

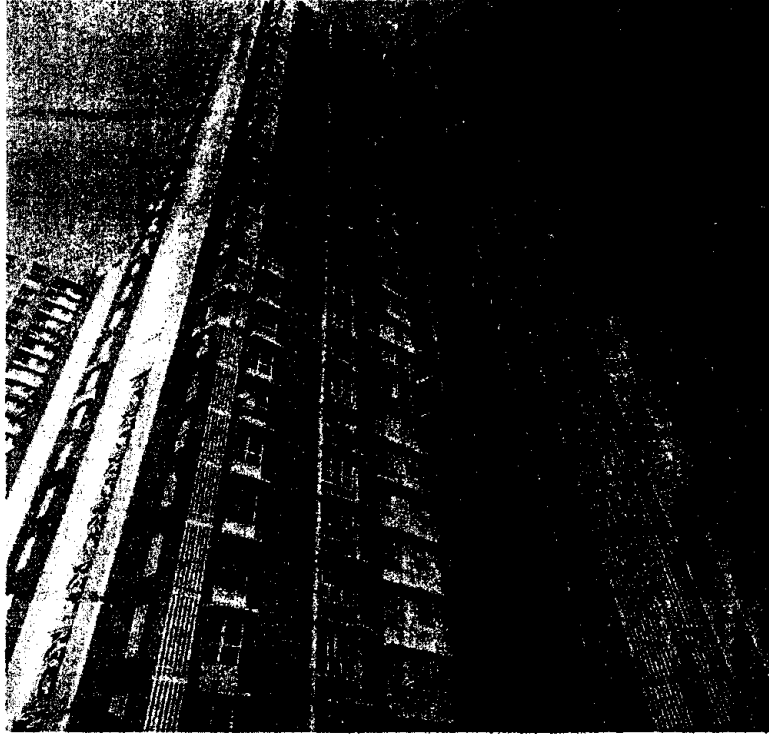
21531/2022

**RICS**  
Registered Valuer

**Praksis**  
Consultants & Valuers Pvt. Ltd

**VALUATION REPORT**

**DIGGANTH SONI & KHUSHBOO SONI**



**UNIT NO. 2403, 24<sup>th</sup> FLOOR, BUILDING W3, CODENAME BIG BANG,  
CLARIANT COMPOUND, KOLSHET ROAD, VILLAGE-BALKUM,  
THANE (WEST) 400 608**

**FOR**

**BANK OF BARODA, SME NAGPUR BRANCH**

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**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/412, 4th Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,  
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- [praksisconsultants@gmail.com](mailto:praksisconsultants@gmail.com) /[info@praksisconsultants.com](mailto:info@praksisconsultants.com)

21531/2022



**CERTIFICATE**

Date : 10<sup>th</sup> August, 2022

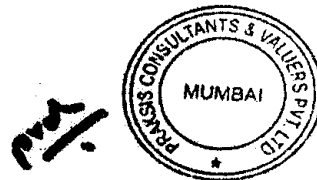
To,  
Bank Of Baroda,  
SME Nagpur Branch

We have carried out the valuation of Flat pertaining Digganth Soni & Khushboo Soni At Unit No. 2403, 24th Floor, Building W3, Codename Big Bang, Clarlant Compound, Koishet Road, Village-Balkum, Thane (West) 400 608

On the basis of the data/ information furnished by Bank of Baroda our visual inspection, observations, analysis and judgement, We are of the opinion that the values of the above referred assets to be considered as follows as on 10<sup>th</sup> August, 2022:-

Present Market Value	Rs. 1,11,36,000/-
Realisable Sale Value	Rs. 1,00,22,400/-
Distress Sale Value	Rs. 89,08,800/-

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.



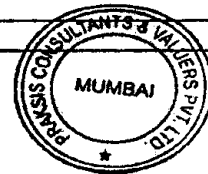
**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.  
AUTHORISED SIGNATORY**

FROM-0-1  
 REPORT OF VALUATION OF IMMOVABLE PROPERTY  
 PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

## 1. GENERAL INFORMATION:

	Ref No.	:	PR/PL/VLN/BOB/21531/2022
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank Of Baroda SME Nagpur Branch Flat
2.	Visit date on which valuation made	:	22nd March, 2022 (Er. Ramesh) along with Pranil Pathare
3.	Name of the Proposed Owner/Seller/Purchaser /	:	Digganath Soni & Khushboo Soni Soni
4.	If the property is under joint ownership/ share of each Owner Is the share undivided?	:	Joint Ownership 50% Each
5.	Brief description of property Deed		Unit No. 2403, 24th Floor, Building W3, Codename Big Bang, Clariant Compound, Kolshet Road, Village-Balkum, Thane (West) 400 608  The Residential property is Unit No. 2403, 24th Floor situated at above address is 6 Km. Away From Thane Railway Station All civic amenities are nearby & within easy reach.  Our Engineer visited the property on 22/3/2022 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records
5.1	Documents provided to us:-		1] Articles Of Agreement Made Between Ishwer Realty & Technologies Pvt. Ltd And Digganath Soni & Khushboo Soni Soni & Khushboo Soni Dated 1/10/2015
	Boundaries	As per Document	As per Building
	East Side	N.A.	Building no. 04
	West Side		Building no. 02
	North Side		Internal Road
	South side		Internal Road
			As Per Flat
			Flat no. 2404
			Open To Air
			Open To Air
			Passage lobby
5.2	Accommodation:-		2 Bhk
	This Unit has Following Amenities:-		
	1] Flooring		Ceramic
	2] Door		Wooden with m. s safety Door
	3] Windows		Aluminum Sliding Windows
	4] Walls Internally		Dry Distemper Oil Bond
	5] Walls Externally		Sand Faced
	6] wiring		Concealed



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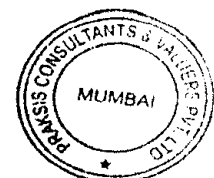


	7] Plumbing	Concealed
	8] Flooring WC/Bath	Ceramic
	9] Kitchen	Granite
	10] Lift	2 Lift
	11] Structure	Rcc Framed
	12] Roof	RCC & False Ceiling pop Roof
	13] Other	Garden, Children Play Area, Swimming Pool, Health Club, Club House, Jogging, Gym, Party Hall, CCTV, Indoor Games
	14] Pavement Building	Yes
	15] Compound wall	Yes
Area of Property as per document		Carpet Area = 59.48 Sq. Mt. = 640 Sq. Ft. One Car Parking Space As Per Agreement Given By Client Built Up Area . = 768 Sq. Ft.
Area of Property as per site measurement		Carpet Area = 610 Sq. Ft.

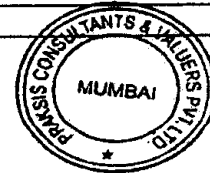
**Note: Approved plan & Occupancy certificate not furnished by client**

**Notes & Disclaimers:-**

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
2. The Bank is advised to consider the CIBIL REPORT of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursement of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons.
3. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
4. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership title clearance, or legality and subject to adequacy of engineering / structural design.
5. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of contents.
6. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
7. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentioned in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area as per judgment given by the MRTD commission.
8. Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others / valuers about increase or



decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale / purchase of assets.	
9. This report should be read with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.	
6	Location, Street, Ward No. : Unit No. 2403, 24th Floor, Building W3, Codename Big Bang, Clariant Compound, Kolsat Road, Village-Balkum, Thane (West) 400 608
7	Landmark : Sanjay Baug
8	Survey / Plot No of Land : Survey No. 59/1 (p), 60 (P), 61 (p), 62 (p), 63/1 (P), 63/10 A (P), 63/2, (P), 63/3 (P), 63/4 (P), 63/5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3(P), 64/4 (P), 64/5 (P), 64/6 (P), 64/7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1, (P), 69/2 (P), 69/3 (P), 69/4 A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 70/9 (P)
9	Freehold & Leasehold ? : Freehold
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area? : Residential area
11	Classification of locality - high class / middle class / poor class : Middle Class
12	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc. : All civic amenities are available within easy reach
13	Means and proximity to surface communication by which the locality is served : Train, Bus, Private Vehicle
14	Furnish technical details of the building on separate sheet ( the annexure to this form may be used ) : As per Annexure
15	a) Is the property owner occupied, tenant, or both : Given On Leave & License
	b) If partly occupied, specify portion and extent of area under owner occupation : Given On Leave & License
16	Name & Registration No. of Co-op. Housing Society : Codename Big Bang, Clariant Compound
17	Share Certificate No and Face Values : -
18	Maha Rera No. : N.A.



### Basis Of Valuation

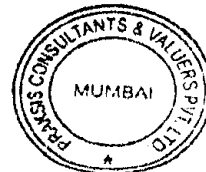
- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale.
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.
  - Built Up Area = Rera Carpet Area X 1.1
  - Built Up Area = Carpet Area X 1.2
  - 1 Sq. Mt. = 10.764 Sq. Ft.
  - Market Value = Documented Area X Adopted Rate
  - Realisable Value = Market Value X 90%
  - Distress Value = Market Value X 80%
  - Government Value = Government Rate X Built up Area (Including floor rise)
  - Insurance Value = Built Area X Construction cost

#### List of Documents required for carrying out valuation of property

- 1) Sale Deed /Conveyance deed
- 2) Share certificate
- 3) Property card/Property Tax receipt
- 4) Approved Plan /Occupancy certificate/Completion certificate
- 5) Latest Electricity bill
- 6) Latest Maintenance bill
- 7) Any other relevant document pertaining to property

#### List of Documents received

- 1) Agreement



**II. SALES AND MARKETABILITY:-**

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2	Market Rates adopted	:	Details enclosed in this report
3	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquiries with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method'

**III. PRESENT FAIR MARKET VALUATION:-**

Value = Area x Rate

Area	As Per Agreement	Site Measurement
	See Details	See Details
Rate adopted for valuation	See Details	
Market Value	Rs. 1,11,36,000/- (Rupees One Crore Eleven Lakhs Thirty Six Thousand Only)	
Realisable Sale Value:-	Rs. 1,00,22,400/- (Rupees One Crore Twenty Two Thousand Four Hundred Only)	
Distress Sale Value	Rs. 89,08,800/- (Rupees Eighty Nine Lakhs Eight Thousand Eight Hundred Only)	
Govt. Rate	Rs. 1,06,100/- Sq. Mt. Rs. 9,857/- Sq. Ft.	

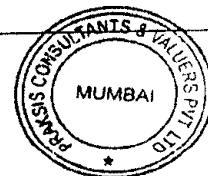


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**ANNEXURE TO FORM-0-1  
TECHNICAL FOR THE PREMISES**

1.	No. of floors and height of each floor	:	Ground + 28 Upper Floors
2	Location and Plinth Area		See Details
3	Year of Construction	:	2018 (4 Years)
4	Estimated future life	:	56 Years Under Normal Working Condition And Regular Maintenance.
5	Type of Construction	:	RCC
6	Type of foundation	:	RCC
7	WALLS	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows ( floor - wise )	:	Wooden with m. s. safety Door Aluminum Sliding Windows
9	Flooring ( floor-wise)	:	Ceramic
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	RCC Roof
12	Special architectural or decorative features	:	Ok
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of fitting superior / ordinary poor	:	Ok
14	a) Sanitary installations	:	Superior
	b) Class of fittings superior colored / superior white / ordinary	:	Ok
15	Compound Wall	:	Yes
16	No. of lifts and capacity	:	2 Lift
17	Underground Sump	:	Yes
18	a) Capacity	:	Sufficient
	b) Type of construction	:	RCC
19	Overhead Tank	:	Yes
	a) Where located	:	Terrace
	b) Capacity	:	Sufficient
	c) Type of construction	:	RCC
20	Pumps No.s and their horsepower	:	-
21	Roads and paving within the compound, approx area	:	Yes
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	-





**VALUATION RATE:-**

THIS FLAT IS ON 24th FLOOR IN GROUND + 28 UPPER FLOORS BUILDING WITH TWO LIFT AND IS 6 KM. AWAY FROM THANE RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 16,500/- TO RS. 18,500/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 17,400/- INCLUDING CAR PARKING SPACE

**VALUATION**

RS. 17,400/- X 640 SQ. FT.

RS. 1,11,36,000/-

MARKET VALUE

RS. 1,11,36,000/-

REALISABLE SALE VALUE:-

RS. 1,00,22,400/-

DISTRESS SALE VALUE:-

RS. 89,08,800/-

INSURANCE VALUE:-

RS. 15,36,000/-

GOVT. VALUE:-

RS. 75,70,176/-



21531/2022

This Is To Certify That The Present Market Value of Unit No. 2403, 24th Floor, Building W3, Codename Big Bang, Clariant Compound, Kolshet Road, Village-Balkum, Thane (West) 400 608 Rs. 1,11,36,000/- (Rupees One Crore Eleven Lakhs Thirty Six Thousand Only)

**Declaration**

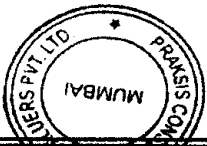
I Hereby Declare That

- (A) The Opinion About Valuation And Information Furnished Is True And Correct To The Best Of My Knowledge & Belief.
- (B) We Have No Direct Or Indirect Interest In The Property Valued.
- (C) Our Report Does Not Cover Check Of Ownership, Title Clearance Or Legality. This Valuation Report Is Purely An Opinion And Has No Legal And Contractual Obligations On Our Part. The Rates Are Based On Current Market Condition And These May Vary With Time.
- (D) Unless Otherwise Specified The Valuation Is Based On Free And Transferable Title Without Any Hindrance Like Tenancy Etc.
- (E) The Valuation Is Based On The Site Visit & The Information Given By The Party.
- (F) Our Liability On This Assignment (Whether Arising From This Assignment, Negligence Or Whatsoever) Is Limited In Respect Of Any One Event Or Series Of Events To The Actual Loss Or Damage Sustained Subject To Maximum Of The 80% Of The Professional Fees For The Services Rendered.
- (G) In No Event Shall Valuer Be Held Responsible Or Liable For Special, Indirect Or Consequential Damages As The Assignment Has Been Completed On Best Effort, Knowledge And Belief.
- (H) Photo Copy Of Documents Mentioned In The Report Were Referred By Us & This Valuation Report Should Be Read Along With It:
- (I) This Valuation Report Will Remain Valid Only For The Purpose For Which It Is Made.
- (J) Emphasis Of This Report Is On The Value Of The Property And Not On The Area Measurement Or Title Verification Of The Property & Is Based On Market Rate.
- (K) Bank Authorities Are Requested To Contact Valuer In Case Of Any Doubts Or Discrepancy.

DATE 10<sup>TH</sup> AUGUST, 2022,  
PLACE: MUMBAI

  
  
PRAKSIS CONSULTANTS & VALUERS PVT. LTD.  
AUTHORISED SIGNATORY

D ON SERVER/RUTUJA/BOB/21531



GOVT. RATE



01/10/2015

सूची क्र.2

दुय्यम निबंधक : सह हु.वि.ठाणे 2

दस्त क्रमांक : 11735/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) बाळकृष्ण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9648000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7571000
(4) भू-मापन, पोटहिसा व परक्रमांक (असल्यास)	

1) पालिकेचे नाव: ठाणे म.न.पा. इतर क्रमांक: 2403, माळा नं: 24वा मजला, इमारतीचे नाव: इन्सु-3, कोहनेय विंग वी हाउस ब्लक, ब्लॉक नं: विलेख बाळकृष्ण, डी.पे. 400608, रोड : कोमनेत रोड, इतर माहिती: बांधकाम कार पॉलिथ ( Survey Number 59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/5 (P), 63/6 (P), 63/7 (P), 63/6 (P), 63/8 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 66/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 70/9 (P) व इतर नमुद केलेल्यामाणे, ) इतर हद्द:

(5) क्षेत्रफळ

1) 71.37 चौ.मीटर पोटकराव क्षेत्र : D.N.A.

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पधकाराचे नाव किंवा शिवाजी न्यायानवाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:- ईश्वर रिवसदी अंघ्र टेक्नॉलॉजिस्ट प्रा. लि. सर्वे क्र. पु. सुंरुखन नाबर सर्वे क्र. पु. पंढरी कमरकर बय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4वा मजला, इमारतीचे नाव: 17वी वर्धमान पॅव्हर, ब्लॉक नं: हार्निमन सर्विस, फोर्ड, मुंबई, रोड नं: कावसबी पटेज रोड, महााराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADCI0409D

(8) दस्तऐवज करून देणा-या पधकाराचे व किंवा शिवाजी न्यायानवाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता

1): नाव:- दिग्याथ घोनी - - बय:-29; पत्ता:-प्लॉट नं: प्लॉट नं 102, माळा नं: -, इमारतीचे नाव: बसंत अपार्टमेंट ऑप टी हाउस ब्लक, ब्लॉक नं: नागपुर, रोड नं: -, महााराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:-BAHPS8280A  
2): नाव:- सुशाह घोनी - - बय:-27; पत्ता:-प्लॉट नं: प्लॉट नं 102, माळा नं: -, इमारतीचे नाव: बसंत अपार्टमेंट ऑप टी हाउस ब्लक, ब्लॉक नं: नागपुर, रोड नं: -, महााराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:-ESIPS2590K

(9) दस्तऐवज करून दिव्याचा दिनांक	01/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	01/10/2015
(11) अनुक्रमांक, खंड व पुष्ठ	11735/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	579000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

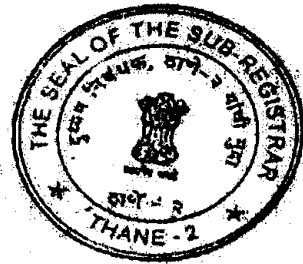
मुद्रांक शुल्क आकारताय निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area



सह दुय्यम निबंधक, ठाणे क्र. २

11-A



**AGREEMENT TO SELL**

This AGREEMENT TO SELL is made at Thane on the 01<sup>st</sup> day of Oct, 2015

BETWEEN

ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant contrary to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE

PART

AND

टलन-२
दस्तावेज क्र. १५३४/२०१५
३ / ०२

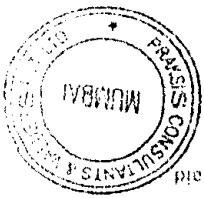
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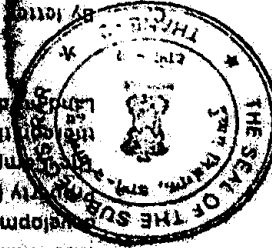


11.2

By letter dated 15<sup>th</sup> April, 2015, the Ministry of Environment, Forests and  
Climate Change, Government of India issued its environmental clearance  
order for construction of the said buildings on the said Larger Property, subject  
to the terms and conditions stated therein. A copy of the said

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2015 is annexed hereto and marked as Annexure "A".  
Development Permission/Commencement Certificate dated 25<sup>th</sup> March,  
subject to the terms and conditions stated therein. A copy of the said  
development permission on the Larger Property and construct buildings thereon,  
development permission/Commencement Certificate inter alia to carry out  
issued in favour of the Company, the development  
By letter dated 25<sup>th</sup> March, 2015, Thane Municipal Corporation, Thane  
The Company proposes to develop the said Larger Property in a phase-  
wise manner. Currently, the Company is developing a mixed use  
development comprising of the buildings (as defined herein) on the  
Larger Property (as defined herein), being a portion of the said Larger Property.  
The Company proposes to develop the said Larger Property by constructing  
the buildings (as defined herein), one of them being on the Project  
(as defined herein).



A. By and pursuant to registered Deeds of Conveyance, the Company is  
entitled to the Larger Property (as defined herein). The brief chain of title  
of the Company inter alia to the said Larger Property is more particularly  
described in Annexure "1" and Annexure "6" hereto.

WHEREAS:

(The Company and the Purchaser are hereinafter individually referred to as the  
"Party" and collectively referred to as the "Parties")

successors and permitted assigns) of the OTHER PART  
them; and (c) in case of a Company, or a body corporate or juristic entity, its  
heirs, executors, administrators or the permitted assigns of such last survivor of  
partners for the time being or survivors of the last survivor of them and legal  
executors and administrators and assigns; (b) in case of a Partnership Firm, the  
deemed to mean and include (a) in case of an individual, such individual's heirs,  
expression shall, unless it be repugnant to the context or meaning thereof, be  
income tax under Permanent Account Number (PAN) BAHPS8280A /  
Dhruv Apartment, Opp Tree House School, Nargpur-440013 and assessed to  
Dhruv Soni and Khushboo Soni residing / having its address at Flat No-102,

## Annexure "2"

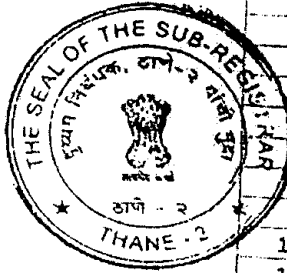
- (i) CUSTOMER ID : 1256184
- (ii) UNIT:
- (i) Unit : 2403
  - (ii) Floor : 24th
  - (iii) Type of Unit : 2 BHK Ultima
  - (iv) Carpet Area : 640 sq. ft. equivalent to 58.48 sq. mtrs.
  - (v) Car Parking Spaces : 1 (One)
  - (vi) Project Name : Codename Big Bang
  - (vii) Cluster No. : 1
  - (viii) Building : W3
  - (ix) Description of the Project Land:

Sr. No.	Bldg/Wing No as per Builder	Bldg No as per Govt. Approval	Survey No's	Village
1	W - 3	Q - 2	6270	Balkum

Total Consideration shall be Rs.96,48,000/- (Rupees Ninety Six Lakhs Forty Eight Thousand Only)

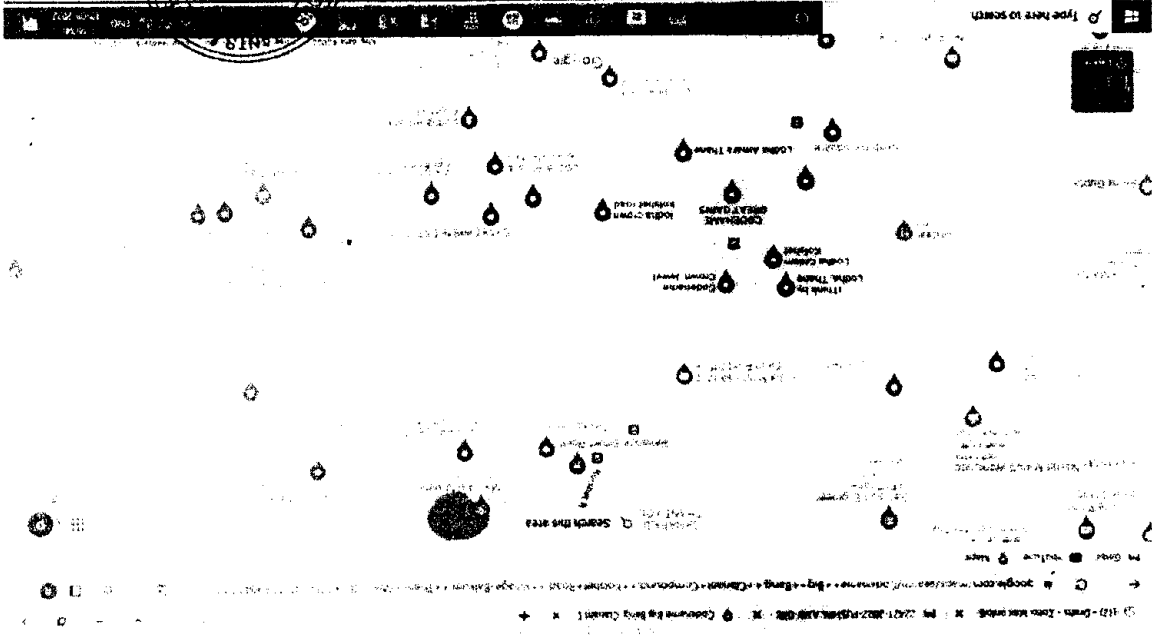
## (iii) Payment Schedule:

Sr. no.	Milestone	Amount
1	Application money-1	Rs.54,000/-
2	Application money-2	Rs.4,28,400/-
3	Application Money 3	Rs.14,37,552/-
4	On Initiation of Footing	Rs.9,74,448/-
5	On Initiation of Plinth	Rs.5,30,640/-
6	On Initiation of RCC work for Level 1	Rs.5,30,640/-
7	On Initiation of RCC work for Level 2	Rs.5,30,640/-
8	On Initiation of RCC work for Level 3	Rs.5,30,640/-
9	On Initiation of RCC work for Level 4	Rs.5,30,640/-
10	On Initiation of RCC work for Level 5	Rs.5,30,640/-
11	On Initiation of RCC work for Level 6	Rs.5,30,640/-
12	On Initiation of RCC work for Level 7	Rs.5,30,640/-
13	On Initiation of RCC work for Level 8	Rs.5,30,640/-
14	On Initiation of RCC work for Level 9	Rs.5,30,640/-
15	External Facade Works / Windows	Rs.4,82,400/-
16	Block work	Rs.4,82,400/-
17	On Initiation of Fit- Outs	Rs.4,82,400/-



for buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.

(iv) Date of Offer of Possession (for Fit-Outs): 30th November 2018



GOOGLE MAP

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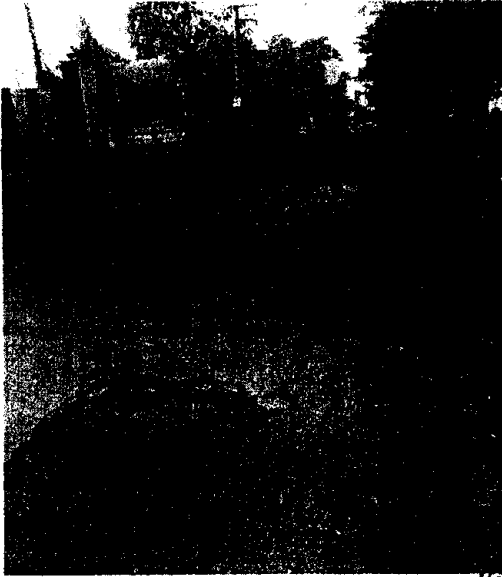
**Pransi**  
 CONSULTANTS & ENGINEERS



**Valuation Report Of Flat At**

Unit No. 2403, 24th Floor, Building W3, Codename Big Bang, Clariant Compound, Kolshet Road, Village-Balkum, Thane (West) 400 608

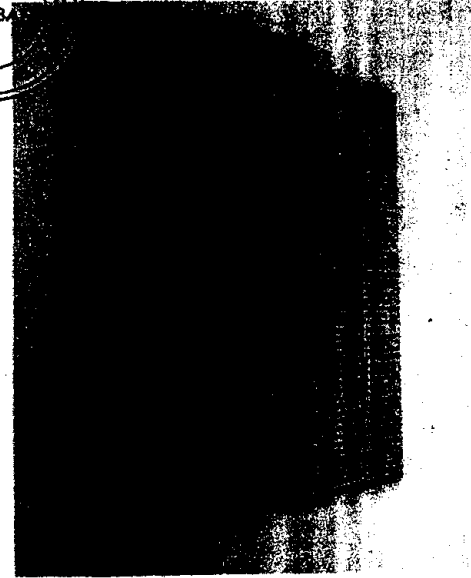
**1) APPROACH ROAD**



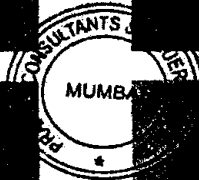
**2) SOCIETY ENTRANCE**



**3) BUILDING**



**4) NAME BOARD**



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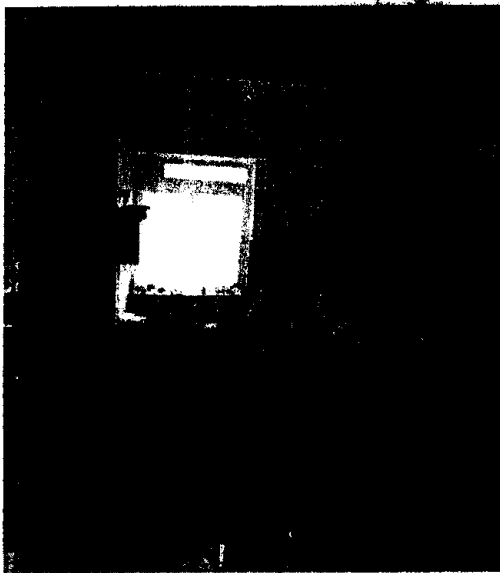


**VALUATION REPORT OF FLAT AT**  
UNIT NO. 2403, 24TH FLOOR, BUILDING W3, CODENAME BIG BANG, CLARIANT  
COMPOUND, KOLSHET ROAD, VILLAGE-BALKUM, THANE (WEST) 400 608

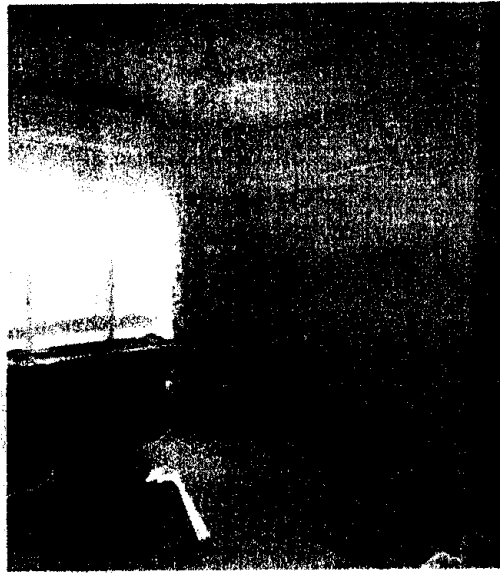
5) DOOR



6) LIVING ROOM



7) KITCHEN



8) BEDROOM 1

21531/2022

**VALUATION REPORT OF FLAT AT**  
UNIT NO. 2403, 24TH FLOOR, BUILDING W3, CODENAME BIG BANG, CLARIANT  
COMPOUND, KOLSHET ROAD, VILLAGE-BALKUM, THANE (WEST) 400 608

9) BEDROOM 2

10) SELFIE



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