



CHALLAN
MTR Form Number-6



SRN	MH004602742202223E	BARCODE	Date 06/07/2022-13:05:08		Form ID	252
Department	Inspector General Of Registration		Payer Details			
Mode of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	इन न - २			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	रज कमांक १५०६३ / २०२३			
Location	THANE	Full Name	१ / ५०			
Year	2022-2023 One Time	Flat/Block No.	Flat No. 1505 on the 15th Floor			
Account Head Details		Amount In Rs.	Premises/Building	VIRAJ HEIGHTS		
30046401	Stamp Duty	310600.00	Road/Street	Chendani, Kopri, Thane		
30063301	Registration Fee	30000.00	Area/Locality	Town/City/District		
			Town/City/District	PIN		
			PIN	4	0	0
			PIN	6	0	3
			Remarks (If Any)	SecondPartyName=CHANDRAPRABH NAGSEN KAMBLE~		
			Amount In	Three Lakh Forty Thousand Six Hundred Rupees Only		
			Words	3,40,600.00		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022070614130	2754947808	
Cheque/DD No.		Bank Date	RBI Date	06/07/2022-13:06:44	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 9773419228
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

हे चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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Cost Sheet of Viraj Heights Tower

Customer name	Mr. Chintan Valji Bhanushali	
Customer Address	Govardhan Nagar, LBS Marag A/ 15/8Anu Society , Mulund West S.o Mumbai 400080	
Appartment Details	Configuration	1BHK
	Usable carpet	498.23
	Rera Carpet	449.19
	Unit No.	1505
	Floor No.	15th
Consideration Value	Base Price	1,06,00,000.00
	Car Park	*
	Floor Rise	*
	PLC Charges	*
	(A) Sub Total 1	1,06,00,000.00
Legal Charges	Stamp Duty 7%	7,42,000.00
	Registration	40,000.00
	GST*5%	5,30,000.00
	(B) Sub Total 2	13,12,000.00
	Sub Total (A+B)	1,19,12,000.00

TERMS AND CONDITIONS :

1BHK Agreement value dosen't include car park.

2BHK Agreement value includes 1 car park space.

Floor rise will be 5th to 15th @ Rs.100/- & 15th and above @ Rs. 150/- Per Sq.Ft.

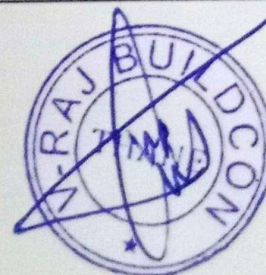
Rates are subject to change without prior notice.

Entire booking amount is non refundable in the event of cancellation of booking.

Stamp duty and registration charges to be borne by the purchaser.

Stamp Duty, Registration Rates / Amounts are indicative and will be charged as per the actual prevailing rates.

Cheques to be issued in favour of "V-Raj Buildcon".



AGREEMENT FOR SALE

THIS Agreement for Sale ("this Agreement") is made and entered into at Thane this 06th day of July, 2022.

BETWEEN

MRS. CHANDRAPRABH NAGSEN KAMBLE, age 55 years, (PAN NO. AFHPK2577G), AND MR. NAGSEN SHANKAR KAMBLE, age 63 years, (PAN NO. ADYPK1861E) Indian Inhabitant, residing at Chintamani Natu Paranjpe Colony, near Siddhi Vinayak Mandir, Chendani Koliwada, Thane east 400603, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors and administrators) of the One Part;

AND

MR. CHINTAN VALJI BHANUSHALI, age 40 years, (PAN NO. BLJPP9191C), Indian Inhabitant, having address at Govardhan Nagar, LBS Marag A/ 15/8 Anu Society, Mulund West S.o Mumbai 400080, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, successors, executors and administrators) of the Other Part;



AND

M/S. V-RAJ BUILDCON, PAN AAGFV7651Q a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932, having office at Plot No: 102, 1st floor, varsha complex, kalyannaka, bhiwandi, 421302, correspondence address: Unit no. 801, 8th Floor, Lodha supremus-1, rod no. 22, near new passport office, wagle estate, Thane west- 400604, hereinafter referred to as "THE CONFIRMING PARTY/PROMOTER"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, successors, executors and administrators) of the Other Part;

Whereas:

- (A) With respect to ALL THAT RESIDENTIAL PREMISES bearing Flat No. 1505 on the 15th Floor admeasuring 37.09square meters Carpet area (as defined under RERA) along with 3.35 square meters enclosed balcony, and 1.29square meters cupboard area of the Building known as "VIRAJ HEIGHTS" standing on the plot of land bearing Tikka no. 20, City Survey No. 1025-A (P) of Village – Kopri being and situated at Chendani, Kopri, Thane (e) 400603 within the limits of Thane and within the Registration District and Sub-District of Thane (hereinafter referred to as "the said Flat").
- (B) WHEREAS the Flat No. 1505 on 15th Floor, admeasuring 37.09 square meters Carpet area (as defined under RERA) along with 3.35square meters enclosed balcony, and 1.29 square meters cupboard area of the Building known as "VIRAJ HEIGHTS" was purchased by MRS. CHANDRAPRABH NAGSEN KAMBLE AND MR. NAGSEN SHANKAR KAMBLE from M/S. V-RAJ BUILDCON, vide Agreement for sale dated 13.08.2019 and registered the same with Sub- Registrar of Assurances, Thane under Doc. No. TNN5-13575-2019 dated 13.08.2019 with appropriate Stamp duty and Registration Fees paid and they have acquired all rights, title and interest in Flat No. 1505, on the 15th Floor, admeasuring 37.09square meters Carpet area (as defined under RERA) along with 3.35square meters enclosed balcony, and 1.29square meters cupboard area of the



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Building known as "VIRAJ HEIGHTS" standing on the plot of land bearing Tikka no. 20, City Survey No. 1025-A (P) of Village - Kopri being and situated at Chendani, Kopri, Thane (e) 400603 within the limits of Thane and within the Registration District and Sub-District of Thane.

- (C) The M/S. V-RAJ BUILDCON has Promoter and The Promoters have been developing the Said Property. The TRANSFERORS INTEND TO Sale Property meanwhile the Transferee have approached the Promoters with the proposal to acquire the Said Premises. The parties hereto have mutually discussed and decided to execute present agreement wherein the TRANSFERORS shall assign all their rights, title and interest in favour of Transferee and in turn the Transferee shall pay to the TRANSFERORS the part consideration which the Transferee have paid to the Promoters and shall pay balance consideration to the Promoters as per the construction linked plan along with other charges as mentioned in the present agreement.
- (D) The TRANSFERORS has further represented to the TRANSFEREE that the TRANSFERORS has clear and marketable title to the said Flat and thus the TRANSFERORS is well and sufficiently entitled to the Said Flat and has absolute right and power to hold, occupy and deal with and dispose off the Said Flat and to dispose off the same to any third party. Therefore, the TRANSFERORS, out of their own will, has decided to sell the said Flat to the TRANSFEREE on ownership basis and is entitled to enter into this Agreement.
- (E) AND WHEREAS on coming to know the intention of the TRANSFERORS regarding sale of the said Flat, the TRANSFEREE approached the TRANSFERORS and negotiated for sale and transfer of the said Flat in their favour.



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(F)

The TRANSFERORS has agreed to sell and transfer to the TRANSFEREE the said Flat for a total consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakh Only) .

(G) Pursuant to the negotiations between the TRANSFERORS and the TRANSFEREE, the TRANSFERORS has agreed to sell and transfer to the TRANSFEREE and the TRANSFEREE have agreed to purchase and acquire from the TRANSFERORS the said Flat free from all encumbrances of any nature and whatsoever together with all rights, privileges and benefits of the TRANSFERORS incidental to the ownership of the said Flat for a total consideration as set out herein and on the terms and conditions hereinafter appearing;

Now These Presents Witnesseth As Follows in consideration of the recitals, representations, warranties and covenants contained herein, the Parties hereto, intending to be legally bound, hereby agree as follows:- :

1. The parties (both the TRANSFERORS and the TRANSFEREE) hereby acknowledge and confirm that the aforesaid recitals, annexure and schedule form an integral part of this Agreement.

2. In pursuance of this Agreement and in consideration of the total and final consideration of Rs. 1,06,00,000/- (Rupees One Crore Six Lakh **Only**) (which includes proportionate price for common areas, other facilities /entitlements) agreed to be paid to the TRANSFERORS by the TRANSFEREE ;the TRANSFERORS hereby sells, assigns, conveys and transfers unto the TRANSFEREE, and the TRANSFEREE doth hereby purchase and acquire from the TRANSFERORS the absolute, legal and exclusive right to hold, use, occupy and enjoy residential Flat No. 1505 on the 15th Floor, admeasuring 37.09square meters Carpet area (as defined under RERA) along with 3.35square meters enclosed balcony, and 1.29 square meters cupboard area of the Building known as "VIRAJ HEIGHTS" standing on the plot of land bearing Tikka no. 20, City Survey No. 1025-A (P) of Village – Kopri being and situated at Chendani, Kopri, Thane (e) 400603 within the limits of Thane and within the Registration District and Sub-District of Thane (i.e. the Said Flat) within the limits of Thane and within the Registration District and Sub-District of Thane (i.e. the Said Flat) more particularly described in the **First Schedule** hereunder, and together with all the interest, benefits, advantages, and privileges of and incidental to the Said Flat and with Developer and also together with the benefit of all deposits lying to the TRANSFERORS credit in the books of the said developer including the TRANSFERORS share of contributions paid to the developer i.e. Maharashtra State Electricity Board Distribution Company Ltd. (MSEDCL) in respect of the electricity meter(s) installed for electricity supply and Mahanagar Gas installed to the said Flat.

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8) The TRANSFERORS agrees and undertakes that they shall hereafter at the request of the TRANSFEREE sign and execute all such further/and other deeds, documents, instruments and writings as may hereafter be required by the TRANSFEREE for the purpose of transferring to and vesting in the TRANSFEREE the said Flat after receiving the full and final consideration as mentioned in this Agreement at the time of hand over of possession of the Said Flat.

9) (a) The TRANSFERORS declares having paid all property rates and taxes, assessments, outgoing and maintenance charges to the Developer, and all concerned authorities in respect of the said Flat for all periods upto the date of handing over the possession of the said Flat.

(b) The TRANSFEREE shall pay and discharge all liabilities, taxes, Society outgoing and maintenance charges etc. in respect of the said Flat chargeable, due and payable for periods on and after hand over of possession of the said Flat.

10) The TRANSFEREE have agreed to pay to the TRANSFERORS a total consideration (full and final) of **Rs. 1,06,00,000/- (Rupees One Crore Six Lakh Only)** and have already paid part amount as mention below:-

1. That Purchaser(s) agrees to pay a total sum of **Rs. 1,06,00,000/- (Rupees One Crore Six Lakh Only)** this is including Development Charges & Maintenance Charges as follows. A sum of rupees sum of **Rs. 9,06,025/- (Rupees Nine Lakh Six Thousand Twenty Five only)** (Against toward flat Rs. 8,62,880 and towards GST RS. 43,144/-) to the TRANSFERORS and shall pay to the **CONFIRMING PARTY/PROMOTER** balance consideration for the purchase of the said Premises an amount of **Rs.97,37,120/- (Rs. Ninety Seven Lakh Thirty Seven Thousand One Hundred Twenty Only)** hereinafter referred to as the 'Sale Price'), as per the payment schedule. **Rs. 4,86,856/- (Rs. Four Lakh Eighty Six Thousand Eight Hundred Fifty Six Only)** towards GST on as per the prevailing rate on full consideration amt at 5 % The Purchaser(s) further undertakes to pay other dues and charges mentioned in the present Agreement.



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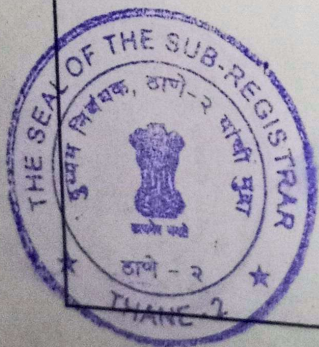
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16. The TRANSFERORS hereby declares that the cost of consideration mentioned in the agreement is full and final and the TRANSFERORS will not demand any additional amount on or above consideration and will provide no objection letter or WILL execute sign no objection for transfer of any records in the name of TRANSFEREE .

17. The parties hereto agree that after execution of this Agreement, the same would be lodged for registration with the concerned Sub-Registrar of Assurances at Thane and both the parties would admit execution thereof before the said concerned Sub-Registrar of Assurances

The First Schedule
Description of the Property

ALL THAT RESIDENTIAL PREMISES Flat No. 1505 on the 15th Floor, admeasuring 37.09 square meters Carpet area (as defined under RERA) along with 3.35 square meters enclosed balcony, and 1.29 square meters cupboard area of the Building known as "VIRAJ HEIGHTS" standing on the plot of land bearing Tikka no. 20, City Survey No. 1025-A (P) of Village - Kopri being and situated at Chendani, Kopri, Thane (e) 400603 within the limits of Thane and within the Registration District and Sub-District of Thane ("the Said Flat").



IN WITNESS WH
Subscribed their r
hereinabove written

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MRS. CHANDRA

MR. NAGSEN SH

in the presence o

1. Amore

2. Nitesh

SIGNED AND D
withinnamed "t

MR. CHINTAN

in the present

1. Amore

2. Parthi

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IN WITNESS WHEREOF the parties hereto have hereunto Set and
Subscribed their respective hands hereafter on this day and year first
hereinabove written.

SIGNED AND DELIVERED by the)
withinnamed "the TRANSFERORS")

MRS. CHANDRAPRABH NAGSEN KAMBLE)



Chandraprabh



MR. NAGSEN SHANKAR KAMBLE)

Nagse



in the presence of.)

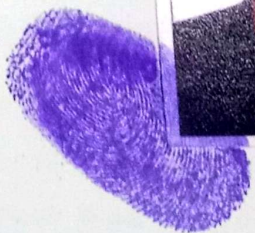
1. Amore Amor more

2. Nitesh Rawal
Nitesh Rawal

SIGNED AND DELIVERED by the)
withinnamed "the TRANSFEREE")

MR. CHINTAN VALJI BHANUSHALI)

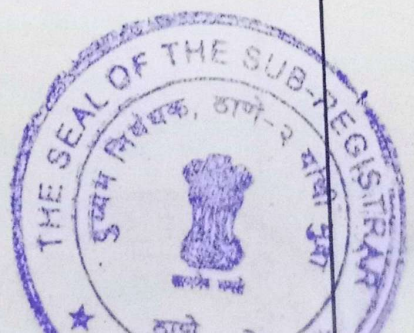
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in the presence of.....)

1. Amore

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956 (FORM 'A')

No. SRA/ENG/017/Sec-1/STGL/AP 07 DEC 2018

COMMENCEMENT CERTIFICATE

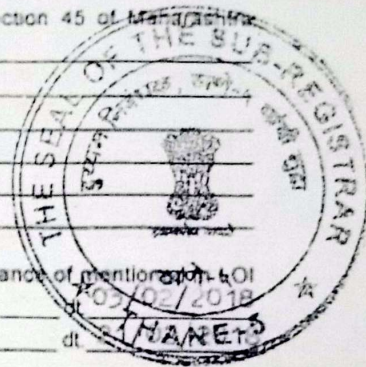
TO
M/s. V-Raj Buildcon
Unit No. 530 A Wing Lodha Supremus 2
Road No. 22 Near New Passport Office,
Wagle Estate, Thane (W)
Sir,

Sale Building (Pt) &
Parking Building

With reference to your application No. 868 dated 20/11/2018 for Development
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town
Planning Act, 1956 to carry out development and building permission under section 45 of Maharashtra
Regional and Town Planning Act, 1956 to erect a building on plot No. _____
CTS No. 1025A (Pt), Tike No. 20.

of village Chendani at Kopsri TPS No. _____
ward Sector-1 Situated at Thane (E)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned plan & OI
U/R No. TMC/TLD/6189
IDA/U/R No. SRA/ENG/017/SEC-1/STGL/AP dt. 07/12/2018
and on following conditions



1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1956.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if -
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1956
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him

Seems
name

The C.E.O. (SRA) has appointed Shri. Nitin S. Pawar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level of Sale Building (Part) and Parking Building.



For and on behalf of Local Authority
The Slum Rehabilitation Authority

[Signature]
07-12-18
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



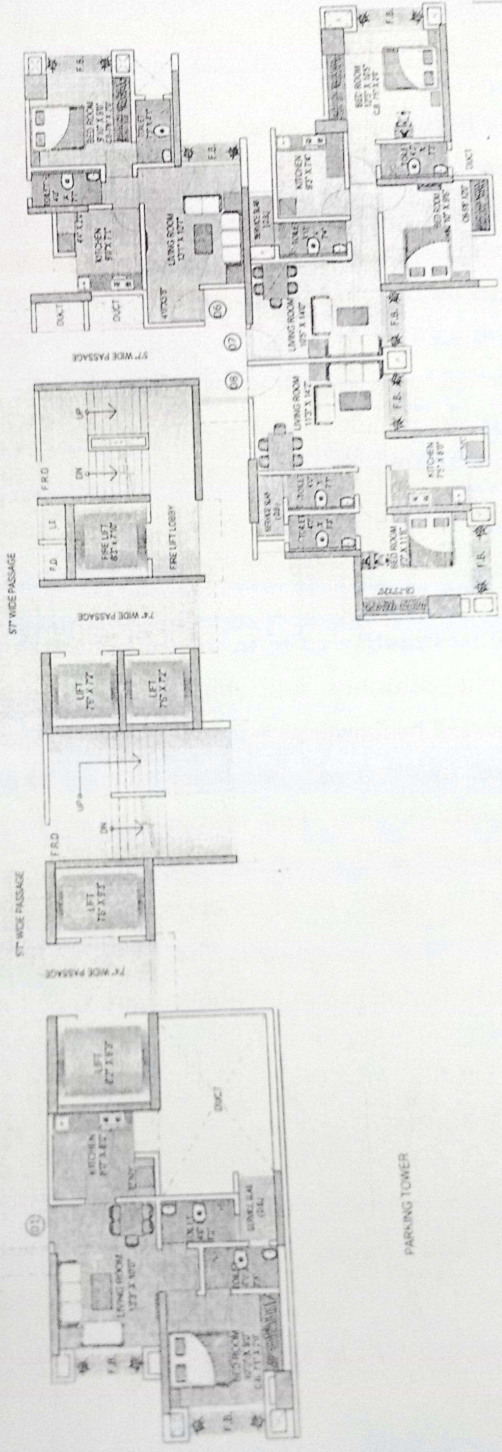
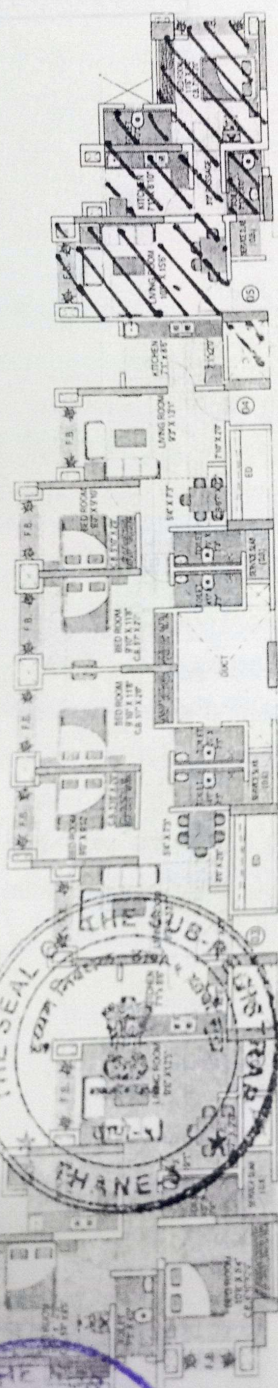
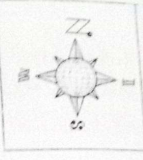
दस्तावेज क्रमांक 94223/2022

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दस्तावेज क्रमांक 93404/2099

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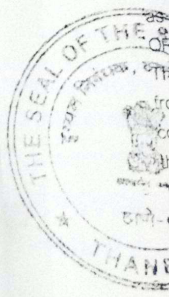
4TH TO 6TH & 8TH TO 10TH, 12 TO 15TH FLOOR
17TH TO 20TH, 22ND TO 25TH, 27TH TO 30TH FLOOR
TYPICAL FLOOR PLAN
SCALE: 1:50

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED DEVELOPMENT SRA SCHEME ON PLOT BEARING CTS
NO. 1025A (PT) AT VILLAGE KOPRI, TALUKA, DIST. THANE (EAST)
FOR: M/S. V. RAJ BUILDCON DEVELOPERS

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दस्तावेज क्रमांक 93404
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This registration is
P51700018145
Project: VIRAJ HEIGHTS
PART at Thane (M)

- V-Raj Building 400604.
- This registration is for:
 - The plot area
 - The plot area
 - The plot area
 - The plot area
 - The plot area
 - The plot area



3. If the promoter... under...

FLAT NO.	BERA (BUILT UP) AREA	NET AREA	COVERED AREA	OPEN AREA
01	353.81	353.81	353.81	0.00
02	512.69	512.69	512.69	0.00
03	452.36	452.36	452.36	0.00
04	495.68	495.68	495.68	0.00
05	399.24	399.24	399.24	0.00
06	391.06	391.06	391.06	0.00
07	524.10	524.10	524.10	0.00
08	388.77	388.77	388.77	0.00



Dated _____
Place: _____

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700018145

Project: VIRAJ HEIGHTS, Plot Bearing / CTS / Survey / Final Plot No.:TIKA NO 20 PART, CITY SURVEY NO 1025 A
PART at Thane (M Corp.), Thane, Thane, 400602;

1. V-Raj Buildcon having its registered office / principal place of business at Tehsil: Thane, District: Thane. Pin: 400604.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 11/10/2018 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 10/11/2018 10:17:54 AM

Dated: 11/10/2018
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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३६ / ५०

PROFORMA --1

CONTENT OF SHEET

1/15

LAYOUT PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, R.G AREA CALCULATION, PARKING STATEMENT, REHAB COMPONENT STATEMENT, SALE BLDG. BUILT UP AREA STATEMENT, TENEMENTS STATEMENT, PARKING BLDG. BUILT UP AREA CALC.

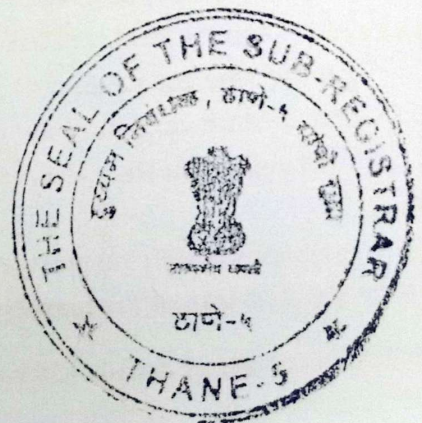
STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the Previous Plans Sanctioned under No. JMC/TOA/0972... Dated 18/10/2013

Approved subject to the condition mentioned in this office permission letter No. SRA/ENG/047/Sec-1/STUL/AP Dt. 21 FEB 2018

[Signature]
Executive Engineer
Slum Rehabilitation Authority

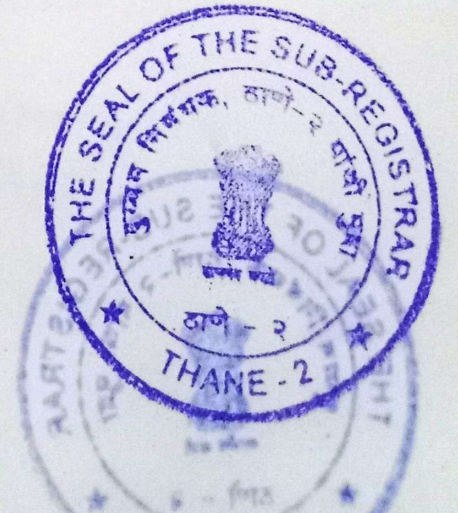
टनन - ५
दस्ता क्र १३५०५ / २०१९
६९ / ६०



VALUATION

५	टान न - २
५५०५	दस्ता क्रमांक १५४८३ / २०२२
	४६ / ५०

Old Market value	86,33,168/-
New Agreement Value	1,06,00,000/-
Stamp duty @7% =	7,42,000/-
(Less) stamp duty on 5% old Agreement	Rs. 4,31,500/-
total to be paid as stamp duty	Rs.3,10,500/-
Registration Fees	Rs.30,000/-
Total	Rs.3,40,500/-



सूची क्र.2

दुय्यम निबंधक : मद्र दु.नि.ठाणे 2

दस्त क्रमांक : 15493/2022

नोंदणी :

Regn:63m

06/07/2022

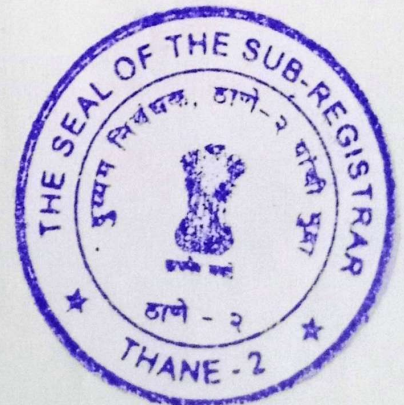
गावाचे नाव : कोपरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10600000
(3) बाजारभाव(भाडेपट्टयाच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5417806.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: फ्लॅट नं. 1505,15वा मजला,विराज हाइट्स,चेंदणी,कोपरी,ठाणे. फ्लॅटचे क्षेत्र 37.09 चौ. मी रेरा कारपेट.,मोबत वाल्कनी क्षेत्र 3.35 चौ.मी. व कवई क्षेत्र 1.29 चौ. मी. महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5- जी-ए(2)अन्वये दस्त क्र. टनन5-13575-2019 दिनांक 13.08.2019 मध्ये देय केलेले मुद्रांक शुल्क रु. 4,31,500/- या दस्तात समायोजित केले आहे वकी दस्तात नमुद केल्याप्रमाणे.((Survey Number : CTS No. 1025A(P), Tika No. 20. ;))
(5) क्षेत्रफळ	1) 37.10 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रप्रभा नारासेन कांबळे - - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चिंतामणी नानु परांजपे कॉलनी,, ब्लॉक नं:-, रोड नं: चेंदणी कोळीवाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:- AFHPK2577G 2): नाव:-नागसेन शंकर कांबळे - - वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चिंतामणी नानु परांजपे कॉलनी, ब्लॉक नं:-, रोड नं: चेंदणी कोळीवाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ADYPK1861E 3): नाव:-मान्यता देणार - वी. राज विल्डकॉन तर्फे भागीदार आणि सादरकर्ते श्री. राजेश गुप्ता तर्फे क्वली जवाबानाठी कु. मू. प्रशांत महाजन - वय:-48; पत्ता:-प्लॉट नं: ऑफिस नं. 102, माळा नं: 1, इमारतीचे नाव: वर्पा कॉम्प्लेक्स, ब्लॉक नं:-, रोड नं: कल्याण नाका, भिवंडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAGFV7651Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-चिंतन बालजी भानुशाली - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/15/8 अनु मोनायटी, ब्लॉक नं:-, रोड नं: गोवर्धन नगर, एबीएम मार्ग, मुलुंड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AILPB4929J
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	06/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	15493/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	310600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Rahmune
06/07
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Govt. Approved Valuer, (WT 34AB & IBBI
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LCM-2443, CAT-II-Agri.Lands,
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Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

REF.: SAEV/VNC/BINOY/KAP/ANK/MUM/FLAT/VALU/SBI/KURLA-RACPC/6482

Date :- 20/12/2022



To,
State Bank of India,
RACPC Branch,
Kurla, Maharashtra.

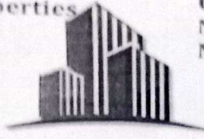
**Sub-Valuation Report of Residential Flat No. 1505 at 15th floor, Building Known As "Viraj Heights",
Situating on plot bearing CTS No - 1025A(P), Tika No- 20 at Village- Kopri, Taluka- Thane, Dist. Thane,
Maharashtra, within limits of TMC.**

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 17/12/2022
	b) Date on which the valuation is made : 20/12/2022
3	List of documents produced for perusal : Index II-15493 /2022 Commencement Certificate- Dt. 07/12/2018
4	Name of the owner(s) and their address(es) With Phone no. (details to be shared of each owner in case of joint ownership) : Mr. Chintan Valji Bhanushali.
5	Brief description of the property : The Building Known As " Viraj Heights " Comprising Of G + 40 th Upper Floors The Said Building Is Situated At Village- Kopri, Taluka- Thane, Dist. Thane, Maharashtra, within limits of TMC.
6	Location of property
a)	Plot No. / Survey No. : CTS No - 1025A(P), Tika No- 20
b)	Door No. : Flat No. 1505 at 15 th floor
c)	C.T. S. No. / Village : Village- Kopri
d)	Ward / Taluka : Thane
e)	Mandal / District : Thane
f)	Date of issue and validity of layout of approved map/plan : N.A
g)	Approved map/plan issuing authority : TMC
h)	Whether genuineness or authenticity of approved map/plan is verified : N.A
i)	Any other comments by our empanelled valuers on authenticity of approved plan : N.A

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LCM-2443, CAT-II-Agri. Lands,
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ROAD, AHMEDABAD-9.

Date :- 20/12/2022

7	Postal address of the property	:	Residential Flat No. 1505 at 15 th floor, Building Known As " Viraj Heights ", Situated on plot bearing Survey No - 1025A(P), Tika No- 20 at Village- Kopri, Taluka- Thane, Dist. Thane, Maharashtra, within limits of TMC.	
8	City / Town	:	Thane	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	TMC	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the side	:	A	B
		:	As Per Deed	As Per Visit
	North	:	-	Station Road
	South	:	-	Teenhat naka road
	East	:	-	under construction building
	West	:	-	Saraswat bank
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	19°10'58.6"N 72°58'16.0"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under construction	

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Date :- 20/12/2022

II. APARTMENT BUILDING	
1	Nature of the Apartment : Under construction
2	Location
	Survey No. : CTS No - 1025A(P), Tika No- 20
	Block No. : Nil
	Ward No. : Nil
	Village / Municipality / Corporation : TMC
	Door No. Street or Road (PIN Code) : 401 303
3	Description of the locality (Residential / Commercial / Mixed) : Residential
4	Year of Construction : Under construction
5	Number of Floors : G + 40 th Upper Floors
6	Type of Structure : RCC Framed Structure
7	Number of Dwelling units in the building : Under construction
8	Quality of Construction : Under construction
9	Appearance of the Building : Under construction
10	Maintenance of the Building : Under construction
11	Facilities Available
	Lift : Under construction
	Protected Water Supply : Under construction
	Underground Sewerage : Under construction
	Car Parking - Open / Covered : Under construction
	Is compound wall existing? : Under construction
	Is pavement laid around the building? : Under construction
III Flat	
1	The floor on which the flat is situated : On 15 th floor
2	Door No. of the flat : Flat No. 1505 at 15 th floor
3	Specification of the flat
	Roof : Under construction
	Flooring : Under construction
	Doors : Under construction
	Windows : Under construction
	Fittings : Under construction
	Finishing : Under construction

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MUMBAI-400101

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ROAD, AHMEDABAD-9.

Date :- 20/12/2022

4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	Under construction
6	How is the maintenance of the flat?	:	Under construction
7	Sale Deed executed in the name of	:	Mr. Chintan valji Bhanushali.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built Up Area = 494.07 Sq. Ft. i.e. 45.90 Sq. Mt Carpet - 10% Loading)
10	What is the floor space index (approx.)?	:	As per actual
11	What is the Super Built Up Area of the flat?	:	Carpet Area = 399.23 Sq. Ft. i.e. 37.09 Sq. Mt Carpet Area = 36.05 Sq. Ft. i.e. 3.35 Sq. Mt Carpet Area = 13.88 Sq. Ft. i.e. 1.29 Sq. Mt Total Carpet - 449.16 Sq. Ft. i.e. 41.72 Sq. Mt
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Under construction
15	If rented, what is the monthly rent?	:	Rs. 28,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any

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Date :- 20/12/2022

V	RATE	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs.20,000/- to Rs 25,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
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.20,000/- to Rs. 25,000/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:
	1. Building + Services	: Rs. 2, 500/- per sq. ft.
	2. Land + Others	: Rs. 22, 300/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: N.A
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	: Under Construction
	Replacement cost of flat with services {V(3)i}	: -
	Age of the building	: 00 Years
	Life of the building estimates	: 00 Years
	Depreciation percentage assuming the salvage value as 10%	: 00.00 % depreciation deducted & Ratio of depreciation is 10% at each 06 years.
	Depreciation Ratio of the building	: 1:6
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2, 500/- per sq. ft.
	Rate for land & other V (3) (ii)	: Rs. 22, 300/- per sq. ft.
	Total Composite Rate	: Rs. 24, 800/- per Sq. Ft. of Carpet Area

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Date :- 20/12/2022

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 20, 000/- to Rs. 25,000/- per sq. ft.
- As per our opinion the fair market value of **Rs. 24, 800/- per Sq. Ft. for Carpet area rate of the flat** is reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	449.16 Sq. Ft.	24,800/- Sq. Ft.	□ 1,11,39,168.00
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others(Allotments/ Separate purchased car park or extended area etc.)	--	-	-
			Say	Rs. 1,11,39,168/- Rs. 1,11,39,000/-
(Rupees One Crore Eleven Lakhs Thirty Nine Thousand Only)				

Valuation Methodology:

(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) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs. 24,800/- per Sq. Ft.** on the Carpet area.

The rental value of the apartment at comes to Rs. 28,000/- per month

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the **realizable value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,11,39,000/-**

The undersigned has inspected the property detailed in the Valuation Report dated 20-12-2022. We are satisfied that the realizable value of the property is Rs. Rs. 1,11,39,000/- (Rupees One Crore Eleven Lakhs Thirty Nine Thousand Only)

YUAPHC 2022.11.00 1679092

Scanned
Please Tick

PMAY Yes/No	Annual Gross Income		
CIF No.	PAL	N/A	
Existing SBI A/C No. 41518899287	Tie up (if applicable)	N/A	
LOS Reference No.: 501221222609914	Take Over	N/A	

RA-SALP
UDYK
EMGC

Applicant Name : ~~ROBERTO DONAPPA~~
 Co-Applicant Name : CHAITAN BHANU SHARMA
 Contract (Resi.) Mobile :

DATA Entry

Loan Amount : 70,00,000/- (MAX)	Tenure : MAX
Interest Rate :	EMI :
Loan Type : TERM CON	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Ranvi
KIRAN

Property Location : THANE
 Property Cost :
 Name of Developer / Vendor : Grand vista

A/C-41549143177
Call: 78398653413

CRM
15704653
LOS 28099829

RBO- SDON Zone- South Branch- ~~Wadla~~ ^{Wadla} ~~118~~ ¹¹⁸ Code No. ~~3033~~
 Name S.S.L. Co ordinator along with Mob No.:
 Name RACPC Co ordinator along with Mob No.:
 Name of HLST / MPST / BM / FS alongwith Mob No. : Binoy P.G 6613292

	DATE	CSE / REPORT	DATE
SEARCH - 1	CRK	RESIDENCE VERIFICATION	CRK
SEARCH - 2	N/A	OFFICE VERIFICATION	CRM
VALUATION - 1	K. Ranvi	SITE INSPECTION	CRK
VALUATION - 2	N/A		

SBI File checked
Bldg V/C
9/8/23

Ashani Sharma
88889662

Gross Amount:

H-69719

SBI
STATE BANK
RACPC SOUTH MUMBAI