

BOM TMC

15CL-250 CR.

BOM TMC

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मूल्यांकन पत्रक बांधकाम क्षेत्र

Wednesday, September 14, 2011
1:29:31PM

संक्रमांक वर्ष 2011
प्लॉट ठाणे
मुख्य मूल्य विभाग 154-...वाचे नाव : कोपरखैरणे (नवी मुंबई महानगरपालिका)
प मूल्य विभाग 3/83-कोपरखैरणे नोड सेक्टर क्र. 14
प्लॉटचे नांव Navi Mumbai/Thane
प्लॉट नंबर इतर -

ट न न - ८
६९१०० ९-३९

मार्गिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुराण	औद्योगिक
20200.00	44000.00	55000.00	66000.00	55000.00

मिळकतीचे क्षेत्र	92.00	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्ववाहन गृहिधा	आठे
मिळकतीचा प्रकार	बांधीय	बांधकामाचा दर	
मिळकतीचे वय	0 T.O 2 वर्षे	मजला	11th to 20th Floor

$$\begin{aligned} \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} &= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार नयिन दर}) * \text{मजला निहाय घट/वाढ} \\ &= (44000.00 * 100 / 100) * (110.00 / 100) \\ &= 48400.00 \end{aligned}$$

$$\begin{aligned} \text{मुख्य मिळकतीचे मूल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\ &= 48400.00 * 92.00 \\ &= 4452800.00 \end{aligned}$$

अंतिम अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाक्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

$$\begin{aligned} &= A + B + C + D + E + F + G + H \\ &= 4,452,800.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 \\ &= 4,452,800.00 /- \end{aligned}$$

सह दुय्यम निबंधक ठाणे - ८



SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id : mhshci01

Account Name : SHCIL-MAHARASHTRA

Receipt Id : RECIN-MHMHSHCIL0104072117637975J

Receipt Date : 13-SEP-2011

Received From : ASHOK RAMRAJ PAL	Pay To :
Instrument Type : DD	Instrument Date : 02-SEP-2011
Instrument Number : 707649	Instrument Amount : 272600 (Two Lakh Seventy Two Thousand Six Hundred only)
Drawn Bank Details	
Bank Name : BANK OF MAHARASHTRA	Branch Name : THANE
Out of Pocket Expenses : 0.00	



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Printed by
Signature of India
Signature
Details can be found at www.shcilestamp.com

INDIA NON JUDICIAL

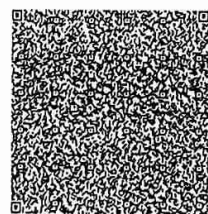
Government of Maharashtra

e-Stamp



Certificate No. : IN-MH042647. 8333443J
 Certificate Issued Date : 13-Sep-2011 12:43 PM
 Account Reference : SHCIL (FI) mhshcil01/ MULUND/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0104584360324949J
 Purchased by : ASHOK RAMRAJ PAL
 Description of Document : Article 25(b) to (d) Conveyance
 Property Description : FLAT NO 1501, 15TH FLOOR, BREEZE PARK, PLOT NO 64, SECTOR-14, KOPERKHAIRANE, NAVI MUMBAI.
 Consideration Price (Rs.) : 58,00,000/-
 (Fifty Eight Lakh only)
 First Party : ASH ENTERPRISES
 Second Party : ASHOK RAMRAJ PAL
 Stamp Duty Paid By : ASHOK RAMRAJ PAL
 Stamp Duty Amount(Rs.) : 2,72,600/-
 (Two Lakh Seventy Two Thousand Six Hundred only)

दस्तावेज - ८
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Statutory Alert:
 1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
 2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

बैंक अकाउंट के लिए ही
ACCOUNT PAYEE ONLY

Bank's Pay Order

Date 04/09/2011

Pay JOINT SUB REGISTRAR PANVEL

अरुये Rupees Thirty Thousand Only

रु. Rs. 30000.00

on account of SB 15750

PARSIK JANATA SAHAKARI BANK LTD.

Branch : Alroli Sector 5, Navi Mumbai - 400 708.



पारसिक जनता सहकारी बँक लि.

शाखा : ऐरोली सेक्टर ५, नवी मुंबई - ४०० ७०८.

For Parsik Janata Sahakari Bank Ltd.

[Signature]

[Signature]

प्रतिष्ठापक प्रबन्धक

AUTHORISED SIGNATORIES

Amount Not Over Than 30001 /-

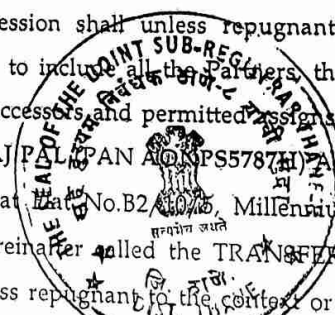
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AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and entered into at NAVI MUMBAI, on this 14th Day of September, 2011 BETWEEN M/s. YASH ENTERPRISES, a Partnership Firm duly registered under the Indian Partnership Act, 1932, through its Partner : SHRI BHUPINDER LADULAL JAIN having office at 320, Bawa Tower, Sector-17, Vashi, Navi Mumbai, hereinafter called the DEVELOPERS (which expression shall unless repugnant to the context or meaning thereof be deemed to include all the Partners, their heirs, nominees, administrators, executors, successors and permitted assigns) of the ONE PART AND MR. ASHOK RAMRAJ PALIPAN AONPS578741 Age 40 YEARS Indian Inhabitant, having address at Flat No.B2/10/3, Millennium Tower, Sector-9, Sanpada, Navi Mumbai, hereinafter called the TRANSFEREE/PURCHASER (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, nominees, administrators, executors, successors and permitted assigns) of the OTHER PART.



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WHEREAS :-

(1) The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered office at 'Nirmal' 2nd Floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "THE CORPORATION") is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub- Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXIII of 1966).

(2) The State Government has acquired lands and vested such lands in the Corporation for the development and disposal.

(3) The Corporation laid down plots in KOPERKHAIRANE, Navi Mumbai on such piece of Land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessee.

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(4) Whereas by an Allotment Letter dated 31.10.2005, the Corporation has allotted all that Piece and Parcel of Land bearing Plot No. 64, Sector - 14, Koperkhairane, Navi Mumbai - 400 709, Thane & District - Thane admeasuring an area of 1183.04 Square Metres to SHRI RAMA BENDU PATIL and others.



(5) Whereas by an Agreement to Lease dated 07.12.2006 duly registered with the Joint Sub - Registrar of Thane - 311 under Receipt No. 7219 dated 11.12.2006 (Serial No. 06993 - 2006) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF

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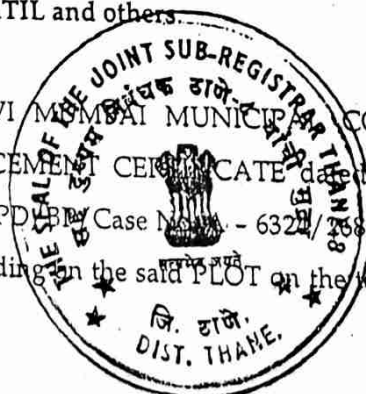
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MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd Floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "THE CORPORATION") of the ONE PART and Shri RAMA BENDU PATIL and others having address at At and Post - Koperkhairane, Taluka & District - Thane, Navi Mumbai of the OTHER PART, the CORPORATION granted Licence in favour of Shri RAMA BENDU PATIL and others (hereinafter referred to as "the Original Licensee") and agreed to grant a Lease for a term of 60 Years of all that Piece and Parcel of Land bearing Plot No. 64, Sector - 14, Koperkhairane, Navi Mumbai - 400 709, Taluka & District - Thane admeasuring an area of 1183.04 Square Metres (Hereinafter referred to as "THE SAID PLOT") in consideration of a Premium of Rs. 26,618/= (RUPEES TWENTY SIX THOUSAND SIX HUNDRED EIGHTEEN ONLY) subject to the observance of the Terms and Conditions mentioned therein and in pursuance thereof the Corporation has handed over the possession of the said Plot to the Original Licensee

E the Corporation has handed over the possession of the said Plot to the Original Licensee 29/01/07-39 २०२२
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(6) Whereas by its ORDER dated 20.01.2007 bearing Ref No. 1584, the CORPORATION has granted exemption under Section 20 of the Urban Land (Ceiling & Regulation) Act in respect of the said Plot to Shri RAMA BENDU PATIL and others

(7) Whereas the NAVI MUMBAI MUNICIPAL CORPORATION has issued COMMENCEMENT CERTIFICATE dated 29.01.2007 bearing Ref No. NMMC/TPD/BB Case No. - 6324/268/07 for construction of Residential Building on the said PLOT on the terms and conditions as set out therein.



(8) Whereas by a Tripartite Agreement dated 31.01.2007 duly registered with the Joint Sub - Registrar of Thane - 11 under Receipt No. 699

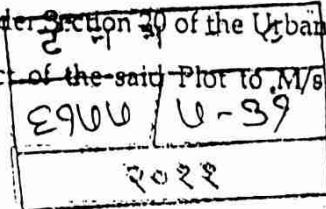
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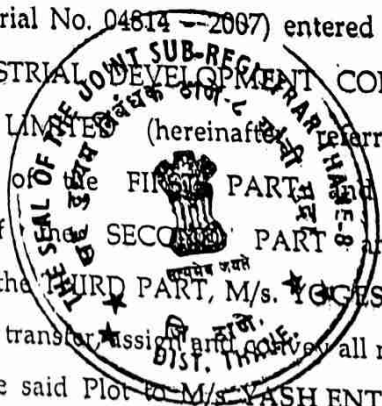
dated 31.01.2007 (Serial No. 00675 - 2007) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as "the CORPORATION") of the FIRST PART and Shri RAMA BENDU PATIL and others of the SECOND PART and M/s. YOGESH ENTERPRISES of the THIRD PART, Shri RAMA BENDU PATIL and others have agreed to sell, transfer, assign and convey all rights, title, interest and benefits in the said Plot to M/s. YOGESH ENTERPRISES and the CORPORATION agreed to grant permission to transfer the said Plot to M/s. YOGESH ENTERPRISES.

(9) Whereas by its Final Order Letter dated 02.02.2007, the CORPORATION has transferred all rights, title, interest and benefits in the said Plot in favour of M/s. YOGESH ENTERPRISES.

(10) Whereas by its ORDER dated 27.07.2007 bearing Ref No. 1884, the CORPORATION has granted exemption under Section 20 of the Urban Land (Ceiling & Regulation) Act in respect of the said Plot to M/s. YOGESH ENTERPRISES.



(11) Whereas by a Tripartite Agreement dated 23.08.2007 duly registered with the Joint Sub - Registrar of Thane - 11 under Receipt No. 4994 dated 23.08.2007 (Serial No. 04814 - 2007) entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (hereinafter referred to as "the CORPORATION") of the FIRST PART and M/s. YOGESH ENTERPRISES of the SECOND PART and M/s. YASH ENTERPRISES of the THIRD PART, M/s. YOGESH ENTERPRISES have agreed to sell, transfer, assign and convey all rights, title, interest and benefits in the said Plot to M/s. YASH ENTERPRISES and the



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CORPORATION agreed to grant permission to transfer the said Plot to M/s. YASH ENTERPRISES.

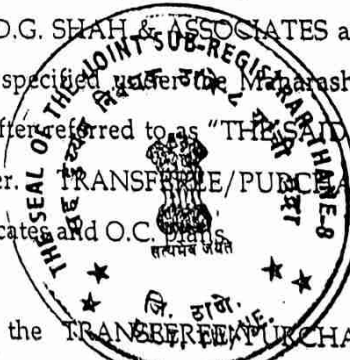
(12) Whereas by its Final Order Letter dated 24.08.2007, the CORPORATION has transferred all rights, title, interest and benefits in the said Plot in favour of M/s. YASH ENTERPRISES.

(13) Whereas the NAVI MUMBAI MUNICIPAL CORPORATION has issued amended COMMENCEMENT CERTIFICATE dated 23.08.2007 bearing Ref No. NMMC/TPD/BP/Case No. A - 6324/2857/07 for construction of Residential Building on the said PLOT on the terms and conditions as set out therein.

(14) Whereas DEVELOPERS have constructed a Residential Building on the said Plot which shall be always known as "BREEZE PARK" and obtain Occupancy Certificate on 8-July-2011

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(15) Whereas the TRANSFEREE/PURCHASER has demanded from the DEVELOPERS and the DEVELOPERS have given inspection to the TRANSFEREE/PURCHASER of all the Documents of Title relating to the said Plot, the Plans, Designs and Specifications prepared by the "ARCHITECTS" : D.G. SHAH & ASSOCIATES and such of the other Documents as are specified under the Maharashtra Ownership Flats Act, 1963 (Hereinafter referred to as "THE SAID ACT") and the rules made thereunder. TRANSFEREE/PURCHASER has inspect Occupancy Certificates and O.C. Plans



(16) And Whereas the TRANSFEREE/PURCHASER has agreed to purchase Flat No. 1501, on the 15th Floor, admeasuring about 825 Sq. Ft. Carpet Area in the Building to be always known as " BREEZE PARK " constructed on Plot No. 64, Sector - 14, Koperkhairane, Navi

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Mumbai - 400 709, Taluka & District - Thane (hereinafter above referred to as "THE SAID FLAT") for a total consideration of Rs. 58,00,000/= (RUPEES FIFTY EIGHT LAC ONLY) on the terms and conditions hereinafter appearing.

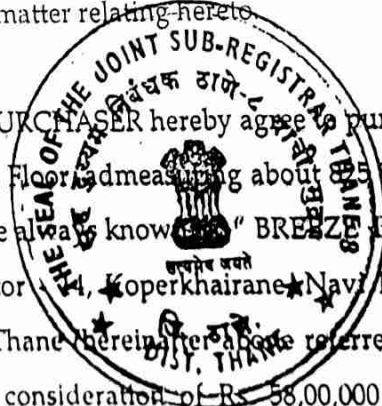
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1) The DEVELOPERS has constructed a Building on the said Plot for Residential use (consisting Stilt + 16 upper floors) which is known as "BREEZE PARK " in accordance with the Plans, Designs, Specifications which have been approved by the concerned a authority and seen and approved by the Flat TRANSFEREE/ PURCHASER with such variations and modifications as the DEVELOPERS may consider necessary or as may be required by the concerned ~~local~~ Authority/ the Government to be made in them or any of them.

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(2) The TRANSFEREE / PURCHASER has prior to the execution of this Agreement satisfied himself about the Title of DEVELOPERS to the said Plot of Land and no requisition or objection shall be raised upon DEVELOPERS in any matter relating hereto.

(3) The TRANSFEREE/PURCHASER hereby agree to purchase the said Flat No. 1501, on the 15th Floor and measuring about 885 Sq. Ft. Carpet Area in the Building to be always known as "BREEZE PARK " constructed on Plot No. 64, Sector 4, Koperkhairane, Navi Mumbai - 400 709, Taluka & District - Thane hereinafter above referred to as "THE SAID FLAT") for a total consideration of Rs. 58,00,000/= (RUPEES FIFTY EIGHT LAC ONLY) on the terms and conditions hereinafter appearing.



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(4) The TRANSFEREE/PURCHASER has verified and accepted the Super Covered Area, which is inclusive of Carpet Area plus proportionate share in common passage, staircase, walls, Lift-walls and recessed space below window sills and extra space provided by way of lofts in the Flat. The TRANSFEREE /PURCHASER is fully satisfied to the said Super Covered Area and hereafter will not raise any objections with regard to the same.

(5) AND WHEREAS the TRANSFEREE/PURCHASER has paid the TOKEN MONEY / BOOKING AMOUNT being Rs. 6,00,000/= (Rupees SIX LAC ONLY) in respect of the said Flat before the execution of these presents. A receipt of the same is duly acknowledged by the DEVELOPERS.

AGREED PAYMENT SCHEDULE IN DETAIL

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The TRANSFEREE/PURCHASER has agreed to make the balance payment of Rs. 52,00,000/= (Rupees FIFTY TWO LAC ONLY.) within 25 days from the date of this agreement.

(6) It is expressly agreed by and between the Parties hereto that in respect of the above payments, mode of payment according to the Payment Schedule is the essence of the contract. Without prejudice to the DEVELOPERS other rights under this Agreement and /or in Law the TRANSFEREE/PURCHASER will be liable to pay to the DEVELOPERS interest at the Rate of 15 % per annum on all amounts due and payable by the TRANSFEREE/ PURCHASER under this agreement if any such amount remains unpaid for 7 days or more after becoming due. AND on the TRANSFEREE/ PURCHASER committing breach of any of the terms and conditions herein contained, the DEVELOPERS shall be entitled at their own option to TERMINATE this Agreement.

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(7) The Total consideration mentioned above is exclusive of the Following Charges :

- Stamp Duty, Registration Fees and other charges payable to the concerned authorities for Registration of this Agreement.
- Water Connection Charges and Electricity connection charges.
- Electric Cable laying charges.
- Land and Development building charges..
- Legal charges for documentation.
- Transfer Fees payable to CIDCO LTD and to NMMC, and to other authorities.

- MSEB Meter Deposit.

- Water Connection Deposit and Meter Charges.

- Water Resource Development charges.

- Service Taxes if applicable

- Stamp duty, Registration charges payable on Agreement of Lease. Lease Deed to be executed by CIDCO in favour of promoters or Society.

- Any other Taxes / charges, Cess that shall be levied by CIDCO and NMMC or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.

- The TRANSFEREE/PURCHASER will before delivery of possession of the said flat keep deposit with the DEVELOPERS the following amounts :

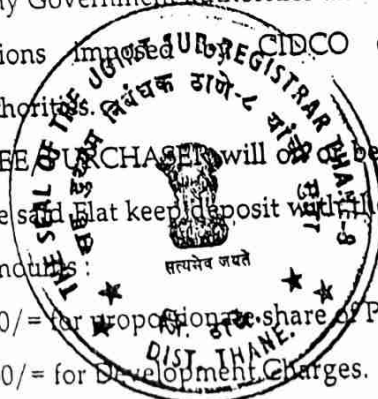
(a) Rs. 2500/= for proportionate share of Property Tax.

(b) Rs. 4000/= for Development Charges.

(c) Rs. 3000/= Legal Charges.

(d) Rs. 260/= Share Money, Entrance Fees of the Society.

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The TRANSFEREE/PURCHASER agreed to pay all of the abovementioned charges as and when demanded by the DEVELOPERS.

(8) In addition to the above the TRANSFEREE/PURCHASER also agree to bear the cost of the Lease Deed and Conveyance of Plot in the Name of Co-op Hsg. Society including the CIDCO transfer charges, Stamp Duty, Registration Charges in Proportionate share of expenses to be paid on Lease Deed and Conveyance.

(9) All costs, charges and expenses including Advocate's / Solicitor's fees for formation and registration of the said Association / Society including the share money and application fee, as the case may be shall be borne and paid by the TRANSFEREE/PURCHASER as the case may be.

(10) All notices to be served on the Flat TRANSFEREE/PURCHASER as contemplated by this agreement will be deemed to have been duly served if sent to the Flat TRANSFEREE/PURCHASER by Registered Post or Under Certificate of Posting at his address specified below :

MR. ASHOK RAMRAO
Flat No.B2/10/5, Millennium Tower Sector-9, Sanpada, Navi
Mumbai-400705.

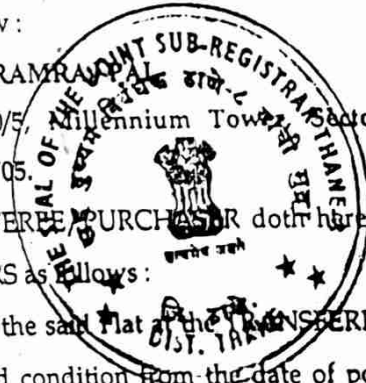
(11) The TRANSFEREE/PURCHASER doth hereby covenant with the DEVELOPERS as follows :

(a.) To maintain the said Flat at the TRANSFEREE/PURCHASER own Cost in good condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye laws of

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Ashok Ramrao

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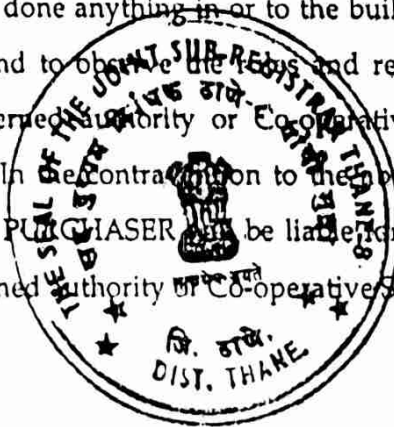


concerned authorities or any other authority or change/ alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

(b.) Not to store in the Flat any goods which are hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected by the concerned authorities or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the flat is situated. Any damages caused to the structure of the building on account of negligence or default of the TRANSFEREE / PURCHASER in this behalf, the TRANSFEREE/PURCHASER will be liable for the consequences of breach of this clause.

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(c.) To carry at his own cost all internal repairs to the said Flat in the same conditions, state and order in which it was delivered by the DEVELOPERS to the TRANSFEREE / PURCHASER and will not do or suffer to be done anything in or to the building in which the Flat is situated and to observe the rules and regulations and the byelaws of concerned authority or Co-operative Society or any other Authority. In contravention to the above provisions the TRANSFEREE / PURCHASER will be liable for the consequences thereof to concerned authority or Co-operative Society or any other Authority.



(d.) Not to demolish or cause to be demolished the Flat or any part thereof at any time or make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, or any alteration in the elevation and outside colour scheme of the

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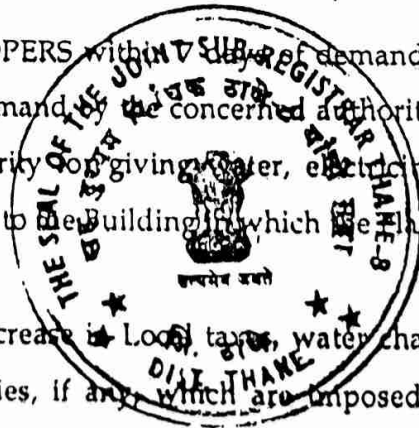
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building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereof in good, tenantable repair and conditions, and in particular so as to support shelter and protect the other part of the building in which the Flat is situated and shall not chisel or in any other way damage the columns, beams, walls, slabs or R.C.C., pards or other structural members in the Flat without the prior written permission of the Developers and /or the Society or Limited Company.

- (e.) Not to do or permit to be done any act or things which may render void or voidable any Insurance of the said Land and the buildings in which the Flat is situated or any part thereof. Whereby any increase in Premium will become payable in respect of the Insurance, it will be borne and paid by the TRANSFEREE PURCHASER.

by the TRANSFEREE	
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- (f.) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land or building in which the Flat is situated.
- (g.) Pay to the DEVELOPERS with the amount of demand, their share of Security Deposit demand by the concerned authority, Government or any other authority for giving water, electricity or any other services, connection to the Building in which the Flat is situated.
- (h.) To bear and pay increase in Local taxes, water charges, insurance and such other levies, if any, which are imposed by Concerned Authority and/or Government and/or other Public Authority.
- (i.) The TRANSFEREE/ PURCHASER will observe and perform all rules and regulations which the Society may adopt at its inception



Signature

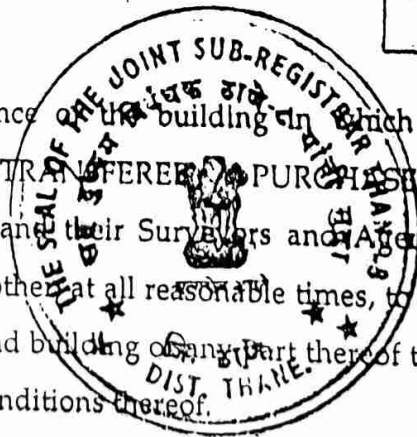
Signature

and the additions, alteration / documents thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and the observance and performance of the building rules, regulations and Bye-laws for the time being of Concerned Authority and of Government and other bodies. The TRANSFEREE/ PURCHASER will observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the Flat in the building and will pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- (i) The TRANSFEREE/PURCHASER will not Let, Transfer, assign, or part with their interest or benefit of this Agreement or part with the possession of the Flat until all the dues payable by them to the DEVELOPERS under this agreement are fully paid up and only if the TRANSFEREE/PURCHASER had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the TRANSFEREE/PURCHASER has obtained the Permission in Writing of the DEVELOPERS by such transfer.

TRANSFEREE/PURCHASER has
obtained the Permission in Writing of the DEVELOPERS by such
transfer.

- (k) Till a conveyance of the building in which Flat is situated is executed, the TRANSFEREE/PURCHASER will permit the DEVELOPERS and their Surveyors and Agents with or without workmen and other at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.



- (12) The TRANSFEREE / PURCHASER along with the other TRANSFEREE/PURCHASER of Flats in the building will join in forming and registering a Society to be known as BREEZE PARK

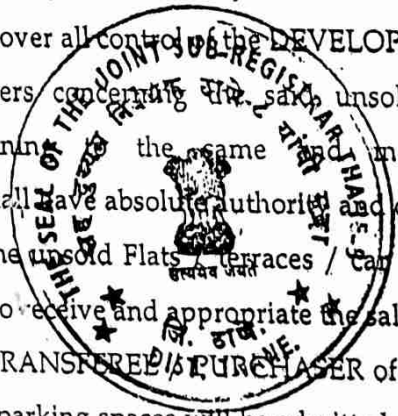
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CO. OP. HSG. SOCIETY LTD. and also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation of the Society and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign, so as to enable the DEVELOPERS to register the organization of the TRANSFEREE / PURCHASER under Section 10 of the Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats Rules, 1964. No-objection will be taken by the TRANSFEREE/ PURCHASER if any changes or modifications are made in the draft/bye-laws or the Memorandum or Articles of Association as may be required by the Registrar of the Co-operative Societies or the Registrar of Companies as the ~~case may be~~ or-by any other Authority.

E may be or-by any	
2900	9E-39

(13) In the event of Co-operative Society being formed and registered before the sale and disposal by the DEVELOPERS of all the Flats terraces / car parking spaces in the said building, the power and authority of the Co-operative Society so formed or so registered shall be subject to over all control of the DEVELOPERS in respect of any of the matters concerning the said unsold Flats and all amenities pertaining to the same and in particular the DEVELOPERS shall have absolute authority and control as regards the disposal of the unsold Flats / terraces / car parking spaces at any stage and to receive and appropriate the sale prices in respect thereof and all TRANSFEREE / PURCHASER of such unsold Flats / terraces / car parking spaces will be admitted as member of the Co-operative Society with the same rights and same benefits and subject to and without any reservation and conditions whatsoever and the TRANSFEREE / PURCHASER will consent to admission without raising any objection whatsoever and without charging

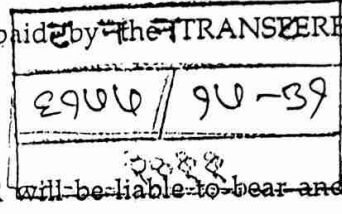


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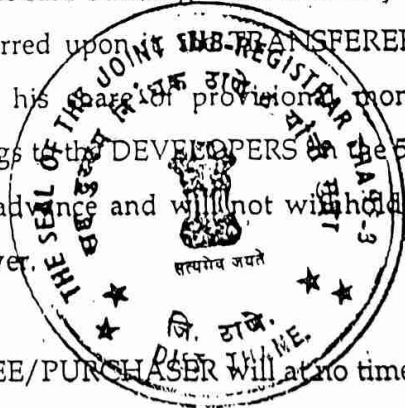
Abhishek

any Transfer Fees and / or donation charges. However the DEVELOPERS shall pay the Property Taxes of the unsold Flats which shall be under the control and management of the DEVELOPERS alone.

- (14) All costs charges including to the Stamp Duty and Registration charges in respect of the said Agreement will be borne and paid by the TRANSFEREE/PURCHASER alone. And also the proportionate share of Stamp Duty and registration of Lease Deed in favour of Co-operative Housing Society, to be executed by the Corporation will be borne and paid by the TRANSFEREE / PURCHASER.



- (15) The TRANSFEREE / PURCHASER will be liable to bear and pay the Proportionate share of Outgoings in the form of maintenance of the said Flat and building namely Property Taxes, Water Charges, Insurance Premium, expenses for common Security/Watchman etc. and all the necessary charges incidental to the management and maintenance of the said Building. Until a Society is formed and the powers are conferred upon the TRANSFEREE / PURCHASER covenant to pay his share of provisions monthly contribution towards Outgoings to the DEVELOPERS on the 5th day of each and every month in advance and will not withhold the same for any reasons whatsoever.



- (16) The TRANSFEREE/PURCHASER will at no time demand partition of their interest in the said Building.

- (17) It is hereby agreed that the Terrace, Parapet Walls and Stilts on the said Building shall always belong to the DEVELOPERS and they shall be entitled to deal with and dispose off the same in

Qin

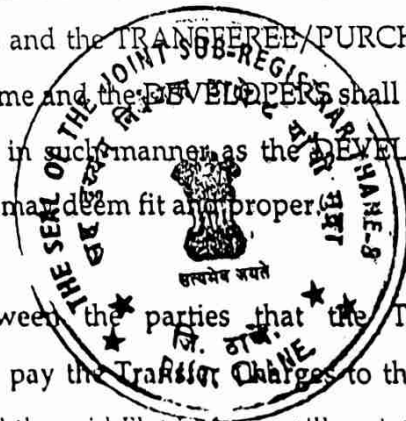
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whatsoever manner they may deem fit. In the event of the DEVELOPERS obtain permission from the CIDCO and /or other concerned authority for constructing any premises on the terrace or stilts, then the DEVELOPERS shall be entitled to dispose off such premises in whatsoever manner they deem fit. The TRANSFEREE/PURCHASER hereby undertake that they will not raise any objection for the same.

- (18) This Agreement shall be subject to the Provisions contained in the Maharashtra Ownership Flats (regulations of the promotion of construction Sale management and Transfer) Act 1963, and the Maharashtra Ownership Units (regulation of the promotion of construction Sale management and Transfer) Rules 1964 or any amendment for the time being in force.

- (19) Before the conveyance of the said Plot in favour of the Society, If any additional Floor Space Index (F.S.I.) for construction is made available by the said CORPORATION the DEVELOPERS shall be entitled to the same and the TRANSFEREE/PURCHASER will not be entitled to the same and the DEVELOPERS shall be at the liberty to utilize the same in such manner as the DEVELOPERS in their absolute discretion may deem fit and proper.

- (20) It is agreed between the parties that the TRANSFEREE / PURCHASER will pay the Transfer Charges to the DEVELOPERS if he intends to sell the said Flat in future till society will be formed and building handed over to the society. The amount of the Transfer Charges shall be fixed by the DEVELOPERS and it shall be binding on the TRANSFEREE / PURCHASER.



Handwritten text in a box: E900 / 9L-39

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SCHEDULE OF THE SAID PLOT

All that Piece and Parcel of Land bearing Plot No. 64, Sector - 14, Koperkhairane, Navi Mumbai - 400 709, Taluka & District - Thane admeasuring an area of 1183.04 Square Metres and bounded as follows :

On or towards the North by : Plot No. 62 & 63.
On or towards the South by : Tree Belt.
On or towards the East by : 11 Mtr. Wide Road.
On or towards the West by :

Plot No. 65 to 65A C
E904/98-39
२०२२

SCHEDULE OF THE SAID FLAT

Flat No. 1501, on the 15th Floor, admeasuring about 825 Sq. Ft. Carpet Area in the Building to be always known as "BREEZE PARK" constructed on Plot No. 64, Sector - 14, Koperkhairane, Navi Mumbai - 400 709, Taluka & District - Thane.

[Handwritten Signature]



IN WITNESS WHEREOF we hereunto set and subscribed our hands at NAVI
MUMBAI this 14th Day of September, in the year 2022

SIGNED & DELIVERED BY THE
WITHIN NAMED DEVELOPERS

FOR M/s. YASH ENTERPRISES
SHRI BHUPINDER LADULAL JAIN
Partner

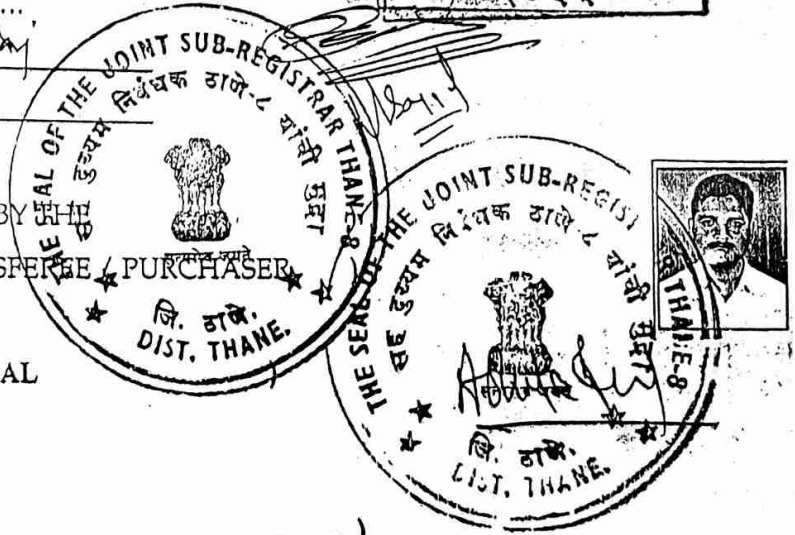


In the presence of

Sharvan H. Bajaj
Munir Sayyed

SIGNED & DELIVERED BY THE
WITHIN NAMED TRANSFEREE / PURCHASER

MR. ASHOK RAMRAJ PAL

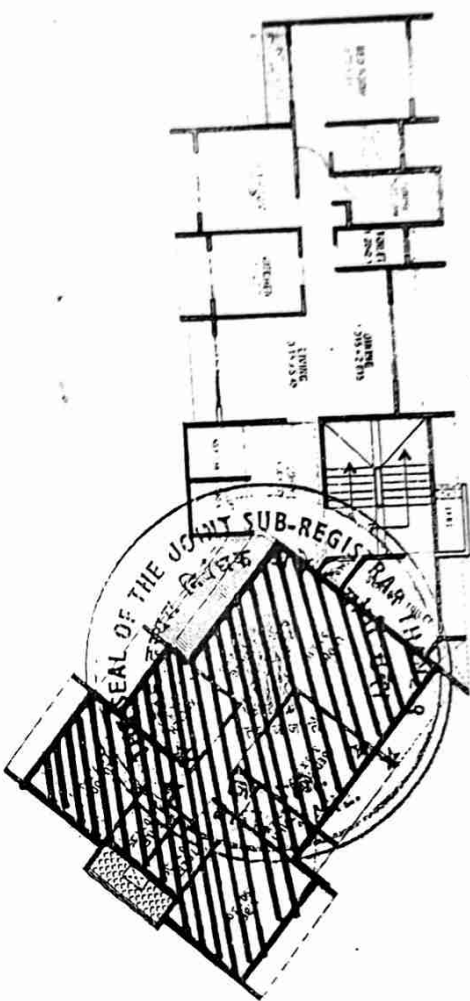


In the presence of

Sharvan H. Bajaj
Munir Sayyed

AS
MS

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 ए१००/२२-३९
 २०२२



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1501

TYPICAL FLOOR PLAN

(3rd, 5th, 7th, 9th, 11th, 13th & 15th floor plan)

TITLE
 SALE DRAWING

NAME OF PROPOSAL

- BREZE PARK -
 PROPOSED RESIDENTIAL BLDG. ON
 PLOT NO.- 84, SECTION-14,
 KOPERNAKURANE, NAVI MUMBAI.

DATE: 31-09-2007

ARCHITECT

D. G. SHAH & ASSOCIATE
 ARCHITECTS & INTERIORS



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी 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 :- ०८/१२/२०११

६९००/२३-३९
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) प्राप्त झाले आहे. या प्रमाणपत्राबाबत आपले अर्ज निव्वळ असल्याने भोगवटा प्रमाणपत्र मिळवण्यात येईल असे सांगितले आहे. याची कृपया नोंद घ्यावी.
शासन परिपत्रक उद्योग, उर्जा व कामगार विभाग क्र. २००९/प.क्र.७६८/कामगार ७-अ, दि. २६ ऑक्टोबर २००९ नुसार सदर प्रकरणात कामगार चाकर अर्जांक विलंबित कामगार विभागात जमा झाल्याने उद्योग युनिक कोड क्र. २०११०२००४०३ बी- ६३६६ ०१ देण्यात आला आहे.

अट - प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशात अंशिक व्यापार गणण वाहनतळ व्यवस्था दर्शविणारे सिमांकन (Marking) कायमस्वरुपी व्यवस्थित राहणेबाबत योग्य ती अचूकता नोंद घ्यावी.

आपला,

(जितेंद्र ल. भोपळ)

नगररचनाकार
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

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

नवी मुंबई
महानगरपालिका

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

Navi Mumbai
Municipal Corporation

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. सी- ६३६६/३३९९/२०११

दिनांक :- ०८/०७/२०११

भोगवटा प्रमाणपत्र

ट न न - ८
२४००/२४३९

- १) नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि. २३/०८/२००७, प्र.क्र. ए-६३२४/२८५७/२००७, दि. २३/०८/२००७
- २) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
- ३) 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.यो. कॉपरवैरणे, नवी मुंबई या जागेचे मालक न. यश एंटरप्रायजेस यांनी जागेवरील बांधकाम दि. १५/०६/२०११ मध्ये प्रारंभ केले आहे. त्याबाबतचा दाखला नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि. २३/०८/२००७ मध्ये नमूद केलेल्या अटी व शर्ती तसेच नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ चा अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार बांधकाम शुल्क आकारणीबाबतची कामवाही केलेली आहे. त्यामुळे सदर जागेत.



- १) भुखंडाचे क्षेत्रफळ :- १.५० चौ.मी.
- २) अनुज्ञेय चटई क्षेत्र निर्देशांक :- १७६१.२७ चौ.मी.
- ३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - ३०) :- ३४९.५६५ चौ.मी.
- ४) बाळकनी खालील बांधकाम क्षेत्र यानुसार वापर करणारा परवानगी देण्यात येत आहे.

(प्रतिबंधक वापरासाठी)
नगरप्रधानकार
नवी मुंबई महानगरपालिका



दस्त गोषवारा भाग-1

टनन8
दस्त क्र 6177/2011
30/1/19

14/09/2011
1:53:05 pm

दुय्यम निबंधक:
ठाणे 8

दस्त क्रमांक : 6177/2011
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: श्री अशाक रामराज पाल - पत्ता: घर/फ्लॅट नं: फ्लॉट नं. 2/10/5, मिलेनियम टॉवर से. 9 सानपाडा गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/बसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन: -	लिहून घेणार वय 40 सही		
2	नाम: मे. यश इंटरप्राईजेस तर्फे भागीदार श्री मुपिंदर लाडुनाल जैन - पत्ता: घर/फ्लॅट नं: 320 बाया टॉवर से. 17 बारी गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/बसाहत: - शहर/गाव: - तालुका: -	लिहून देणार वय 40 सही		

सह दुय्यम निबंधक ठाणे व.८

दस्ताऐवजासह कोरपेची कागदपत्रे,
कुलमुखात्काराची इत्यादी बनावट
शेकडून आरव्यास त्याची संपूर्ण जबाबदारी
निष्पादकांची राहिल.



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

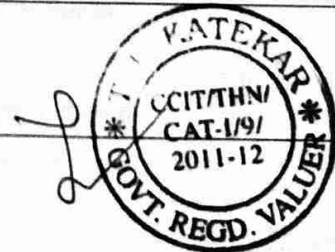
Job. No.064/ TPK /BOM/ TMC/2021-22 Date: 21/12/2021.

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. 1501, On 15 th Floor, Breeze Park, Plot No.64, Sector 14, Koparkhairane, Tal&Dist-Thane, Navi Mumbai-400709
A	Name of the owner/Mortgagor	
B	Extent of area(in acres/hectors/sq.m./sq.ft)	Carpet area 825.00sq.ft(As per agreement) Built up area Comes to 825.00X 1.40=1,155.00sq.ft Measured carpet area : 820.00sq.ft
C	S.No./Gut No./CTS No./House No.	Plot No.64, Sector 14, Koparkhairane, Tal &Dist-Thane
D	Type of land	Solid
E	Nature of property	Residential.
F	In possession of occupancy	Rented Occupied
G	Location	Plot No.64, Sector 14, Koparkhairane, Tal &Dist-Thane
H	Boundaries	East: Alpha Garden West: DharmodayChs North: Orchid Residency South: Open Khadi
I	Market value of the property	Rs.1.27Cr.
J	Relizable value of the property	RS.1.14Cr.
K	Distress value of the property	RS.1.01Cr.
l	Value of the property as per Government Ready Reckoner	Rs. 1,01,12,025.00



T. P. KATEKAR

Job. no.064/ 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.
5.	Brief description of the property	No
6.	Location, street, ward no.	Flat No. 1501, On 15 th Floor, Breeze Park, Plot No.64, Sector 14, Koparkhairane, Tal & Dist-Thane, Navi Mumbai-400709
7.	Survey/Plot no. of land.	Plot No.64, Sector 14, Koparkhairane, Tal & Dist-Thane
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.64, Sector 14, Koparkhairane, Tal & Dist-Thane
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 commonspaces 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.



	annual premium.	
35.	Is any dispute between landlord and tenant regarding rent pending in a court of law?	Not applicable.
36.	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Not applicable

Sales :-

37.	Give instances of sales of immovable property in the locality indicating the name and address of the property, registration no, sale price and area of land sold.	Not available.
38.	Land rate adopted in this valuation.	Composite rate for land & building adopted as per valuation sheet of this report.
39.	If sale instances are not available or not relied upon, the basis of arriving at land rate.	Market enquiry & our data base.

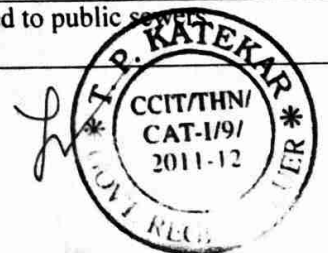
Cost of Construction :-

40.	Year of commencement of construction and year of completion.	2011 Occupancy Certificate Dated 08/07/2011 issued By NMMC
41.	What was the method of construction by contract/ by employing labour directly / both ?	Not applicable
42.	For item of work done on contract produce copies of agreements.	Not applicable
43.	For item of work done by engaging labour directly, give basic rates of materials & labour supported by documentary proof.	Not applicable



Annexure

1.	No of floors and height of each floor.	Stilt + 16upper floors.
2.	Plinth area floor wise (as per IS 3861-1966)	Carpet area 825.00sq.ft(As per agreement) Built up area Comes to 825.00X 1.40=1,155.00sq.ft
3.	Year of construction	2011 Occupancy Certificate Dated 08/07/2011 issued By NMMC
4.	Estimated future life.	50 Years 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	3Nos.
	II) No. of basins.	3Nos.
	III) No. of urinals	NIL.
	iv) No. of sinks.	3Nos.
	v) No. of bathrooms.	3Nos.
	vi) No. of bidets	Nil.
	vii) No. of Geysers	3Nos
	b Class of fittings : superior / colored / superior white / ordinary.	Standard.
16.	Compound wall	
	i) Height & length	5ft.
	ii) Type of construction.	Brick wall.
17.	No. of lifts & capacity	2Lifts provided.
18.	Underground sump / capacity & type of construction.	Sufficient for complex.
19.	Overhead tank	
	i) Where located	Terrace level.
	ii) Capacity.	Sufficient for complex.
20.	Pumps – No and their horse power.	Sufficient for complex.
21.	Roads & paving within the compound, type of paving.	IPS Flooring.
22.	Sewage disposal- whether connected to public sewers, if not , septic tank no and capacity.	Connected to public sewer.



Valuation

The property of Flat No. 1501, On 15th Floor, Breeze Park, Plot No.64, Sector 14, Koparkhairane, Tal & Dist-Thane, Navi Mumbai-400709. Carpet area 825.00sq.ft (As per agreement) Built up area Comes to $825.00 \times 1.40 = 1,155.00$ sq.ft, which has been considered for valuation.

Flat No. 1501, On 15th Floor, it consist of hall, kitchen, 3 bedroom, wc & bath, balcony, Passage etc.(3 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.11,000.00 to Rs.11,500.00 per sq.ft.on built up.

Market rate of the property is Rs.11,000.00sq.fton built up in our opinion.

A) Market value of the property admeasuring 1,155.00sq.ft@ Rs.11,000.00 works out to Rs.1,27,05,000.00. Say Rs.1.27Cr.in our opinion.

(RS.ONE CRORE TWENTY SEVEN LAKH ONLY)

(B) Realizable Sales Value is RS.1.14Cr.

(RS.ONE CRORE FOURTEEN LAKH ONLY).

(C) Distress Sale Value is RS.1.01Cr.

(RS.ONE CRORE ONE LAKH ONLY)

D) Value as per Stamp Duty Ready Reckoner:

Rate for the year 2021-22:Rs., 94,200.00 per sq.m. i.e. Rs.8,755.00 per sq.ft.

Guideline Value: $1,155.00$ sq.ft. X Rs.8,755.00 = Rs.1,01,12,025.00

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: $1,155.00$ sq.ftxRs.2,500.00= Rs.28,87,500.00

Boundaries:

East: Alpha Garden West: Dharmoday Chs

North: Orchid Residency South: Open Khadi

