

# SUNIL DESHPANDE

B. Arch. M.C.A. A.I.I.A., FIV. IT Regn. CCIT(N)-7 of 2001-2002

Architects & Govt. Approved Valuers

Mumbai : B/17, 'Darshan' Shree Gavdevi Complex Co-op. Hsg. Soc. Ltd., Jijai Nagar, Dombivali (E) - 421201

Pune : Office No. 11/12, 3rd floor, Yashoda Niwas, opp. Hotel Yatri, Paud Phata, Karve Road, Erandwane, Pune-411038

Mobile : +91 9819196554 / 8422812490 / 9850963117 / 9850971799 Email : sdadma2@gmail.com / archtechsunil@gmail.com

## ANNEXURE-I

### FORMAT OF VALUATION REPORT

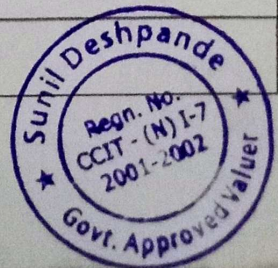
Name & Address of Branch: **STATE BANK OF INDIA, SION-RACPC - MUMBAI.**

Name of Customer (s)/ Borrower unit: **Mr. Digamber Namdeo Tamhanekar & Mrs. Dipali Digamber Tamhanekar**

Our Ref No. **SDA/DMA/JAN-41/2018-19**

Date : **30.01.2019**

<b>1</b>	<b>Customer Details</b>	
	Name	<b>Mr. Digamber Namdeo Tamhanekar &amp; Mrs. Dipali Digamber Tamhanekar</b>
	Apl no.	9321569350 (Mr. Digamber Tamhanekar)
<b>2.</b>	<b>Property Details</b>	
	Address	Flat No. 1004, 10 <sup>th</sup> Floor, Building No. 2, Greens Building, Building Know as " <b>Vasant Lawns</b> ", Survey No.35/4,5,8,9(P), 10(P),11, Survey No. 51/4(P), 5(P), Survey No. 52/1(P),2, Survey No. 53 (P), Survey No. 70/2,3,9 (P), 10 (P), 11 and 13, Survey No. 71/1(P), 3(P), 4,5, Survey No. 72/1 (P), 4(P), 6, 7(P), 8(P),10 of Village Panchpakhadi, Eastern Express Highway, Oswal Park, Near Jupiter Hospital, Thane (West), Mumbai-400 606.
	Nearby Landmark /Google Map Independent access to the property	<b>Near Jupiter Hospital</b> 19°12'42.9"N 72°58'29.2"E - Map Attached Yes
<b>3</b>	<b>Document Details</b>	Name of Approving Auth
	Layout Plan	No Details Not Provided
	Building Plan	No Details Not Provided
	Construction Permission	No Details Not Provided
	Occupancy Certificate	No Details Not Provided





Legal Documents	Yes	<ul style="list-style-type: none"> <li>• Index II Copy Dated 25.01.2010</li> <li>• Registration Receipt No. 906 Dated 25.01.2010</li> <li>• Copy of Agreement For Sale dated 10.11.2009 of Rs.47,85,000 between Voltas Limited - (The Owner) - The One Part <b>AND</b> M/s. Sheth Developers Private Limited - (The Developer) The Second Part <b>AND</b> Mr. Digambar N. Tamhanekar &amp; Mrs. Dipali D. Tamhanekar - (The Purchaser) The Third part, bearing Registration No. TNN-5-883-2010</li> </ul>						
<b>Physical Details</b>								
Adjoining Properties	East	Western Express Highway	West	Volta's compound	North	Road	South	Jupiter hospital
Matching of Boundaries		Yes/No Yes	Plot Demarcated	Yes/No Yes	Approved land use	Residential	Type of Property	Flat
No of rooms	Living/ Dining	1 No.	Bed Room	3 Nos.	Toilet	3 Nos.	Kitchen	1 No.
Total No of Floors	Stilt + Podium + 24 Upper Floors with 3 Lifts	Floor on which the property is located	10 <sup>th</sup> Floor	Approx age of the Property	01 year Complete Building	Residual age of the Property	About 59 years subject to proper & regular maintenance	Type of structure -RCC framed
<b>5 Tenure / Occupancy Details</b>								
Status of Tenure	The flat was vacant at the time of our inspection				No of years of Occupancy		NA	
<b>6 Stage of Construction - 100 % Complete</b>								
<b>7 Violations if any observed</b>								
Nature and extent of violations				Nil				
<b>8 Area Details of the property</b>								
Plinth area	Documented Built Up Area the Flat = 87.10 sq.mtrs. i.e. 937.54 sq.ft. Say ~ 938 sq.ft.		Carpets Area	Measured Carpet Area = 771 sq.ft.		Derived Carpet Area	782 sq.ft.	
<b>Remarks: Please Call for Copy of C.C, O.C &amp; Approved Building Plan Copies.</b>								





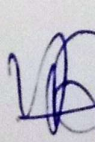
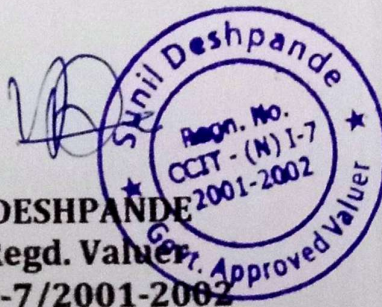
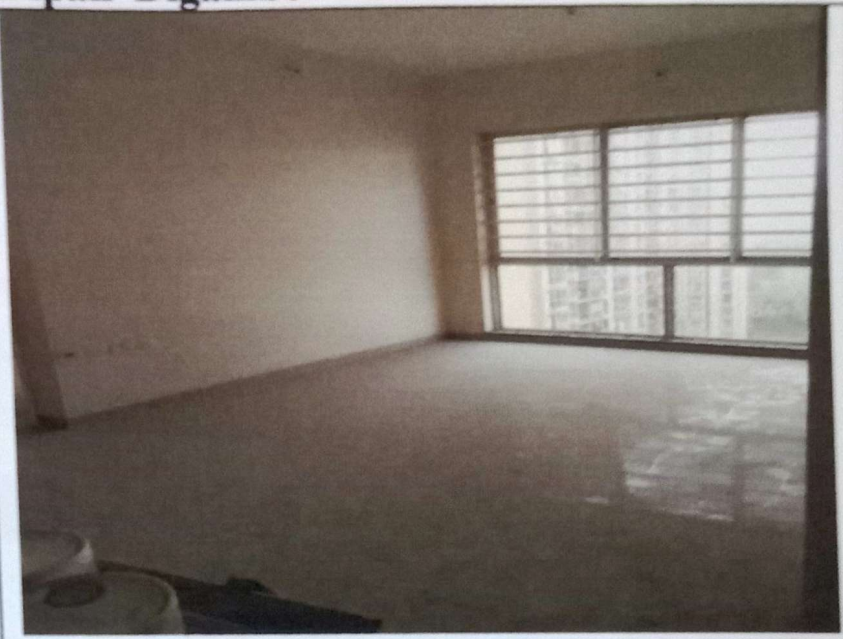
<b>Valuation</b>	
<p>i. Mention the value as per Government Approved Rates also</p> <p>ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. Property is located in a complex having Garden, Club house, covered parking, and other amenities. Market value is therefore more than Guideline value.</p>	
<b>Summary of Valuation</b>	
<p>i. Guideline Value a. Land: NA b. Building: ₹. 1,10,67,462/- (In the Year 2018)</p> <p>ii. Fair Market Value: Derived Carpet Area 782 sq ft X ₹. 23,000/- = ₹.1,79,86,000/- Say~ ₹.1,79,90,000/-</p> <p>iii. Realizable Value: ₹. 1,61,91,000/-</p> <p>iv. Forced/ Distress Sale value: ₹. 1,43,92,000/-</p> <p>v. Expected Monthly Rent: ₹. 35,000/- p. m. Approx</p> <p>vi. Value of insurance purpose: 938 sq. ft. X ₹. 2,500/- = ₹.23,45,000/-</p>	
10	<p><b>Assumption s/Remarks</b></p> <p>i. Qualifications in TIR/Mitigation suggested, if any : Nil</p> <p>ii. Property is SARFAESI compliant:: Y/N : YES</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.: No</p> <p>iv. Whether entire piece of land on which the unit is set up / property is Situated has been mortgaged or to be mortgaged, Bank to confirm from Legal Advisor.</p> <p>v. Details of last two transactions in the locality/area to be provided, if available.: not available</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property: Nil</p>
11	<p><b>Declaration</b></p> <p>i. The property was inspected by our representative on 29.01.2019</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank</p>
12	<p><b>Name Address &amp; Signature of valuer with Wealth Tax Registration No.</b></p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p><b>SUNIL DESHPANDE</b> Govt. Regd. Valuer CCIT (N) I-7/2001-2002</p> </div> <div style="text-align: center;">  </div> <div style="text-align: right;"> <p>Date of Valuation: 30.01.2019</p> </div> </div>
13	<p><b>Enclosures Documents &amp; Photographs (Geo stamping with date) etc.</b></p> <p style="text-align: right;">Enclosed</p>



Photo gallery client Name: Mr. Digamber Namdeo Tamhanekar & Mrs. Dipali Digamber Tamhanekar



External View of The Building



Internal View of the Flat



Internal View of The Flat





शेख

■ Chartered Engineer  
■ Insurance Consultant

**Dr. Amin Shaikh**

B.E.(Civil) M.E.(T & CP) M.E.(Structures) Ph.D.  
M.I.E. C.E. F.I.I.V. M.I.C.A M.I.S.E. M.C.E.(I)

h.com

E-mail: draminshaikh@rediffmail.com

Mobile: +91 9028686786

dhir Yerunkar - 9867798314

Kishor Solanki - 9664203010

f. No. : VAL/SRACPC/040/2019

Date : 29/01/2019

State Bank of India,  
RACPC Sion

Name of the Client : Mr. Digambar Namdeo Tamhanekar &  
Mrs. Dipali Digambar Tamhanekar

Sub : Flat No. 1004 ,Tenth Floor, Greens BLDG, Vasant Lawns ,Eastern Express Highway,  
Mouje Village, Pachpakhadi Thane (W) 400 605.

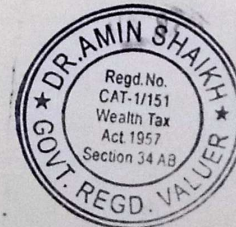
Respected Sir/Madam

The Estimate Value of the above assignment are as follows :

Values :

Market Value of the property	Rs. 2,00,68,500/-
Realizable Value of the property	Rs. 1,60,54,800/-
Forced/Distress Value of the property	Rs. 1,40,47,950/-
Insurance Value of the property	Rs. 39,35,000/-

Thanking You,  
Yours Sincerely  
Dr. Amin Shaikh  
(Regd No. CAT-1/151)



Corporate Office: Second Floor, West Wing, PMT Building, Hadapsar, Pune - 411 028 (M.S.) India.

Phone : + 91 20 26996786 Cell : +91 9028686786 email : draminshaikh@rediffmail.com



: VAL/SRACPC/040/2019

Date : 29/01/2019

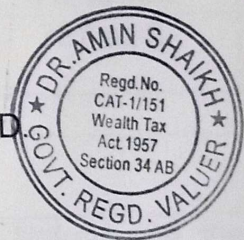
## VALUATION REPORT

ie & Address of Branch

: State Bank of India,  
RACPC Sion

ame of Customer / Borrow unit : **Mr. Digambar Namdeo Tamhanekar &  
Mrs. Dipali Digambar Tamhanekar**

1	<b>Customer Details</b>							
	Name	Mr. Digambar Namdeo Tamhanekar & Mrs. Dipali Digambar Tamhanekar						
	Apl.No.	99870 18350						
2	<b>Property Details</b>							
	Address	Flat No. 1004 ,Tenth Floor, Greens BLDG, Vasant Lawns ,Eastern Express Highway, Mouje Village, Pachpakhadi Thane (W) 400 605.						
	Nearby Landmark/Google Map	Near Jupiter Hospital Google Map Attached			Latitude : 37.847900 Longitude : -80.858520			
3	<b>Document Details</b>		Name of Approving Authority		Not Applicable			
	Layout Plan	None of the documents were made available.			Approval No.	Not Applicable		
	Building Plan				Approval No.	Not Applicable		
	Construction Permission				Approval No.	Not Applicable		
	Legal Documents	Index II No. 883/2010 Agreement Value : Rs. 47,85,000/- Govt Value : Rs. 45,73,000/- Sale Agreement Between M/ Sheth Developers Pvt LTD. Mr. Mukesh L Shah through Mr. Digambar Namdeo Tamhanekar & Mrs. Dipali Digambar Tamhanekar Sr. No. 35/4,5,8,9 pt 10 pt,11. Sr. No. 51/4 pt, 5pt, Sr No.52/1pt, 2,Sr No. 53 pt Sr No. 70/2, 3,9 pt, 10 pt, 11 & 13, Sr No. 71/1pt,3 pt,4,5,Sr No. 72/1pt, 4pt,6,7pt,8 pt,10. Village Pachpakhadi .						
4	<b>Physical Details</b>							
	Adjoining Properties as on site	East	Eastern Express Highway	West	Podium Garden	North	Savanna h Building	South Jupiter Hospital





Plotting of boundaries	N/A	Not Given	Plot demarcated	Yes	Approved land use	Residential	Type of Property	Residential
No of rooms	Living Room	1	Bedrooms	3	Toilets	3	Kitchen	1
Total No of Floors	Ground + Podium 24 <sup>th</sup> upper	Floor on which the property is located	Tenth Floor	Approx. age of the Property	06 Months	Residual age of the Property	59 Years after proper repairs & maintenance	Type of structure RCC Framed

**5 Tenure / Occupancy Details**

Status of Tenure	Vacant	No of years of Occupancy : Not Applicable	Relationship of tenant or owner	Vacant
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**6 Stage of Construction**

Stage of Construction	100 % Completed	If under construction, extent of completion - NA
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**7 Violations if any observed**

Nature and extent of violations	Nil
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**8 Area Details of the property**

Site Area	-	Plinth area	-	Carpet area	-	Saleable area	-	Remarks
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Remarks : 1) Valuation given on measured carpet area.

No.	Description	Carpet Area(Sq. ft) As Per measurement	Area as per agreement	C/A for Valuation
1	Flat No. 1004 , Tenth Floor	787 sq ft as per measurement	938 sq ft BUA	787 sq ft

**9 Valuation**

i. Value as per Government Approved Rates  
Government RR Rate Residential Building – **Rs. 11,799/- per sq ft**

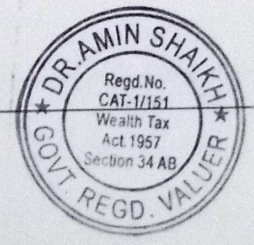
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. Notification or Income Tax Gazette Justification on variation has to be given – Not Applicable

iii. Fair Market Value

**Fair Market Value of Flat = Carpet area of Flat x Adopted Rate per Sq. Ft**

= 787 sq. ft. x Rs. 25,500/-

**= Rs. 2,00,68,500/-**





Realizable Value

Realizable Value = Rs. 2,00,68,500/- x 0.80 = Rs. 1,60,54,800/-

Forced/ Distress Sale value

Distress Sale Value = Rs. 2,00,68,500/- x 0.70 = Rs. 1,40,47,950/-

vi. Insurance Value = 787 sq. ft. x Rs. 5,000/-  
= Rs. 39,35,000/-

vii. Rental value of the Flat = Rs. 55,000/- to 60,000/- per month approx

10 Assumptions /Remarks

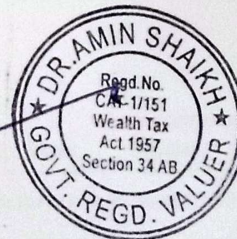
- i. Qualifications in TIR/Mitigation suggested, if any – Legal Opinion may be obtained
- ii. Property is SARFAESI compliant : Yes
- iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. – Reported No.
- iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged –Bank can verify their documents. However such documents are not provided to us.
- v. Details of last two transactions in the locality/area to be provided, if available. **No not available**

11 Declaration

- i. The property was inspected by the undersigned on 29.01.2019
- ii. The undersigned does not have any direct/indirect interest in the above property
- iii. The information furnished herein is true and correct to the best of our Knowledge.
- iv. I have submitted Valuation report directly to the Bank

12 Name address & signature of Valuer with Wealth Tax Registration No.

Authorized Signature



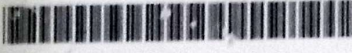
Date of Valuation:

29.01.2019

13 Enclosures Documents & Photographs (Geo-stamping with date) etc.

- a) Photographs not available
- b) Google Map
- c) RR Rate





दस्तक्रमांक व वर्ष: 883/2010

Monday, January 25, 2010

12:03:47 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

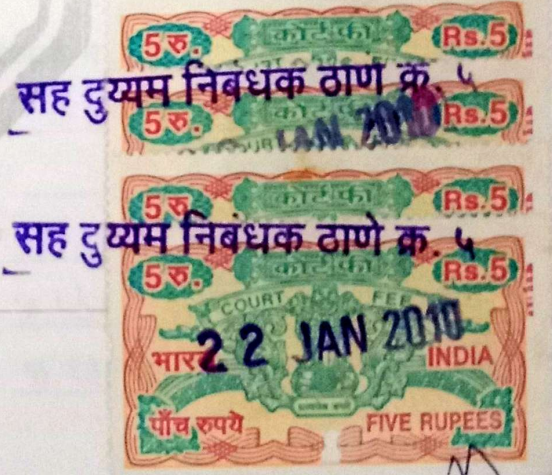
नोंदणी 63 म.

Regn. 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,785,000.00  
वा.मा. रु. 4,573,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: स न 35/4,5,8,9पै, 10पै, 11, स न 51/4पै, 5पै, स न 52/1पै, 2,स न 53पै, स न 70/2,3,9पै, 10पै, 11 आणि 13, स न 71/1पै, 3पै, 4,5, स न 72/1पै, 4पै, 6,7पै, 8पै, 10,सदनिका क्र 1004, 10 वा मजला , ग्रिन्स बिल्डींग, वसंत लॉन्स, इस्टर्न एक्सप्रेस हायवे, गौजे पाचपाखाडी, ठाणे
- (3) क्षेत्रफळ (1) 87.10 चौ.मि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे शेट डेव्हलपर्स प्रा लि व मान्यता देणार व्होल्टास लि तर्फे कबुली जबाबाकरीता मुकेश एल शहा यांचे कु मु म्हणुन श्री विष्णु मोहन पाचरणे - -; घर/फ्लॅट नं: 11, व्होरा पॅलेस, देना बँकेच्या पुढे, एम जी रोड, कांदीवली, मुंबई-67; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACS9943H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिगंबर एन. ताम्हाणेकर - -; घर/फ्लॅट नं: शिवधन बिल्डिंग, ऐरोली ,नवी मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACCPT2107R.  
(2) दिपाली डी. ताम्हाणेकर - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACPPT1676A.
- (7) दिनांक करून दिल्याचा 10/11/2009
- (8) नोंदणीचा 25/01/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 883 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 221850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा



सह दुय्यम निबंधक ठाणे क्र. 4



27707

आवेदाची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.  
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

शाखा / Br. \_\_\_\_\_ दिनांक / Date \_\_\_\_\_

मुद्रांक शुल्क / Stamp Duty ₹./RS. 22-185-+20

सेवा आकारणी शुल्क / Service Charges ₹./RS. 20

No. of Document \_\_\_\_\_

एकूण / Total Amount in Words Two Lak

अक्षरी / In Figures \_\_\_\_\_

Twenty Lakhs and \_\_\_\_\_

Only \_\_\_\_\_

मुद्रांक शुल्क भरणान्याचे नाव / Name of stamp

duty paying party Digambar

पत्ता / Address Thamanikan

Green - 1004

समोरच्या पक्षकाराचे नाव / Name of counter party

Sheth Developers P. Ltd

व्यवहाराला लागू आलेल्या कारण / Purpose of transaction

Agreement for sale

घनादेश / पे. ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव / Name of the Drawee Bank

7-1-10

THANE BHARAT SAHAKARI BANK LTD.

THANE BRANCH, NAUPADA, THANE.

105207

13:14

NOV 07 2009

MAHARASHTRA

PB5151

अधिकार्याची सही / Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे

आवश्यक आहे. / This counterfoil has to be presented

at the time of delivery of stamps.

### AGREEMENT FOR SALE

7

W.D. Tamhanekar

THIS AGREEMENT made at Mumbai this 10<sup>th</sup> day of Nov 2009  
BETWEEN **VOLTAS LIMITED**, a Company duly incorporated under the provisions  
of the Companies Act, 1956 and having its registered office at Voltas House  
"A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai 400 033 hereinafter  
referred to as "the Owner" (which expression shall unless it be repugnant to the  
context or meaning thereof shall be deemed to mean and include its successors)  
of the **ONE PART** AND

**SHETH DEVELOPERS PRIVATE LIMITED**, a Company duly incorporated under  
the provisions of the Companies Act, 1956 and having its registered office at  
11, Vora Palace, Next to Dena Bank, M.G. Road, Kandivali (West),  
Mumbai-400 067 hereinafter referred to as "**THE DEVELOPERS**" (which  
expression shall unless it be repugnant to the context or meaning thereof shall  
be deemed to mean and include its successors) of the **SECOND PART** AND



Mr./Mrs./Messrs. **MR. DIGAMBAR N. TAMHANEKAR**  
**MRS. DIPALI D. TAMHANEKAR**

PAN CARD NO:-

Indian Inhabitant(s) residing at **SHIVDHAM BLDG,**  
**BLOCK NO.-1, DIGHA, NR. MUNICIPAL OFFICE,**  
**POST - AIROLI, NAVI MUMBAI.**

a partnership firm registered under the Indian Partnership Act 1932 and carrying

दस्तावेज - ९  
दस्त क्रमांक १३ / २०१०  
२ / १०

For Thane Bharat Sahakari Bank Ltd.

Authorized Signatory

78896

Thane Bharat Sahakari Bank Ltd.

Main Branch, Naupada, Thane.

D-5/STP/V/C. R.0005/10/01/195-0-7/104

भारत 72110  
105207  
R.02218501PB5151  
NOV 07 2009  
MAHARASHTRA

P.S. Two lacs twenty one thousand eight hundred & 80 only



on business at \_\_\_\_\_

a Company registered under the Indian Companies Act 1913 / Companies Act 1956 having its registered office at \_\_\_\_\_

hereinafter called "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individuals, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the **THIRD PART**.

**WHEREAS:**

(a) Voltas Limited owns and possesses a large tract of land situated at Village Panchpakhadi Taluka and Dist.. Thane, Maharashtra being on the outskirts of Mumbai City.

(b) The above referred large tract of land has been acquired by Voltas Limited under diverse Deeds of Conveyance and under diverse Land Acquisition Order.

(c) The Owners have filed the requisite statement u/s. 6 (1) of the Urban Land Ceiling Act, 1976 ("ULC Act") with the Competent Authority as constituted therein. The above referred large tract of land held by the Owners in Village Panchpakhadi, Taluka and District Thane, Maharashtra and other such land held by the Owners in other states in India formed the subject matter of the statement filed by the Owners u/s. 6(1) of the Urban Land (Ceiling and Regulation) Act 1976 ("ULC Act").

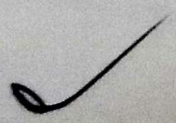
(d) By order dated 28/09/1984 passed by the Competent Authority, u/s. 8(4) of ULC Act, the Competent Authority, declared a portion of large tract of land of Village Panchpakhadi, Taluka and District Thane, as surplus vacant land, held by the Owners in the Urban Agglomeration. The lands comprised in the Schedule hereunder written (forming part of the large tract of land), were also declared



उत्पन्न क्रमांक	113	/2090
दस्तावेज क्रमांक	3	120

*[Handwritten signature]*

A. D. Tamhanekar





4. The Buildings Plans which have been inspected by the Purchaser are open for inspection on all working days during office hours at the construction site.

5. The Purchaser has prior to the execution of this Agreement, has satisfied himself/herself/themselves about the title of the Owner/ Developer to the said Land described in Schedule I hereunder written and the Purchaser shall not be entitled to further investigate the title of the Owner/Developer and no requisitions or objections shall be raised in any manner relating thereto. A copy of the certificate of title issued by Mr. Shailesh Vaidya, Partner, M/s Kanga and Co, dated 13/02/2006, the Advocates and Solicitors of the Developer is hereto annexed and marked Annexure " A "

6. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser one flat/~~shop~~/ unit/~~parking space~~ bearing no. 1004 of carpet area admeasuring \_\_\_\_\_ sq. mtrs. equivalent to 781 sq. ft. ( which is inclusive of the areas of the balconies) situated on the 10th floor of the said Building known as GREENS (comprising of ground plus stilt and such number of upper floors upto a maximum of 24 upper floors as may be approved by the concerned authorities ) and now being constructed on the said Land ( herein after referred to as "the said premises") for a price of Rs. 4785000 /- **Rupees Fourty Seven Lakhs Eighty Five Thousand Only** (Rupees \_\_\_\_\_ only).

The Plans in respect of the said premises is hereto annexed and marked as Annexure "B". The Building known as GREENS in which the said premises are to be located hereinafter referred to as "the said Building".

7. The Purchaser hereby agrees to pay to the Developer the total purchase price of Rs. 4785000 /- **Rupees Fourty Seven Lakhs Eighty Five Thousand Only** (Rupees \_\_\_\_\_ only)

and out of such total purchase price Rs. 478500 /- **Rupees Four Lakhs Seventy Eight Thousand Five Hundred Only** (Rupees \_\_\_\_\_ only)

is to be paid to the Developer as earnest money and the balance

ट न न - ५  
क्रमांक ८०३ /२०१०  
१९ / १०

*[Handwritten mark]*

J. Tamhanekar.

*[Handwritten mark]*



SIGNED, SEALED AND DELIVERED


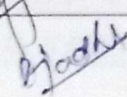
SHETH DEVELOPERS PVT. LTD;

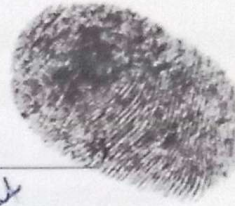
by withinnamed 'OWNER'

MUKESH L. SHAH  
(CONSTITUTED ATTORNEY)

Voltas Limited

in the presence of

- 1. MR. SATISH SHIRKE 
- 2. MR. ANIL JADHAV 



SIGNED, SEALED AND DELIVERED


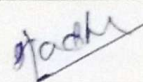
SHETH DEVELOPERS PVT. LTD;

by withinnamed 'DEVELOPER'

MUKESH L. SHAH  
(CONSTITUTED ATTORNEY)

Sheth Developers Private Ltd.

in the presence of

- 1. MR. SATISH SHIRKE 
- 2. MR. ANIL JADHAV 


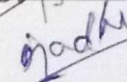
SIGNED AND DELIVERED

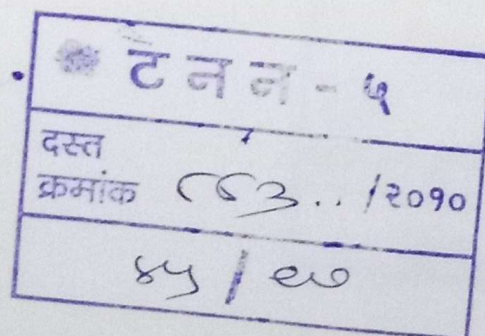
by withinnamed the 'PURCHASER/S'

Mr./Mrs./Ms./Messrs. MR. DIGAMBAR N. TAMHANEKAR  
MRS. DIPALI D. TAMHANEKAR

D. D. Tamhanekar.

in the presence of

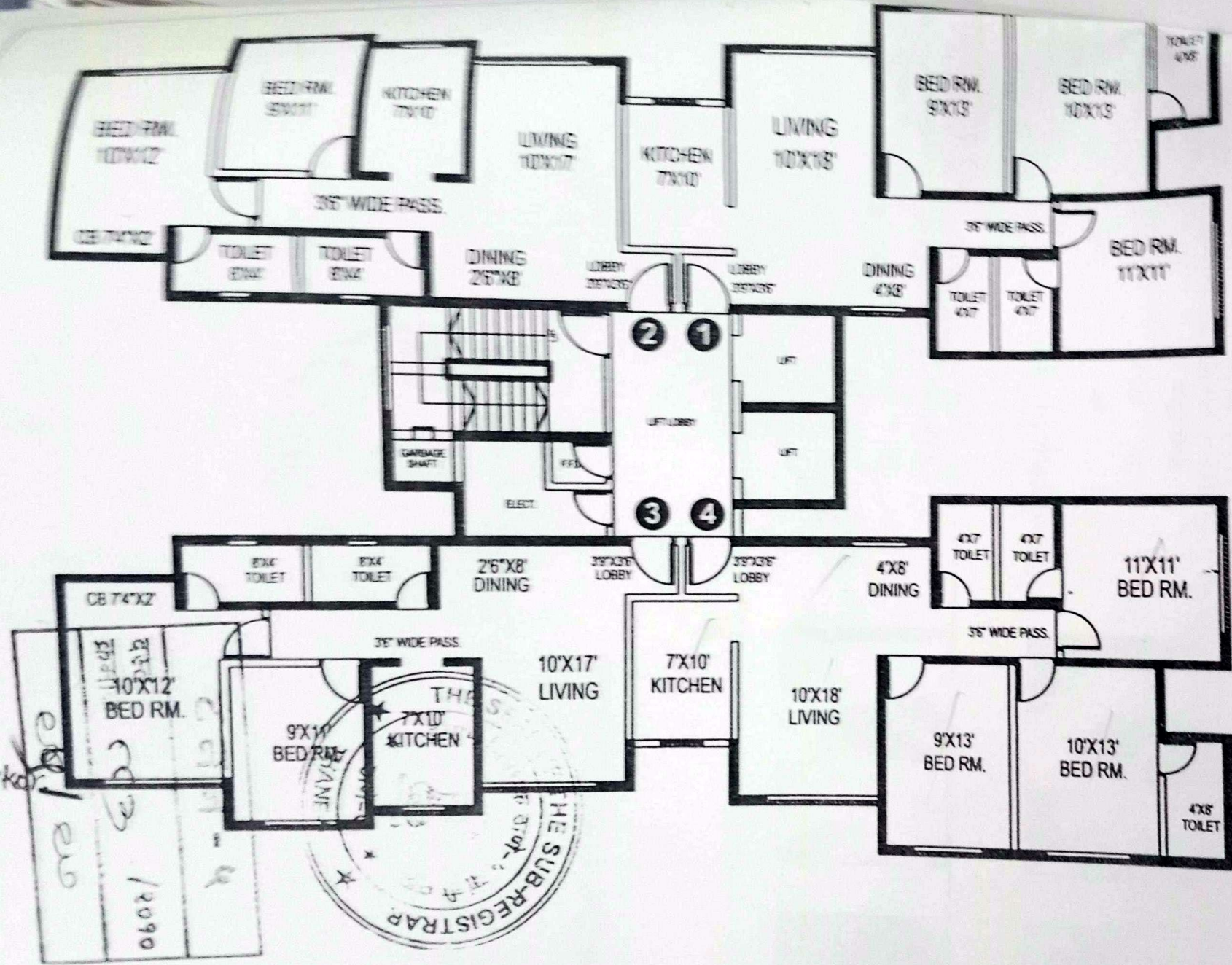
- 1. MR. SATISH SHIRKE 
- 2. MR. ANIL JADHAV 











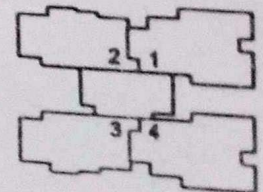
**VASANT LAWNS**  
(GREENS)  
TYPICAL FLOOR

FLAT NO.	1004
FLOOR	10 <sup>th</sup>
AREA IN SQ.FT.	781

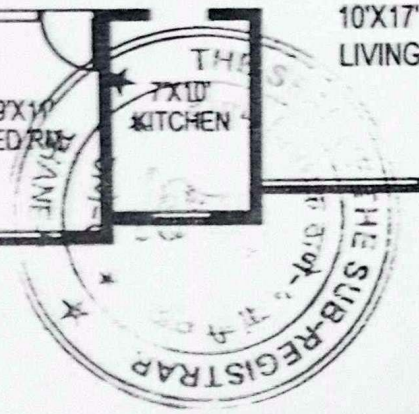
SHEIH DEVELOPERS PVT. LTD:

*MJ*  
MUKESH L. SHAH  
(CONSTITUTED ATTORNEY)

KEY PLAN



PROPOSED RESIDENTIAL SCHEME AT THANE (TYPICAL FLOOR PLAN)



*am henekar*  
1004  
0602







# SSL

Code No MUM99999

File

Ref No.

GM02/199926

ASE	Pankaj Porab	8169872990	pankajporab03@gmail.com
ASM	sanjay Vadhe and Pankaj Singh	sanjay.vadhe@sbicapsec.com	pankaj.singh@sbicapsec.com
Cluster Head	Jignesh Madhani		jignesh.madhani@sbicapsec.com

LOS Number	15226091. 15226760
LOS Branch Name	NAIGIAON DADAR
Branch Code	5352
Source Type	SELF. TOPUP-15233666
Expected Disbursement Date	28-2-2019.

Reference ID	HL-LOS-15233299
Applicant Name	DIPALI TAMHANEKAR 8595 9541095
Co-Applicant Name	DGAMBER TAMHANEKAR
Date of Birth	20-07-1977
Pan Card Number	ACPT1676A
Bank Account Number	01101061
E-mail ID	dipalitamhanekar00@gmail.com
Mobile No.	9987018350
Loan Amount & Interest Rate	90 Lakhs @ 11.05%
Tenure	15 YEARS
Connector Name & Code	HL = 38388629081
Proposal Type	HL = 77614725342
Property Final : Yes / No	YES
RACPC	SION
RBO	SION



AMT NO.	
AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	
VALUATION	

Crux 20/2/19  
Aarti Subhedar 11/2/19  
Amin Shaikh 25/1/19  
& Deshpande

Top up - 38352578922  
9/184/186/188  
from

wait for HL closure