

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरमित्त बँक व कोषागार पावली
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/VIRAR(6101)
 Pmt Txn id : 311220M724101
 Pmt DtTime : 31-12-2020@02:33:42
 ChallanIdNo: 03006172020122950891
 District : 1601/PALGHAR

Stationery No: 16273454056550
 Print DtTime: 31-12-2020@16:47:35
 GRAS GRN : MH0095437322020218
 Office Name : IGR134/VSI2_VASAI NO 2 JO

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps Sos
 StDuty Amt : R 1,35,300/- (Rs One, Three Five, Three Zero Zero only) रु. १,३५,३००/-

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

३५६२/२०२१
 ३/१०५

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 45,08,400/-
 Prop Descr : A-901,BACHRAJ,LIFESPACE,Y K NAGARY K NXVIRAR WEST,MUMBAI-PALGHAR, Ma
 harashtra

Duty Payer: (PAN-AOPPM8822D) SAGAR KRISHNA MANGLE
 Other Party: (PAN-AAKFB3548C) BACHRAJ DEVELOPERS

165300/-

Bank official1 Name & Signature



Bank official2 Name & Signature
 --- Space for customer/office use --- Please write below this line ---



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



दस्त
 हितसंबंधित
 खत्यारधारक
 त्यापही रद्द
 त आहीत
 त्या अधीन
 कीद्वारे
 लिहून घेणा
 त ओळखी
 त दस्तावर
 ले पुक
 ग किंवा
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AGREEMENT FOR SALE

Agreement For Sale made at Vizay this 31st day of Dec, in the year
Two Thousand and Twenty

BETWEEN

Messrs. Bachraj Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 1st Floor, D, Block, Shri Sharang Sadan, 276, Shamaldas Gandhi Marg, Princess Street, Mumbai - 400 002, represented herein by its partners, Mr. Vikas Chopra and Mr. Kalpesh Mehta, hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in respect of the firm, the partners from time to time of the said firm, and the heirs, executors, administrators and assigns of its last surviving partner and in respect of the individual his heirs, executors, administrators and assigns) of the **One Part**.



R. S. Mangle

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AND

SAGAR KRISHNA MANGLE & ROHINI SAGAR MANGLE of Mumbai, Indian Inhabitant, residing at C/305, POONAM IMPERIAL CO. OP. HSG. LTD., 3RD FLOOR, GLOBAL CITY NEAR SIDDHIVINAYAK MANDIR, VIRAR WEST - 401303., hereinafter referred to as the "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its/their heirs, executors, administrators and assigns) of the **Other Part**;

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred as "**Parties**".

WHEREAS:

(i). The Promoter is seized and possessed of, or otherwise well and sufficiently entitled, as the owner thereof, to its freehold non-agricultural land admeasuring in the aggregate 9,180 square meters, bearing (i) Survey No. 3 Hissa No. 1, admeasuring approximately 0 Hectar 39 Are 1 Prati, that is, admeasuring approximately 3,910 square meters, of Village Dongare, ("**Land I**") and (ii) Survey No. 133 Hissa No. 1, admeasuring approximately 0 Hectar 52 Are 7 Prati, that is, admeasuring approximately 5,270 square meters, of Village Bolinj ("**Land II**") and situate, lying and being at Taluka-Vasai and District Thane, and within the limits of the Vasai-Virar City Municipal Council, and within the limits of the Registration Sub-District of Vasai and Registration District of Thane, (respectively, "**Land I**" and "**Land II**" and collectively "**Lands**") and more particularly described in the **Schedule** hereunder written and shown on the Plan annexed hereto and marked as **Annexure 'A'**. Photocopies of the 7/12 extracts issued in respect of the Lands are annexed hereto and marked **Annexure 'B'**, by and under a Conveyance dated 7th March, 2019, registered with the Office of the Sub-registrar of Assurances at Bombay under Serial No. Vasai-2 under Serial no. 2888 of 2019, made by and between Messrs. Raj Enterprises, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 102, New Khokhani Bhuvan, Navghar, Taluka Vasai, District Thane (hereinafter referred to as the "**Firm**") and Ajiv Y. Patil ("**Ajiv**") as Vendors of the First Part, Anil Baban Patil ("**Anil**") as Confirming Party of the Second Part and the Promoter as Purchasers of the Third Part ("**2019 Conveyance**"), at or for the consideration recorded and contained therein;



(ii). The small portion of the Lands is reserved/earmarked for CFC under the approved Development Plan of the Virar - Vasai Sub-Region as shown on the Plan hereto annexed.

(iii). Prior to the 2019 Conveyance, the Firm have obtained necessary permissions/approvals from the Vasai-Virar City Municipal Corporation ("**VVCMC**"), for layout and building plans for construction of residential buildings on the Lands, pursuant

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to which, the VVCMC issued its commencement certificate bearing VVCMC/TP/CC/VP-5370/328/2018-19 and VVCMC/TP/CC/VP-5370/329/2018 both dated 18th February, 2019. The Promoter thereafter submitted revised building plan to the VVCMC pursuant to which, the VVCMC has issued its commencement certificate bearing no. VVCMC/TP/RDP/VP-5370/143/2020-21, dated 17th December, 2020 ("2020 Commencement Certificate") for the construction of residential buildings comprising stilt plus 19 upper floors and CFC Building comprising prayer hall and Gymnasium comprising ground plus one/three upper floors;

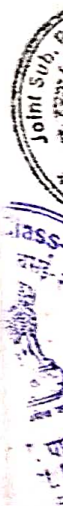
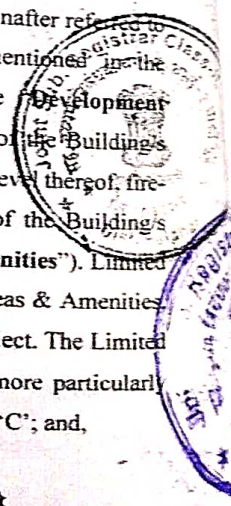
(iv). Under the 2020 Commencement Certificate, the Promoter have agreed to construct and allot to Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA"), in accordance with amended D. C. Regulations 2001 of Vasai-Virar Sub Region (hereinafter referred to as "DCR 2001") residential flats and premises having total built-up area of 1566.66 square meters in the Building (defined hereinafter) to be constructed upon the Lands, (hereinafter collectively referred to as "MHADA Portion");

(v). The Promoter shall, in accordance with the approvals and sanctions as set out in recital (iii) hereinabove and further approvals and sanctions as may be obtained from time to time, develop the said Lands by constructing thereon a multi-storied residential buildings/wings, on the said Lands as more particularly described in the **First Schedule** hereunder written on the plan annexed hereto at Annexure 'A' (hereinafter referred to as the "Project Land"), which inter alia, involves:

(a). the construction of residential buildings/wings to be developed and constructed, upon the Project Land, all or any of them, proposed to be up to 19 upper floors above the stilt thereof (hereinafter referred to as the "Building"), with the areas, amenities and facilities to be developed upon the Project Land, all within the Project Land which are intended for the common use of, inter alia, the allottees, purchasers, owners and occupants, from time to time of flats and premises, and more particularly described in Part A of the Statement annexed hereto and marked **Annexure 'C'** (hereinafter referred to as the "Common Areas & Amenities"), by utilisation of FSI arising out of the Lands (hereinafter referred to as the "Total FSI") upon agreed terms and conditions mentioned in the 2020 Commencement Certificate (hereinafter referred to as the "Development Potential") as the Promoter deem fit, in their discretion. Each of the Building/s shall include staircases, lifts and common passages on each floor/level thereof, fire-fighting systems, refuge areas, and certain areas within each of the Building/s (hereinafter referred to as the "Limited Common Areas & Amenities"). Limited Common Areas & Amenities shall always exclude Common Areas & Amenities parking spaces, and independent areas and utility areas in the Project. The Limited Common Areas & Amenities in respect of the Building/s are more particularly described in Part B of the Statement annexed hereto at Annexure 'C'; and,

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the allotments and sales, by the Promoter of the flats and premises in the Building upon the Lands, that is, building being Wing A comprising of Stilt plus Nineteen upper floors, Wing B comprising of Stilt plus Nineteen upper floors, Wing C comprising of Stilt plus Nineteen upper floors and Wing D comprising of Stilt plus Nineteen upper floors as per 2020 Commencement Certificate (hereinafter collectively referred to as the "Residential Building") on an "ownership basis" under the applicable provisions, from time to time, of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") (as applicable) and the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), and/or the grant of leases, tenancies, licences, and/or any other alienation or disposed of such flats and premises in the Residential Building of the Lands, as the Promoter deem fit, in their discretion.

(c). the allotments and sales, by the MHADA of the flats and premises in the Residential Building upon the Lands with a total built-up area of 1566.66 square meters (hereinafter referred to as the "MHADA Portion"), on an "ownership basis" under the applicable provisions, from time to time, of the MOFA (as applicable) and the RERA, and/or the grant of leases, tenancies, licences, and/or any other alienation or disposed of such flats and premises of the MHADA Portion, as the MHADA deem fit, in their discretion.

(d). formation and registration of one or more co-operative housing society/ies in respect of the Residential Building comprising of purchasers and allottees of flats and premises in the Residential Building and to admit purchasers of flats in the building including the purchasers to whom MHADA may sell the flats forming part of the MHADA portion or MHADA (as the case may be) (hereinafter collectively referred to as the "Co-operative Housing Society/ies").

(e). after completion of construction of the Residential Building, the Promoter shall under a Deed of Conveyance to convey and transfer to the Co-operative Housing Society/ies, the respective Lands and the Residential Building thereon.

(f). construction and setting up infrastructure on the Lands, providing electricity, water, drainage, internal roads, lighting, etc., (hereinafter referred to as the "Infrastructure") in accordance with the sanctioned plans and approvals.

(Hereinafter referred to as the "Project")

(vi). In respect of the Project:

(a). The Promoter have appointed M/s J.W. Consultant LLP as RCC Consultants (hereinafter referred to as the "RCC Consultants") and M/s. EN-CON Project Consultants, registered with the council of architects, (hereinafter referred to as the "Project Architect") and structural engineer Mr. Sanjay S. Narang



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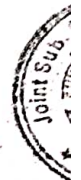
Consultants in respect of the design and execution of the Project, thereby referred to as the "Project Engineer"). The Promoter shall have the right to hire and substitute the Project Architect and/or Project Engineer and have accepted professional supervision till the completion of the Project.

(b). The Promoter has obtained the Certificate of Title dated 1st August 2019 issued by Messrs. M. T. Miskita and Co., Advocates and Solicitors in respect of the title of the Promoter to the Project Land, a copy whereof is annexed hereto and marked as Annexure 'D'.

(c). The Promoter have obtained, and are in the process of being obtained, are to obtain, all approvals, permissions, sanctions, licences, and no objection certificates/letters, by whatever name called, under applicable law, as the Promoter may consider necessary and expedient, and/or as required by any governmental authority, inter alia, in relation to the development of the Project, and/or, inter alia, in relation to the Project Land, or any part thereof, and includes specifically: (1) the current lay-out plan ("Plan") and the Building Plan in respect of the Project Land approved by the Vasai Virar City Municipal Corporation (hereinafter referred to as "VVCMC"), (2) the current Development Permission (hereinafter referred to as the "Development Permission"), (3) the current Commencement Certificate bearing no. VVCMC/TP/RDP/VP-5370/143/2020-21, dated 17th December, 2020 issued by VVCMC/ Planning Authority in respect of the Project, copies whereof are annexed hereto and marked Annexures 'E', together with all further Commencement Certificates, and other approvals, permissions, sanctions, licences, no objection letters/certificates, and together with renewals, extensions, revisions, amendments and modifications thereof, from time to time, as the Promoter may consider necessary and expedient, in their discretion, and/or as required by the VVCMC, and/or any governmental authorities (hereinafter collectively referred to as the "Approval").

(vii). The Promoters have registered the Project, as a "real estate project" as defined in the RERA with the Real Estate Authority at Bandra no. P99000020465. A copy thereof is annexed hereto and marked Annexure 'F'.

(viii). The Allottee has approached, and applied to, the Promoter for allotment to the Allottee, of the proposed residential unit bearing No. 901 admeasuring 46.68 sq. mtrs. carpet area (RERA) on 09TH Floor of said Building/wing A (the "said Wing"), as shown in the floor plan thereof hereto annexed and marked Annexure "G" (hereinafter referred to as "the Apartment") in the Project known as "BACHRAJ LIFESPACE" for the lumpsum consideration of Rs. 4508400/- (Rupees FOURTY FIVE LAC EIGHT THOUSAND FOUR HUNDRED ONLY) and which is more particularly described in the Second Schedule hereto. In this regard, the Allottee has demanded from the Promoter, and



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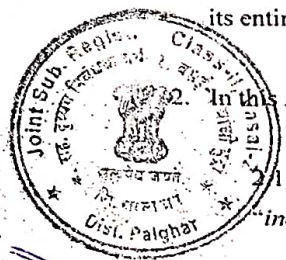
the Promoter have given to the Allottee, inspection of the documents and records relating to the Project Land, and the Project, as well as all other documents specified under RERA including the current Sanctioned Plans, Building Plans, Development Permission and 2020 Commencement Certificate as required to be disclosed. The Allottee has satisfied himself/herself/themselves/itself in respect thereof, including the title of the Promoter to the Project Land (including the right to develop the same). The Promoter shall not be obliged to provide, and the Allottee is not entitled to require, any further investigation in respect of the Promoter's title to the Project Land and the Promoter's right to develop the Project Land, and no further objection and/or requisition shall be raised by the Allottee in respect thereof.

(ix). Based upon the agreements, confirmations and undertakings of and applicable to the Allottee/s herein, including to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoter have agreed to allot and sell the Apartment to the Allottee/s, strictly upon and subject to the terms, conditions and provisions hereof.

(x). Under the provisions of RERA and MOFA (as applicable), the Parties are required to execute an Agreement for Sale, being this Agreement, and to register the same under the provisions of the Indian Registration Act, 1908.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The recitals, schedules and annexures includes in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the agreement herein, this Agreement shall be read and construed in its entirety.



In this Agreement:

2.1.1 unless the subject or context otherwise requires, reference to the word "include", "includes" or "including" shall be construed as without limitation;

2.1.2 reference to the terms "herein", "hereto", "hereof", or "thereof", and any other similar terms refer to this Agreement and not to the particular provision in which the term is used, unless the subject or context otherwise requires;

2.1.3 reference to any one gender, masculine, feminine, or neutral, includes the other two, and the singular includes the plural and vice versa, unless the subject or context otherwise requires;

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2.1.4 reference to an "amendment" includes a supplement, modification, novation, replacement, or re-enactment, and the term "amended" is to be construed accordingly unless the subject or context otherwise requires;

2.1.5 bold typeface, headings and titles are used for convenience of reference and shall not affect the construction of this Agreement, and/or limit, extend, define any of the terms, conditions and provisions hereof;

2.1.6 when any number of days is prescribed in any document, the same shall be reckoned exclusively of the first and inclusively of the last day;

2.1.7 wherever the Allottee has confirmed, and/or accepted, and/or acknowledged, and/or agreed to, and/or given any undertaking in respect of, any act, deed, matter, thing, item, action, or term or provision of this Agreement, in the same means, and shall be deemed to mean, the irrevocable and unconditional confirmation, acceptance, acknowledgement, agreement, undertaking, declaration, representation and warranty on the part of the Allottee, in respect of, and/or in relation, to such act, deed, matter, thing, item, action, or provision;

2.1.8 wherever reference is made to the "discretion of the Promoter" or "Promoter's discretion", and any grammatical variations thereof, the same means, and shall be deemed to mean, the sole, absolute and unfettered discretion of the Promoter, which irrevocably binds the Allottee and all other concerned persons, and which shall not be called into question, and/or challenged, and/or disputed in any manner, on any grounds whatsoever, by the Allottee and all concerned persons;

2.1.9 wherever reference is made to the "entitlement" of the Promoter, and/or the Promoter being "entitled", and any grammatical variations thereof, the same means, and shall be deemed to mean, the full complete, absolute, exclusive and unfettered entitlement and liberty of the Promoter in their sole discretion, over, and/or in relation, to the act, deed, matter, or thing in question;

2.1.10 Time is of the essence in respect of the performance by the Allottee of all his/her/their/its obligations, including financial obligations. If any time period specified herein is extended in writing by the Promoter in their discretion, such extended time period shall also be of the essence;

2.1.11 all payments under this Agreement shall be paid by the Allottee on or before the due dates for payment thereof, and/or as demanded by the Promoter, without any delay, demur, default, dispute, or deduction, whatsoever;

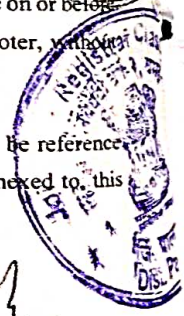
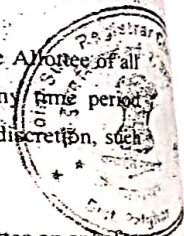
2.1.12 references to recitals, clauses, schedules and annexures shall be reference to the recitals, clauses, schedules and annexures contained in, or annexed to, this Agreement, as the case may be;

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2.1.13 references to laws, rules or regulations, or to any provision/s thereof, shall include references to any such law, rules and regulations as they may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation, including rules or regulations, made from time to time under that provision.

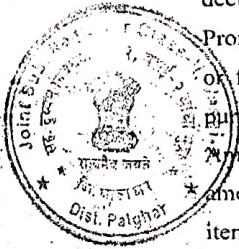
3. ALLOTMENT & SALE

3.1 Subject to and upon the terms, conditions and provisions hereof, including payment by the Allottee/s of all amounts, charges, deposits, interest, damages, liabilities, contributions including fund contributions etc., including the Purchase Price (defined hereinafter), payable, agreed to be paid, and/or required to be paid by the Allottee/s herein and in relation to, and/or in pursuance of, the agreement for allotment and sale herein, the Promoter hereby agree to allot and sell to the Allottee/s, and the Allottee/s hereby agree/s to purchase and acquire from the Promoter, on what is commonly known as "ownership basis" in terms of RERA, the Apartment being flat bearing no.901 admeasuring 46.68 sq. mtrs. carpet area (RERA) on 09TH Floor of the Building/ Wing A.

3.2 Apartment Amenities

3.2.1 The Promoter shall install and/or provide the amenities, fixtures and fittings proposed to be provided in the Apartment, as listed in the Statement annexed hereto and which is more particularly described in the **Third Schedule** here to (hereinafter referred to as the "Apartment Amenities"). The Allottee/s hereby agree/s, declare/s and confirm/s that save and except the Apartment Amenities, the Promoter shall not be liable, required and/or obligated to provide any other fixtures or fittings in the Apartment. For betterment thereof and/or for quality control purposes and/or due to non-availability or short supply, any of the Apartment Amenities and/or materials or items used, or comprised therein, may be altered, amended, or substituted, and/or materials or items of a similar nature materials or items may be provided.

3.2.2 The Allottee/s has/have been informed and is/are aware that (i) all natural materials, including, marble, granite, natural timber etc., contain veins and grains with tonality differences, and while the Promoter shall pre-select such natural materials for installation in the said Building, and/or the Apartment, and/or that form a part of the Apartment Amenities their non-conformity, natural discoloration, or tonal differences/variations at the time of installation will be unavoidable, (ii) the warranties of equipment, appliances and electronic items (if any) installed and/or provided in the Apartment by the Promoter are as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment,



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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Lands)

All those pieces or parcels of contiguous non-agricultural lands bearing (i) Survey No. 3 Hissa No. 1, admeasuring approximately 0 Hector 39 Are 1 Prati, that is, admeasuring approximately 3,910 square meters, of Village Dongare and (ii) Survey No. 133 Hissa No. 1, admeasuring approximately 0 Hector 52 Are 7 Prati, that is, admeasuring approximately 5,270 square meters, of Village Bolinj, which Lands admeasure in the aggregate approximately 9180 square meters, situate, lying and being at Taluka-Vasai and District Thane, and within the limits of the Vasai-Virar City Municipal Council, and within the limits of the Registration Sub-District of Vasai and Registration District of Thane, and bounded as follows, that is to say:

Survey/ Hissa No.	On or towards the East by:	On or towards the West by:	On or towards the South by:	On or towards the North by:
3/1	Survey No. 3 Hissa No. 2 and Survey No. 3 Hissa No. 8.	Survey No. 133 Hissa No. 1.	Survey No. 3 Hissa No. 7 and Survey No. 3 Hissa No. 8.	Survey No. 4.
133/1	Survey No. 134.	Survey No. 131.	Survey No. 134.	Survey No. 133 Hissa No. 2.



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Apartment)

All that the proposed residential flat or retail shop bearing no. **901**, admeasuring approximately **46.68** square meters Carpet Area (as per RERA)*, on **09TH** floor, of the Building **A** in the Project known as "**BACHRAJ LIFESPACE**" being developed on a portion of the Project Land, more particularly described in the Second Schedule hereinbefore written.

Enclosed balcony area attached to the Apartment is approximately **[3.77]** square meters, that is, approximately **[41]** square feet;

Open terrace area attached to the Apartment is approximately **[•]** square meters, that is, approximately **[•]** square feet.

The carpet area as per MOFA is approximately **46.92** square meters, that is, approximately **505** square feet

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1. Generator Back Up.
2. Bathroom /toilets with designer fittings.
3. Modular Kitchen with Granite platform & Stainless Steel sink.
4. Concealed plumbing.
5. Concealed Electric Wiring.
6. Vitrified floor tiles.
7. Ample light points.
8. Main door with modern fittings.
9. Powder-coated aluminium sliding windows.
10. Intercom.
11. Video Door Phone.

THE FOURTH SCHEDULE ABOVE REFERED TO:
(PURCHASE PRICE)

Sr.	Time for Payment	Amount
1	Booking Amount	: Rs.45084/-
2	Within 15- 20 days of booking on agreement	: Rs. 405756/-
3	On or before the completion of the Plinth of the said Wing	: Rs.676260/-
4	On or before the completion of the 1 st Slab of the said Wing	: Rs.225420/-
5	On or before the completion of the 3 rd Slab of the said Wing	: Rs.225420/-
6	On or before the completion of the 5 th Slab of the said Wing	: Rs.225420/-
7	On or before the completion of the 7 th Slab of the said Wing	: Rs.270504/-
8	On or before the completion of the 9 th Slab of the said Wing	: Rs. 270504/-
9	On or before the completion of the 11 th Slab of the said Wing	: Rs.270504/-
10	On or before the completion of the 13 th Slab of the said Wing	: Rs.270504/-

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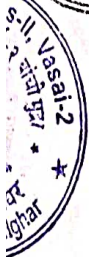
SS-II, Varanasi
221 002
Palghat

11	On or before the completion of the 15 th Slab of the said Wing	: Rs.270504/-
12	On or before the completion of the 17 th Slab of the said Wing	: Rs.270504/-
13	On or before the completion of the 19 th Slab of the said Wing	: Rs.270504/-
14	On or before the completion of the external plaster work of the said Wing	: Rs.270504/-
15	On or before the completion of the flooring & tiling work of the said Wing	: Rs.270504/-
16	On Date of Offer of Possession	: Rs.270504/-
17	Total	: Rs.4508400/-

THE FIFTH SCHEDULE ABOVE REFERED TO:

(Other Charges & Deposits)

1. Rs. 700/- towards non-refundable deposit for share money / application / entrance fee of the society;
2. Rs. 3012/- for proportionate share of taxes etc.
3. Rs. 5000/- towards non refundable deposit for formation and registration of the cooperative society & Organisation;
- Rs. 10000/- towards legal charges;
- Rs. 30000/- towards non refundable deposit towards installation of transformer & electric meter;
- Rs. 25000/- towards non refundable deposit towards water;
7. Rs. 136288/- towards development charges;
8. Rs. _____/- Towards Project Infra Cost.



Vikas

[Signature]

R. S. Mangle

IN WITNESS WHEREOF THE PARTIES
THE DUPLICATE HEREOF SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

For BACHRAJ DEVELOPERS
PARTNER

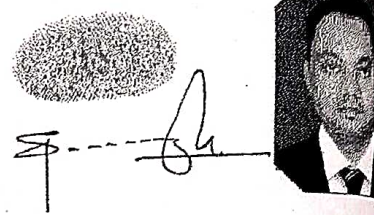
SIGNED SEALED AND DELIVERED)
by the within named "Promoter")
M/s. Bachraj Developers)
through its Partners)
VIKAS D CHOPRA)



in the presence of

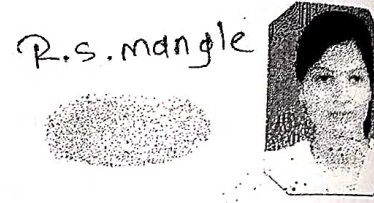
- i) [Handwritten signature]
- ii) [Handwritten signature in Marathi]

SIGNED SEALED AND DELIVERED)
by the within named "Purchaser/s")
SAGAR KRISHNA MANGLE &)
ROHINI SAGAR MANGLE)



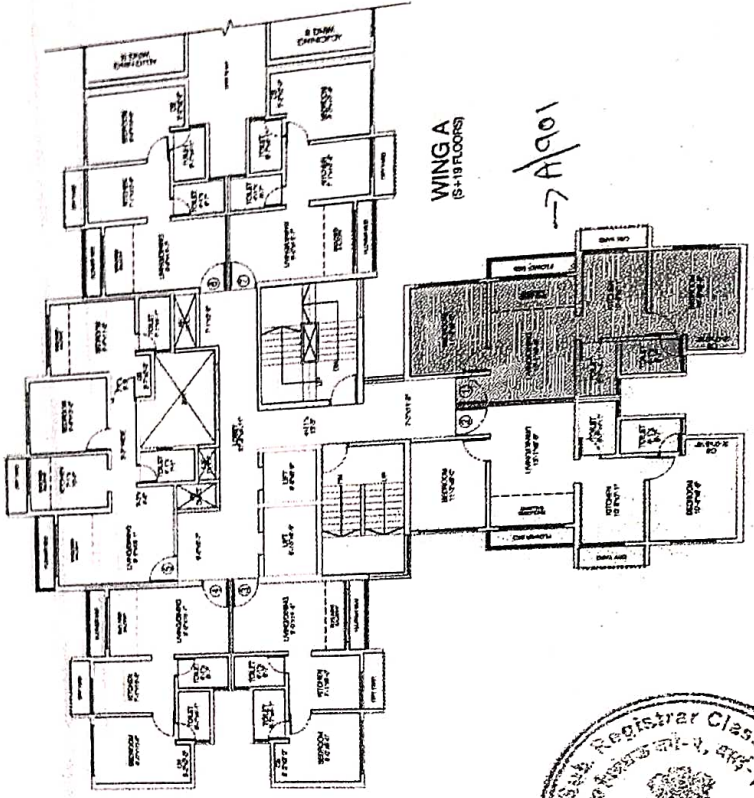
in the presence of

- i) [Handwritten signature]
- ii) [Handwritten signature in Marathi]



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BACHRAJ LIFESPACE
VRAJ (W)



TYPICAL FLOOR PLAN (2ND-7TH, 9TH-12TH, 14TH-17TH & 19TH)



Handwritten signature of R.S. Mangle.

R.s.mangle

ARCHITECTURE
BACHRAJ LIFESPACE

PURCHASER'S SIGNATURE

46.68
3.33

CA AS PER RERA :
CA OF ENCLOSED BALCONY AS PER RERA :

FLAT NO :
FLOOR :

Annexure 'F'



मुख्य कार्यालय, विभाग
विभाग (पूर्व)
ना. वसाई, वि. वासाई - ४०१ १०६.

दस्तावेज क्र. : 18/02/2019
दि. : 02/02/2019
द. वसाई - वासाई

जिल्हा : पालघाट
विभाग :

VVCMC/TP/CC/VP-5370/32.B/2018-19

18/02/2019

To,
✓ Mr. Bipin Khokhani
Partner of M/s. Raj Enterprises
102, New Khokhani Bhavan,
Near Railway station, Navghar,
Vasai (W), Tal: Vasai,
DIST: PALGHAR

Sub: Commencement Certificate for proposed Layout of Residential Building & CFC Bldg. (Healthrelated use) on land bearing S.No.133, H.No.1 of Village: Bolinj & S.No.3, H.No.1, Village: Dongre, Tal: Vasai, Dist: Palghar.

- Ref.
1. NA NOC vide letter no. VVCMC/TP/NANOC/VP-5370/914/2013-14 Dt. 25/06/2013
 2. NA Order no. REV/K-1/T 1/NAP/Dongre and Bolinj-Vasai/SR-142/2013 Dt-29/09/2015 from collector palghar.
 3. TILR M.R.No. 719/2015 dtd 21/11/2015.
 4. Your Registered Engineer's letter dated 14/12/2015 & 02/02/2019

Handwritten signature/initials

Sir/Madam,
The Development Plan of Vasai-Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS 1205/1548/CR-234/2005/UD-12 dated 09/02/2007 keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS 1208/1917/CR-89/09/UD-12 dtd 13/05/2009, 31 EPS were approved vide Notification No TPS 1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS 1203/1917/CR-89/09/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS 1209/1917/CR-89/09 UD-12 dtd 4th April 2012, 1 EP was approved vide notification no. TPS-1214/875/CR-77/14/UD-12 dtd 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/875/CR-77/14/UD-12 dtd 27th February 2015. The entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1202/2429/CR-262/2010/UD-12 dt. 30/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt of Maharashtra for 21 villages Anala, Anala Killa, Fatipada, Mulkari, Tambi, Kolhapur, Chandrapur, Kharapada, Vasai, Rangao, Dohy, Khardi, Khochiwada, Pali, Toli, Ghatge, Lohar, Hajipada, Sarpala & Kshirani. Notification no. TPS 1214/UDR-54/CR-177/2/UD-12 dtd 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and S.A for 21 villages VVCMC is functioning as per RTI act 2005. The details of permission are as under.

The conditions mentioned in the letter No. VVCMC/TP/CC/VP-5370/32.B dated 18/02/2019 are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder:	Mr. Bipin Khokhani
2	Location	of M/s. Raj Enterprises
3	Land use (Predominant)	Bolinj & Dongre
4	Gross Plot area (As per 7/12)	Residential bldg & CFC Bldg
5	Any D.P. Reservation	9180.00 Sqm.
6	Net plot area	Nil Sqm.
7	RG 15%	9180.00 Sqm.
8	CFC 5%	1377.00 Sqm.
9	Buildable Plot area (9180.00 x 0.85)	459.00 Sqm.
		7803.00 Sqm.



9982/2019
 47/04

VVCMC/TP/CC/VP-5370/328/2018-19	18/02/2019.
10 Permissible FSI	1.00
11 Permissible BUA	7803.00 Sqm
12 Proposed BUA	7558.86 Sqm.
13 Additional 20% Permissible BUA for MHADA	1560.60 Sqm.
14 Proposed BUA for MHADA	1566.66 Sqm.
15 Proposed BUA for CFC	458.80 Sqm.

The details of the Building is given below:

Sr. No.	Predominant Building	Bldg No.	No. of Floors	No. of flats	Built Up Area (In sq. mt.)
1.	Residential bldg	Bldg No.1 Wing A	Stilt+1 (pt)+2 (pt)+3 (pt)+4 to 5	21	916.61 sq.mt
		Bldg No.1 Wing B	Stilt+1 (pt)+2 (pt)+3 to 5	26	1093.29 sq.mt
		Bldg No.1 Wing C	Stilt+1 (pt)+2 (pt)+3 to 5	29	1042.18 sq.mt
		Bldg No.1 Wing D	Stilt+1 (pt)+2 (pt)+3 to 19	116	4506.78 sq.mt
				192	7358.86 sq.mt

mutt

The details of the CFC Building is given below:

Sr. No.	Predominant Building	No. of Floors	Built Up Area (In sq. mt.)
1	CFC bldg (Health related use)	SU/G+3	458.80 sq.mt

- The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- The amount of Rs. 4,36,700/- (Rupees Four Lakh thirty Six thousand Seven hundred only) deposited vide receipt No.713275 dated 02/02/2019 with Vasai-Virar City Municipal Corporation as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
 You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of VVCMC.
 You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
 You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
 You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.



Annexure - E

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२२५० - २५२५०१ / २५२५०२
फॅक्स : ०२२५० - २५२५०३
ई-मेल : vasai@vasaivirar.gov.in

जावक क्र. : व.वि.शा.प.
दिनांक :

17/02/2020

VVCMC/TP/RDP/VP-5370/143/2020-21

To,
M/s. Bachraj Developers
Through Partner Mr. Vikas Devichand Chopra
Shri Sitaram Sadan, 1st Floor, 'D' Block,
276/286 Shamaldas Gandhi Marg,
Princess Street
Mumbai-400002.

Sub: Revised Development Permission for the proposed Residential Building & CFC Building (Prayer Hall & Dormitory) on land bearing S.No.133 H.No.1 of Village Bolini & S.No.3 H.No.1 of Village Dongra, Taluka Vasai, Dist Palghar.

Ref :

1. Commencement Certificate No. VVCMC/TP/CC/VP-5370/328/2018-19 dtd 18/02/2019.
2. Your Registered Engineer's letter dated 23/11/2020 & 04/12/2020.

Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012. Further 18 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 18th August 2014 and 64 Eps were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions in respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages, Amala, Amala Killa, Patilpada, Mulkam, Tembi, Kolhapur, Chandrapada, Takar, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tackhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-77/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966. The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. VVCMC/TP/CC/VP-5370/329/2018-19 dtd. 18/02/2019. The details of the layout is given below : -



WC/MC/TP/RDP/VP-5370/143/2020-21

17/11/2020

1)	Name of assess owner / P.A. Holder	M/s.Bachraj Developers Through Partner Mr.Vikas Devichand Chopra
2)	Location	Bolinj & Dongre
3)	Land use (Predominant)	Residential Building & CFC Building
4)	Gross Plot Area (As per 7/12 Extract)	9180.00sq.m
5)	Area Under DP Reservation	Nil
6)	Net plot Area	9180.00 sq.m
7)	RG@15%	1377.00 sq.m
8)	CFC@5%	459.00 sq.m
9)	Buildable Plot Area (9180.00X0.85)	7803.00 sq.m
10)	Permissible FSI	1.00
11)	Permissible Built-up-Area	7803.00 sq.m
12)	Maximum Permissible FSI with DR/TDR	2.40
13)	Maximum Permissible BUA with DR/TDR (9180.00X1.40) + (7803.00) Add TDR from DRC	20655.00 sq.m
14)	No.164(14100/13713X11340.00)	11657.52 sq.m
15)	Add 20% MHADA(7803.00X20%)	1560.60 sq.m
16)	Total Permissible BUA Including MHADA(7803.00+1560.60+11657.52)	21021.12 sq.m
17)	BUA Proposed for MHADA	1566.66 sq.m
18)	Proposed Built-Up-Area including MHADA	21003.38 sq.m

commencement certificate shall remain valid for a period of one year for the regular building under reference from the date of its issue (As per Section 44 of TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.4,36,700/- (Rupees Four lakh Thirty Six Thousand Seven Hundred) deposited vide Receipt No. 713275 dated.02/02/2019 & Rs. 3,41,000/- (Rupees Three Lakh Forty One Thousand only) deposited vide Receipt No.899511 dated.04/12/2020 With Vasai Virar City Municipal Corporation as Interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved proposed Residential Building & CFC Building on land bearing S.No.133,H.No.1 of Village-Bolinj & S.No.3 H.No.1 of Village- Dongre as per the following details:-



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/११०१
फॅक्स : ०२५० - २५२५१००
ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.प.
दिनांक :

VVCMC/TP/RDP/VP-5370/143/2020-21

17/12/2020

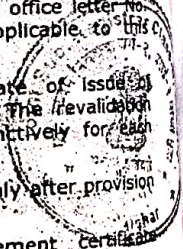
Sr. No.	Predominant Building	No. of Bldg. /Wings	No. of Floors	No. of Flats	Built Up Area Including MHADA (In sq. mt.)	Remarks
1.	Residential Building	Wing A	Stilt+ 19	128	5482.24 sq.m	Now Amended
		Wing B	Stilt+ 19	127	5321.30 sq.m	Now Amended
		Wing C	Stilt+ 19	144	5210.30 sq.m	Now Amended
		Wing D	Stilt+ 19	128	4989.54 sq.m	Now Amended
			Total	527	21003.38 sq.mt	

The details of the CFC Building is given below:

1.	CFC Building (Prayer Hall & Dormitory)	--	Gr+1/Gr+3	--	324.34 sq.mt	Now Amended
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The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No. VVCMC/TP/CC/VP-5370/328/2018-19 dtd. 18/02/2019. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. Capacity for every 50 tenements or part there of for non-bio degradable & bio-degradable waste respectively.
- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.



Clas...

VVCMC/TP/RDP/VP-5370/143/2020-21

17/12/2020

- 6) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 8) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 9) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 10) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 11) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 12) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 13) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.

You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.

You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



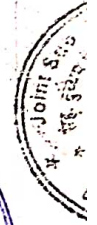
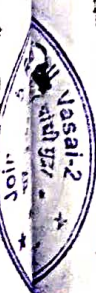
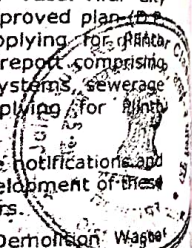
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फैक्स : ०२५० - २५२५१०९
ई-मेल : vasairvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/VP-5370/143/2020-21
Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.

17/12/2020

- 16) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1966, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- 17) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 18) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plotter Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plotter Completion Certificate.
- 19) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure during the execution work of buildings.
- 21) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to Occupancy Certificate.
- 22) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.



वसई विरार २
दस्तावेज क्रमांक ९५६२/२०२०
८०/०५

- 17/12/2020
WVCMC/TP/RDP/VP-5370/143/2020-21
- 23) WVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 24) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.



rat
Commissioner
Vasai Virar City Municipal Corporation

- c.c. to:
1. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W),
Taluka Vasai, Dist:-Palghar.

**Certified that the above permission is
issued by Commissioner WVCMC, Virar.**

[Signature]
Deputy Director,
WVCMC, Virar.



AADDAPS ADVANTS LLP

Appraisers & Advisors

Fort.Off. : R.No. 3, 1st Floor, Sant Niwas,
265, S.B.S. Rd., Fort, Mumbai - 400 001,

Regd.Off. : B-1/11, Panchvati Apts.,
Juhu Cross Lane Andheri (W),
Mumbai - 400 058

E : aaddapsadvants@gmail.com

W : www.aaddapsadvants.com

T : 9971855495 / 9967995855

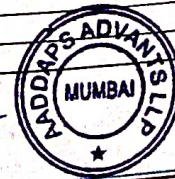
AALLP/PNB/Mr. Sagar K. Mangle/MG/VY/PSD/ASD/2021/SEP/255

VALUATION REPORT

ANNEXURE-1

BANK/ BRANCH		PUNJAB NATIONAL BANK BKC
S. No.	PARTICULARS	
1.	Name & address of the Valuer M/s. AADDAPS ADVANTS LLP	
2a.	Purpose for which the valuation is made To ascertain the Fair Market Value of the Property	
2b.	Type of case as informed Retail case	
3.	a)	Date of inspection 02/10/2021
	b)	Date on which the valuation is made 04/10/2021
4.	List of documents verified and produced for perusal by bank	<ol style="list-style-type: none"> Copy of Commencement Certificate bearing ref. no. VVCMC/TP/CC/VP-5370/328/2018-19 dated: 18/02/2019 Copy of Revised Development Permission bearing ref. no. VVCMC/TP/RDP/VP-5370/143/2020-21 dated: 17/12/2020 Copy of Approved Plan Layout bearing ref. no. VVCMC/AMEND/BP/VP/5370/143/2020-21 dated: 14/12/2020 Approved by Vasai Virar City Municipal Corporation Copy of Index II bearing regn. no. 1562/2021 dated: 31/12/2020 Copy of Agreement for sale bearing regn. no. VSI1-1562-2021 dated: 31/12/2020 between M/s. Balaji Developers referred to "Promoter" Mr. Sagar Krishna Mangle & Ms. Rohini Sagar Mangle referred to as "Allottee/s"
5a.	Name of the present owner(s) and his/ their address(es) with Phone no. (Details of share of each owner in case of joint ownership)	Mr. Sagar Krishna Mangle and Mrs. Rohini Sagar Mangle Phone No. (+91 9920119906/ 9930449906) Flat No. 901, 9 th Floor, Building A in the project known as "Bachraj Lifespace", Village - Bolinj, Virar (West), Palghar - 401 303
5b.	Address as per site inspection	Flat No. 901, 9 th Floor, "Bachraj Lifespace", Y. K. Nagar, Behind Yashwant Avenue, Virar (West), Palghar - 401 303 Behind Big Bazaar
5c.	Name of the person met at site	Mr. Ashish Gawali - Sales Person Phone No. (+91 9773589307)
5d.	Name of the person visited the site by valuation firm	Mr. Milind Gulekar (Mob No. +91 93730 10035)
5e.	Name of the building/ wing mentioned on site	The building is under construction
6.	Brief description of the property	2BHK+ WC + BATH (Residential Flat)
7.	Location of property	
	a)	Plot No. / Survey No./CTS No. Final Plot No. 441 and 442
	b)	Door No. Flat No. 1001
	c)	T. S. No / Village/Division Bolinj

S



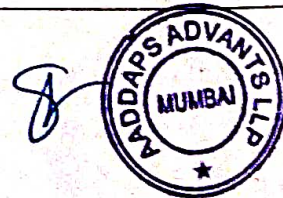
Offices : Andheri, Thane, Pune, Nashik, Kolhapur, Nagpur, Ahmedabad, Delhi, Chennai, Kolkata, Indore, Bhopal, Jamshedpur, Ranchi, Patna, Guwahati, Dehradun, Chandigarh, Hyderabad, Bangalore

Mumbai off.: 601, 6th Floor, Darshan Building, 21, RaghunathDadaji Street, Near Handloom House, Off: D. N. Road, Fort, Mumbai-400 001

Kalyan off.: D-1102/1103, Regency D

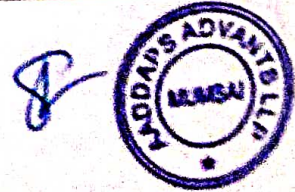
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	d)	Ward/ Taluka	Vasai
	e)	Mandal/ District	Palghar
	f)	Date of issue and validity of approved plan	14/12/2020 Corporation
	g)	Approved map/ plan issuing authority	Vasai Virar City Municipal Corporation
	h)	Whether genuineness or authenticity of approved map / plan is verified	VVCMC/AMEND/BP/VP/5370/143/2020-21
	i)	Any other comments on authentic of Approved plan	No
8.		Postal address of the property	Flat No. 901, 9 th Floor, Building A in the project known as "Bachraj Lifespace", Village - Bollinj, Virar (West), Palghar - 401 303
9a.		City/Town	Mumbai
9b.		Residential/ Commercial/ Industrial Area	Residential Area
10		Classification of the area	
	i)	High/ Middle / Poor	Middle Class.
	ii)	Urban / Semi Urban / Rural	Urban Area.
11.		Coming under Corporation limit / Village Panchayat / Municipality.	Vasai Virar City Municipal Council
12		Whether covered under any State Central Govt. enactments (Eg. Urban Land Ceiling Act) or notified under agency area/ scheduled area cantonment area	No
13		Boundaries of the property (As per site inspection)	
		North	Open Plot
		South	Internal Road/Yashwant Avenue
		East	"B" wing/ Under construction building
		West	Open Plot
14.		Dimensions of the site /Flat	
			As per Deed
			As per Actual
		North	--
		South	--
		East	--
		West	--
15.		Extent of the site	N.A.
15.1		GPS Co-ordinates	Latitude - 19.466416 N Longitude - 72.803506 E
16.		Extent of the site considered for valuation (least or 13 A & 13 B)	As per Agreement for sale: Flat No. 901: 502 sft. Carpet area : 602 sft. Built up area As per Index II: Flat No. 901: 502 sft. Carpet area Enclosed Balcony: 41 sft. Total area: 543 sft. Carpet area 652 sft. Built up area As per physical measurement: Internal Inspection was not allowed We have considered the Built up area as per the Index II for valuation.
17.		Whether occupied by the owner/tenant? If occupied by tenant. Since how long.	The building is under construction



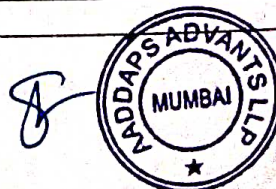


II APARTMENT BUILDING		
1	Name of the Apartment	"Bachraj Lifespace"
2	Description of the locality Residential/ Commercial / Mixed.	Mixed Area
3	Year of Construction	The building is under construction
4	Number of Floors	Stilt + 19 upper floors (Stilt + 1 st Level Part Residential and Part Podium + 2 nd to 19 th Floor Residential)
5	Type of Structure	R.C.C.
6	Number of Dwelling units in the building	7 Flats on each floor
7	Quality of Construction	Good
8	Appearance of the Building	Good
9	Maintenance of the Building	Good
10	Facilities Available	
	Number of Lift	2 Lifts are available
	Protected Water Supply	Yes.
	Underground Sewage	Under Ground Public Sewer.
	Car Parking Open/ Covered	Stilt Car Parking
	Is Compound wall existing	Yes.
	Is Pavement laid around the Building	Yes.
III Flat		
1	The Floor on which the Flat is situated.	9 th Floor
2	Door No of the Flat	Flat No. 901
3	Specifications of the Flat	
	Roofing	R.C.C Slab
	Flooring	The building is under construction
	Doors	The building is under construction
	Window	The building is under construction
	Electric & Plumbing Fitting	The building is under construction
	Finishing	The building is under construction
4	House Tax	N.A.
	Assessment No.	--
	Tax paid in Name of	--
	Tax Amount.	--
5	Electricity Service Connection No.	Document not provided
	Meter Card in the name of	Document not provided
6	How is the maintenance of the Flat?	Good
7	Agreement for Sale executed in the name of	Mr. Sagar Krishna Mangle and Mrs. Rohini Sagar Mangle
8	What is the undivided area of land as per Sale Deed?	N.A.
9	What is the plinth area of the Flat?	N.A.
10	What is the floor space index (app)	N.A.
11a.	What is the Carpet Area of the Flat?	As per Agreement for sale: 502 sft. As per Index II: Flat area: 502 sft. Enclosed Balcony: 41 sft. As per physical measurement: Internal Inspection was not allowed
11b.	What is the Built up Area of the Flat?	As per Agreement for sale: 602 sft. As per Index II: 652 sft.





		As per physical measurement: Internal Inspection was not allowed
12.	Is it Posh/ I class / Medium/Ordinary?	Medium Class.
13	Is it being used for Residential or Commercial purpose?	The building is under construction
14	Is it Owner-occupied or let out?	The building is under construction
15	If rented, what will be the monthly rent range for the said Flat?	Rs. 10,000 to Rs. 12,000 per month
IV	MARKETABILITY	
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	School, Colleges, Hospitals and Theatres are available at a nearby distance.
3.	Any negative factors are observed which affect the market value in general?	As such no.
V	RATE	
1.	After analyzing the comparable sale instances, what is the range of composite rate of similar Flat with the same specifications in the adjoining locality? Reference (Along with latest details of at least two deals/transactions with respect to adjacent properties in the areas)	Range of comparable rates is Rs. 7,000/- to Rs. 9,000/- per Sft. On Built up
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details)	Rs. 8,000/- per sft. On Built up
3.	Break – Up For The Rate	
	I) Building + Services	Rs. 2,500/- per sft.
	II) Land + Others	Rs. 5,500/- per sft.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 57,900/- per smt. Built up i.e. Rs. 5,379/- per sft. Built up
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
A	Depreciated Building rate	N.A. as the building is under construction
	Replacement cost of flat with Services (v (3)i)	= Built up Area (sft.) x Construction Cost (per sft.) = 652 x Rs. 2,500/- = Rs. 16,30,000/-
	Age Of The Building	N.A. as building is under construction
	Life Of The Building Estimated	60 Years after completion of the building.
	Stage of construction of the building	Slab work upto 14 th Floor, Brick work upto 14 th Floor is completed External & Internal Plaster work upto 14 th Floor is completed. Flooring work is under process Lift Installation is not done. Plumbing & electric work is not done. Door and window fitting is pending. Sample Flat on 1 st and 2 nd Floor is ready.
	Technical completion of the building	70%
	Depreciation Percentage Assuming The Salvage Value As 10%	N.A.
	Multiplication Factor	N.A.
	Amount of Depreciation	N.A.
	B.	Total composite rate arrived for valuation



Building rate VI (a)	Rs. 2,500/- per sft.
Rate for Land & Other V(3) ii)	Rs. 5,500/- per sft.
Total Composite Comparable Rate	Rs. 8,000/- Per Sft. on Built up

Details of Valuation:

Sr. No.	Description	Built up Area	Rate per unit	Market Value after completion
1	Present Value of the flat no. 901	652 sft.	Rs. 8,000/-	Rs. 52,16,000/-
Total				Rs. 52,16,000/-

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of Property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public Service purposes, sub merging & applicability of CRZ Provisions (Distance from Sea-Coast/Tidal level must be incorporated) and their effect on i) sale ability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Basis of Valuation:

This valuation is based on Sales Comparison Method by comparing the prevalent market rate of comparable properties with property under Valuation. The factors which have been considered are size, location, internal condition, age of building, state of repairs, accumulated depreciation, demand & supply of similar properties etc.

As a result of my appraisal and analysis, it is my considered opinion market that the market value of the above property after completion in prevailing condition with aforesaid specifications is **Rs. 52,16,000/- (Rupees Fifty Two Lakhs Sixteen Thousand Only)**. (Prevailing market rate along with details/ reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference is of properties/plots of similar size/ area and same use as the land being valued).

The other details are as under:-

VII: Date of purchase of immovable property: **31/12/2020**

VIII: Purchase Price of immovable property: **Rs. 45,08,400/-**

IX: Fair Market Value of immovable property after completion: **Rs. 52,16,000/-**

X: Market Value as on date on completion of: **Rs. 36,51,200/-**
the building i.e. 70%

XI: The Realizable Value of immovable Property after completion: **Rs. 46,94,400/-**
(90% of FMV)

XII: The Realizable Value of immovable Property: **Rs. 32,86,080/-**
(90% of MV as on date on completion of the building i.e. 70%)

XIII: The Distress Sale Value of immovable property after completion: **Rs. 41,72,800/-**
(80% of FMV)

XIV: The Distress Sale Value of immovable property: **Rs. 29,20,960/-**
(80% of MV as on date on completion of the building i.e. 70%)

XV: Insurance Value: **Rs. 16,30,000/-**

XVI: Guideline Value (value as per Circle Rates), if applicable,: **Rs. 35,07,108/-**
in the area where Immovable property is Situated.

Note:

1. Report is finalized by referring copy of Agreement for sale, Approved Plan Layout and CC provided to us by the Bank.
2. Internal Inspection was not allowed at the time of site inspection due to safety reasons.

Assumptions:

1. The title of the said property is been verified by bank's legal team.
2. Building is sanctioned from the competent authority and bank has verified the same.

