

398/4324
Friday, June 30, 2017
1:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5410 दिनांक: 30/06/2017

गावाचे नाव: उलवे
दस्तऐवजाचा अनुक्रमांक: पवल3-4324-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अशोक रामराज पाल - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 84

रु. 30000.00
रु. 1680.00

एकूण:

रु. 31680.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:49 PM हया वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.2918000 /-
मोबदला रु.4500000/-
मरलेले मुद्रांक शुल्क : रु. 225000/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
ग्रीडी/धनादेश/पे ऑर्डर क्रमांक: MH002917492201718E दिनांक: 30/06/2017
किचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1680/-

दस्त हाताळणी मिळाले
मूळ दस्त हाताळणी दिवता



30/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4324/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2918000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र. 407,चौथा मजला,बी-विंग,गामी ट्रिक्सी,प्लॉट नं. 187,सेक्टर 20,उलवे,ता. पनवेल,जि. रायगड. क्षेत्रफळ: 25.467 चौ. मी. कारपेट + 6.406 चौ.मी.बाल्कनी + 6.555चौ.मी.सी बी +7.140 चौ.मी. टेरस((Plot Number : 187 ; SECTOR NUMBER : 20 ;))
(5) क्षेत्रफळ	1) 25.467 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गामी डेव्हलपर्स तर्फे प्रोप्रा. - श्री. मुरजी भानजी गामी यांच्या तर्फे कु. मु. म्हणून श्री. नानजी एम. चौधरी - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस - ऑफिस नं. 101, रियल टेक पार्क, प्लॉट नं. 39/2, सेक्टर 30ए, वाशी, नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAOPP8909K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक रामराज पाल - - वय:-45; पत्ता:-, -, -, बी-2/10/5, मिलेनियम टॉवर, सेक्टर 9, सानपाडा, नवी मुंबई , सानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400705 पॅन नं:-AONPS5787H
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2017
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4324/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

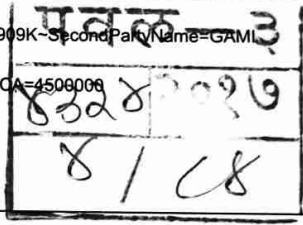
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

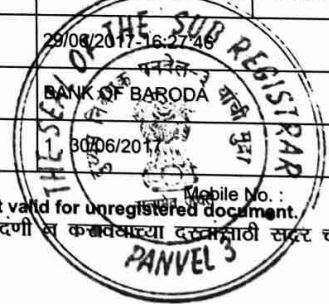
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





CHALLAN
MTR Form Number-6

MH002917492201718E		BARCODE	Date	29/06/2017-16:27:46	Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID (If Any)			
Registration Fee			PAN No.(If Applicable)	AONPS5787H		
Name PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	ASHOK RAMRAJ PAL		
RAIGAD			Flat/Block No.	B-407 4TH FLOOR GAMI TRIXIE		
2017-2018 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street	PLOT NO 187 SECTOR-20 ULWE		
046401	Stamp Duty	225000.00	Area/Locality	NAVI MUMBAI		
063301	Registration Fee	30000.00	Town/City/District			
			PIN	4	1	0 2 0 6
			Remarks (If Any)			
			PAN2=AAOPP8909K-Second Party Name=GAMI			
			DEVELOPERS-CA=4500008			
			Amount In Words	Two Lakh Fifty Five Thousand Rupees Only		
			Amount In	2,55,000.00		
Bank Details BANK OF BARODA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02003942017062002764 68835382	
Cheque/DD No.			Date	29/06/2017-16:27:46		
Branch of Bank			Bank-Branch	BANK OF BARODA		
Branch of Branch			Scroll No. , Date	30/06/2017		



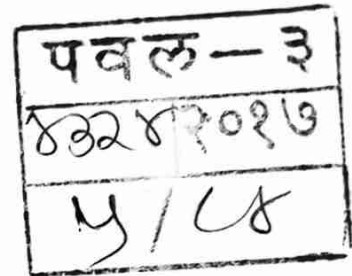
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930868534
 चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सधर चालन लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
	(IS)-398-4324	0001654732201718	30/06/2017-13:31:59	IGR148	30000.00
	(IS)-398-4324	0001654732201718	30/06/2017-13:31:59	IGR148	225000.00
Total Defacement Amount					2,55,000.00

AGREEMENT

FLAT NO. - 407 "B" Wing
CARPET AREA - 25.467 Sq.Mtrs.
TOTAL CONSIDERATION VALUE RS.45,00,000/-



This Agreement made at Navi Mumbai on this 30 day of June, Two Thousand and 2017 between

M/S GAMI DEVELOPERS, a Proprietary Firm, having its office at Office no. 101, 1st Floor, Real Tech Park, Plot no. 39/2, Sector - 30A, Vashi, Navi Mumbai, Represented by its Proprietor **SHRI. MURJI BHANJI GAMI**, PAN NO. **AAOPP8909K**, hereinafter referred to as the "**DEVELOPERS PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **ONE PART.**



AND

Mr. Ashok Ramraj Pal, Age-45 adult, Indian inhabitants having its PAN No. **AONPS5787H** residing at **B2/10/5, Millennium Tower, Sector-09, Sanpada, Navi Mumba-400705**, hereinafter referred to as the "**PURCHASER/S**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **OTHER PART.**

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WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

2. The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec. 113 of the said Act.

3. By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

4. By an Agreement to Lease dated 20th February, 2007 executed between the CIDCO Ltd. and 1) Kashinath Shankar Thakur, 2) Shri Keshav Sudam Thakur, 3) Shri Damodar Ramchandra Patil, 4) Smt. Ratnabai Balaram Koli, 5) Smt. Vithabai Daluram Bhoir, 6) Shri Raman Daluram Bhoir, 7) Shri Pandharinath Daluram Bhoir, 8) Shri. Sajanan Daluram Bhoir, 9) Smt. Janabai Vishnu Patil and 10) Smt. Venubai Hari Kadu, the CIDCO Ltd. has granted the said Kashinath Shankar Thakur and 9 others, license to enter upon Plot No. 187, Sector No. 20 in Village/ Site Ulwe, Navi Mumbai under of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, admeasuring 4199.98 Square Meters or thereabouts (hereinafter referred to as the said plot) and which is more particularly described in the First Schedule hereunder written for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease and upon covenants mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay, 1975.

Builders

(Signature)



transferred the said plot in favour of the said Subsequent New Licensees upon such terms & conditions as mentioned therein.

10. The CIDCO Ltd., has issued a Shuddhipatruk dated 14-08-2014, bearing reference no. CIDCO/ VASAHAH/ SATYO/ ULWE/ 54+410+1799+1080/2014/1429, stating that all the pending litigation in respect of the said plot have been withdrawn/ settled and / or disposed off and the reference of all such litigation in the earlier documents is removed as mentioned in the said Shuddhipatruk.

11. By another Tripartite Agreement dated 6th March, 2014 executed by and between CIDCO Ltd., the said Subsequent New Licensees and Promoters herein, the CIDCO Ltd. has granted to the Promoters herein, a license in respect of the said Plot on the terms and conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement is duly registered with the Sub-Registrar of Assurances under its Serial No. PVL2 - 1726 - 2014 dated 06-03-2014.

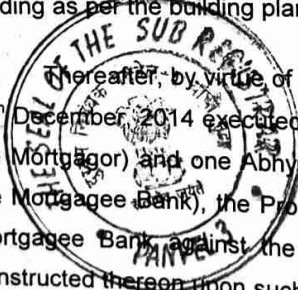
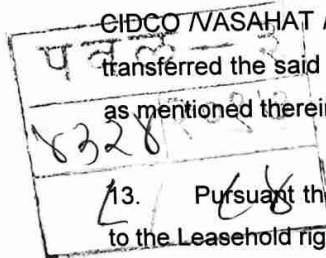
12. The CIDCO Ltd., vide its letter dated 13th March, 2014, bearing reference no. CIDCO/ VASAHAH /SATYO /ULWE/ 54+410+1799+1080/2014, the CIDCO Ltd. has transferred the said plot in favour of Promoters herein upon such terms & conditions as mentioned therein.

13. Pursuant thereto, the Promoters herein became well and sufficiently entitled to the Leasehold rights in respect of the said plot.

14. In the above circumstances, the Promoters are the New Licensees in respect of the said Plot and are entitled to develop the said plot by constructing a building as per the building plans sanctioned by the concerned authority.

15. Hereafter, by virtue of Deed of Simple Mortgage (Without Possession) dated 29th December, 2014 executed between the Promoters herein (therein referred to as the Mortgagor) and one Abhyudaya Co-operative Bank Ltd. (therein referred to as the Mortgagee Bank), the Promoters herein have availed Term Loan from the said Mortgagee Bank against the mortgage of the said plot and the building to be constructed thereon upon such terms and conditions as mentioned therein. The said Deed of Simple Mortgage is registered with Sub Registrar of Assurances under Serial No. PAVAL 4 - 13651 - 2014 dated 29-12-2014.

16. The Promoters, through their Architects, 'M/S TRIARCH DESIGN STUDIO', have prepared building plans by initially utilizing permissible FSI of 1.5, by proposing to construct a Residential Building on the said plot (hereinafter referred to as the said Layout). The Promoters have submitted to the CIDCO Ltd and other authorities the



building plans, specifications and designs for the said plot. The CIDCO Ltd has sanctioned the building plans, specifications and designs submitted by the Promoters and granted its Development permission and Commencement Certificate vide its letter dated 01-10-2014 having reference no. CIDCO/ BP-12622/ TPO (NM&K)/ 2014/ 1005 to construct a Residential cum Commercial Building of Ground and upper floors. The copy of the said Development permission and Commencement Certificate dated 01-10-2014 is annexed hereto and marked as **Annexure "A (Colly)"**.

17. The Promoters have also appointed **"A G GOKHALE & ASSOCIATES"** as the RCC Consultants.

18. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Plot by constructing a building to be used for Residential and Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters, at their own discretion.

19. The Promoters have now commenced with the construction of the Building on the said Plot in accordance with the sanctioned plans and or revised plans or in accordance with such further revised plans that shall be sanctioned by CIDCO Ltd./ NMMC by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with GDCR of Navi Mumbai and the Promoters are desirous of selling Premises in the said proposed Building/ Project which is intended to be named as **"GAMI TRIXIE"** or such name as the Promoters may decide. A Layout Plan of the said Plot is annexed hereto and marked as **Annexure "B"**.

20. The Report on Title issued by **ADV. ASADULLAH ABDULLAH SAYYID**, has been seen and inspected by the Purchaser/s and a copy thereof has been annexed hereto and marked as **Annexure "C"**. The Purchaser/s has/ have, also prior to the execution of this Agreement, for himself / herself satisfied about the right and title of the Promoters to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Building on the said Plot more particularly described in the First Schedule hereunder written. The Purchaser by virtue of his having executed this Agreement, is deemed to have accepted the title of the Promoters to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised upon it in any matter relating

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thereto.

21. The Promoters herein have applied to Abhyudaya Co-operative Bank Ltd, for the grant of its no objection for sale of the said premises. In response thereto, the Promoters have received from the Abhyudaya Co-operative Bank Ltd., the required no objection for the sale of the said premises. A copy of the said Letter issued by Abhyudaya Co-operative Bank Ltd is annexed hereto and marked **Annexure "D"**.

22. On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser/s hereby agree/s to purchase **Flat No. 407, Wing "B"** on the **4th Floor**, admeasuring **25.467 Square meters** or thereabouts in the Project /Building known as **"GAMI TRIXIE"** to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs.45,00,000/- (Rupees Forty Five Lakh Only)**. The typical floor plan of the said Premises is annexed hereto & marked as **Annexure "E"**. This carpet area is inclusive of unfinished wall surface, area under RCC Column and shear wall and other such structural members of the premises in the Building on the said Plot being constructed thereof.

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Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

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

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time. Under the provisions contained in the Maharashtra Ownership Flats Act, 1963, the Promoters are the Promoters under the Maharashtra Ownership Flats Act, 1963 and all references herein shall be read and construed accordingly.

2. The Promoters shall under normal conditions construct building on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the City and Industrial Development Corporation and other concerned authorities with variations and modifications as the Promoters may consider necessary or desirable as may be required by CIDCO Ltd./ NMMC or such other Public Body or Authority and /or any other changes or alteration which the Promoters

Builders

Purchaser/s

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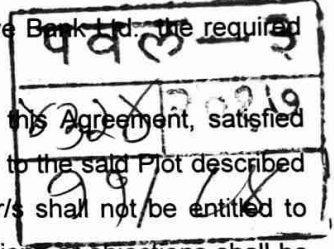
HEREBY AGREED BY AND

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Maharashtra Ownership Flats
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CO Ltd./ NMMC or such other
alteration which the Promoters

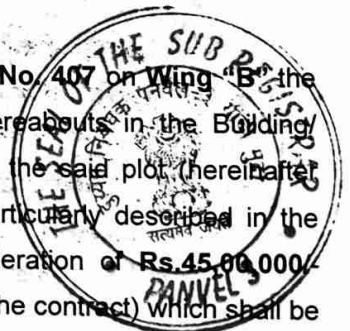
in their absolute discretion deem fit either in the whole Building or part thereof or in the said premises, and the Purchaser/s hereby give irrevocable consent to the Promoters to incorporate all such changes, modifications etc as may be required by CIDCO Ltd./ NMMC or any other authority. The Purchaser/s doth hereby specifically agree with the Promoters that the Promoters shall be entitled to make any or all such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done /considered proper by CIDCO Ltd./ NMMC or any other local /public body /authority. The Purchaser shall give his / her /their full consent in respect of all such variations / modifications /alteration / amendment that are required by the Promoters. The said plans and specifications have been kept at the office of the Promoters for inspection.

3a. The Promoters herein have applied to Abhyudaya Co-operative Bank Ltd, for the grant of its no objection for sale of the said premises. In response thereto, the Promoters have received from the Abhyudaya Co-operative Bank Ltd, the required no objection for the sale of the said premises.



3b. The Purchaser/s has / have, prior to execution of this Agreement, satisfied himself /herself /themselves about the title of the Promoters to the said Plot described in the First Schedule hereunder written and the Purchaser/s shall not be entitled to further investigate, the title of the Promoters and no requisitions or objections shall be raised on any matter relating thereto and has/have also verified the sanctioned building plans more particularly having reference to the area of the said premises mentioned herein and have satisfied himself relating to the area of the said premises as mentioned herein.

4(a) The Purchaser/s hereby agree/s to purchase **Flat No. 407** on **Wing "B"** the **4th Floor**, admeasuring **25.467 Square meters** or thereabouts in the Building Project known as **"GAMI TRIXIE"** to be constructed on the said plot (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakh Only)** (Time being essence of the contract) which shall be paid by the Purchaser/s to the Promoters as per the Payment Schedule annexed hereto & marked as **ANNEXURE "F"**. The above consideration does not include various other charges, expenses more particularly mentioned in this Agreement and the same shall be paid by the Purchaser/s over and above the consideration mentioned herein on their respective due dates.



4 (b) In addition to the area mentioned above, the Promoters have also proposed to provide certain additional areas as sanctioned by the CIDCO Ltd. and as permitted under GDCR. namely proposed enclosed balconies having an area of

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55.b. In case if the Purchaser/s changes his/ her/ their address specified herein then and in that event, the Purchaser/s shall intimate by Registered AD Letter the new address and shall cause the Promoters to rectify their records by recording the new addresses. In case if the Purchaser/s fail/s to provide the Promoters his/ her/ their new address then the Promoters shall not be liable or responsible for the non receipt of any letter or communication from the Government authorities and the Purchaser/s alone shall be responsible for all legal consequences arising there from.

56. The Purchaser/s shall, immediately after the execution of this Agreement, lodge the same for Registration with the concerned Sub-Registrar of Assurances and shall within two days after lodging the same intimate the Promoters of having done so with the date and serial number of the same which has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchasers alone.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Plot)

All that piece or parcel of Land known as Plot No – 187, Sector – 20 of Village/ Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme containing by measurement 4199.98 Square Meters or thereabouts and bounded as follows:

That is to say:

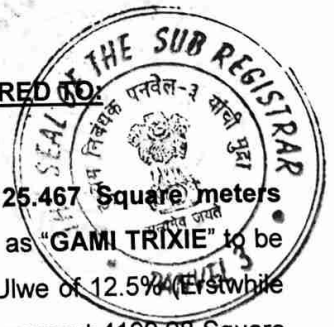
- On or towards the North by - Plot No.186 & proposed 30 meters wide road
- On or towards the South by - Plot No.188
- On or towards the East by - proposed 30 meters wide road
- On or towards the West by - Plot No.91 & 90

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said premises)

Flat No.407, Wing "B" on the 4th Floor, admeasuring 25.467 Square meters (Carpet area) or thereabouts in the Building/ Project Known as "GAMI TRIXIE" to be constructed on Plot No – 187, Sector – 20 of Village/ Site Ulwe of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 4199.98 Square Meters or thereabouts and which is more particularly described in the First Schedule mentioned hereinabove.

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Build...

Purchaser/s

LIST OF ANNEXURES:

Annexure "A" (Colly) -- Commencement Certificate and Development permission.

Annexure "B" -- A Layout Plan of the said Plot.

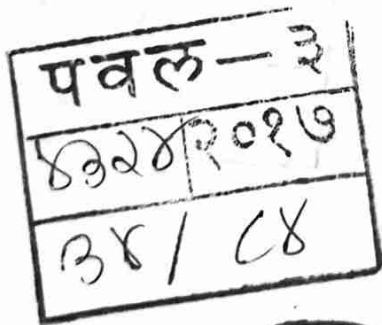
Annexure "C"-- Report on Title.

Annexure "D" -- Letter from Abhyudaya Co-operative Bank Ltd granting no objection
for the sale of the said premises.

Annexure "E" - Typical Floor Plan of the said Premises.

Annexure "F" -- The Payment Schedule.

Annexure "G"-- List of Amenities.





IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED DEVELOPERS / PROMOTERS)
M/S GAMI DEVELOPERS)
Through its Proprietor)

MR. MURJI BHANJI GAMI 

PAN NO. AAOPP8909K



IN THE PRESENCE OF

- 
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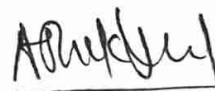


SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER/S)
MR. ASHOK RAMRAJ PAL)
PAN NO. AONPS5787H)

IN THE PRESENCE OF

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४३२४२०१७
०५/८४



ANNEXURE - 'A'



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) 00-91-22-6650 0900
 00-91-22-6650 0928
 FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP-12662/TPO(NM&K)/2014/1004-2

Date: 1 OCT 2014

PURCHASER/S MR. ASHOK
 (FIFTEEN LAKH ONLY)
 (ARNEST MONEY DEPOSIT/
 (ONED AGREED MONETARY
 (AS PER THE TERMS &
 (SUBJECT TO REALISATION).
 (S FOLLOWING

Name	Amount
a Bank Ltd	5,00,000.00
a Bank Ltd	10,00,000.00
TOTAL	15,00,000.00

To,
 M/s Gami Developers
 Through its Proprietor, Shri Murji Bhanji Gami,
 Address at Office No.101, 1st floor, Real Tech Park,
 Plot No.39/2, Sector-30A, Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.249/2014-15 REGISTER NO.01 PAGE NO.249

Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	3	8	6	0	1
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SUB:- Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.187,
 Sector-20 at Ulwe (12.5% Scheme), Navi Mumbai
 REF:- 1) Your architects application dated. 13/05/2014, 18/06/2014 & 11/09/2014

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
 (AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES 1998)**

- 1 Name of Assessee :- M/s. Gami Developers,
Through its Proprietor, Shri Murji Bhanji Gami
- 2 Location :- Plot No.187, Sector-20 at Ulwe (12.5% Scheme),
Navi Mumbai
- 3 Land use :- Residential
- 4 Plot area :- 4199.98 Sq. mtrs
- 5 Permissible FSI :- 1.50
- 6 **GROSS BUA FOR ASSESSMENT** :- 19481.00 Sq mtrs
- A) **ESTIMATED COST OF CONSTN.** :- 19481.00 Sq.mtrs. X 13200.00= Rs 257149200/-
- B) **AMOUNT OF CESS** :- Rs.257149200/- X 1%= Rs.2571492 00
- 7) Construction & Other Workers Welfare Cess charges paid Rs.25,71,500/- vide Receipt No.12553,
Dtd.03/09/2014

993-3
 18/09/14
 34/18

Yours faithfully,

Manjula
 1.16.14

(Manjula Nayak)
 Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



Handwritten signature/initials at the bottom left corner.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900

00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, C-10,
Navi Mumbai - 400 208

PHONE: 00-91-22-6650 0900

FAX : 00-91-22-6650 0933

Date: 1 OCT 2014

Ref. No.

CIDCO/BP-12662/TPO(NM&K)/2014/1004-2

To,
M/s Gami Developers,
Through its Proprietor, Shri Murji Bhanji Gami,
Address at Office No 101, 1st floor, Real Tech Park,
Plot No 39/2, Sector-30A, Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.249/2014-15 REGISTER NO.01 PAGE NO.249

SUB.- Payment of development charges for Residential Building on Plot No.187, Sector-20 at Ulwe (12.5% Scheme), Navi Mumbai

REF:- 1) Your architects application dated 13/05/2014, 18/06/2014 & 11/09/2014

2) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54+410+1799+1040/Ulwe/2014, dtd 12/03/2014

3) Height Clearance NOC issued by AAI vide letter No.-B1/NOCC/CS/MUM/14/NM/NOCAS/165/993/2996-98, dtd 27/05/2014

4) Final transfer order issued by EO(12.5% Sch) vide letter No.

CIDCO/Estate/12.5%Sch/Ulwe/54+410+1799+1080/2014, dtd.13/03/2014

5) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6711/2014, dtd.26/08/2014

6) Tree NOC issued by I/C Hort. Officer vide letter No. CIDCO/HORT/2014/192, dtd.04/09/2014

7) Delay condonation issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54/2014, dtd. 12/03/2014

8) Extension in time limit issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54/2014, dtd 11/09/2014

9) MSEDCL NOC issued by EE(NL) vide letter No. EE/Nerul/Tech/002840, dtgd 04/09/2014

10) Corrigendum issued by M(TS-II) vide letter No

CIDCO/Estate/12.5%Sch/Ulwe/54+410+1799+1080/2014/1429, dtd 14/08/2014

11) 50% IDC paid of Rs.21,00,000/- vide Receipt No.12553, dtd.03/09/2014

12) Fire NOC issued by EE(Elect-II) vide CIDCO/EE(Elect-II)/14/UL-794/791 dtd. 08/05/2014

पव	
Name of Assessee	
Location	
Land use	
Plot area	
Permissible FSI	

ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1	Name of Assessee	M/s. Gami Developers,
2	Location	Through its Proprietor, Shri Murji Bhanji Gami,
3	Land use	- Plot No.187, Sector-20 at Ulwe (12.5% Scheme),
4	Plot area	Navi Mumbai
5	Permissible FSI	- Residential
6	Rates as per Stamp Duty Ready Reckoner for Sec-20, Ulwe	- 4199.98 Sq. mtrs
7	AREA FOR ASSESSMENT FOR COMMERCIAL	- 1.5
A)	Plot area	- Rs.16640/-
i)	Built up area	-
ii)	FOR RESIDENTIAL	- 627.441 Sq.mtrs.
E)	Plot area	- 941.162 Sq.mtrs.
i)	Built up area	-
ii)	DEVELOPMENT CHARGES FOR COMMERCIAL	- 3572.539 Sq.mtrs.
8	FOR COMMERCIAL	- 5358.446 Sq.mtrs.
A)	On Plot area @ 1% of (8) above	-
i)	On Built up area @ 4% of (6) above	-
ii)	FOR RESIDENTIAL	- 627.441 Sq.mtrs. X 16640 X 1% = Rs.104406.182
B)	On plot area @ 0.5% of (8) above	- 941.162 Sq.mtrs X 16640 X 4% = Rs.626437.427
i)	On built up area @ 2% of (6) above	-
ii)	TOTAL = Rs.730843.609	-
9	Total Assessed development charges	- 3572.539 Sq.mtrs X 16640 X 0.5% = Rs. 297235.244
10	Date of Assessment	- 5358.446 Sq.mtrs X 16640 X 2% = Rs.1783290.828
11	Due date of completion	- 12/09/2014
12	Development charges paid of Rs.28,11,500/- vide Receipt No.12553, dtd 03/09/2014	- 8(i) & 8(ii) = Rs.2811369.681, Say Rs.2811370/-



Unique Code No. 2014 03 021 02 3386 01 is for this Development Permission on Plot No.187, Sector-20 at Ulwe (12.5% Scheme) Mumbai

Yours faithfully,
Manjula Nayak
1.10.14
(Manjula Nayak)
Town Planning Officer/B-1
(Navi Mumbai & Khosla)

REGD. OFFICE:

"NIRMAL", 2nd Floor,
Mumbai - 400 021

PHONE : (Reception) 00-91-22-6650 0900

FAX : 00-91-22-6650 0933

No. CIDCO/BP-12662/TPO(NM&K)/2014/1004-2

Unique Code

To,
M/s. Gami Developers,
Through its Proprietor, Shri Murji Bhanji Gami,
Address at Office No 101, 1st floor, Real Tech Park,
Plot No.39/2, Sector-30A, Vashi, Navi Mumbai.

SUB.- Payment of development charges for Residential Building on Plot No.187, Sector-20 at Ulwe (12.5% Scheme), Navi Mumbai

REF:- 1) Your architects application dated 13/05/2014, 18/06/2014 & 11/09/2014

2) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54+410+1799+1040/Ulwe/2014, dtd 12/03/2014

3) Height Clearance NOC issued by AAI vide letter No.-B1/NOCC/CS/MUM/14/NM/NOCAS/165/993/2996-98, dtd 27/05/2014

4) Final transfer order issued by EO(12.5% Sch) vide letter No.

CIDCO/Estate/12.5%Sch/Ulwe/54+410+1799+1080/2014, dtd.13/03/2014

5) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6711/2014, dtd.26/08/2014

6) Tree NOC issued by I/C Hort. Officer vide letter No. CIDCO/HORT/2014/192, dtd.04/09/2014

7) Delay condonation issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54/2014, dtd. 12/03/2014

8) Extension in time limit issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/Ulwe/54/2014, dtd 11/09/2014

9) MSEDCL NOC issued by EE(NL) vide letter No. EE/Nerul/Tech/002840, dtgd 04/09/2014

10) Corrigendum issued by M(TS-II) vide letter No

CIDCO/Estate/12.5%Sch/Ulwe/54+410+1799+1080/2014/1429, dtd 14/08/2014

11) 50% IDC paid of Rs.21,00,000/- vide Receipt No.12553, dtd.03/09/2014

12) Fire NOC issued by EE(Elect-II) vide CIDCO/EE(Elect-II)/14/UL-794/791 dtd. 08/05/2014

Sir,

Please refer to the above mentioned Unique Code No. 2014 03 021 02 3386 01

at Ulwe (12.5% Scheme), Navi Mumbai

The development charges are assessed as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 is also attached herewith for your reference.

The development charges are assessed as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 is also attached herewith for your reference.

Nodal Executive Officer, Navi Mumbai

shops to be constructed on the above mentioned plot are still levelling up and the construction is in progress. The construction is in progress and pest control is being carried out. You will be informed of the construction progress.

Since, the construction is in progress and pest control is being carried out. You will be informed of the construction progress.

(1 no. for Dry and 1 no. for Wet)

Since, the construction is in progress and pest control is being carried out. You will be informed of the construction progress.

the Office of Executive Officer, Navi Mumbai

Thanking you,



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: **01 OCT 2014**

Ref. No. CIDCO/BP-12662/TPO(NM&K)/2014/

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE: (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Date: **01 OCT 2014**

Ref. No. CIDCO/BP-12662/TPO(NM&K)/2014/

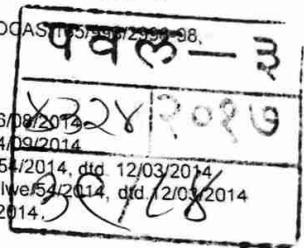
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Unique Code No.	2	0	1	4	0	3	0	2	1	0	2	3	3	8	6	0	1
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To,
M/s. Gami Developers,
Through its Proprietor, Shri Murji Bhanji Gami,
Address at Office No.101, 1st floor, Real Tech Park,
Plot No.39/2, Sector-30A, Vashi, Navi Mumbai.

SUB- Payment of development charges for Residential Building on Plot No.187, Sector-20 at Ulwe (12.5% Scheme), Navi Mumbai

- REF:-**
- 1) Your architects application dated. 13/05/2014, 18/06/2014 & 11/09/2014
 - 2) Maveja NOC issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/ULwe/54+410+1799+1040/Ulwe/2014, dtd.12/03/2014
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 - 4) Final transfer order issued by EO(12.5% Sch) vide letter No. CIDCO/Estate/12.5%Sch Ulwe/54+410+1799+1080/2014, dtd.13/03/2014
 - 5) Fire NOC issued by Fire Officer vide letter No. CIDCO/FIRE/KLM/6711/2014, dtd.26/09/2014
 - 6) Tree NOC issued by I/C Hort. Officer vide letter No. CIDCO/HORT/2014/192, dtd.04/09/2014
 - 7) Delay condonation issued by AEO vide letter No. CIDCO/ Estate/12.5% Sch/ULwe/54/2014, dtd. 12/03/2014
 - 8) Extension in time limit issued by AEO vide letter No. CIDCO/Estate/12.5% Sch/ULwe/54/2014, dtd.12/03/2014
 - 9) MSEDCL NOC issued by EE(NL) vide letter No. EE/Nerul/Tech/002840, dtgd.04/09/2014.
 - 10) Corrigendum issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/ULwe/54+410+1799+1080/2014/1429, dtd.14/08/2014
 - 11) 50% IDC paid of Rs.21,00,000/- vide Receipt No.12553, dtd.03/09/2014
 - 12) PSIDC NOC issued by EE(Elect-II) vide CIDCO/EE(Elect-II)/14/UL-794/791 dtd. 08/05/2014



Sir,

Please refer to your application for development permission for Residential Building on Plot No.187, Sector-20 at Ulwe (12.5% Scheme), Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above. The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO, prior to the commencement of the construction work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

You will ensure that the building materials will not be stacked on the road during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.21,00,000/- vide Receipt No.12553, dtd.03/09/2014, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

Yours faithfully,
Manjula
1.10.14

(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopta)

Yours faithfully,
Manjula
1.10.14

(Manjula Nayak)
Town Planning Officer(BP)
(Navi Mumbai & Khopta)

Sq.mtrs X 16640 X 1% = Rs. 104406 182
 Sq.mtrs X 16640 X 4% = Rs. 626437 427
 TOTAL = Rs. 730843 609

Sq.mtrs X 16640 X 0.5% = Rs. 297235 244
 Sq.mtrs X 16640 X 2% = Rs. 1783290 828
 TOTAL = Rs. 2080526 072

Rs. 2811369 681, Say Rs 2811370/-

No.187, Sector-20 at Ulwe (12.5% Scheme)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXIV) of 1966 to M/s.Gami Developers, Proprietor Shri.Murji Bhanji Gami Plot No-187, Sector-20, Node- Ulwe (12.5% Scheme) of Navi Mumbai. As per the approved plans subject to the following conditions for the development work of the proposed Residential Building (Gr.+ 13th Floor), Resi.BUA = 5358.446 Sq.Mts Comm.BUA = 941.162 Sq.Mts Total BUA = 6299.608 Sq.Mts. Free of FSI Area Fitness Centre Area = 87.435 Sq.Mts & Society Office Area = 24.850 Sq.Mts

(Nos. of Residential units - 156, Nos. of Commercial units - 17)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

i) This Certificate is liable to be revoked by the Corporation if:-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

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The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level at least 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which permission has been granted, at any time for the purpose of ensuring the building conforms to Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975



[Handwritten signature]

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXVII) of 1966 to M/s.Gami Developers, Proprietor Shri.Murji Bhanji Gami Plot No-187, Sector-20, Node- Ulwe (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Gr.+ 13th Floor),Resi.BUA = 5358.446 Sq.Mts Comm.BUA = 941.162 Sq.Mts Total BUA = 6299.608 Sq.Mts, Free of FSI Area Fitness Centre Area = 87.435 Sq.Mts & Society Office Area = 24.850 Sq.Mts

(Nos. of Residential units - 156, Nos. of Commercial units - 17)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

i) This Certificate is liable to be revoked by the Corporation if:-

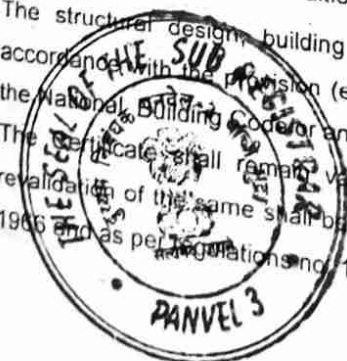
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

The applicant shall:-

- 2(a) Give a notice to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975

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 180/28



(Handwritten mark)

DATE 11 OCT 1994
HARSHTRA LTD

Regional and Town Planning
Director Shri. Murji Bhasani
as per the approved plan
proposed Residential Building
1. Mts Total BUA = 6750
Office Area = 24,850 Sq
Units - 17)

y. The further order
ate is issued.

nted under this certificate
unctioned plans.

nted or any of the res

d by the applicant through

deriving title under him, in

ment work in contravention

Planning Act- 1986.

ment work up to plinth level

of the work.

uilding or premises for which

of ensuring the building

al installations etc. shall

floor area ratio) as prescri

he date of its issue. The

on of Section - 48 of M.P.A.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 21000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details.

पत्र-3
83282096
8/9/88
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Mode of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



HEAD OFFICE:
CIDCO Bhavan, CBD Belapur
Navi Mumbai - 400 614.
PHONE: 00-91-22-6791 8100
FAX : 00-91-22-6791 8105

Date: 29/11/15

ANNEXURE - 'B'

No. CIDCO/ PLNG(SPECIAL SCHEMES)/ 192

BLOCK RECONFIRMATION OF PLOT NO 185, 186 & 187 SECT. 20, ULWE, (PHASE-IA)
1) This confirmation is based on demarcation provided by CLSO vidno 542 on 08/10/07
2) CLSO is requested to verify (i) availability of plots and (ii) possession status of land before processing.

3) EE (Ulwe) is requested to maintain confirmed dimensions while finishing road edges.
4) Plots reconfirmed as per available dimensions on site as reported by surveyor vide above demarcation
5) Earlier Conf. of Said post dated 14/7/06 Stands cancelled.

Dtd: 20/06/08

Building ('B' Wing) on
Mumbai.

1.10.2014

your licensed Architect
of Residential Building on
ence points shown by your
Residential Building ('B' Wing)
Mumbai is found as per plans
O(NM & K)/2014/1005,

work beyond First Habitable
ons mentioned in this office
corporation.

Yours faithfully,

Manjula
29/11/15

Manjula Nayak
Planning Officer (BP)
Navi Mumbai & Khopta



पवल-३
४३२४/२०१७
४९/८४

PLOT NO.	TOTAL AREA IN M2	ADD CUR. IN M2	CUR.DED. IN M2	NET AREA IN M2
185	1096.62	7.72	54.34	1050.00
186	4081.41	108.58	---	4189.99
187	4353.22	---	153.24	4199.98

NOTES:

- LAY BYE TO BE MAINTAINED AS SHOWN ON PLAN
- NO MEASUREMENTS SHOULD BE CHECKED ON THE DRAWING ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED
- ANY DISCREPANCY IN THE DRAWING SHALL BE BROUGHT TO THE NOTICE OF SR. PLANNER (SPECIAL SCHEMES)

CONFIRMED RECONFIRMED
PROVISIONAL I FINAL

Date: 16/06/2008
P'mgn/Asstt. Plnr. [Signature]
Assoc. Finr. [Signature]
Sr. Plnr. (S) [Signature]

CL & SO
E.E. (ULWE)
A.T.P.O. (B.P.)
FO. SURVEY (ULWE)



PART PLAN OF SECTOR -20
ULWE NODE (PHASE-IB)

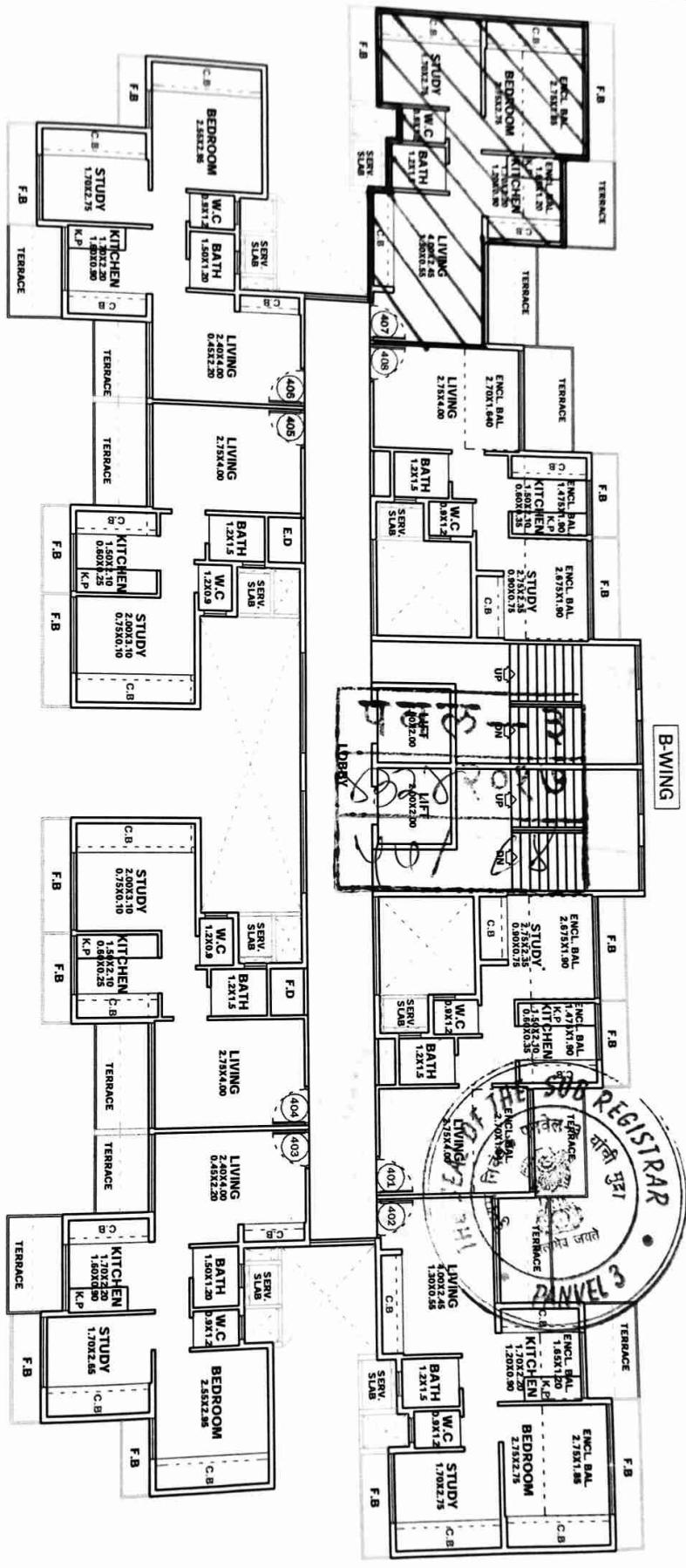
CIDCO LTD.

REMARKS:
CONFIRMED PLOTS SHOWN IN RED MARK.
ALL DIMENSIONS ARE IN METRES

PLANNING SECTION
(SPECIAL SCHEMES)

16/06/2008 SCALE: NTS

Annexure - F



FOURTH FLOOR PLAN

FLAT/SHOP NO. : B-407
 CARPET AREA (SQ.FT.) :

BUYERS SIGN : 1) *[Signature]*
 BUYERS SIGN : 2)

DEVELOPER'S SIGN : *[Signature]*

PROJECT :- "GAMI TRIKIE"
 PROPOSED RESIDENTIAL CUM COMMERCIAL,
 BUILDING ON PLOT NO - 187, SECTOR-20,
 VIKRE, NARVI MUMBAI.

DEVELOPED BY
GAMI DEVELOPERS

NORTH
 ARCHITECTS

घोषणा पत्र

आज दिनांक ३०...माहे पुन...सन २०१७ रोजी मी श्री. नानजी एम. चौधरी या द्वारे घोषित करतो कि, दुय्यम निबंधक पनवेल - १,२,३,४,५. यांचे कार्यालयात करार नामा / चूक दुरुस्ती / रद्द करणे, या शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. मे. गामी डेव्हलोपर्स (प्रो.प्रा.) श्री मुरजी भानजी गामी, यांनी दिनांक १४/०१/२०१६, रोजी दिलेल्या कुलमुखत्यार पत्रा आधारे, कुलमुखत्यार पत्रात नमूद केलेल्या, मिळकतीचे वर्णन दुकान / सदनिका क्रमांक ४०७, मजला पोशा मज

भूखंड क्रमांक १६, सेक्टर २०, उलवे, क्षेत्र २५.६६५ चौ.मी. "गामी टीकसी" या इमारती मधील दुकान / सदनिका करार नामा / चूक दुरुस्ती / रद्द करणे, चा दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणाऱ्याने रद्द केलेले नाही अथवा देणारी व्यक्ती मयत झालेली नाही. किंवा अन्य कोणत्याही कारणामुळे रद्द बदल ठरलेली नाही. सदर कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे सक्षम आहे. मी असे जाहीर करतो कि, सदरचा दस्तऐवजा मध्ये चुकीचे कथन आढळून आल्यास मी व्यक्तिशः नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये, शिक्षेस पात्र राहिल्याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारकाचे नाव व सही

यशम ०११७ माल्या

नानजी एम. चौधरी

दिनांक :- ३०/६/२०१७







30/06/2017 1 37:29 PM

दस्त गोषवारा भाग-2

पवल3

दस्त क्रमांक:4324/2017

दस्त क्रमांक :पवल3/4324/2017

दस्ताचा प्रकार - करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक रामराज पाल - - पत्ता:-, -, -, बी-2/10/5, मिलेनियम टॉवर, सेक्टर 9, सानपाडा, नवी मुंबई , सानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AONPS5787H	लिहून देणार वय :-45 स्वाक्षरी:- <i>Ashok</i>		
2	नाव:मे. गामी डेव्हलपर्स तर्फे प्रोफा. - श्री. मुरजी भानजी गामी यांच्या तर्फे कु. मु. म्हणून श्री. नानजी एम. चौधरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस - ऑफिस नं. 101, रियल टेक पार्क, प्लॉट नं. 39/2, सेक्टर 30ए, वाशी, नवी मुंबई , महाराष्ट्र, ठाणे. पॅन नंबर:AAOPP8909K	लिहून देणार वय :-44 स्वाक्षरी:- <i>श्री. मुरजी भानजी</i>		

रील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:30 / 06 / 2017 01 : 30 : 34 PM

टिप:-

लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हितेश कन्हैया भोईर - - वय:24 पत्ता:रा. पनवेल, ता. पनवेल, जि. रायगड पिन कोड:410206	स्वाक्षरी <i>Hitesh</i>	
2	नाव:कृष्णा बाळाराम पाटील - - वय:30 पत्ता:रा. पनवेल, ता. पनवेल, जि. रायगड पिन कोड:410206	स्वाक्षरी <i>Krushna</i>	

क्र.4 ची वेळ:30 / 06 / 2017 01 : 32 : 49 PM

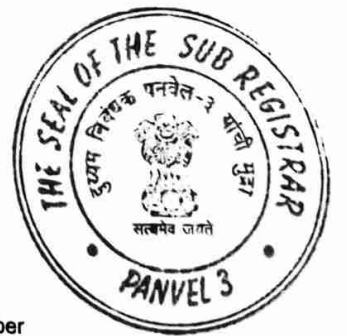
क्र.5 ची वेळ:30 / 06 / 2017 01 : 33 : 02 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panvel 3

EPayment Details.

Epayment Number
MH002917492201718E

Defacement Number
0001654732201718



GAMI DEVELOPERS

Real Tech Park, Plot 39/2, Sector - 30A, Vashi, Navi Mumbai - 400 703 Tel.: 2781 5536 Fax: 2781 5535.

RECEIPT

Date 31-12-2014

Received with thanks from Mrs./Mr./M/s. Ashok R. Pal.

Project GAMI TRIXIE Plot No.187, Sector-20, Ulwe, Navi Mumbai.

Sum of Rupees (in words) Ten Lacs only — X —

For part payment of Sh/p / Flats No. 407 Floor 4th Wing B

Drawn by / RTGS / Cheque / D.D No. 066209 Date 09/12/2014

Bank on Bank Karnataka Bank Ltd. Branch

For Gami Developers

10,00,000/-

Subject to Realization Of Cheque

Authorised Signature

The cheque drawn in favour of:
Gami Developers, Bank of Baroda A/c No.10430200001336
IFSC Code BARB0VASHIX, Brach Vashi.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी- ६३६६/३३०९/२०११
दिनांक :- ०४/१२/२०११

६९०७/२३-३९
२०११

प्रति,
मे. यश एंटरप्रायजेस
भुखंड क्र.६४, सेक्टर क्र.१४, गा.वि.यो.
कोपरखैरणे,, नवी मुंबई.

नस्ती क्र. - नमंमपा/वि.प्र.क्र.१४२६/२००६. प्रकरण क्रमांक बी- ६३६६
विषय :- भुखंड क्र.६४, सेक्टर क्र.१४, गा.वि.यो. कोपरखैरणे, नवी मुंबई बाबत
भोगवटा प्रमाणपत्र मिळणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.१६/०६/२०१० व १५/०३/२०११ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. ६४, सेक्टर क्र.१४, गा.वि.यो. कोपरखैरणे, नवी मुंबई येथील
निवासी वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या प्रकरणाबाबत आपले अर्ज
घिनापरवानगी मंजूर नकाशात फेरबदल केलेले असल्याने भरणी विली सुट्टी निमत रक्कम जप्त
करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.
शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. २००९/प्र.क्र.७६८/कामगार ७-अ, दि. २६
ऑक्टोबर २००९ नुसार रादर प्रकरणात कामगार जाकर अर्जा केलेले असल्याने कामगार विभागाच्या युनिक कोड
क्र. २०११०२००४०३ बी- ६३६६ ०१ देण्यात आला आहे.

अट - प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशातून रशोच-आप्रमाण मंजूर वाहनतळ व्यवस्था दर्शविणारे सिमांकन
(Marking) कायमस्वरुपी व्यवस्थित राहणेबाबत मंगी ती प्रत्येक मंत्रालया मणेणत यावी.

आपला,

(जितेंद्र ल. भोपळ)

नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. डी. जी. शहा, वास्तुविशारद,
६०६, टक्कर टॉवर्स, फ्लॉट नं. ८६, सेक्टर-१४, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त, परिमडळ -१/२, नुमंमपा.
४. कर निर्धारक व संकलक, नमुंमपा, तुभे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
६. विभाग अधिकारी नमुंमपा, कोपरखैरणे.

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

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जा.क्र./नरवि/भोप्र/ प्र. क्र. बी- ६३६६/३३९९/२०११

दिनांक :- ०८/०७/२०११

भोगवटा प्रमाणपत्र

ड न न - ८
२७०७/२८५७/२००७
३१/०६/२००८

- नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्राप्ति प्र.क्र. ए-६३२४/२८५७/२००७, दि.२३/०८/२००७
- नवी मुंबई महानगरपालिकेचे दि. ३१/०६/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
- वास्तुविशारद डी. जी. शहा यांनी दि.१६/०६/२०१० व १५/०३/२०११ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ६४, सेक्टर क्र.१४, गा.वि.पो. कॉपरवैरणे, नवी मुंबई या जागेचे मालक जे. एश एंटरप्रायजेस यांनी जागेवरील बांधकाम दि.१५/०६/२०१० रोजी पूर्ण केले आहे. त्याबाबतचा दाखला नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्राप्ति प्रमाणपत्र दि. २३/०८/२००७ मध्ये नमूद केलेल्या शर्ती तसेच नवी मुंबई महानगरपालिकेचे दि. ३१/०६/२००८ या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार बांधकाम पूर्णत्वाची कागदाची गवाही केलेली आहे. वामुळे सादर जागेत.



- भुखंडाचे क्षेत्रफळ :- ११३.०८ चौ.मी.
- अनुज्ञेय चटई क्षेत्र निर्देशांक :- १.५०
- निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - ३०) :- १७६१.२७ चौ.मी.
- वास्तुविशारद यांनी सादर केलेल्या बांधकाम पूर्णत्वाची कागदाची गवाही केलेली आहे. वामुळे सादर जागेत. :- ३४९.५६ चौ.मी.

(प्रतिबंधक नापकडे)
नगररचनाकार
नवी मुंबई महानगरपालिका

T. P. KATEKAR

B.E.Civil, F.I.V.M.I.E.
GOVT. REGISTERED VALUER
REG. No. CCIT/THN/CAT-I/1/9/2011-12
AND IBBI REGISTERED VALUER
REG. No. IBBI/RV/02/2019/10921
LICENCED STRUCTURAL ENGINEER

303, Manjunath Tower,
V. P. Road, Pendse Nagar,
Dombivli (East) 421201

E-mail : tpkatekar@gmail.com
tp_katekar@rediffmail.com

Mob. : 9769900702
Mob. : 9844281817

BANK OF MAHARASHTRA

Job. No.063/ TPK /BOM/ TMC/2021-22 Date: 21/12/2021.

1	Name of the branch	BOM , BR.TMC
2	Name of the borrower	Mr.Ashok Ramraj Pal
3	Name of the valuer/Firm	T.P.Katekar
4	Date of visit by valuer	21/12/2021
5	Name of the Bank official accompanied / visited with valuer	
6	Description of properties/property	Flat No. 407, On 4 th Floor, Gami Trixie (B) Chs Ltd, Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
A	Name of the owner/Mortgagor	
B	Extent of area(in acres/hectors/sq.m./sq.ft)	Carpet area 25.467sq.mt + 6.406sq.mt balcony+ 6.555sq.mt C.B. Area+ 1/2 7.140sq.mt terrace area: 41.99sq.mt i.e 452.00sq.ft (As per agreement) Super built up area comes to 452.00sq.ft X 1.40=633.00sq.ft Measured carpet area : 438.00sq.ft
C	S.No./Gut No./CTS No./House No.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad
D	Type of land	Solid
E	Nature of property	Residential.
F	In possession of occupancy	Rented Occupied
G	Location	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad , Navi Mumbai-410206
H	Boundaries	East: SM heights West: A Wing North: Open Plot South: Road
I	Market value of the property	Rs.53,80,000.00
J	Relizable value of the property	RS.48,42,000.00
K	Distress value of the property	RS.43,04,000.00
l	Value of the property as per Government Ready Reckoner	Rs. 38,82,822.00



Job. no.063/ TPK /BOM/ TMC/2021-22 Date: 21/12/2021.

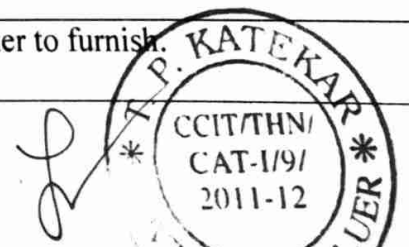
1.	Purpose for which valuation is made	Bank finance from Bank of Maharashtra Br. TMC
2.	Date as on which valuation is made	21/12/2021
3.	Name of the Owner/Owners	Mr.Ashok Ramraj Pal
4.	If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided?	Soleownership. No
5.	Brief description of the property	Flat No. 407, On 4 th Floor, Gami Trixie (B) Chs Ltd, Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
6.	Location, street, ward no.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
7.	Survey/Plot no. of land.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad
8.	Is the property situated in residential / commercial / mixed area / industrial area ?	Residential area.
9.	Classification of locality -high class/ middle class / poor class	Middle Class.
10.	Proximity to civic amenities like schools / hospitals / offices/ markets/ cinemas/etc.	Nearby
11.	Means and proximate surface communication by which locality is served.	Train, Bus, Auto

Land :-

12.	Area of land supported by documentary proof, shape, dimensions and physical features.	Not Applicable
13.	Road, Street or Lanes on which the land is abutting.	Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206
14.	Is it free hold or lease- hold land	Lease Hold
15.	If lease hold, the name of lessor /lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Lessor- CIDCO
	I) Initial premium	Not Applicable
	II) Ground rent payable per annum	Not Applicable
	III) Unearned increased payable to the lessor in the event of sale of transfer.	Not Applicable
16.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	No.
17.	Is there any agreement of easements? If so, attach copy.	No.
18.	Does the land fall in and area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars.	No.

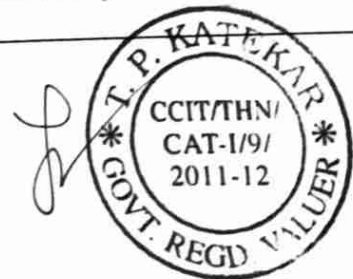


19	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give details of notification	Owner to furnish.
20	Attach a dimensioned site plan	Owner to furnish.
Improvements :-		
21.	Attach plans & elevations of structures standing on the land & a lay-out plan	Owner to furnish.
22.	Furnish technical details of the building.	As per Annexure.
23.	I) Is the building owner occupied or tenanted / both	Rented Occupied.
	II) If partly owner occupied, specify portion and extent of area under owner occupation.	Not Applicable.
24.	What is the floor space index permissible and percentage actually utilized ?	As per NMMC Rules.
Rents :-		
25.	I) Names of tenants / lessees / licenses / etc.	Not Applicable.
	II) Portion in their occupation , monthly or annual rent.	Not Applicable.
	III) Compensation/ license fees / etc paid by each.	Not Applicable.
	IV) Gross amount received for whole property	Not Applicable.
26.	Are any of occupants related to or close business associates of the owner?	Not Applicable.
27	Is separate amount being recovered for the use of fixtures like fans / gysers/ refrigerators / cooking ranges built – in wardrobes etc. for service charges ? If so, give details.	Not Applicable.
28.	Give details of water and electricity charges to be borne by the owner.	Owner to provide details.
29.	Has the tenants to bear the whole or part of the cost of repairs and maintenance ?give particulars.	Not applicable
30.	If a lift is installed, who has to bear the cost of maintenance and operation – owner or tenants ?	Owner through Society.
31	If a pump is installed, who has to bear the cost of maintenance and operation – owner or tenants ?	Owner through Society.
32.	Who has to bear the cost of electricity charges for lighting of commons spaces like entrance hall, stairs , passages , compound, etc. owner or tenants	Owner through Society.
33.	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	Owner to furnish.
34.	Is the building insured? If so, give policy no. amount for which it is insured and	Owner to furnish.



Annexure

1.	No of floors and height of each floor.	Stilt + 13 upper floors.
2.	Plinth area floor wise (as per IS 3861-1966)	Carpet area 25.467sq.mt + 6.406sq.mt balcony+ 6.555sq.mt C.B. Area+ 1/2 7.140sq.mt terrace area: 41.99sq.mt i.e 452.00sq.ft(As per agreement) Super built up area comes to 452.00sq.ft X 1.40=633.00sq.ft Measured carpet area : 438.00sq.ft
3.	Year of construction	2015 Approx., Commencement Certificate Dated 29/05/2015 issued By CIDCO
4.	Estimated future life.	54Years subject to proper maintenance.
5.	Type of construction-load bearing / RCC frame / Steel frame.	RCC Frame.
6.	Type of foundation.	Not inspected.
7.	Walls	Brick walls
	a) Basement and plinth	
	b) Ground floor.	
	c) Super structure	
8.	Partitions.	Brick walls
9.	Doors & windows	T.W. Frame doors, Aluminum Sliding Windows.
10.	Flooring	Vitrified tiles
11.	Finishing	Cement plaster.
12.	Roofing & terracing	RCC Slab.
13.	Special architectural or decorative features	Nil
14.	Types of wiring /fitting	
	i) Internal wiring surface or conduit	Concealed.
	ii) Class of fittings, superior / ordinary/ poor.	superior
15.	Sanitary installation	
	a	
	I) No.of water closets	1Nos.
	II) No. of basins.	1Nos.
	III) No. of urinals	NIL.
	iv) No. of sinks.	1Nos.
	v) No. of bathrooms.	1Nos.
	vi) No. of bidets	Nil.
	vii) No. of Geysers	1Nos
	b	
	Class of fittings : superior / colored / superior white / ordinary.	Standard.
16.	Compound wall	5ft.
	i) Height & length	Brick wall.
	ii) Type of construction.	2Lifts provided.
17.	No. of lifts & capacity	Sufficient for complex.
18.	Underground sump / capacity & type of construction.	
19.	Overhead tank	Terrace level.
	i) Where located	Sufficient for complex.
	ii) Capacity.	Sufficient for complex.
20.	Pumps – No and their horse power.	IPS Flooring.
21.	Roads & paving within the compound, type of paving.	
22.	Sewage disposal- whether connected to public sewers, if not , septic tank no and capacity.	Connected to public sewers.



Valuation

The property of Flat No. 407, On 4th Floor, Gami Trixie (B) Chs Ltd, Plot No.187, Sector 20, Ulwe, Tal- Panvel, Dist-Raigad, Navi Mumbai-410206. Carpet area 25.467sq.mt + 6.406sq.mt balcony+ 6.555sq.mt C.B. Area+ ½ 7.140sq.mt terrace area: 41.99sq.mt i.e 452.00sq.ft(As per agreement) Super built up area comes to 452.00sq.ft X 1.40=633.00sq.ft, which has been considered for valuation.
Flat No. 407, On 4th Floor, it consist of hall, kitchen, 1 bedroom, Small Bedroom, wc& bath, balcony etc.(1.5 BHK type)

Property is located near market, schools, colleges, hospitals, etc. Property is located in a well developed residential area .

Market rate of similar property is in the range of Rs.8,500.00 to Rs.9000.00 per sq.ft.on built up.

Market rate of the property is Rs.8,500.00 per sq.ft on built up in our opinion.

A) Market value of the property admeasuring 633.00 sq.ft @ Rs.8,500.00 works out to Rs.53,80,500.00. Say Rs.53,80,000.00 in our opinion.

(RS.FIFTY THREE LAKHEIGHTY THOUSAND ONLY)

(B) Realizable Sales Value is RS.48,42,000.00

(RS.FORTY EIGHT LAKH FORTY TWO THOUSAND ONLY).

(C) Distress Sale Value is RS.43,04,000.00

(RS.FORTY THREE LAKH FOUR THOUSAND ONLY)

D) Value as per Stamp Duty Ready Reckoner:

Rate for the year 2021-22: Rs.66,000.00 per sq.m. i.e. Rs.6,134.00 per sq.ft.

Guideline Value: 633.00sq.ft. X Rs.6,134.00 = Rs.38,82,822.00

Guideline value is for stamp duty only. Property is located in well developed residential area. Market value is therefore more than guideline value.

Value for insurance purpose: 633.00 sq.ft x Rs.2,000.00 = Rs.12,66,000.00

Boundaries:

East: SM heights West: A Wing

North: Open Plot South: Road

