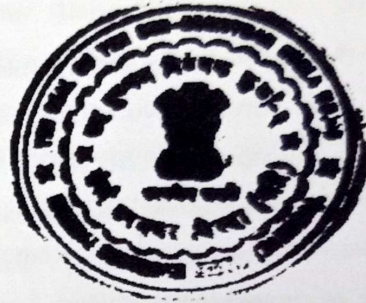


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AGREEMENT FOR SALE

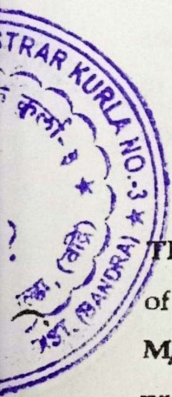
THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 9th day of May..... 2014 by and between

M/S. CHOICE ENTERPRISE, a registered partnership firm constituted under the provisions of Indian Partnership Act, 1932, PAN AAFC8676J, having Correspondent Address at Palm Paradise, B-202, Plot No.8/8A, sector - 17, Palm Beach Road, Sanpada Maharashtra, and Head Office At 1402, Bhumi Raj Costarica, Plot No. 1, Sector - 18, Sanpada, Navi Mumbai - 400 705 through its Partner Shri Deepak Valji Karia hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its partners for the time being, the survivor or survivors of them and the heir, executor, administrators and assigns of such last survivor) of the **One Part,**

Deep.

x [Signature]

x [Signature]



AND

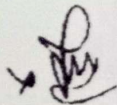
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1. MR. JAGDISH M. MEHTA, PAN - AACPM0248E AND 2. MR. YOMEN L. MEHTA
 PAN - AFGPM8883A and residing at Flat No. A - 302, Silver Harmony Chs Ltd, New
 Maneklal Estate, Ghatkopar West, Mumbai - 400 086 hereinafter referred to as the
 "PURCHASER/S" (which expression shall unless it be repugnant to the context or
 meaning thereof shall deem to mean and include his/her/their respective legal heir/s,
 executors, administrators and permitted assigns) of the Other Part.

WHEREAS:-

- I. Jai Ambe Dham (SRA) Co-operative Housing Society is a society registered under No.MUM/SRA/HSG/(TC)/11864/2010 under the Maharashtra Co-operative Societies Act is constituted of the slum dwellers occupying a parcel of land bearing Final Plot No. 266 A, 266 B, 252 (P) and including proposed D. P. Road of Village Ghatkopar Kiroli, Taluka Kurla, Mumbai Suburban District admeasuring 2927.58 sq. mtrs. being a censused slum colony which property is more particularly described in the First schedule here under written (hereinafter referred to as "the said property");
- II. The aforesaid Final Plot No. 271 is owned by MHADA whereas Final Plot No. 266A, 266B, 252 (part) and the proposed D. P. Road belong to Mumbai Municipal Corporation and the Property Register Cards are hereto annexed and marked **Annexure "A"**;
- III. The said society has entered into a registered Development Agreement dated 07/03/2011 with the Developers for development of the said property under the Slum Rehabilitation Scheme for consideration and upon certain terms and conditions as therein mentioned, which said Development Agreement is duly registered with the Sub-Registrar of Assurances at Kurla under No.2509/2011, dated 07/03/2011.
- IV. The said society has also executed and registered a Power of Attorney in favour of the Developers to enable them to carry out and perform their rights and obligations under the said Development Agreement;
- V. The Developers have presented a development proposal to the Slum Rehabilitation Authority and the Developers have been granted Letter of Intent dated 28th April, 2010 No.SRA/ENG/1605/N/ML & MHL/LOI & revise LOI

Jcet.




reference No. SRA/ENG/1605/N/ML & MHL/LOI dated 14th December 2012 and the plans have been approved by Slum Rehabilitation Authority under Intimation of Approval under Composite Building No. SRA/ENG/2447/N/ML & MHL/LOI dated 20th November, 2010 AND Intimation of Approval for Sale Building No. SRA/ENG/2447/N/ML & MHL/AP dated 21st September 2011;

VI. The Slum Rehabilitation Authority has also issued Composite Building Commencement Certificate No. SRA/ENG/2447/N/ML & MHL/AP vide letter dated 5th April 2011 and Sale Building Commencement Certificate No. SRA/ENG/2447/N/ML & MHL/AP vide letter dated 20th October, 2011, which has been renewed from time to time and a copy of the same is hereto attached and marked Annexure "B";

VII. As per the said registered Development Agreement dated 07/03/2011, the Developer has obtained various permissions and sanctions referred to above, the Developer has already caused demolition of the existing structures on the said property and started constructing two multistoried buildings thereon to be named as and AMBE BHAVAN and to sell the flats, shop/ offices and commercial premises in the said new construction after providing for / accommodating the eligible existing members of the said society, as provided for, in the said Development Agreement and the permissions and sanctions referred to above and the society has agreed to admit the new purchasers as its members however, the Developers are proposing to form a separate society of purchasers, subject to sanction of Concerned Authority i.e. MHADA, BMC, SRA and concerned Registrar for Co-operative Societies and other concerned authorities;

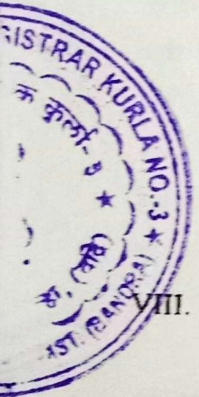
VIII. The proposed new building to be named as AMBE DHAM is a composite building i.e. to say partly for rehabilitation by way of commercial premises on the ground floor and 3rd floor upto 16th floor for Rehab Residence and partly for free sale by way of offices / residence on Ground, 1st and 2nd Maternity Home on 3rd floor and 4th floor.

IX. The proposed new building on F. P. No. 271 to be named as AMBE BHAVAN consists of basement and part stilt for parking, part ground floor for construction of commercial premises for both eligible rehabilitation members and for free sale by the Developer, parking on the 1st and 2nd floors and construction of residential units exclusively for free sale by the Developers from 3rd floor upwards;

Dcel

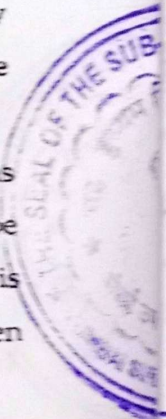
LMA

Mukta



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- X. There is a provision / facility available for one covered parking for each flat in the project named as **AMBE BHAVAN** which facility will be automatically available by virtue of purchase of the flat however subject to the rules and regulations and charges for the maintenance, management and enjoyment thereof framed by the Developers;
- XI. Advocate & Solicitor Rekha Shinde, has issued certificate of title dated 1/12/2012 certifying the title of the said Property, a copy of which is annexed hereto and marked as Annexure "C";
- XII. The Developers have appointed Shri Rajesh R.C. as their Architect for the development work of the said property as per Letter of Appointment dated 21/12/2009
- XIII. The Developers have appointed CSE CONSULTANTS as the consulting Structural Engineer i.e. RCC Consultant for the said development work of the said property as per Letter of Appointment dated.....
- XIV. The Purchaser confirms that he /she / they has/ have inspected the originals of all the title documents, Property Register Card, City Survey Plan, the Letter of Intents, Intimations of Approvals along with the attached plans, commencement certificate, Development Agreement, Power of Attorney etc. and are fully satisfied in respect of the title of the said property and also the rights of the Developers to develop the said property;
- XV. Being so satisfied, the Purchaser has approached the Developers and has requested for purchase of Flat No. **1204** on the **12th** floor of the new building to be known as **AMBE BHAVAN** to be constructed on the said property which is more particularly described in the Second Schedule hereunder written (hereinafter collectively referred to as "**the said Premises**");
- XVI. The Developers agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Developers the said Premises at the price and on the terms and conditions hereinafter appearing.



Dec.

x Shinde

x Mulda

paid on the Instrument under Articles 5(g)a of the Bombay Stamp Act 1958 in favour of the third person and for that the Builder shall not have any objection.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

२०१४ Plots of land bearing Final Plot Nos. 271 for Scheme F.P. No. 266A, 266B, 252(pt) and proposed D.P. Road owned by Mumbai Municipal Corporation and Final Plot No. 271 owned by MHADA all of Town Planning Scheme III of Ghatkopar and City Survey No. Village Ghatkopar Kirol Taluka M.S.D. at Y. S. Jadhav Marg, Station Road Mumbai Surburban District admeasuring 2927.58sq.mtrs appx. and



- On or towards North by : Jethabhai Road
 On or towards South by : Final Plot No. 268 & 269
 On or towards East by : Final Plot No. 272
 On or towards West by : Final Plot No. 270 Damaji Sadan

THE SECOND SCHEDULE ABOVE REFERRED TO:

C.T.S. No 5714
 Final Plot No. 271
 Ambe Bhavan Flat no. 1204
 Floor 12TH
 Carpet area 1263.4 sq.ft.

Deed

→ Jumelle

→ Multa

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3818	26	18
2018		
Subscribed their respective		

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals this day and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED by the within named "PROMOTER-BUILDERS"

M/S. CHOICE ENTERPRISE, through its authorized Partner

SHRI. DEEPAK V. KARIA in the presence of :

- 1) [Signature]
SHRI. BHADRESH S. KATIRA
- 2) [Signature]
SHRI. SAMEER . B . KATIRA

SIGNED, SEALED & DELIVERED by the within named "PURCHASER/S"

- 1. Mr. Jagdish M. Mehta
- 2. Mr. Yomen J. Mehta

in the presence of :

- 1) [Signature]
SHRI. SAMEER . B . KATIRA
- 2) [Signature]
SHRI. BHADRESH S. KATIRA

Signature's

[Signature]

[Signature]

[Signature]

[Signature]



SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No.SRA/ENG/2472/N/ML&MHL/AP

20 OCT 2011

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,
M/s. Choice Enterprise;
117/118, 1st Floor, Central Facility
Bldg. 1, Sector 19, Vashi,
Navi Mumbai - 400 703.



Sir,
With reference to your application No. 7112 dated 26-10-2010 for permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 271 of village Kirol T. P. S. No. N situated at Ghatkopar (E) ward N.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1605/N/ML&MHL/LOT dt. 28-4-2010 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri P.B. Bandgar

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

This C.C. is granted for work up to plinth level only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

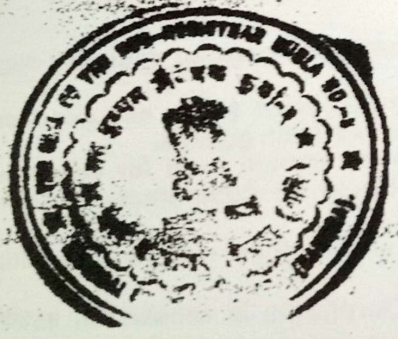
P. Bandgar
20/10/11
Executive Engineer (SRA) I
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

No. SRA/ENG/2472/N/MU/MHL/AP 7 JAN 2014

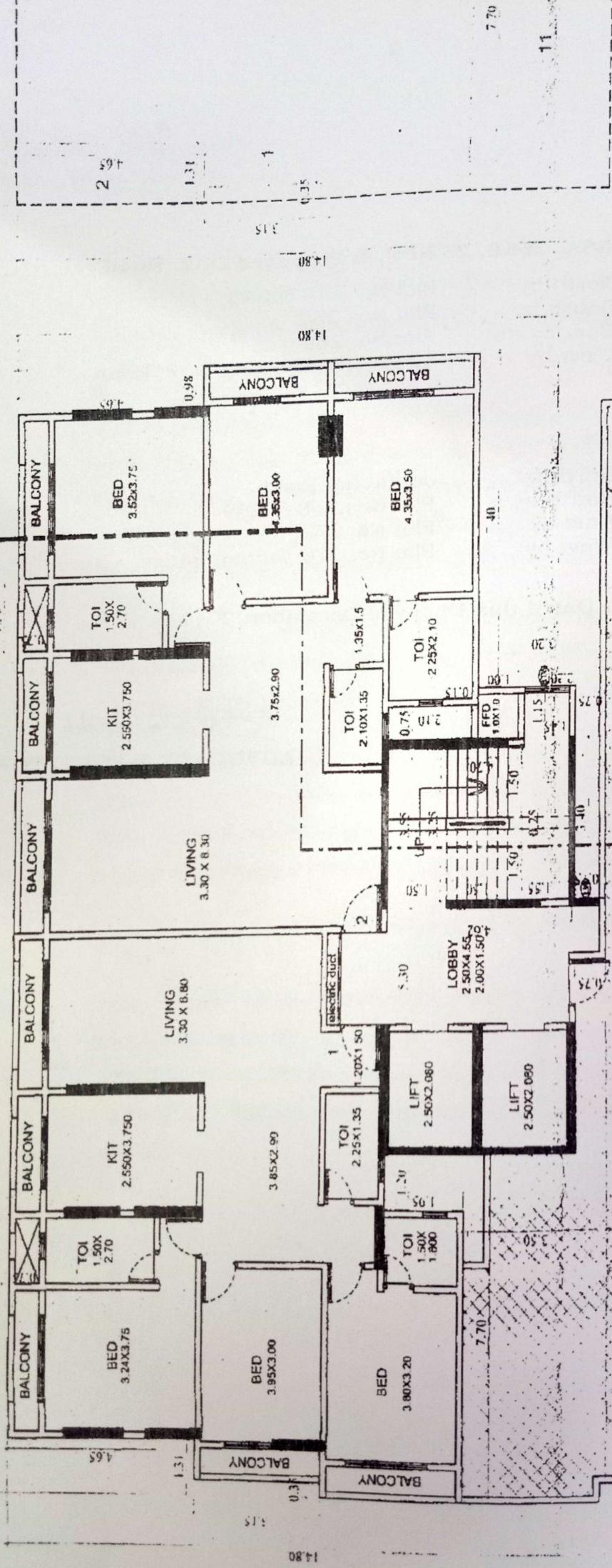
This C.G. is further extended up to 4th floor of sale bldg as per amended approved plan dt 13/11/2013

Baudgale
Executive Engineer
Slum Rehabilitation Authority

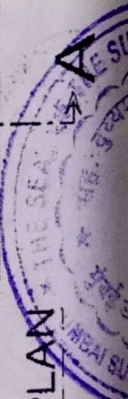
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PROJ. NO. 12TH FLOOR
 12TH FLOOR
 2531
 1.07 56 sqm



12TH FLOOR PLAN
 (SALE BLDG.)
 SCALE 1:100

SCALE
 R.W.P.

SCALE
 R.W.P.

TERRACE OPEN TO SKY

1.20M HT. PARAPET WALL

1.20M HT. PARAPET WALL

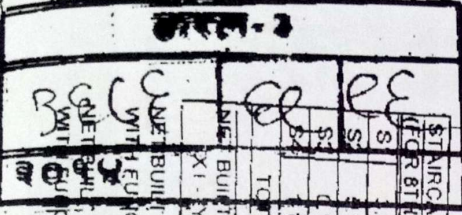
BUILT UP AREA CALCULATION
SALE BLDG

(FOR 8TH FLOOR)			
A	24.00 X	22.60 X	1 No
TOTAL ADDITION			= 542.40 sqm
DEDUCTIONS			= 542.40 sqm

No	Description	Area	No	Total
1	0.35 X	3.15	1 No	= 1.10 sqm
2	1.31 X	4.65	1 No	= 6.09 sqm
3	1.50 X	0.75 X 3 Nos	=	3.37 sqm
4	7.90 X	9.20 X	1 No	= 72.68 sqm
5	3.45 X	1.35 X	1 No	= 4.66 sqm
6	6.30 X	5.45 X	1 No	= 34.33 sqm
7	1.15 X	2.25 X	1 No	= 2.59 sqm
8	1.15 X	0.60 X	1 No	= 0.69 sqm
9	3.40 X	0.60 X	1 No	= 2.04 sqm
10	11.85 X	0.75 X	1 No	= 8.89 sqm
11	0.45 X	7.20 X	1 No	= 3.24 sqm
12	1.10 X	0.50 X	1 No	= 0.55 sqm
13	1.20 X	2.45 X	1 No	= 2.94 sqm
14	0.75 X	4.65 X	1 No	= 3.49 sqm
TOTAL DEDUCTIONS			= 146.66 sqm	

FUNGIBLE AREA	1.15 X	1.15 X	1 No	= 1.32 sqm
TOTAL FUNGIBLE AREA				= 1.32 sqm
COUNTED IN F S1				Y2

(FOR 8TH FLOOR)				
S	55 X	4.85 X	1 No	= 17.22 sqm
S2	15 X	4.39 X	1 No	= 22.61 sqm
S3	15 X	2.32 X	1 No	= 0.35 sqm
S4	15 X	1.85 X	1 No	= 1.67 sqm
TOTAL STAIR & LIFT AREA				= 41.85 sqm
TOTAL BUILT UP AREA				= 352.57 sqm
TOTAL FUNGIBLE AREA				= 353.89 sqm



STAMP OF DATE OF APPROVAL OF PLAN

This cancels Approval to the Previous Plans Sanctioned under No. _____
Date: _____

13 NOV 2013

Approved subject to the condition mentioned in this office permission Letter no. CR/VENCO/247/2013/ML&M&K Di. _____
 For _____
 Executive Engineer
 Slum Rehabilitation Authority

STAMP OF DATE OF RECEIPT OF PLAN



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2472/N/ML & MHL/AP

Date: 11 MAR 2017

To,
Shri Rajesh R. Chanda
1-13, Mahavir Center,
Sector 17, Vashi,
Navi Mumbai-400 705.

Sub:- Amended plan cum Part O.C.C. to Sale Building No.2 in Slum Rehabilitation Scheme on F.P. Nos. 266(A), 266(B), 252(Pt.), 271 and 9.15 mt. wide D.P. Road of village Ghatkopar Kiroli, Raigad Chowk, Ghatkopar (E), Mumbai - 400 077 for "Jai Ambe Dham SRA CHS (Ltd.)".

Ref:

1. Your letter dtd. 01/12/2016.
2. Completion Certificate of Architect dtd.01/12/2016.
3. Completion Certificate of Structural Engineer dtd.01/12/2016.
4. Completion Certificate of Site Supervisor dtd.01/12/2016.
5. Approval of CEO (SRA) dt : 08/02/2017

Sir,

With reference to the above & Certificates attached. The development work of sale building no.2 under S.R. Scheme on F.P. Nos. 266(A), 266(B), 252(Pt.), 271 and 9.15 mt. wide proposed D.P. Road of village Ghatkopar Kiroli, Raigad Chowk, Ghatkopar (E), Mumbai - 400 077 for "Jai Ambe Dham SRA CHS (Ltd.)" has been completed under the Supervision of Architect Shri Rajesh R. Chanda. Lic. no. CA/86/9671, Structural Engineer, Shri. Rajesh Shah Lic. No.STR/S165 and Site Supervisor Shri. Sandeep Pachpute, Lic No.P/487/SS-III and may be occupied under the following conditions:-

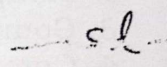
1. This part occupation permission is granted for 03 Rehab commercial tenements in sale building no.2 and Basement + Ground + 1st & 2nd Parking floor + 3rd to 15th (pt.) upper floor of sale building no.2 except flat no.401 on 4th floor.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall comply the balance LOI/IOA conditions before asking for full OCC of Sale building no.2.

4. That you shall hand over 9.15m wide D.P. road. Set back of 18.30m wide D.P. road and 13.40m wide D.P. road along with separate PRC of the setback/D.P. road in the name of MCGM before applying for full OCC to sale building under reference.
5. You shall execute the lease deed of rehab and sale component before BCC of building under reference.
6. That you shall execute deed of agreement with MCGM regarding handing over of buildable reversion of Municipal Maternity Home with separate mutation entry for the same in PRC before applying for full OCC of building under reference.

A set of completion plans is returned herewith..

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

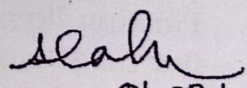
Yours faithfully,


Executive Engineer (E.S.)
Slum Rehabilitation Authority

Copy to:

1. Developer
M/s Choice Enterprise.
2. Asstt. Municipal Commissioner 'N' Ward, MCGM.
3. A.E.W.W. (N) Ward.
4. A.A. & C. (N) Ward.

For information please.


01.03.17
Executive Engineer (E.S.)
Slum Rehabilitation Authority

Valuation Report

O/S / PNB Bank / Ghatkopar East / Mumbai / 1170		Date: 04th Aug 2017
A General Details		
1	Name of the Customer	Mr. Jagdish M. Mehta & Mr. Yomen J. Mehta
2	Property Address	Flat No. 1204, 12th Floor, Building Name "Ambe Bhavan", Jay Ambe Dham Co-Operative Housing Society Limited, Final Plot No. 271, CTS No. 5714, Village Ghatkopar Kirol Taluka Kurla, Y. S. Jadhav Marg, Station Road, Pant Nagar, Ghatkopar (East), Mumbai-400077.
3	Landmark	Near Patel Chowk
4	Loan Application Number	NA
5	HissaNo/Survey No/Khasara No/CTS No	Final Plot No. 271, CTS No. 5714, Village Ghatkopar Kirol Taluka Kurla, Y. S. Jadhav Marg, Station Road, Pant Nagar, Ghatkopar (East), Mumbai- 400077.
6	Date of Inspection	04th Aug 2017
B Surrounding Locality Details		
1	Ward No/Municipal Land No	-
2	Vicinity	Residential
3	Type	Residential
4	Proximity to Civic Amenities	Nearest Railway Station:- Ghatkopar Railway Station. Site is at 0-1 Kms distance from Ghatkopar Railway Station.
		Nearest Police Station:- Panth Nagar Police station
5	Conditions of Approach Road	Asphalted Road
6	Plot Demarcated at site	Yes
7	Property Identified through	Mr. Jagdish M. Mehta



- Designers
- Auctioneers
- Planning
- Financial Advisory
- Engineering
- Project Management
- Environment
- Valuations
- Legal
- Certifications/Inspections/Audits
- Supporting

Tech Mech International Pvt. Ltd.

Corp. Office : S.M. Kuteer, Mandir Marg, 92-Civil Lines, Meerut- (U.P.) 250 001 | T : 0121-4014756-59, 2647909, M : +91-9927900017, +91-9927900113
F : 0121-4014720 E : bd@techmech.co.in, bop@techmech.co.in W : www.techmech.co.in

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- Rajasthan • Haryana • Punjab • Kerala • Andhra Pradesh • Uttarakhand

PROPERTY DETAILS		
1	Type of Usage of entire Property	Residential
2	Additional Amenities	School, College, Mall, Multiplex, Market & all other amenities are available within 0-2 Kms distance.
		Nearest School:- Vanita Vikas High School.
		Nearest Hospital :- Rajawadi Hospital
3	Boundary Details	East:- Panth Nagar Road, West:- 60 Ft Road, North:- Suchita Business Park, South:- Ambe Dham Building.
D SUBJECT PROPERTY DETAILS		
1	Type of Premises	: Flat.
2	Occupied/Owned by	Owned by:- Mr. Jagdish M. Mehta & Mr. Yomen J. Mehta
		Occupancy Status:- Vacant on Date Of Inspaction
E STRUCTURAL DETAILS		
1	Type of Structure	RCC Frame Structure
2	No of Floors	Ground + 15 Floors
3	No of Flats on Each Floor	: 4 Flats on each floor
4	Internal Composition of Flat	: 3 BHK
5	No of lifts in each wing	: 4 lifts in the building including 2 service lifts
6	No of Wings	Single Building
7	Age of the property	Newly Constructed
8	Estimate future life	: Approx 60 years provided periodical maintenance is done
F QUALITY OF CONSTRUCTION		
Exteriors		
1	Beam & Column Structure	Satisfactory
2	Appearance & Maintenance of building	Satisfactory
3	Common Area Remarks	Building Entrance flooring; Marbonite. Stair case flooring; Kota Stone. floor lobby flooring ; Marbonite - are provided
Interiors		



1	Flooring & Finishing, Wood Work, etc.	Flooring: Marbonite, Doors : Wooden Flush Door , Windows : Powder coated Aluminum Sliding. Kitchen Platform : Black Granite, Concealed Plumbing with Satisfactory fittings , Concealed Electrification with Satisfactory fittings – are provided
2	Roofing & Terracing	RCC
3	Quality of Fixtures & Fittings	Fitting: Concealed plumbing with Satisfactory fittings, concealed electrification with Satisfactory fittings- are provided

G PLAN APPROVALS

1	Construction as per Approved/ Sanctioned Plan	Yes
2	Approved Plan No. & Date	SRA/ENG/2472/N/ML&MHL/AP Dated : 21/09/2011
3	Commencement Certificate No. & Date	SRA/ENG/2472/N/ML&MHL/AP Dated : 20/10/2011
4	Registered Agreement	Yes, Provided dated 09/05/2014
5	Violation observed, if any	No
6	If Plans not available then is the structure confirming to the local byelaws	Yes Structure confirming to the local byelaws. Society Name: Jay Ambe Dham Co-Operative Housing Society Limited. Society Register No. MUM/SRA/HSG/(TC)/11864/2010

H VALUATIONS

Individual Apartment / Flats		
1	Carpet Area	as per agreement 1263.40 Sq. Ft.
2	Built Up Area	as per agreement 1516.65 Sq. Ft.
3	Recommended Rates	33,000/-Rs. Per Sq.Ft. (On Built Up area)
4	Basis for Recommendation	See Annexure
5	Market Value	1516.65 Sq. Ft. x 33,000 = Rs. 5,00,49,450/- Or Say Rs. 5,00,00,000/-
6	Realizable Value & Rounded (90% of MV)	4,50,00,000/-
7	Distress Value & Rounded (80% of MV)	4,00,00,000/-



Govt Value/Stamp Duty Value of Flat	11334 Rs Per Sq Ft X 1516.65 Sq Ft So Total Govt Value is INR 1,71,89,711/-
9 Reconstruction Cost	1516.65 Sq. Ft. @ 2000 Rs Per Sq.Ft. = Rs. 30,33,300/-
10 Remarks	<p>1) The Property is located in a good location of Ghatkopar. It is being surrounded by residential & commercial buildings. Building is newly constructed with good construction quality. All these have a positive impact on the valuation.</p> <p>2. Property is located at Ghatkopar which is a developed residential & Commercial location of Mumbai.</p> <p>3) Prevailing market rate for such kind of flat in this area are ranging between 32,000 to 34,000 Rs Per Sq Ft on Built Up Area. Looking to all the above mentioned factors, we are taking 33,000/- Rs Per Sq Ft for the purpose of our valuation.</p> <p>4) The Aforesaid Market Value adopted by us is inclusive of land component, cost of construction, Parking Cost & other parameters etc.</p> <p>5. The valuation is based on the site visit & the information available & given by the bank.</p> <p>6. The valuation is subject to clear & marketable title and adequacy of engineering/ Structural design, deed of declaration for common areas etc.</p> <p>7. Past Performance of real estate market need not necessarily indicate the future trend.</p>



8. The only measurable area is carpet area where as the Built up area or Super Built up area etc. are "Calculated Area" using a factor called "loading factor" (Percentage Increase). The carpet area is inflated to get the built up area or Super built up area or saleable area for a particular premises. There is no Regulatory body to control such a loading factor, which differ from builder to builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the valuer job becomes very challenging. In view of this, when we are giving opinion to the bank regarding **Value of Secutiry**, for us **Intrinsic Value of the property** is relevant. Our emphasis is on "Value" of the secuity & not on the "Built up area" or "Super Built Up Area" etc.

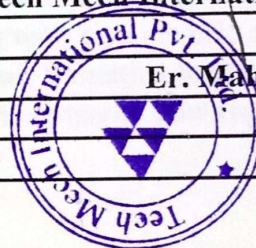
For Tech Mech International (P) Ltd.

Er. Mahesh Chandra

F-22876

Annexure :

1. Area is taken from agreement for the purpose of valuation.



DECLARATION :

I, hereby, declare that :

- 1 The information furnished above are true and correct to the best of our knowledge and belief.
- 2 We have no direct or indirect interest in the property being valued.
- 3 We have never been convicted of any offence or sentenced to a term of imprisonment.
- 4 The particulars are based on information supplied by owner(s), Bankers and collected during the market survey.
- 5 We declare that, we have valued the assets which are shown to us and of which photos and site plan are annexed hither to
- 6 Bank should satisfy, regarding the genuineness of documents of the assets. The above valuation is valid only when documents, information & explanations provided to us are genuine.