

C. VALUATION DETAILS:

Sr. No.	DESCRIPTION	QUANTIT Y (Sq. Ft)	ESTIMATED/ PRESENT VALUE (INR)
1	Present value of the flat (Including Car Parking, if provided)	312 Sq. Ft.	312 Sq Ft X 5,500 Rs Per Sq Ft = INR 17,16,000/-
2	Wardrobes		
3	Show cases		
4	Kitchen arrangements		
5	Superfine finish		
6	Interior decorations		
7	Electricity, water, drainage deposits		
8	Electrical fittings, etc.		
9	Extra Collapsible gates/ grill works etc.		
10	Potential Value, if any?		
11	Share of common amenities, if any?		
	TOTAL		INR 17,16,000/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is say INR 17,16,000/- , the Realisable value INR 15,44,000/- and the distress value INR 13,73,000/- .

Place: Mumbai

Date: 18- May - 2023

For M-TECH SERVICES LLP



Neha Agarwal
Er. Neha Agarwal

Partner

B.E., MIE, C.E., MIV, AIIV

दस्तावेज क्र. 3828/2093
3/1/2003

WHEREAS Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, were the owners of land bearing Old Survey No.280, New Survey No. 307, Hissa No. 2, admeasuring 1718 sq. meters and Old Survey No. 279, New Survey No. 306, Hissa No. 4, admeasuring 621.5 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Property").

AND WHEREAS the City and Industrial Corporation of Maharashtra Ltd., had sanctioned the layout plan of the said property and accordingly issued Development Permission cum Commencement Certificate No. CIDCO/VVSR/BP-356/E/II/4588, dated 14th June, 1995, in the name of the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, to develop the said property under Group Housing Scheme and the same has been amended vide Order No. CIDCO/VVSR/AM/BP-356/E/1217, dated 4th September, 2003.

AND WHEREAS by a Development Agreement, dated 23rd March, 2003, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, agreed to grant the development rights of Building Nos. P/1, P/2, P/3 and P/4 now numbered as Building Nos. P/2C, Q/1A, P/1B and P/2D, totalling admeasuring 48870 sq. feet of F.S.I. (F.S.I. includes staircase and balconies) to be constructed in the layout of land bearing Old Survey No. 280, New Survey No. 307, Hissa No. 2, and Old Survey No. 279, New Survey No. 306, Hissa No.4, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as the "Said Buildings") to the one Mr. Usobio alias Julias Marshall Gonsalves, at the price and on the terms and conditions stipulated therein. For brevity sake, the location of the said buildings are shown by RED colour boundary line in the layout plan of the said property.

AND WHEREAS in pursuance of the said Development Agreement, dated 23rd March, 2003, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, had also executed an Irrevocable General Power of Attorney in favour of the said Mr. Usobio alias Julias Marshal Gonsalves, conferring upon him several powers inter-alia power

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X Sagar Gupta,

For K. D. Venture

Partner

to develop the said buildings by consuming the said P.S.I. 48870 sq. feet of F.S.I.

वसई - ५
वसई क्र. १३८६६/१३/१३
सं. ६०/१००

AND WHEREAS by a Development Agreement, dated 20th December, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/03745/2008, dated 8th April, 2008, the said Mr. Usobio alias Julius Marshal Gonsalves with the consent and confirmation of the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, had granted the development rights of the said buildings, more particularly described in the Second Schedule hereunder written, to M/s. Woodland Developers, at the price and on the terms and conditions stipulated therein.

AND WHEREAS in pursuance of the said Development Agreement, dated 20th December, 2007, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Woodland Developers, conferring upon them several powers inter-alia power to assign the development rights of the said property to the person or persons of their choice.

AND WHEREAS the partnership firm of M/s. Woodland Developers, originally consisting of two partners namely Shri Murarji Malshi Chheda (since deceased) and Shri Dinesh Malshi Chheda.

AND WHEREAS Shri Dinesh Malshi Chheda and the heirs of Shri Murarji Malshi Chheda namely Shri Ramesh M. Chheda and Shri Rajesh M. Chheda retired from the Partnership business of M/s. Woodland Developers and Shri Jitendra Sohanlal Jain, Shri Manish Sohanlal Jain and Shri Bharat Sohanlal Jain are to be inducted in the partnership business of M/s. Woodland Developers, vide a Deed of Partnership of Admission cum Retirement, dated 8th July, 2010.

AND WHEREAS in the premises aforesaid, M/s. Woodland Developers became entitled to construct the said buildings, more particularly described in the Second Schedule hereunder written.

AND WHEREAS the Builder/Promoter had approached M/s. Woodland Developers and offered to develop the said property by constructing the said buildings thereon and also requested to grant the development rights in respect of the said buildings to the Developer and in pursuance of the said request, M/s. Woodland Developers agreed to grant the development rights of the said buildings viz. Building Nos. P1,

3

Sagun Gupta,

For K. D. Venture

Patner

3464534
06/09/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5
दस्त क्रमांक : 3464/2013
नोंदणी :
Regn 63m

गावाचे नाव : 1) जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1325000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	812000
(4) भू-स्वापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका क्र : ००६, तळ मजला, विंग Q/१ अ, के.डी.साईकॉन, जुचंद्र, नायगाव वसई जि. ठाणे. (Survey Number : 307/2, 306/4 ;))
(5) क्षेत्रफळ	1) 28.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-के.डी. वैचरचे भागीदार महेन्द्र मोहनलाल कोठारी यांचे कु.मु. म्हणून प्रशांत जी. शेलटकर - - वय:-36; पत्ता:-प्लॉट नं: शॉप नं.२७, माळा नं: - इमारतीचे नाव: कमला पार्क, ब्लॉक नं: - , रोड नं: भाईन्दर प. ता. जि.ठाणे. . . . पिन कोड:-401101 पॅन नं:-AALFK1009N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय मोतीलाल गुप्ता - - वय:-34; पत्ता:-प्लॉट नं: रुम नं.१५२, माळा नं: - , इमारतीचे नाव: चाळ नं.२१, म्हाडा, ब्लॉक नं: - , रोड नं: सृष्टी फेज २, जवळ, बालाजी हॉटेलच्या मागे, मिरा रोड पूर्व ता. जि. ठाणे. . . . पिन कोड:-401107 पॅन नं:-AFQPG2799R
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2013
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2013
(11) अनुक्रमांक, खंड व पृष्ठ	3464/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	79500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13250

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यसई - ५
 दस्ता क्र. 3888/2073
 to be constructed in the

of F.S.I. (F.S.I. includes staircase and balconies) to be constructed in the layout of land bearing Old Survey No.280, New Survey No. 307, Hissa No. 2 and Old Survey No. 279, New Survey No. 306, Hissa No. 4, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO

A Flat No. 006 admeasuring 260 Sq. Feet (Super Built-up/Built-up/Carpet), i. e. _____ sq. meters (Super Built-up/Built-up/Carpet) on the Gvd floor in Q/1A Wing of the Building No. _____, building known as "K. D. Saicon", to be constructed on the property described in the Second Schedule hereinbefore written.

SIGNED, SEALED AND DELIVERED)
 by the within named "BUILDER/PROMOTER")
 M/s. K.D. VENTURES,)
 through its one of the partners)
 SHRI MAHENDRA M. KOTHARI)



For K. D. VENTURE
 [Signature]
 PARTNER

in the presence of _____)
 1. [Signature])
 2. [Signature])



SIGNED, SEALED AND DELIVERED)
 by the within named "PURCHASER/S")
SANJAY MOTILAL GUPTA)

[Signature]
 Sanjay Gupta.

in the presence of _____)
 1. [Signature])
 2. [Signature])

[Signature]
 Sanjay Gupta.

REGISTRATION NO. OF THE AGREEMENT	Agreement for Sale
REGISTRAR'S OFFICE	Vasai - 5
PROPERTY ADDRESS	2/1A/005 Gr Floor K.D. Saicon Vasai
PROPERTY VALUE	13.25,600
BUYER'S NAME	Sanjay M. GUPTA
SELLER'S NAME	M/S K.D. Venture
OTHER PARTY	Sameer
AMOUNT PAID	79,500
BUYER'S SIGNATURE	<i>[Signature]</i>
SELLER'S SIGNATURE	<i>[Signature]</i>

वसई - ५
दस्त क्र. 3888/2093
3 / 10

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Vasai, on this 02 day of Registration 2013 BETWEEN : M/s. K.D. VENTURE, a partnership firm duly registered under the Indian Partnership Act, 1932, having its office at A/18, Shanti Shopping Center, Mira Road (East), Thane - 401 107, hereinafter referred to as the "BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART AND SHRI / SMT. / M/s. SANJAY MOTILAL GUPTA having address at RM No. 152, CHAWL No. 21, MHADA NR SHRISHTI PHASE-II, BEHIND BALAJI HOTEL, MIRA ROAD - EAST, THANE - 401107. hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER

1 Sanjay Gupta

For K. D. Venture

[Signature]

Partner

FOR CITIZEN CREDIT CO-OP BANK
BORIVALI (W) BRANCH
CITIZEN CREDIT CO-OP BANK LTD., I.C. COLONY, BORIVALI (W), MUMBAI-400 103.
D-5/STP(V)/CR.1009/06/06/208-211

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R. 00795001-985481
SEP 05 2013

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकन महत्त्व का 20 23

वसई - ५

दस्तावेज 38/ए-1/2023

१/००

1. दस्तावेजा प्रकार : अनुमोदन कर्मांक
2. शासककर्त्याचे नाव : अंजय मोतीलाल गुप्ता
3. तालुका : वसई
4. गावाचे नाव : वसई
5. नगरसुभाषण कर्मांक/सर्व्ही क./अंतिम सुखंब कर्मांक : ख.नं.ने. ०२० त.म.ने. ३०५ व.द.नं.
6. मूल्य दरविभाग (झोन) : उपविभाग
7. मिळकतीचा प्रकार :- खुली जमिन/निवासी /कार्यालय/दुकान/औद्योगिक/ ०२०००१
8. दस्तावेज नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ३६ ७६ कारपेट/विल्डअप/सुपर विल्डअप/चौ. मीटर/फूट.
9. कारपाईंग : गच्ची : पोटमाळा :
10. गजला कर्मांक : १०००००० उपवाहन सुकिया :- आहे/नाही
11. बांधकाम वर्षे : १९८० घसारा : १९८०
12. बांधकामाचा प्रकार :- आरशीशी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क. : १०००००० ज्यान्वये दिलेली घट/वाढ
4. लिच्छ अॅन्ड लायसन्साचा दस्तत : निवासी/अनिवासी
 1. प्रतिमाह भाडे रक्कम : १००००
 2. अनामत रक्कम/आगावू भाडे : १००००
 3. कालावधी : १०
5. निर्धारित केलेले बाजारमूल्य :- १००००००
6. दस्तावेज दशविलेला मोबदला :- १००००००
7. देय मुद्रांक शुल्क :- १००००००
8. भूखोली मुद्रांक शुल्क :- १००००००
9. देय नोंदणी फी :- १००००००



सह-दुय्यम निबंधक
सह-दुय्यम निबंधक वर्ग-२
वसई क. ५

प्रतिज्ञा / घोषणापत्र

- /आम्ही
१) श्री/श्रीमती. अंजय मोतीलाल गुप्ता
२) श्री/श्रीमती. _____
३) श्री/श्रीमती. _____

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, महाण, दान, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणा-या (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुद्धा लेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser)

1. Sayyaji
- 2.
- 3.



534/3464

पावती

Original/Duplicate

Friday, September 06, 2013

नोंदणी क्र.: 39M

6:55 PM

Regn.: 39M

पावती क्र.: 3609 दिनांक: 06/09/2013

गावाचे नाव: जुचंद्र

दस्तऐवजाचा अनुक्रमांक: वसई5-3464-2013

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संजय मोतीलाल गुप्ता - -

नोंदणी फी रु. 13250.00

दस्त हाताळणी फी रु. 1800.00

पृष्ठांची संख्या: 90

एकूण: रु. 15050.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 7:12 PM ह्या वेळेस मिळेल.

Jyoti S. R. Vasai

सह दुय्यम निबंधक वर्ग-२

बाजार मूल्य: रु. 812000/-

मोबदला: रु. 1,22,500/-

भरलेले मुद्रांक शुल्क: रु. 79500/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 13250/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 091145 दिनांक: 06/09/2013
बँकेचे नाव व पत्ता: INDIAN BANK
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1800/-

Sayur Gupta