or Accountant
PROPER OFFICER
Sub. Registrar (Signature)
Dist. (Residence Designation)



TRUE COPY



३	२	७
६०६०	2002	
9	1	93

भारत 1977 15271
OFFICE OF THE SUB-REGISTRAR
PANVEL, DIST. RAIGAD
MAH/CCRA/08/YEAR - 2000
R-0152000
INDIA STAMP DUTY MAHARASHTRA

Rs. One Lakh Fifty Two Thousand Only.

Paid by Cheque No. 105
Date 9/12/2002 in S.H.L. Panvel

1977
PROPC
Sub Registrar Panvel
Dist. Raigad

मालक खरेदीदार यांच्यामधील करार

हा करार कामोटे, नवी मुंबई मुक्कामी आज दिनांक २२ माहे २००२
सन दोन हजार दोन या दिवशी एकपक्षी श्री. नथु पट्ट शेळके, व श्रीमती जानाबाई
नथु शेळके, हिंदू, सर्व सजान, सर्व भारतीय रहिवाशी, ग. आसुडगांव, ता. पनवेल,
जि. रायगड ज्यास मालक अभिहस्तांकनकर्ते असे संबोधण्यात आले असून ज्यांना ज्या
संज्ञेच्या संदर्भात किंवा अर्थात बदल किंवा फरक होत असेल तर त्यामध्ये त्यांचे
वारसदार उत्तराधिकारी आणि अभिहस्तांकितो यांचा समावेश राहिल.

व दुसरेपक्षी मेसर्स/श्रीवास्तूरचना विल्डर्स आणि डेव्हलपर्स, पत्ता-शाँप नं.
२२ आणि २३ मिनी मार्केट, सेक्टर-१८, नविन पनवेल, जि. रायगड-भागीदारी संस्था
व तीचे विद्यमान भागीदार १) श्री. संजय देशमुख, साळुके, २) सौ. संपदा सताप मोठे ३)
श्री. संजय विजय देशमुख, जि. रायगड, पनवेल, जि. रायगड-भागीदारी संस्था
ज्या संज्ञेच्या अर्थात किंवा अर्थात बदल किंवा फरक होत असेल तर त्यास यापुढे त्यांना
भागीदार किंवा योणारे नवी मुंबई मुक्कामी यांच्या संज्ञेच्या अर्थात किंवा अर्थात
विकामक / अभिहस्तांकित असे संबोधण्यात आले आहे.



९/१२/२००२

२००२

३००२-०१
800012002
२/११



११/१२/०२

११/१२/०२

ज्याअर्जा

१) विकास/अनिहत्नांकनकर्ता ही भागीदारी फर्म असून ती भूखंड विकसीत करणे, सिव्हील इंजिनियरची कामे करणे, कंत्राट घेणे अशा प्रकारचा व्यवसाय करणारी फर्म आहे.

२) मालक/अभिहत्नांकनकर्ता यांचो जमिन नवीन मुंबई प्रकल्पासाठी सरकारने संपादन केली आहे व ती विकसीत करणेसाठी सिडकोचे ताब्यात दिली आहे. मुलतः सिडको ही शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित अशा नावाची महाराष्ट्र सरकारने कायद्याने निर्माण केली सस्था आहे. व ती स्वयंपूर्ण आहे. सरकारी नियमाप्रमाणे (म्हणजे सिडकोचे नियमाप्रमाणे) ज्या मालकाची जमिन सिडकोकरीता संपादन करणेत आली आहे. अशा जमिन मालकाच्या शेख रकमेत देण्यात येणारी भूसंपादन कायद्यान्वये निव्वणारी नुकसानी शिवाय सिडकोने हया जमिनीचे प्रमाणेचे १२.५ टक्के विकसित भूखंड योग्य त्या ठिकाणी ज्याद नुकसानी म्हणुन देण्याची योजना कार्यान्वीत केली आहे. व त्या योजनेनुसार मालक/अनिहत्नांकनकर्ता यांस खालील वर्णनाचा विकसीत भूखंड ६० (साठ) वर्षांच्या लिज होल्डने देण्यात आला आहे. त्याचे वर्णन खालीलप्रमाणे:-

जिल्हा	तालुका	गांव	भूखंड क्र.	सेक्टर क्र.	क्षेत्रफळ चौ.मी.
रायगड	पनवेल	कामोठे	१०	५	२३००

ज्यास यापुढे सदरहू भूखंड-५मो मंवीघणयात आले आहे.

३) ता. १२.०२.२००२ मधील अधिसूचना क्र. २००२/२००२ मधील प्राधिकरणात भाडेपट्ट्याची एकूण प्रती चौरस मीटर १७ मी. २० सें. ०० इतकी एकूण रक्कम रु. ३१,१००/ इतकी रक्कम

.... ३/-

उ र ण
Serial 2002
3 / 94



Signature

Signature

मालक अभिहस्तांकनकर्ता यांनी भरलेले आहे. त्याशिवाय करारनाम्याप्याटा
शिर्षीयुक्त म्हणून र.५,००/- वार्षिक भाडे र.६०/- व जलस्रोत प्रती चौ.मी.प्र.
२५/- प्रमाणे रकम भरलेली आहे.

४) सदर भाडेपट्ट्यातील शर्तीप्रमाणे मालक/अभिहस्तांकनकर्ता यांचेवर असे
बधन आहे की, त्यांनी सदर भाडेपट्ट्याचे तारखेपासून ६ महिन्यांच्या इमारतीचे
बांधकामास सुरुवात करून सिडकोकडील बांधकाम परवानगी मिळालेपासून ४ वर्षांचे
कालावधीत ते पुरे करणेचे आहे. सदर अटीप्रमाणे इमारत बांधून पूर्ण करण्याची
वैयक्तिक आर्थिक क्षमता मालक/अभिहस्तांकनकर्ता यांचेकडे नाही व त्या अटीचे
पालन तर हेणे आवश्यक आहे. अशा परिस्थितीत मालक/अभिहस्तांकनकर्ता यांनी
विकासक / अभिहस्तांकिती यांस, सिडकोकडील भाडेपट्ट्या अधिन राहून सदर
भूखंडावर आवश्यक त्या मंजूर होण्याच्या लॅन प्रमाणे इमारत बांधण्याचा व विकास
करण्याचा त्यांचा अधिकार व हक्क व सदर भाडेपट्ट्यात लिहीलेल्या शर्तीनुसार
प्रदान करणेचे ठरविले आहे. म्हणून मालक/अभिहस्तांकनकर्ता यांनी
विकासक/अभिहस्तांकिती फर्म मधील भागीदार श्री.लक्ष्मण साळुंके, सौ.सदा मोरे,
श्री. संजय विजय देशमुख व श्री. अरुणकुमार मेहता यांची भेट घेऊन त्यांना या
गोप्याची कल्पना देवून सदर भूखंडाचे विकासबाबत प्रस्ताव मांडला व त्यांचेमध्ये
साथक बांधक चर्चा होवून खालील लिहीलेल्या अटी व शर्तीप्रमाणे करार करण्यात
येत आहे.

१) सदरचा करार मालक/अभिहस्तांकनकर्ता यांचे बालीवारस व त्यांचेप्रमाणे
विकास/अभिहस्तांकिती यांचे बालीवारस व भागीदारांचे विद्यमान भागीदार व पुढे
होणारे भागीदार या सर्वांवर बंधनकारक राहण्याचा आहे.

२) मालक/अभिहस्तांकनकर्ता मौजे कामोटे, सेक्टर-५, येथील विकसीत भूखंड
नं.१०, क्षेत्र २३०० चौ.मीटर या भूखंडाबाबतचे कराराने सिडकोकडून जे अधिकारी व
हक्क मिळाले आहे त्यांस अनुसरून या कराराने मालक/अभिहस्तांकनकर्ता यांनी या
कराराने विकास कराराचे हक्क तबदील अथवा प्रदान केले आहेत. व सदर भूखंड
नियोजित विकाससाठी प्रत्यक्षपणे विकासक अभिहस्तांकिती यांचे ताब्यात दिला आहे.

३) विकासक/अभिहस्तांकिती यांस सिडकोचे बांधकामांचे नियमांस अधीन राहून
सदर भूखंडावर इमारत बांधण्याचा पूर्ण हक्क आहे व त्या इमारतीत होणारे निवासी
गाळे अथवा व्यापारी गाळे मालकी तत्वावर अथवा अन्य तऱ्हेने तिन्हाईत इसमांस

०१/०२/२०१२



Signature

३	२१/०१
४७७०	२००२
४	१५

Signature

1000RS.



Original

नॉटची 39 म.
Roggn. 20 M

पावती

पावती क्र. : 2886

दिनांक 31/05/2002

उरण - 03743 - 2002

भाडेपट्टा

भाडेपट्टा हा, नगरपालिका अर्थीमूल्य याचकाल अशाहा दिलेला। भिना
राजकारणा अर्थीन घनायकाल देण्यात आला अस्तने व कोणतेही भाडे
निरिवात केलेले नसेल त्याबाबतीत
नगृ पट्ट शेळके

पुढंकावी नकराल (आ. 11(2)).	:-	400.00
जगाविजया (आ. 13) -> एकत्रित फी (17)	:-	340.00
एकूण		740.00

अंदाजे 3:50PM हा वेळेस मिळेल

दुय्याग विद्याभक्त, उरण.

2770

मुळ दस्तऐवज परत दिना.

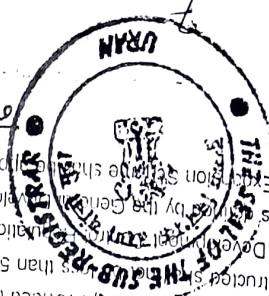
दस्तावेज

दुय्याग विद्याभक्त, उरण

मुळ दस्तऐवज परत सिळात

पक्षकाराची सती

10/10/2002



3	3	0/9
3	3	2002
3	3	3

14.6.92 requested the Corporation to grant and vest in the Corporation...

has consented to grant to the Licensee a lease of all that piece or parcel of land... for the purpose of constructing a building...

Director of the Corporation hereinafter referred to as the Managing Director, which expression may be notified by the Corporation from time to time...

shall premium agreed to be paid by the Licensee to the Corporation...

AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

the period of four years from the date hereof, the Licensee shall have license and authority only upon the said land for the purpose of erecting a building or buildings for residential purpose and for the purpose of leasing as provided hereinafter, the Licensee shall be deemed to be the owner of the said land...

for the purpose of performing this Agreement, the Licensee shall only have a license to enter upon the said land and registered by the Licensee any legal interest therein until the lease is executed and registered by the Licensee...

for his approval the plans, elevations, sections, specifications and details of the buildings to be erected on the said land and the Licensee shall at their own cost and expense produce the same before the Town Planning Officer and will supply him such details as may be required by the Licensee to be erected on the said land...

under the provisions of General Development Control Regulations for New Bombay, 1973, the Licensee shall be so constructed and also three copies of any further conditions or stipulations which may be required by the Licensee and the Town Planning Officer...

under the provisions of General Development Control Regulations for New Bombay, 1973, the Licensee shall be so constructed and also three copies of any further conditions or stipulations which may be required by the Licensee and the Town Planning Officer...

CONDITIONS FOR APPROVAL :

the Licensee hereby agrees to observe and perform the stipulations following, that is to say :

for the purpose of performing this Agreement, the Licensee shall only have a license to enter upon the said land and registered by the Licensee any legal interest therein until the lease is executed and registered by the Licensee...

the period of four years from the date hereof, the Licensee shall have license and authority only upon the said land for the purpose of erecting a building or buildings for residential purpose and for the purpose of leasing as provided hereinafter, the Licensee shall be deemed to be the owner of the said land...


AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

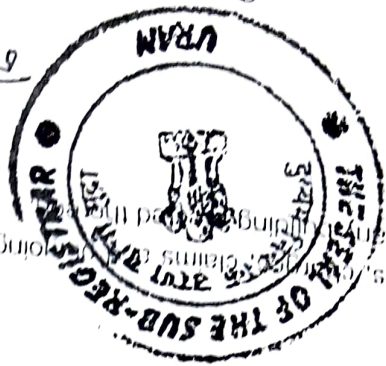
shall premium agreed to be paid by the Licensee to the Corporation...

Director of the Corporation hereinafter referred to as the Managing Director, which expression may be notified by the Corporation from time to time...

has consented to grant to the Licensee a lease of all that piece or parcel of land... for the purpose of constructing a building...


requested the Corporation to grant and vest in the Corporation...

2002	3073		L-17- 8/190
3	3		



pay all rates, taxes, and other charges against an owner of the said land and shall be liable to pay the same.

Control Regulations for New Bombay 1975, and also the other laws in force, to be less than 50% of the permissible floor space under the provisions of the Act. Provided that the building or buildings hereby agreed by the licensee to be so used as residential building, with all requisite drains and other proper fittings, shall be completed in accordance with the specifications and details of the town plan, elevations, sections, specifications and details to the satisfaction of the town engineer.


 H.S. Srinivasan
 2002/3073

allotted plot is for residential user. However, use upto 15% of the permissible FSI shall be allowed, alongwith standing structure, if any. The licensee shall be liable to terminate the agreement to lease/lease and to pay this additional lease premium to the corporation on the date of receipt of demand notice of the corporation. Additional payment will be made immediately within the date of receipt of demand notice of the corporation. The licensee shall be liable to pay the lease premium at the time of acquisition awarded by the corporation on the basis of compensation in pursuance of the provisions of section 18 or 28(a) of the Land Acquisition Act, 1894. The licensee shall be liable to pay the lease premium in compensation of the land, which will be determined in reference Court/Special Land Acquisition Officer. The licensee shall be liable to pay the lease premium in compensation of the land, which will be determined in reference Court/Special Land Acquisition Officer. The licensee shall be liable to pay the lease premium in compensation of the land, which will be determined in reference Court/Special Land Acquisition Officer.



दस्तावेज पोषणस भाग - 2

दस्तावेज क्र. [सं. 31/05/2002] या पोषणस
कारण क्र. 30100 मधील पोषणस क्र. 3550

दस्तावेज पोषणस दिनांक : 31/05/2002 03:32 PM
उत्पादनस दिनांक : 28/05/2002

दस्तावेज पोषणस क्र. भाडेपट्टा

दस्तावेज पोषणस कारण : भाडेपट्टा ए. नगराणा विका अधिमूल्य यादत अथवा दिलेल्या विका
लक्षणास अधिम पोषणसत देण्यात आला असते व कोणतीही भाडे निश्चित केलेले नसते

- निका क्र. 1 की वेळ : (सादरीकरण) 31/05/2002 03:32 PM;
- निका क्र. 2 की वेळ : (फी) 31/05/2002 03:36 PM
- निका क्र. 3 की वेळ : (वाजुती) 31/05/2002 03:37 PM
- निका क्र. 4 की वेळ : (अंमल) 31/05/2002 03:38 PM

दस्तावेज पोषणस दिनांक : 31/05/2002 03:38 PM

दस्तावेज करण देणार तथाकथीत | भाडेपट्टा| दस्तावेज करण दिल्याचे कबूल करतात.
आलेख :

खालील दस्तम असे निवेदीत करतात की, ते दस्तावेज करण देणा-यांना याकीस ओळखतात, व
त्यांची आलेख पटवितान्त.

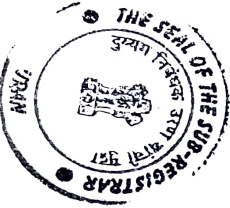
- 1) एच. एस. टकर 208 राजे कॉम्प्लेक्स, पनवेल
- 2) अरुण कुमार मेरला 2 शिव पार्वती, सेक्टर 21, नेरळ

डु. निबंधकारी सही
उत्पा (पनवेल 2)

₹	र	₹
308		2002
910/910		

१. नगराचे दुकाने 308 नवरी
नंरला

तारीख 30 मार्च १९
दुयम निबंधक, दस्तावेज.
सं १००२



पारती क्र.: 2886 [दिनांक 31/05/2002
यादतीने पोषणस
नंर: नए पट्ट शकक

400 : नंरती की
340 : नकत (अ. 11(1)). पुटकारती न
(अ. 11(2)).
रुनयात (अ. 12) व छायाविवरण (अ. 13) ->
एकत्रित की

740: पणुण

डु. निबंधकारी सही, उत्पा (पनवेल 2)

AGREEMENT FOR SALE

Kamothe
" VASTUSANKALP "

LEASE DEED

Name: _____

P/6 Flat No. 10 Sec-5
Wing-5

A Project By



SHREE
VASTURACHANA

Builders & Developers

26, Pooja Complex, Opp Railway Station,

New Panvel (East), Navi Mumbai - 410 206.

Tel: 2745 8359 / 2746 9248

AGREEMENT FOR SALE

Kamothe
" VASTUSANKALP "

LEASE DEED

Name: _____

P/07-Flat No. 10 Sec-5
Wing-5

A Project By



**SHREE
VASTURACHANA**

Builders & Developers

26, Pooja Complex, Opp. Railway Station,

New Panvel (East), Navi Mumbai - 410 206.

Tel.: 2745 8359 / 2746 9248

१२/१२/२००६
 १२/१२/२००६
 १२/१२/२००६
 १२/१२/२००६

२००६-०७
 २००६-०७
 २००६-०७

१२/१२/२००६ १२/१२/२००६

१२/१२/२००६
 १२/१२/२००६
 १२/१२/२००६

२००६-०७
 २००६-०७
 २००६-०७

२००६-०७
 २००६-०७

२००६-०७

२००६-०७



SCHEDULE

ALL THAT Piece or parcel of land know as Plot No. 10, Sector-05, Kamothe admeasurement 2300.00 Sq. mtrs. or thereabout allotted under 12.5% Scheme (Firstwhile Goathan Expansion Scheme) of Taluka-Panvel and District-Rajgad and bounded as follows that is to say:

- On or towards the North by - Plot No. 09
- On or towards the South by - Plot No. 11
- On or towards the East by - Plot No. 19, 20, 21 & 22
- On or towards the West by - Plot No. 15.

SIGNED AND DELIVERED for and
on behalf of the CITY & INDUSTRIAL
DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD., by the hand
of Shri. D.A. Karandikar
Estate Officer
In the presence of

[Signature]
Deputy Officer
CIDCO Tr. CIDCO Bhawan,
Navi Mumbai-400 014.

1) Shri. Lakshman H. Salunke

2) Shri. Chandra B. Warde

SIGNED SEALED AND DELIVERED by the)
withnamed Lessee

1) SHRI. NATHU PADU SHELKE)

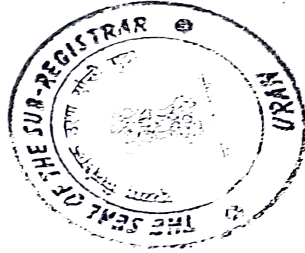
2) SMT. SHANTIBAI NATHU SHELKE)

In the presence of

1) Shri. Lakshman H. Salunke)

2) Shri. Chandra B. Warde)

[Signature]
CIDCO Tr. CIDCO Bhawan,
Navi Mumbai-400 014.



370	8483	2008
		99/9E

राज्य व औद्योगिक विकास महामंडळ

पुणे जिल्हा, पुणे

विदर्भ विभाग, व. ना. मंडळ, पुणे

म्हणजे 12.5 % वाटणा अंमल माल

क्रमांक 5

पुणे जिल्हा

10

क. पुणे जिल्हा

वा विभागात नकाशा

म्हणजे 12.5 % वाटणा अंमल माल [3] क्र. पुणे जिल्हा / पुणे / 12.5 % / 10 / 10

दिनांक 18-5-2002

27-5-2002

अंमल माल / 8

9	35.00	22
10	65.71	21
		20
		19

15.00 अंमल माल

भूखंडाचा रद्द

भूखंड क्र.

10 2299.85

(म्हणजे 2500.00)

जी.सी. समजवें

बालपण

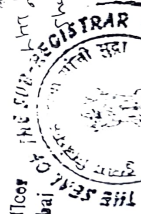


(L.H.T. Shantabai)

11
Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Mumbai

उ र ण	3083	2002
	95 / 90	

THE SEAL OF THE SUB-REGISTRAR



THE SEAL OF THE SUB-REGISTRAR



उ र ण	3083	2002
	95 / 90	

Signature

पुणे जिल्हा, पुणे



INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office :
Ground Floor, Nariman Point,
Mumbai 400 021.

(Telephone) 00-91-22-5650 0900
00-91-22-5650 0928
00-91-22-2202 2509 / 5650 0933

HEAD OFFICE :

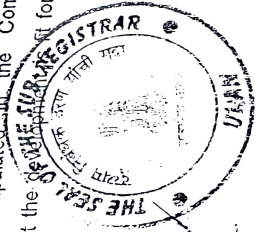
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

REF NO: CIDCO/BP/ATPO / 336

Date: 8/3/2006

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 2890.357 Sq.mtrs. Com. BUA=497.87 Sq.mtrs. Total BUA=3388.227 Sq.mtrs. (No. of Units R- 104, C-34)] on Plot no.10, Sector-05 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Vistaar has been inspected on 24/02/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 09/04/2003 and that the development is fit for the use for which it has been carried out.



3707	
8458	2006
93/9E	

(Signature)
N. S. Swami 8/3/06

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

NOTARIAL NOTARIAL

(Signature)

(Signature)

(Signature)



(Signature)

(M.T. Shardebe) ^{son}

Estate Officer
CIDCO Ltd. CIDCO Bhavan,
Navi Mumbai 400 614.

(UDDO)

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE

Room No. 1000, 10th Floor
(Opp. C.I.D.C. Building)
C.I.D.C. Ltd., 400 614
Navi Mumbai - 400 614

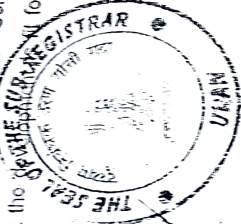
HEAD OFFICE
C.I.D.C. Building, CBD, Bhopalpur,
Navi Mumbai - 400 614
PHONE : 00-91-22-5591-8100
FAX : 00-91-22-5591-8166

REF NO: CIDCO/BI/ATPO / 336

Date: 8/3/2008

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 490.357 Sq.mtrs. Com. BUA=497.87 Sq.mtrs. Total BUA=3388.227 Sq.mtrs. No. of Units R- 104, C-34] on Plot no.10, Sector-05 at Kamathe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Vistaar has been inspected on 24/02/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 04/04/2003 and that the same is fit for the use for which it has been carried out.



which has been	
8/3/08	2008
53/9E	

(Signature)
(N.S. Swami) 8/03/08

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

NOTARIAL NOTARIAL

NM

(Signature)

1072/15/2744



(M. S. Shinde)

Notary Officer
CIDCO Ltd. CIDCO Building,
Navi Mumbai - 400 614



INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Date: 21/3/2006

01101-22-5591 0928
01101-22-5591 0933
01101-22-5591 0933

CCOBBPATPO/336

Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke

Asanggaon, Tal. Panvel

2 Rajgadd

Subj:- Occupancy Certificate for Residential Building on Plot no.10, Sector-05 at Kamothé (12.5% Scheme)

- Ref:-1) Your architect's letter dated 19/12/2005
- 2) Structural stability certificate dtd. 04/10/2005
- 3) Fire NOC dtd. 19/01/2006
- 4) Lift NOC dtd. 10/01/2006
- 5) NOC from Chief Health Officer, dtd. 10/01/2006
- 6) CUC letter dtd. 17/02/2006

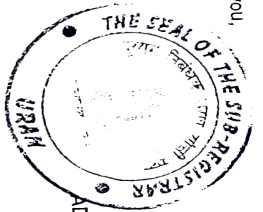
Dear Sir,
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawing duly approved.

Thanking you,

Yours faithfully,

३ १ ७	
१५३३	२००६
१८/१२	

(N.S. Swami) 8/08/06
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



Handwritten signature in blue ink

Handwritten signature in blue ink

Right Officer

CIDCO Ltd CIDCO Bhavan,

Navi Mumbai-400



(H.T. Smt. S. Manjari Bai)

दस्ता गोपबारा भाग - 2

तराण

दस्ता क्रमांक (4563/2006)

१६ / १६

दस्ता क्रमांक (4563/2006) भा गोपबारा
 मीटराण 39/100 मीटराण 39/100 मीटराण बुद्राक मुद्राण : 1990
 दिनांक : 14/07/2006

पारसी क्र. 4563 दिनांक 25/07/2006
 पारसीके नाम
 नांव: नयु पयु शोके

मिटराण 39/100
 दिनांक : 14/07/2006

400 : मीटराणी की
 320 : मीटराण (अ. 11(1)) मुद्राणक्रमांक नमूने
 (अ. 11(2))
 रुद्राण (अ. 12) म अणामेवराण अ. 13
 एकरिण की
 720: एक्रुण

मिटराण 39/100 मीटराण 39/100
 दिनांक : 25/07/2006 04:19 PM
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 दिनांक : 25/07/2006 04:22 PM
 दिनांक : 25/07/2006 04:23 PM

मुद्राणक्रमांक सही मुद्राणक्रमांक
 दिनांक 39 मीटराण 39 मीटराण

दस्ता क्रमांक (4563/2006) भा गोपबारा
 मीटराण 39/100 मीटराण 39/100 मीटराण बुद्राक मुद्राण : 1990

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दस्ता क्रमांक (4563/2006) भा गोपबारा
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 दिनांक : 14/07/2006

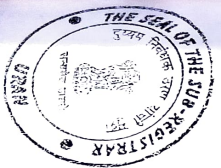
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दस्ता क्रमांक (4563/2006) भा गोपबारा
 मीटराण 39/100 मीटराण 39/100 मीटराण बुद्राक मुद्राण : 1990
 दिनांक : 14/07/2006

पारसीक्रमांक मुद्राणक्रमांक
 दिनांक 39 मीटराण 39 मीटराण
 मुद्राणक्रमांक
 अणामेवराण

दस्ता क्रमांक (4563/2006) भा गोपबारा
 मीटराण 39/100 मीटराण 39/100 मीटराण बुद्राक मुद्राण : 1990
 दिनांक : 14/07/2006

नंबरारा बुद्राक मुद्राण १५६३ नंबरी



मीटराण २५ मीटराण ००

मुद्राणक्रमांक मुद्राणक्रमांक, उदरराण.

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दस्ता क्रमांक (4563/2006)

તારીખ : 25/07/2022
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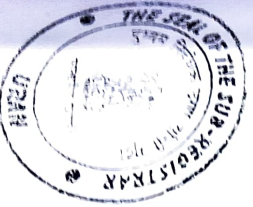
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સંખ્યા : 9219E

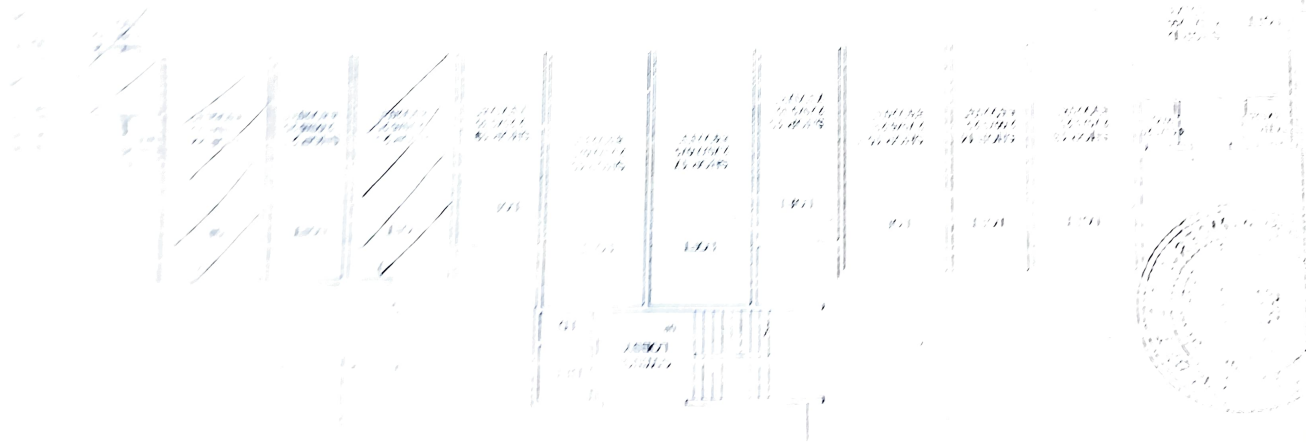
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STATE BANK OF TEXAS

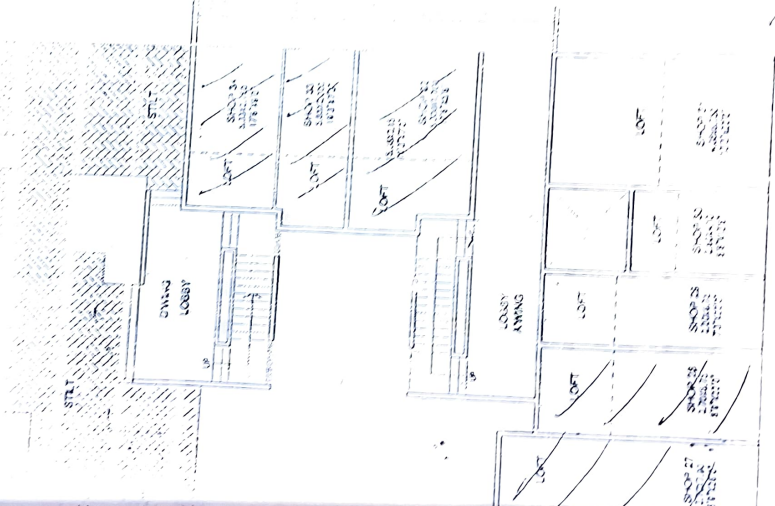
MEMORANDUM FOR THE BOARD OF DIRECTORS





II / WAVEEL SANKARAPPA
P O H B D, B G O R, KAZOHE

GROUND FLOOR PLAN



RECEIVED

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11/07/2002

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ದಿನಾಂಕ: 11/07/2002

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11:50AM 11/07/2002

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UCC 2002	UCC 2002
11/07/02	11/07/02

नोंदणीपुस्त गोपवारा

धरणावली

धरणावली	रु. 0.00
धरणावली	रु. 0.00
धरणावली	रु. 20.00
धरणावली	रु. 0.00
02/11/2004	

धरणावली 20
 धरणावली 21
 धरणावली 22
 धरणावली 23
 धरणावली 24
 धरणावली 25
 धरणावली 26
 धरणावली 27
 धरणावली 28
 धरणावली 29
 धरणावली 30

(1) धरणावली 20 व धरणावली 21 यांच्या मधील धरणावली प्रत जोडली आहे.

(1)

(1)

(1) न्यू स्ट्रुक्चर - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.
 नाव - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.
 पेट/वसाहत - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.
 (1) श्री वास्तुधरना विल्डन अँड डेव्ह तर्फे लक्ष्मण एच साळुंके - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.
 ना.प.वेल - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.
 पिन - धरणावली नं. 20 व धरणावली नं. 21 यांच्या मधील धरणावली प्रत जोडली आहे.

नया इन्स्ट्रुमेंट फॉर्म प्रमाणे भरण्यात आली आहे.

उत्पत्ती	2008
96 / 20	

धरणावली स्वाक्षरी

या इन्स्ट्रुमेंट फॉर्म प्रमाणे भरण्यात आला आहे व याचा मूळ दस्तावीर संघण्यात आला आहे. धरणावली नमूद केलेले धरणावली संघण्यात आली आहे.



धरणावली स्वाक्षरी

पूर्व नोंदणी गोपवारा धरणावली धरणावली प्रत जोडली आहे व याचा मूळ दस्तावीर संघण्यात आला आहे.

(धरणावली स्वाक्षरी)

नॉरनपुर्व गोपयारा

विवरण	परिमाण
१. ००	०.००
२. ००	०.००
३. २०.००	२०.००
४. ०.००	०.००
०२/११/२००४	

२०
(१)
- (१) वर्णना शीप व फ्लेट याची नमुने मक्याची प्रत मांडिली आहे.
(१)
(१)
(१) न्यू पट्ट शोल्डर :- वर/फल्ट नं. :- कागोड हां फायल मि रजिस्टर : गवती/रवती :- ईमारत नं. :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तासुका :- पिन कोड :-
(२) शीतियाई न्यू शोल्डर :- वर/फल्ट नं. व प्र. :- गवती/रवती :- ईमारत नं. :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तासुका :- पिन कोड :-
(१) श्री वास्तुधरमा शिल्डर अँड डेव्हलपर्स लक्ष्मण एच साळुंके :- वर/फल्ट नं. :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तासुका :- पिन कोड :-
(१) श्री वास्तुधरमा शिल्डर अँड डेव्हलपर्स लक्ष्मण एच साळुंके :- वर/फल्ट नं. :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तासुका :- पिन कोड :-
(१) श्री वास्तुधरमा शिल्डर अँड डेव्हलपर्स लक्ष्मण एच साळुंके :- वर/फल्ट नं. :- ईमारत नं. :- पेट/वसाहत :- शहर/गाव :- तासुका :- पिन कोड :-

मझे इन्सुट कोम प्रमाणे
रपाव अली आहे

उरुत
५८६६ २००४
१८ / २०

गवती (स्वाक्षरी)

या इन्सुट कोम प्रमाणे आहे व याचा मंडळ दस्तऐवजी रपावत आला आहे. पक्षकाराने मंडळ कोडचे
या रकमेची भरपाई करावयात आला आहे.



गवती (स्वाक्षरी)

पूर्व मादणी मॉड्यूलर मॉड्यूलर मॉड्यूलर
ती वरिपर आहे/रकमेचा मंडळ कोडचे
वटवट/दुरुस्त्या कराव्यात

(पक्षकाराची स्वाक्षरी)

पत्रिका

राज्य आयोगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पुस्तक कार्यालय :
पुस्तक कार्यालय, नरिसन चौक,
पुणे

पुस्तक कार्यालय :
"विद्यार्थी" भवन, पी.बी.डी., कल्याण,
प्रीति भुवई - ४०० १०६,
पुणे
दस्तावेज : १५/०४/२००२
क्रमांक : १५/०४/२००२/१३३३

CIDCO/KOL/P/ATPO/ (140)
To,
Shri Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke
At Aseelgaon, Tal. Parvel
Dist. Raigad

दिनांक : १५/०४/२००२

ASSESSMENT ORDER NO.16 /2003-2004 REGISTER NO.97 PAGE NO.16

SUB - Payment of development charges for Residential building on
Plot no 10, Sector - 05 at Karnothe (12.5% Scheme)

REF - Your architect's application dated 09/01/2002.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO/JADM/2449/DATED/18/11/92)

Name of Assessee :- Shri Nathu Pandu Shelke
& Smt. Shantibai Nathu Shelke
Location :- Plot no 10, Sector - 05, Karnothe (12.5% Scheme),
Land use :- Residential
Plot area :- 2299.85 Sq. mtrs
Permissible FSI :- 1.5
AREA FOR ASSESSMENT
FOR COMMERCIAL :-
Plot area :- 332.00 Sq. mtrs.
Built up area :- 497.87 Sq. mtrs.
FOR RESIDENTIAL :-
Plot area :- 1967.85 Sq. mtrs.
Built up area :- 2890.357 Sq. mtrs.
DEVELOPMENT CHARGES :-
FOR COMMERCIAL :-
Plot area :- 332.00 Sq. mtrs. X Rs. 60/- = Rs. 19920.00 ..
Built up area :- 497.87 Sq. mtrs. X Rs. 80/- = Rs. 39829.60
Total Rs. 59749.80

FOR RESIDENTIAL :-
Plot area :- 1967.85 Sq. mtrs. X Rs. 30/- = Rs. 59035.50.
Built up area :- 2890.357 Sq. mtrs. X Rs. 40/- = Rs. 115614.30.
TOTAL = Rs. 174649.80

Total Assessed development charges :- (7(A) + 7(B)) = Rs. 234399.40, Say Rs. 234400.00.

Date of Assessment - 08/04/2003

Due date of completion :- 28/05/2002 to 27/05/2006

Development charges paid of Rs. 234500/- Vide Challan no. 94064, dt. 15/01/2003.

Yours faithfully,

(S.V. JOSHI) 9/11/03
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER



मिडको

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :

दुसरा मजला, नरीमन पॉइंट,
०० ०२१.

००-९९-२२-२२०२ २४८९ / २२०२ २४२०

००-९९-२२-२२०२ २४०८

CIDCO/EE(B.P)/ATPO/

To,

Shri Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke
At Asudgaon, Tal. Panvel
Dist. Raigad

मुख्य कार्यालय :

'मिडको' भवन, सी. बी. डी. बंगला,

नवी मुंबई - ४०० ६१६.

दुरध्वनी : ००-९९-२२-५५९९ ८९००

फॅक्स ००-९९-२२-५५९९ ८९६६

दिनांक :

१/५/२००३

ASSESSMENT ORDER NO.16 /2003-2004 REGISTER NO.07 PAGE NO.16.

SUB:- Payment of development charges for Residential building on
Plot no 10, Sector 05 at Kamothé (12.5% Scheme)

REF:- Your architect's application dated 09/01/2003.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

1.	Name of Assessee	- Shri Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke
2.	Location	- Plot no 10, Sector - 05, Kamothé (12.5% Scheme).
3.	Land use	- Residential
4.	Plot area	- 2299.85 Sq. mtrs
5.	Permissible FSI	- 1.5
6.	AREA FOR ASSESSEMENT	
A)	FOR COMMERCIAL	-
)	Plot area	- 332.00 Sq mtrs
)	Built up area	- 497.87 Sq mtrs
B)	FOR RESIDENTIAL	-
)	Plot area	- 1967.85 Sq mtrs
)	Built up area	- 2890.357 Sq mtrs
	DEVELOPMENT CHARGES	
	FOR COMMERCIAL	-
	Plot area	- 332.00 Sq mtrs X Rs 60/= Rs 19920.00
	Built up area	- 497.87 Sq mtrs X Rs 80/= Rs 39829.60
		Total Rs 59749.60
	FOR RESIDENTIAL	-
	Plot area	- 1967.85 Sq mtrs X Rs 30/= Rs 59035.50
	Built up area	- 2890.357 Sq mtrs X Rs 40/= Rs 115614.30
		TOTAL =Rs 174649.80
	Total Assessed development charges	- (7(A) + 7(B))=Rs 234399.40, Say Rs 234400.00
	Date of Assessment	- 08/04/2003
	Due date of completion	- 28/05/2002 to 27/05/2006
	Development charges paid of Rs.234500/-	Vide Challan no 94064, dt.15/01/2003

Yours faithfully

(S.V. JOSHI)

EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

सिंडके

राव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :

प्लॉट नं. १०, नवी मुंबई

महाराष्ट्र

सु.सं. - ००११-२२-११११/१६

सु.सं. - ००११-२२-११११/१६

सु.सं. - ००११-२२-११११/१६

मुख्य कार्यालय :
"सिंडके" भवन, सी.डी.डी. क्षेत्र, पुरे
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-११-२२-११११/१६
फॅक्स : ००-११-२२-११११/१६

दिनांक : १/५/२०१८

श्री. नाथू पण्डू शेळके & श्री. शंभूराज नाथू शेळके
आ. आरागोबा, टा. पानवेल
जिल्हा, राज्यात

Sub-Development permission for Residential building
on Plot no.10, Sector-05 at Kamothle (12.5% Scheme),
Ref. - Your architects application dated 09/01/2003.

Sir,

Please refer to your application for development permission for Residential Building on Plot no.10, Sector-05 at Kamothle (12.5% Scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above

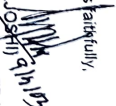
The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1968 is also enclosed herewith for the structures referred above

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, New Panvel, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period

Thanking you,

Yours faithfully,


(S. V. JOSHI)
EXECUTIVE ENGINEER (BLDG PER.)
ADDL. TOWN PLANNING OFFICER

મિલકતો

આંદોગિક વિકાસ મહામંડળ (મહાશયર) મર્યાદિત

વ્યાજ

વ્યાજ સેવા કેન્દ્ર

મુખ્ય કચેરી

વિકાસ માર્ગ નં. ૧૦, શાળા

વી. સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

તારીખ ૩/૧/૨૦૨૨

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

Sir

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

Thanking you

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

સુર - ૩૮૫ ૧૭૫

प्लानिंग

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय :

पंचवटी, रामान पॉइंट

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दुरध्वनी : ००-९९-२२-५५९९ ८१००

फॅक्स : ००-९९-२२-५५९९ ८१६६.

२२-२२-२२०२ २४८९ / २२०२ २४२०

DDCO/REG.P/ATPOI

1409

Shri Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke
Z. Asudgaon, Tal. Panvel
Dist. Raigad

दिनांक :

9/4/2003

ASSESSMENT ORDER NO.16 /2003-2004 REGISTER NO.07 PAGE NO.16.

SUB: Payment of development charges for Residential building on

Plot no.10, Sector .05 at Kamothe (12.5% Scheme)

REF: Your architect's application dated 09/01/2003.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO/ADM/2449/DATED/18/11/192)

Name of Assessee :- Shri Nathu Pandu Shelke
& Smt. Shantibai Nathu Shelke
Location :- Plot no 10, Sector - 05, Kamothe (12.5% Scheme),

Plot area :- 2299.85 Sq. mtrs

FSI :- 1.5

AREA FOR ASSESSEMENT FOR COMMERCIAL

Plot area :- 332.00 Sq.mtrs.

Built up area :- 497.87 Sq.mtrs.

FOR RESIDENTIAL

Plot area :- 1967.85 Sq.mtrs.

Built up area :- 2890.357 Sq.mtrs

DEVELOPMENT CHARGES

FOR COMMERCIAL

Plot area :- 332.00 Sq.mtrs X Rs.60/= Rs.19920.00

Built up area :- 497.87 Sq.mtrs.X Rs.80/= Rs.39829.60

Total Rs.59749.60

FOR RESIDENTIAL

Plot area :- 1967.85 Sq.mtrs X Rs.30/= Rs.59035.50.

Built up area :- 2890.357 Sq.mtrs X Rs.40/= Rs.115614.30.

TOTAL =Rs..174649.60

Total Assessed development charges :- 7(A) + 7(B)=Rs.234399.40, Say Rs. 234400.00.

Date of Assessment :- 08/04/2003

Due date of completion :- 28/05/2002 to 27/05/2006

Development charges paid of Rs.234500/-Vide Challan no.94064, dt:15/01/2003.

Yours faithfully,

(Signature)

(S.V. JOSHI)

EXECUTIVE ENGINEER(BLDG PER.)
ADDL. TOWN PLANNING OFFICER

(Signature)

महाराष्ट्र

व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय :
महा नवला, नरीमन पॉईंट,

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलगूर,

२२१
०९९-२२-२२०२ २४८१ / २२०२ २४२०

नवी मुंबई - ४०० ६१४.

०२२०२/ए/ए/आ/पी/१४०९

दूरध्वनी : ००-९१-२२-५५९१ ८१००

फॅक्स : ००-९१-२२-५५९१ ८१६६.

10,
Shri Nathu Pandu Shelke & Smt. Shantibai Nathu Shelke
At. Asudgaon, Tal. Parvel
Dist. Raigad

दिनांक : १५/११/२००३

ASSESSMENT ORDER NO. 16 /2003-2004 REGISTER NO.07 PAGE NO.16.

SUB:- Payment of development charges for Residential building on

Plot no.10, Sector. 05 at Kamothé (12.5% Scheme)

REF:-Your architect's application dated 09/01/2003.

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

Name of Assessee

--Shri Nathu Pandu Shelke

& Smt. Shantibai Nathu Shelke,

:Plot no 10, Sector - 05, Kamothé (12.5% Scheme),

--Residential

--2299.85 Sq. mtrs

--: 1.5

5. Permissible FSI
6. AREA FOR ASSESSEMENT
FOR COMMERCIAL

A) Plot area

--: 332.00 Sq.mtrs.

B) Built up area

--: 497.87 Sq.mtrs.

B) Plot area

--: 1967.85 Sq.mtrs.

B) Built up area

--: 2890.357 Sq mtrs

7. DEVELOPMENT CHARGES

A) Plot area

--: 332.00 Sq.mtrs.X Rs.60/= Rs. 19920.00

B) Built up area

--: 2890.357Sq.mtrs X Rs.80/= Rs.39829.60

B) Total Assessed development charges

--: (7(A) + 7(B))=Rs.234399.40, Say Rs. 234400.00.

8) Total Assessed development charges

--: 08/04/2003

9) Date of Assessment

--: 28/05/2002 to 27/05/2006

10) Due date of completion

--: Development charges paid of Rs.234500/-Vide Challan no.94064. . dt.15/01/2003.

11)

Yours faithfully,

(S.V. JOSHI)
EXECUTIVE ENGINEER(BLDG PER.)
ADDL. TOWN PLANNING OFFICER

प्लॅन

व औद्योगिक विकास अंदाज (अदास) अर्जाद्वारा

मुख्य कार्यालय : 'विजय' नगर, श्री.बी.डी., बंगलूर

श्री. पं. - ४०० ६१४
दूरध्वनी : ००-९१-२२-४५१९१७९००
फॅक्स : ००-९१-२२-४५१९१७९६

दिनांक : १/५/२००८

कार्यालय : श्री. बी. डी. नगर, बंगलूर

२४२९ / २२०२ २४३०
DICO/ER/BP/ATP01/1410

To,
Shri Nathu Pandu Shelke & Smt. Shantibal Nathu Shelke
Al. Aundgaon, Tal. Panvel
Dist. Raigad.

Sub:-Development permission for Residential building
on Plot no.10, Sector-05 at Kamoth (12.5% Scheme).
Ref:- Your architects application dated 09/01/2003.

Please refer to your application for development permission for Residential Building on Plot no.10, Sector -05 at Kamoth (12.5% Scheme), Navl Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, New Panvel, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

(S.V.JOSHI) 9/14/08
EXECUTIVE ENGINEER(BLDG PER.)
ADDL.TOWN PLANNING OFFICER

COMPLETMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Smt. Shantibu Nathu Shetke and Smt. Nathu Pradyu Shetke

Plot No. 10 Road No. 5 Sector 5 Note GES, Kamathke of 12.50%

Navy Mumbai, as per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg.

Red. BUA = 2890.357 m² Comm. BUA = 497.87 m²
Total BUA = 3388.227 m²
 (Nos. of Residential Units 100 Nos. of Commercial units 34)

1. This Certificate is liable to be revoked by the Corporation if:-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-45 or 46 of the Maharashtra Regional and Town Planning Act-1966.

The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto ground level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of the certificate.

The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as presented in the National Building Code of India, 1970 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, provided the Certificate shall be done in accordance with provisions of the said Act and the Rules thereunder.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Smt. Nathu Pindri Shetke

to Smt. Shantibai Nathu Shetke

Plot No. 10 Road No. 1, Sector 5, Node AFS, Kamathia of 12504.

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg. Total BUA = 3388.227 m²

Resid. BUA = 2890.357 m²; Comm. BUA = 497.87 m²

(Nos. of Residential Units 100 Nos. of Commercial units 34)

1. This Certificate is liable to be revoked by the Corporation if :-

(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

The applicant shall :-

(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.

(b) Give written notice to the Corporation regarding completion of the work.

(c) Obtain Occupancy Certificate from the Corporation.

(d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as presented in the Municipal Building Code or end / or GDBRS - 1973 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter renewal of the same shall be done in accordance with provision of Section-48 of MRTP Act, 1966 and as per regulation no. 10 (1) of the GDBRS - 1973.

The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.
A certified copy of the approved plan shall be exhibited on site

The amount of Rs. 500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-28794, UD-11/RDP Dated 1st July, 1994 for all buildings following additional conditions shall apply.

- i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.

- ii] A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

TO: ARCHITECT

Nistvan

EXECUTIVE ENGINEER (B/DG.PERMISSION)

ADDL. TOWN PLANNING OFFICER

TO: Separately to :

M(T/S)
CCUC
EE(KHR/PNL/KLMDRON)
EE(AV/S)

Basavaraj Masanagi & Co.

Govt. Approved Valuers, Chartered Engineers,
Arbitrators, Surveyors & Loss Assessors

Tel : 3912 0808 / 2789 0181
Fax : 6791 1035
(M) : 93222 26236 / 98690 38587

CHARTERED ENGINEER M/119404/5

CATI - 350

SLA 70095

Ref. No. : 7133/2015-16/249/SBP-Panvel

Date : 21/05/2015

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

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

01. Date of inspection : 20/05/2015
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**
302, Arenja Arcade,
Sector - 17, Vashi, Navi Mumbai - 400703.
03. List of document handed over to the valuer : 1. Xerox copy of Agreement for Sale made between Mr. Mahendra Pandharinath Shelke (Transferor) & Mr. Dhanraj Dattatray Alange (Transferees) dated 13/05/2015.
2. Xerox copy of Registration Receipt No. 6573 dated 13/05/2015.
3. Xerox copy of Commencement Certificate No. 6410 dated 09/04/2003.
4. Xerox copy of Occupancy Certificate No. 336 dated 08/03/2006.
5. Xerox copy of Floor Plan.

04. Details of enquires made/visited to Govt. offices for arriving fair market value :-
05. Sub-registrar value/guideline value/rate : ₹ 34,79,424/-
06. Fair market value of the property : = ₹ 38,50,000/-
07. Factors for determining its market value : Making market survey
08. Conservative market value of the property : ₹ 34,70,000/-
09. Distress value of the property (15% less than the market value) : = ₹ 32,72,500/-
= ₹ 32,70,000/-
10. Present / expected income from the property : ₹ 8,000/- to ₹ 10,000/- 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)
: **Mr. Dhanraj Dattatray Alange**
Flat No. 301, 3rd Floor, Wing D,
"Vastu Sankalp",
Plot No. 10, Sector No. 5,
Kamothe, Navi Mumbai - 410 209.
- Name of the Seller
: **Mr. Mahendra Pandharinath Shelke**
- 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 (Whether open land, property, land area, built-up area, No. of floors etc)
Carpet area (As per Measurement)
Carpet are (As per Agreement)
: **Ground + 4 storied building, RCC frame structure**
: **448 Sq. ft.(41.62 Sq. m)**
: **= 445 Sq. ft. (41.34 Sq. m.)**
: **+ 54 Sq. ft. (5.01 Sq. m.) of Open Terrace**
: **3**
: **= 463 Sq. ft. (43.01 Sq. m.)**
: **663 Sq. ft. (61.59 Sq. m.)**
- Dimension of the site
: **N. A.**
- Location of the property (Plot/Door No., Survey No. etc)
: **Flat No. 301, 3rd floor,**
: **Plot No. 10, Sector No. 5**
- Postal address
: **As Above**
- Member present during the inspection
: **Mr. Mangesh Mote**
- Boundaries of the property
North : **Plot No. 09**
South : **Plot No. 11**
East : **Plot No.19,20,21 & 22**
West : **Plot No. 15**
- Route map
: **Attached copy of map**
- Any specific identification marks (like electric pole No., dug well etc)
: **-**
- Whether covered under Corporation/ Panchayat / Municipality
: **Panvel Municipal Council**
- Nearest Landmark
: **Near Venkat Presidency**



- Property details
 - Name(s) and address(es) of the owner/ owners (As per Agreement)
 - Name of the Settler
 - If the property is under joint ownership/ co-ownership share of each such owner are the share is undivided
 - Brief description of the property Whether open land, property, built area, built-up area, No. of floors etc (Carpet area (As per Measurement) Carpet are (As per Agreement)
 - Super Built up area (As per Agreement)
 - Dimension of the site
 - Location of the property (Plot/Door No., Survey No. etc)
 - Postal address
 - Member present during the inspection
 - Boundaries of the property
 - North : Plot No. 09
 - South : Plot No. 11
 - East : Plot No. 19,20,21 & 22
 - West : Plot No. 15
 - Route map
 - Any specific identification marks (like electric pole No., dug well etc)
 - Whether covered under Corporation/ Panchayat / Municipality
 - Nearest Landmark
- Mr. Dhanraj Dattatray Alange**
Flat No. 301, 3rd Floor, Wing D,
"Vastu Sankalp",
Plot No. 10, Sector No. 5,
Kamothe, Navi Mumbai - 410 209.
- Mr. Mahendra Pandharinath Shelke**
- Ownership
- Ground + 4 storied building, RCC frame structure
- 448 Sq. ft. (41.62 Sq. m.)
= 445 Sq. ft. (41.34 Sq. m.)
+ 54 Sq. ft. (5.01 Sq. m.) of Open Terrace³
- = 463 Sq. ft. (43.01 Sq. m.)
= 663 Sq. ft. (61.59 Sq. m.)
- N. A.
- Flat No. 301, 3rd floor,
Plot No. 10, Sector No. 5
- As Above
- Mr. Mangesh Mote
- Attached copy of map
-
- Parvel Municipal Council
- Near Venkat Presidency



- Year of acq.
- Amount of purchase
- Whether the property is a *rental property* or *owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.*
- Classification of the site
 - a. Population group : Urban
(Metro/Urban/Semi urban/Rural)
 - b. High/Middle/Poor class : Middle Class
 - c. Residential form residential : Residential
 - d. Development of surrounding area : Developing area
 - e. Possibility of any threat to the property (Floods, calamities etc.) : No



Raj Masanagi & Co.

- Location : Situated at app.2 kms from Mansarovar Railway Station
- Whether covered under any land ceiling of State/Central Government : N. A.
- Is the land freehold/leasehold : Leasehold 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 Premises
- In case of Agriculture land
1. Any conversion to House site is obtained : N. A.
 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 : 13/05/2015
- Amount of purchase : ₹ 25,00,000/-
- 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. : Owner occupied
- 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 house, factory etc) : -
- Any usage restrictions on the property : N. A.
- Whether the plot is under town planning : 12.5% Gaothan Expansion Scheme approved layout?
- Whether the plot is intermittent or corner?: Intermittent
- Whether any road facility is available? : Yes
- Type of road available (B. T/Cement Road etc) : B. T. Road
- Front Width of the Road? : N. A.
- Source of water & water potentially : Yes
- Type of Sewerage System : N. A.
- 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.

General Remarks

: --



13. Rent details:

- Is the building owner occupied/tenant/both?: Owner occupied
- If partly owner occupied, specify portion & extent of area under occupation : N. A.
Name of the tenant/lessees/licensees etc. : N. A.
Portion in their occupation : N. A.
- Has the tenant to bear the whole or part of the cost of repairs and maintenance. : N. A.
Give particulars.
- If lift is installed, Who is to bear the cost : Owner of maintenance and operations.
Owner or tenant?
- Has any standard rent has been fixed for the premises under any law relating to the control of rent? : N. A.
- Present/expected income/rent from the property : ₹ 8,000/- to ₹ 10,000/- per month

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 :**

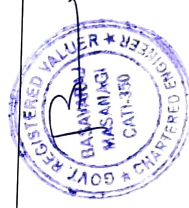
- Type of building (Residential/Commercial/Industrial) : Residential
- Year of Completion of construction : App. 2007
- Estimated future life of the building : 52 years
- No. of floors and height of each floor including basement : Ground + 4 storied Building



- Description of Property : One bedroom, living room, kitchen, bath, toilet & terrace
- Plinth area of each floor :-
- Type of construction (Load bearing/RCC/Steel framed) : RCC framed Structure
- Condition of the building
 External : Good
 (excellent/good/normal/poor)
 Internal : Good
 (excellent/good/normal/poor)
- Whether the building/property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation. : Yes, As per Commencement Certificate No. 6410 dated 09/04/2003.

b. Specification of Construction :

Sl. No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	Yes
c.	Joinery/Doors & Windows	Wooden door & aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Sand face plaster
f.	Flooring, Skirting	Marbonite Flooring
g.	Kitchen	Green Marble kitchen platform with tiling
h.	Master Bedroom	-
i.	Any special finishing	No
j.	Whether any weather proof course is provided	N. A.
k.	Drainage	Available
l.	Compound wall (Height, length and type of construction)	Yes
m.	Electric installation (Type of wire, Class of fittings)	Yes, Concealed Wiring
n.	Plumbing installation (No. of water costs & wash basins etc)	IWC, Bath with Concealed plumbing & full tiling
o.	Bore well	N. A.
p.	Wardrobes, if any	N. A.
q.	Development of open area in the Property	-



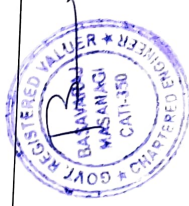
Aj Masanagi & Co.

- Description of Property : One bedroom, living room, kitchen, bath, toilet & terrace
- Plinth area of each floor : -
- Type of construction (Load bearing/RCC/Steel framed) : RCC framed Structure
- Condition of the building
 External : Good
 (excellent/good/normal/poor)
 Internal : Good
 (excellent/good/normal/poor)
- Whether the building/property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation.

: Yes, As per Commencement Certificate No. 64110 dated 09/04/2003.

b. Specification of Construction :

SL No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	Yes
c.	Joinery/Doors & Windows	Wooden door & aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Sand face plaster
f.	Flooring, Skirting	Marbonite Flooring
g.	Kitchen	Green Marble kitchen platform with tiling
h.	Master Bedroom	-
i.	Any special finishing	No
j.	Whether any weather proof course is provided	N. A.
k.	Drainage	Available
l.	Compound wall (Height, length and type of construction)	Yes
m.	Electric installation (Type of wire, Class of fittings)	Yes, Concealed Wiring
n.	Plumbing installation (No. of water costs & wash basins etc)	IWC, Bath with Concealed plumbing & full tiling
o.	Bore well	N. A.
p.	Wardrobes, if any	N. A.
q.	Development of open area in the Property	-



AJ Masanagi & Co.

Gov. Stamp Duty Rate-2015
(As per Ready Reckoner)

: ₹ 56,500/- per Sq. m. (₹ 5,248/- per Sq. ft.)

Details of valuation:

Replacement cost for insurance purpose

: = Super Built up area X Construction rate
= 663 Sq. ft. X ₹ 2,000/- Sq. ft.
= ₹ 13,26,000/-
≅ ₹ 13,30,000/-

Summary of Valuation

: The Valuation of the Flat is based on prevalent rate in the area. The unit market rate of ₹ 6,000/- Sq. ft. considered for assessment.

Prevailing market value of Flat (A)

: = Super Built up area X Market rate
= 663 Sq. ft. X ₹ 6,000/- Sq. ft.
= ₹ 39,78,000/-

Depreciation

: Deduct depreciation by straight line method and taking a original cost of ₹ 1,600/- Sq. ft. of Super Built up area.

= $\frac{\text{Total Life of Bldg.- Future Life X (100\% \text{ less Salvage Value})}{60}$

= 08 (663 Sq. ft. X ₹ 1,600/-) X 90%

(D) = ₹ 1,27,296/-

Present market value of the Flat
After taking depreciation

: = (A) - (D)
= ₹ 39,78,000/- - ₹ 1,27,296/-
= ₹ 38,50,704/-
≅ ₹ 38,50,000/-

Part III :

Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any



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= $\frac{\text{Total Life of Bldg.} - \text{Future Life X (100\% less Salvage Value)}}{\text{Total Life}}$

= $\frac{08 (663 \text{ Sq. ft. X ₹ 1,600/-}) \text{ X } 90\%}{60}$

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Present market value of the Flat
After taking depreciation

: = (A) - (D)
= ₹ 39,78,000/- - ₹ 1,27,296/-
= ₹ 38,50,704/-
≅ ₹ 38,50,000/-

Part III :

Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any



aj Masanagi & Co.

SUMMARY OF VALUATION:

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 38,50,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
TOTAL		: = ₹ 38,50,000/-
The overall conservative value of the property (10 % less than the market value)		: = ₹ 34,65,000/- : = ₹ 34,70,000/-

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 ₹ 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand Only).
- > The legal aspects were not considered in this valuation.

Date : 22/05/2015

Place: Navi Mumbai


Signature of the Valuer



Aj Masanagi & Co.

SUMMARY OF VALUATION:

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 38,50,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
TOTAL		: = ₹ 38,50,000/-
	The overall conservative value of the property (10 % less than the market value)	: = ₹ 34,65,000/- : = ₹ 34,70,000/-

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- The legal aspects were not considered in this valuation.

Date : 22/05/2015

Place: Navi Mumbai

Signature of the Valuer



Basanagi Masanagi & Co.

Carpet area as per Measurement:

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
Living Room	13.92	12.58	175.11
Bedroom	8.58	10.42	89.40
Bathroom	4.17	2.75	11.47
Kitchen	8.50	7.33	62.31
Passage	7.92	2.25	17.82
Terrace	9.92	6.92	68.65
IWC	5.58	4.08	22.77
Total			447.52 ≈ 448.00



Q) Messop & Co.

FOR THE YEAR ENDED 31.03.2020

We consider that

- The joint venture has already claimed the full of the property, there being about
- The purchase of present valuation is
- All accounts, documents have been taken and proceedings & satisfaction of the property is placed on record.
- Payment made regarding liability of the receiver with the creditors and a photograph of the manager was placed on record.
- We have inspected the property in the valuation report and we can make our own assessment as and we are satisfied that the fair reasonable value of the property is Rs. 1000000.
- The necessary fee was paid to the valuer Messrs. Messop & Co. for the valuation and the amount is

- If the property is valued under and
- and the amount is
- and
- and
- and
- and

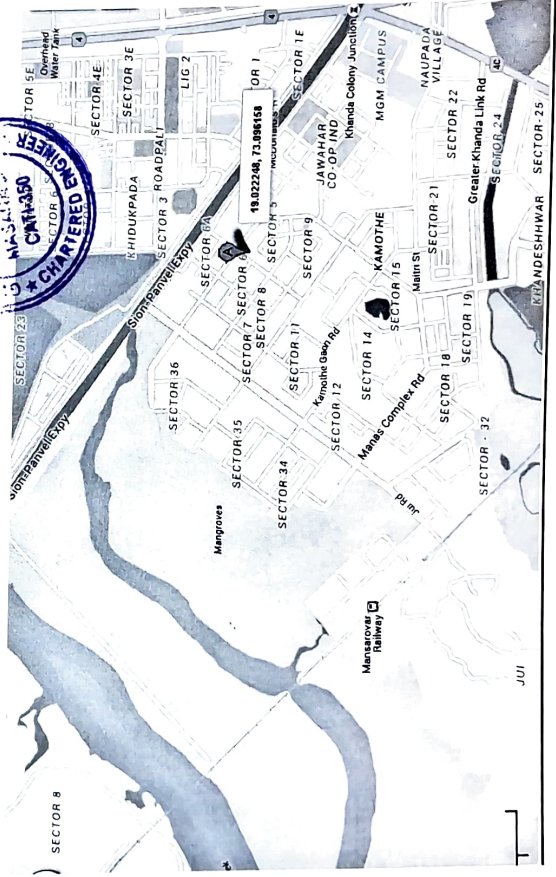
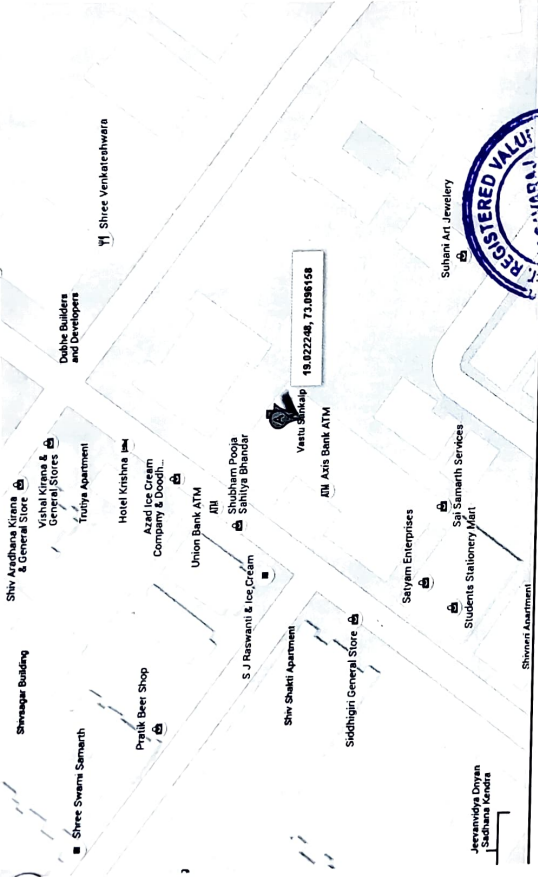
Asst. (P) Manager (Asst)

Date:

Branch Manager, Manager of the District
2020.



Location Map











INVOICE

BASARAJ MASANAGI & CO.

Flat No. 302, 3rd Floor,
 2/A, Anand Sector 7,
 Vashi, Mumbai - 400 703
 Tel: 27482266 / 27482266
 Fax No: 27482266 / 87 27482266
 E-mail: info@basraj.co.in
 Mail: basrajnag@gmail.com

State Bank of Patiala Panvel

State Bank of Patiala
 Panvel Branch, Panvel, Cinema,
 Vashi, Mumbai - 410 206
 Tel: 27482266 / 87 27482266
 E-mail: info@sbtbank.co.in

Buyer (if other than consignee)

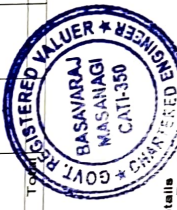
Dhanraj Dattatray Alange
 Flat No. 301, "Vastu Senkalp", Plot No. 10,
 Sector No. 5, Kamothe, Navi Mumbai,
 Cont: 9768105556

Invoice No. 7133/SBP	Dated 22-May-2016
Delivery Note	Mode/Terms of Payment
Bank Address	
Supplier's Ref.	Other Reference(s)
Buyer's Order No. 05-211	Dated 22-May-2016
Despatch Document No.	Dated
Despatched through	Destination
Terms of Delivery delivery against payment	

Sr	Particulars	Quantity	Rate	per	Amount
	Professional Fees (Category : Management Consultants)				2,500.00
	Service Tax (On Assessable Amount 2,500.00) Education Cess			12 %	300.00
	Secondary and Higher Education Cess			2 %	6.00
				1 %	3.00
					₹ 2,809.00

Amount Chargeable (in words)

INR Two Thousand Eight Hundred Nine Only



Company's Bank Details
 Bank Name : State Bank of India
 A/c No. : 3011779211
 Branch & IFS Code : APMC & SBIN0009961

for BASARAJ MASANAGI & CO

Remarks
 SLK
 Company's Service Tax No. : AAJF54166PS0001
 Company's PAN : AAJF54166F

Declaration
 Please Release the Amount at the Earliest

Authorized Signatory