

VALUATION REPORT

FOR

Mr. SUDARSHAN M. GHEGADMAL.

Mrs. SHOBHA M. GHEGADMAL.

FLAT NO. 2203, 22ND FLOOR, TOWER – A, “METRO RESIDENCY”,
NEAR- METRO MALL, KALYAN SHIL ROAD, VILLAGE.

NETIVALI, TAL. KALYAN. DIST. THANE-421 306.

- REPORTED BY -

SHINDE & GAIKWAD ASSOCIATES

Mumbai

SHINDE & GAIKWAD ASSOCIATES

- * CHARTERED ENGINEER
- * GOVT. APPROVED VALUERS
- * STRUCTURAL ENGINEERS
- * PLANNERS & DESIGNERS

Office : 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road,
Kalyan (W), Mumbai - 421 301. Mo. 08108618555, 9405308666 E - Mail : s.m.shinde.valuer@gmail.com

REF No. S&G/MUM/PNB/2016/JAN-23.

[1]

Date: 09/01/2016.

VALUATION REPORT

ANNEXURE-1

| | | | |
|------------------------------|---|---|--|
| Bank / Branch | PUNJAB NATIONAL BANK [Ghatkopar East Branch, Mumbai] | | |
| PARTICULARS OF VALUER | | | |
| i. | Name. | SHINDE & GAIKWAD ASSOCIATES. | |
| ii. | Address with Telephone No: | Office : 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai- 421 301, Mob- 9860572555, 9405308666. E-Mail: s.m.shinde.valuer@gmail.com | |
| iii. | Registration No. | -- | |
| | Date of Visit | 07/01/2016. | |
| | Date as on which valuation is made | 09/01/2016. | |
| 1. | Customer Details | | |
| | Name | Mr. SUDARSHAN M. GHEGADMAL. Mrs. SHOBHA M. GHEGADMAL. | |
| | Case Type | -- | |
| 2. | Asset Details | | |
| | Address | FLAT NO. 2203, 22 ND FLOOR, TOWER - A, "METRO RESIDENCY", C. T. S. NO. 2, S. NO. 18(P)/ 35 (P), NEAR- METRO MALL, KALYAN SHIL ROAD, VILLAGE. NETIVALI, TAL. KALYAN. DIST. THANE-421 306. | |
| | Nearby Landmark | NEAR- METRO MALL, KALYAN SHIL ROAD, VILLAGE. NETIVALI, TAL. KALYAN. DIST. THANE-421 306. | |
| 3. | Document Details | | |
| | Layout Plan | NA | Approval No. N.A |
| | Building Plan | Yes. | Approval No. -- |
| | Construction Permission | Yes, Thane Municipal Corporation. | Approval No. Revised Commencement Certificate No.: Javak No./KDMP/Narvi/BP/KV/446/187, Dated: 03/01/2012. Part Occupancy Certificate No: Javak No./KDMP/Narvi/CC/KV/393, Dated: 24/03/2014. |
| | Legal Documents | Yes. | a] Agreement for Sale b] Commencement Certificate c] Occupancy Certificate d] Building Plan |



| | | | | |
|---|--|--|--|---|
| 4. Physical Details/Brief Description. | | | | |
| Address Of The Property: Flat No. 2203, 22 nd Floor, Tower – A, “Metro Residency”, Near- Metro Mall, Kalyan Shil Road, Village. Netivali, Tal. Kalyan. Dist. Thane-421 306. | | | | |
| Brief Description: Flat No. 2203, 22 nd Floor, Tower – A, “Metro Residency”, Near- Metro Mall, Kalyan Shil Road, Village. Netivali, Tal. Kalyan. Dist. Thane-421 306. Building is good condition, well maintained after having considered all the aforesaid factors, real estate market conditions, good locality Kalyan Shil Road Front Building, Year of construction of the Building is 2014, Physical condition/ life of Building Stilt + 23 rd Upper Floor. Built up Area of technical details of the Building and various other information gathered in this regard. | | | | |
| Adjoining Properties: | | | | |
| East | | West | | North |
| Side Margin | | Flat No. 2204 | | Flat No. 2202 |
| South | | | | |
| Side Margin | | | | |
| Matching of Boundaries : | | | | |
| Plot Demarcated | Approved land use | Type of property | | -- |
| Yes | Residential | Residential | | -- |
| No. of Rooms | Living/Dining | Bed Rooms | | Toilets |
| -- | 1 Hall | 2Bed | | -- |
| Total No. of Floor | Floor on which the property is located | Approx. age of the property | | Future Age of the property |
| Stilt + 23 rd Floor. | 22 nd Floor | Building Age is 02 Years. | | Building Estimated Future Life is 58 Years. |
| 5. Tenure/Occupancy Details | | | | |
| Status of Tenure | Owned/Rented | No. of years of Occupancy. | | Relationship of tenants to owner |
| Building is 100% work Completed | Owner Occupied. | Part Occupancy Certificate No: Javak No./KDMP/Narvi/CC/KV/393, Dated: 24/03/2014. | | NA |
| 6. Stage of Construction | | | | |
| Status of Tenure | Under construction/ Completed | If construction, extent of completion | | Under % completed |
| Building is 100% work Completed | Completed. | -- | | -- |
| Building is 100% Construction Work Complete As Per Sanction Building Plan. | | | | |



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| 7. | Violation if any Observed | | | |
| | Nature and extent of violations. | -- | | |
| 8. | Rate adopted for Valuation. | | | |
| | Prevalent Market Rate: | Rs. 12970/- to Rs. 13000/- Per Sq. Ft. For built up area. | | |
| | Rate adopted for valuation | Rs. 12970/- Per Sq. Ft. For built up area. | | |
| 9. | Area Details of the property | | | |
| | Site Area | Built Up Area | Carpet Area | Saleable Area |
| | Flat No. 2203. [22 nd Floor] | 871.00 Sq. Ft. | 670.00 Sq. Ft. [62.25 Sq. Ft.] | -- |
| 10. | Valuation | | | |

As per present Market Rate :

| Sr. No. | Flat No. | Built Up Area | Rate Per Sq. Ft. | Total Value |
|---------|---|----------------|------------------|-------------------|
| 1. | Flat No. 2203 [22 nd Floor] | 871.00 Sq. Ft. | | |
| | Terrace Area | 24.5 Sq. Ft. | | |
| | Open Space Area | 40.00 Sq. Ft. | | |
| | Total Built Up Area | 935.5 Sq. Ft. | Rs. 12970/- | Rs. 1,21,33,435/- |
| | | | Building Value | Rs. 1,21,33,435/- |

THE MARKET VALUE

Rs. 1,21,33,435/-

(In Words: Rupees. One Crore Twenty One Lacs Thirty Three Thousand Four Hundred Thirty Five Only)

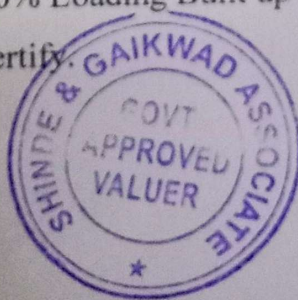
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| The realizable value of the above property is | Rs. 1,09,20,091/- |
| The distressed sale value of the above property | Rs. 1,03,74,086/- |

Insurance Value :- Rs. 14,03,250/-

Note: The Site Property is Residential Premises as per Document Present Carpet Area is 670.00 Sq. Ft. [62.25 Sq. Mt.]

Total Carpet Area is 670.00 Sq. Ft. + 30% Loading Built up Area is 871.00 Sq. Ft.

Total Built up Area 871.00 Sq. Ft. is Certify.



TECHNICAL DETAILS :

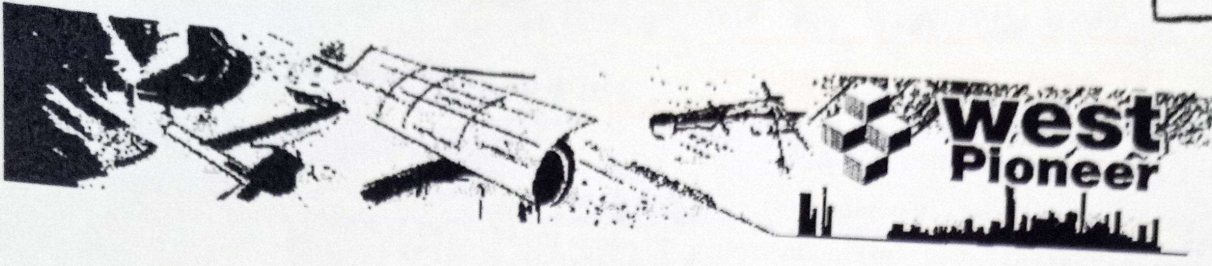
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|-----|---|---|---|
| 1. | No. of floors and height of each floor | : | Stilt + 23 rd Floor. |
| 2. | Plinth area floor wise [As per IS: 3861-1966] | : | Flat No. 2203 (22 nd Floor) Built Up Area: 871.00 Sq. Ft. Terrace : 24.50 Sq. Ft. Open Space : 40.00 Sq. Ft. Total Area : 935.50 Sq. Ft. |
| 3. | Year of construction | : | 2014. |
| 4. | Estimated future life | : | Building age is 02 Years. Building Estimated Future Life is 58 Years. |
| 5. | Type of construction [Load-bearing walls/R.C.C. frame/ Steel frame structure] | : | R.C.C. Framed Structure. |
| 6. | Type of foundations | : | R.C.C. Foundation. |
| 7. | Walls | : | Brick Masonry Walls. |
| | [a] First Floor | : | 140 mm thick burnt brick masonry walls in cement mortar |
| 8. | Partitions | : | 120 mm thick burnt brick masonry walls in cement mortar |
| 9. | Doors & Windows | : | Sagwan Door & Sliding Glass Windows. |
| 10. | Flooring [floor wise] | : | Yes |
| | [a] Stilt Floor | : | Tiles Flooring. |
| 11. | Finishing [Floor wise] | : | Cement plastered & Simple Paint. |
| 12. | Roofing & Terracing | : | R.C.C. Slabs |
| 13. | Special architectural or decorative features if any | : | Good Elevation |
| 14. | [i] Internal wiring -surface conduit | : | Consealed Fitting. |
| | [ii] Class of fitting Superior/ Ordinary/ Poor | : | Superior |
| 15. | Sanctuary Installation | | |



| | | | |
|-----|---|---|---------------------------------------|
| [a] | [i] No. of water closets | : | 01 |
| | [ii] No. of lavatory basins | : | 01 |
| | [iii] No. of urinals | : | -- |
| | [iv] 5 No of Common Toilet | : | 01 |
| [b] | Class of fitting Superior colored / Superior white/ ordinary | : | Superior |
| 16. | Compound wall | : | Yes. |
| | [a] Height and length | : | 4.5 Feet |
| | [b] Type of construction | : | R.C.C. Type |
| 17. | No. of lifts and capacity | : | Yes. |
| 18. | Underground Tank capacity and type of construction | : | 80,000 Ltr. [Approx.] R.C.C. Type. |
| 19. | Overhead tank | : | Yes. |
| | [i] Where Located | : | On Tarrece |
| | [ii] Capacity | : | 90,000 Ltr. 1 Tank. [Approx.] |
| | [iii] Type of construction | : | R.C.C. Type |
| 20. | Pumps No. their H.P | : | As per Requirement |
| 21. | Road & paving with in the Compound Approximate area and Type of Paving | : | Plaver Block. |
| 22. | Sewage disposal whether connected to Public Sewers. If septic tank provided no & capacity | : | Septic tank & Soak pit. |



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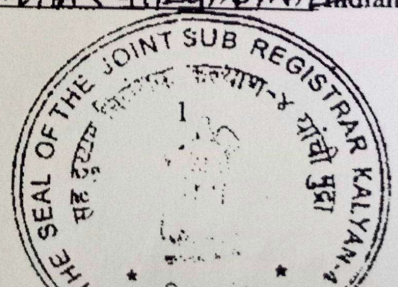
OWNERSHIP AGREEMENT

THIS AGREEMENT made at Mumbai the 30th day of December 2014 between WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED (formerly named WESTFIELD RETAIL PRIVATE LIMITED), a Company incorporated under the Companies Act (I of 1956), having its office at 1002, Tower-3, 10th Floor, Indiabulls Finance Centre, Senapati Bapat Marg, Elphinstone Road, Mumbai - 400 013, hereinafter referred to as "the Developer", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor or successors and assigns) (P.A. No. AAACW5756A and Company Identification No. U51909MH2004PTC149915) of the One Part, AND (1) MR. SUDARSHAN MANDHAR GHEGADMAZ Indian inhabitant aged about 29 years, occupation SERVICE residing at BLOCK 285, BEHIND LOKMANYA KIRANA STORE, NEAR RAHUL MAZAR, ULHAS NAGAR 421004 P.A. No AKR PG 3373R and (2) MRS. SHOBHA MANDHAR GHEGADMAZ Indian Inhabitant

Handwritten signature and initials, and a circular stamp of the Joint Sub Registrar, Kalyan.

Handwritten signature and initials.

Handwritten signature and initials.



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aged about 48 years, occupation _____ residing at BLOCK 285,
BEHIND LOKMANYA KIRANA STORE, RAHUL NAGAR,
ULHAS NAGAR 421004.

P.A.No. _____) Phone No. _____

e-mail address _____ (hereinafter referred to as "the
 Flatholder") (which expression shall, unless it be repugnant to the context or meaning
 thereof be deemed to include his/ her/their heirs, executors and/or administrators and
 permitted assigns) of the Other part;



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~~_____ OR _____ LIMITED, a company
 incorporated under the Companies Act 1956 having its registered office at

 (P.A.No. _____ Company Identification no. _____)
 hereinafter called "the Flatholder" (which expression shall unless it be repugnant to the
 context or meaning thereof, include its successor or successors and permitted assigns) of
 the Other Part;~~

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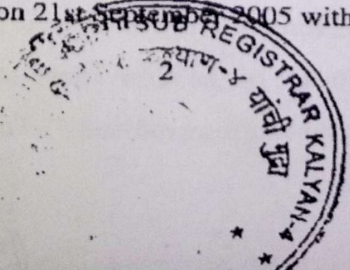
~~_____ OR _____, a partnership firm
 governed by the Indian Partnership Act 1932 having its principal place of business at

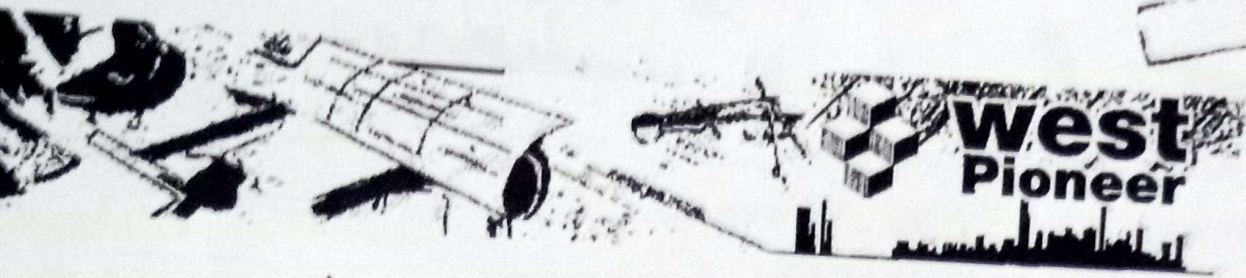
 (P.A. No. _____), hereinafter called "the Flatholder" (which expression shall
 unless it be repugnant to the context or meaning thereof, include the partners or persons
 for the time being and from time to time constituting the said firm) of the Other Part.~~

WHEREAS:

(a) Hardcastle and Waud Manufacturing Company Limited (hereinafter for brevity's sake
 referred to as "the Lessor") has, by and under an Indenture of Lease dated 5th May 2005,
 (hereinafter for brevity's sake referred to as "the said Lease") (which said Lease has been
 duly stamped and is registered on 21st September 2005 with the Sub Registrar of

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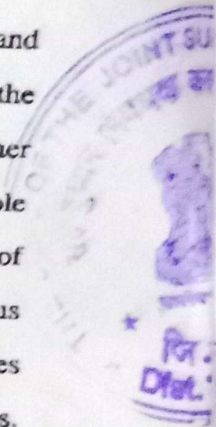
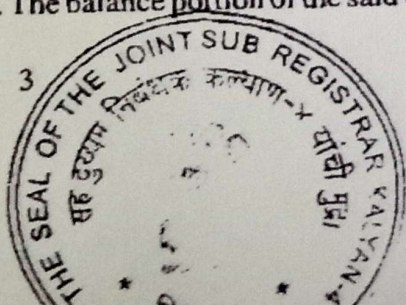


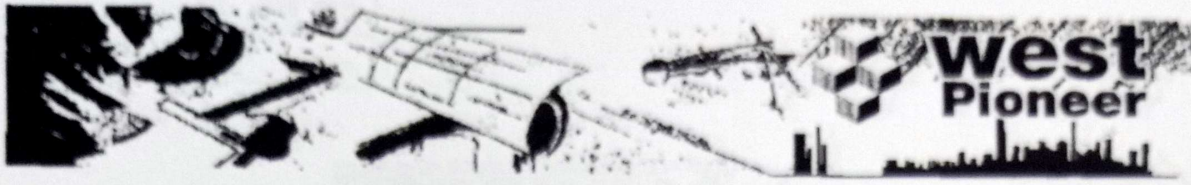
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Assurances, Kalyan, under no. KLN1-05873-2005), granted in favour of the Developer above named, as the Lessee, a lease in respect of land admeasuring approximately 63,891.74 square metres or thereabouts bearing survey numbers 13 (p), 16, 18, 19(1), 19 (2), 19 (3), 19 (4), 19 (5), 20, 35 (part), 43 (A) and 43 (B) of village Netivali, Pot Tukdi in the registration District of Thane and Sub-District of Kalyan and Survey Numbers 231/1 and 231/ 2(part) of village Kalyan in the registration District and Sub-District of Kalyan situated at Sil Road (hereinafter for brevity's sake referred to as "the said Original holding") for a term of 99 years, at the rent and on the terms and conditions therein contained. By and under further writings exchanged between the Lessor and the Developer, the Developer has the right (i) to renew the lease for further successive terms of 99 years, (ii) to obtain a Lease in Perpetuity in respect of the whole or part of the said Original holding, (iii) to Sub-Lease and/or assign the whole or parts of the said Original holding and (iv) to obtain similar rights in respect of the contiguous holding of the Lessor which had been given by the Lessor, on lease, to Enamelled Wires Limited (in liquidation) and possession of which has been received back by the Lessors.

- (b) Pursuant to and in accordance with the provisions of the said Lease, the Developer, as the Lessee, has obtained possession from the Lessor and presently is in full and exclusive possession of the said Original holding and is entitled to develop the same.
- (c) The said Original holding was and is affected by several reservations including, set-back for road widening of Kalyan Sil Road, amenity space reservation, etc. The Developer (through, the Lessor) has handed over to the concerned authorities, possession of portions of land affected by such reservations and has also transferred title in respect of the same to the public bodies and authorities. As may be required by the concerned authorities, the Developer intends to handover to the concerned authorities, possession of the balance portions of the land affected by such reservations and to transfer title in respect of the same to the public bodies and authorities (the said lands that are so affected by the reservations as aforesaid are hereinafter for brevity's sake referred to as "the said reserved lands"). The balance portion of the said Original

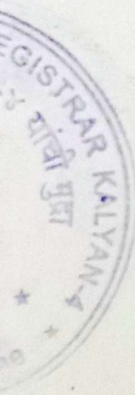
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Holding available to the Lessee for development is hereinafter for brevity's sake referred to as "the said Large Holding".

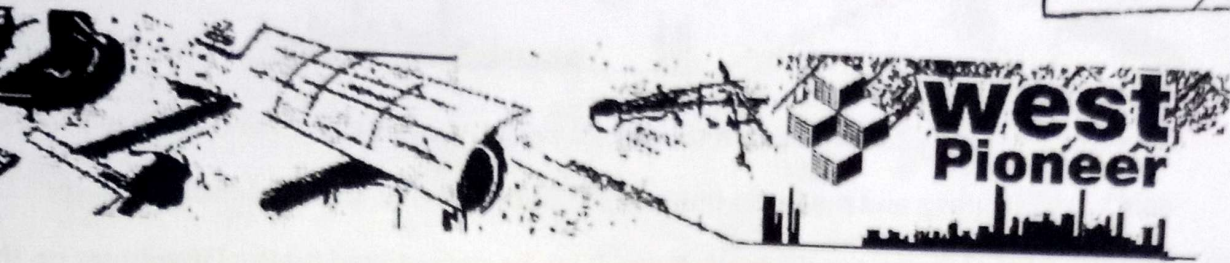
- (d) The said Large Holding is intended to be developed by the Lessee, in phases and/or segment-wise, partly for commercial purposes and partly for residential purposes and for such other uses as may, from time, to time, be permitted/not prohibited, by law.
- (e) The Lessee has in the first phase of development of the said Large Holding partly developed a portion thereof, namely the area shown shaded yellow on the Plan "A" hereto annexed, for commercial purposes as a Retail Mall cum Family Entertainment Centre. The Lessee intends, in a phased manner, to further develop the area shown shaded yellow on the said Plan "A" for commercial purposes. The area shown shaded yellow on Plan "A" hereto annexed is NOT the subject-matter of this Agreement.
- (f) In the next phase of development of the said Large Holding the Lessee (as the Developer) intends to develop a part of the eastern and south-eastern portion of the said Large Holding for residential purposes (hereinafter, for brevity's sake, referred to as "the Residential Segment").
- (g) The undermentioned terms have also been mutually agreed upon by and between the Developer as Lessee and the Lessor,
 - (1) The Lessor has obtained possession of the aforesaid area which was leased out by the Lessor to ENAMELLED WIRES LIMITED (in liquidation) pursuant to an order dated 27th August 2010 passed by the High Court of Judicature, Bombay in Company Application no.352 of 2010 in Company Petition 334 of 1979. The Lessor and the Developer have agreed to enter into and execute appropriate documentation whereby such area would also be added to the land comprised in and covered by the aforesaid Lease dated 5th May 2005;
 - (2) If and when the Lessee obtains from the Owner (i.e. the Lessor) a Lease-in-perpetuity, such Lease at the option of the Developer would comprise of not only the area of the land covered by the said registered Lease dated 5th May 2005 but also the area of land which had been granted on lease by the Lessor to Enamelled



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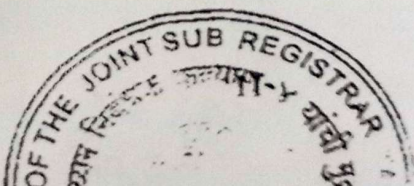


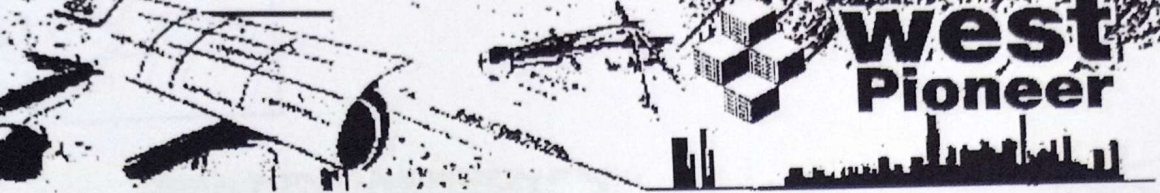
- (x) The Developer will be selling the residential flats and other premises in the said Buildings (viz. Towers A and B) (with or without the exclusive right to use (as appurtenant thereto) the stilt, covered and open car-parking spaces, the terrace area, if any, and other spaces, in the said building / compound thereof) on what is known as "Ownership basis";
- (y) The Flatholder has agreed to acquire from the Developer, on Ownership basis in accordance with the terms and conditions contained in this Agreement, Residential Flat No. 2203 on the 22nd floor of the said Building - Tower "A" (hereinafter referred to as "the said premises") together with and as appurtenant thereto, the exclusive right to use the open / ~~covered~~ / ~~stilt~~ car-parking in the building / in the said immovable property (which said premises and the areas appurtenant thereto are more particularly described and specified in clause 2 hereunder) with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions herein contained.

NOW THESE PRESENTS WITNESS and it is hereby agreed by and between the parties as follows :

1. The Developer shall, under normal conditions, construct the said buildings viz Tower A and Tower B on the said immovable property as per the sanctioned building plans and /or amended and /or revised building plans. The Developer agrees that it shall be the responsibility of the Developer to construct the said building according to the plans and specifications approved by KDMC. The said buildings viz Tower A and Tower B as per the revised sanction by the KDMC, at present are to comprise of stilts at ground level and 23 upper floors. If the Developer decides to vary / amend the said sanctioned plans and if KDMC permits construction of additional building/s, and/or additional floors and/or amendment to the said sanctioned building plans enabling the Developer to put-up additional construction within the said immovable property, then and in such event,

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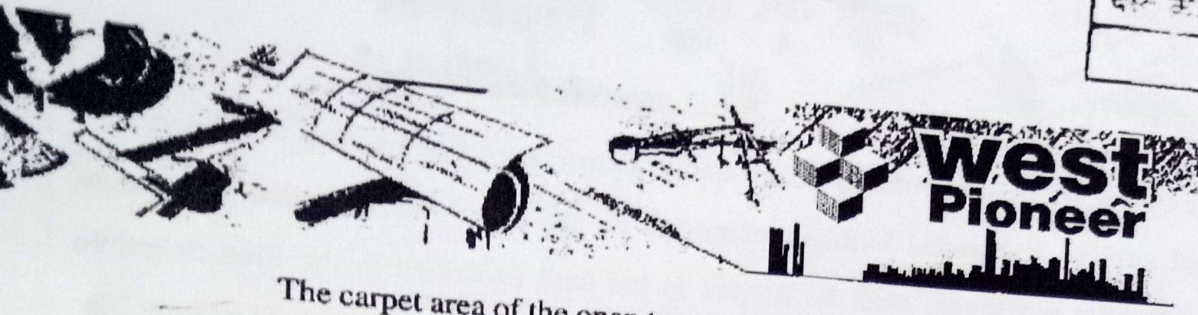
the Developer shall be entitled to, and shall construct such floors in the building as per such revised / amended building plans but in any event the sub-lease/assignment (hereinafter envisaged) shall be limited to the land described in the First Schedule hereunder written and shown bounded red on Plan A2 hereto annexed. The Flatholder hereby expressly consents to such variation / amendments so long as the total area of the said premises and the specifications, amenities, fixtures and fittings are not reduced. This consent shall be considered to be the Flatholder's consent contemplated by Section 7(1)(ii) of the Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as "the said Act").

2. The Flatholder agrees to purchase from the Developer, on ownership basis, the said premises viz. Residential Flat No. 2203 on the 22ND floor of the said Building – Tower "A" shown bounded red on the plan hereto annexed and marked "B" (which said premises is in accordance with the sanctioned building plans), together with and as appurtenant to the said premises, (as and by way of Special Limited Common Area and Facility in which the Flatholder shall have full and exclusive interest) the exclusive right to use ONE open / ~~covered car parking~~ / ~~stilt~~ car parking space no. (it is expressly agreed between the parties hereto that the location of the open / covered car parking space will be determined by the parties at the time of taking possession of the said premises) and also as appurtenant to the said premises, (as and by way of Special Limited Common Area and Facility in which the Flatholder shall have full and exclusive interest) the exclusive right to the terrace area (as open area) shown shaded green on the said plan "B", at or for the lumpsum price/ consideration of ₹ 65,77,900/- (Rupees SIXTY FIVE LAKHS SEVENTY SEVEN THOUSAND NINE HUNDRED). The carpet area of the said premises shall be approximately 62.250 sq. metres and such area is inclusive of the total area of the balcony comprised in the said premises.



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The carpet area of the open terrace shall be approximately 4.584 sq. metres. The said premises also has an utility area of approximately 7.444 square metres consisting of a dry balcony, flower bed etc. which is appurtenant to the said premises and of which the Flatholder will have exclusive use, occupation and possession and which will form part of the Special Limited Common Area and Facility. The aforesaid consideration / price of the said premises is inclusive of a sum of ₹ 25000/- as consideration for the Special Limited Common Area and Facilities and a sum of Rs. NIL as consideration for the Common Areas and Facilities.

3. (i) The Flatholder agrees to pay and shall pay to the Developer the said consideration or purchase price of ₹ 6577900/- (Rupees SIXTY FIVE LAKHS SEVENTY SEVEN THOUSAND NINE HUNDRED.) as under:-

(a) The Flatholder has at or prior to the date hereof paid to the Developer a sum of ₹ 986685/- as earnest money deposit (the payment and receipt whereof the Developer doth hereby admit and acknowledge and of and from the same and every part thereof doth release and discharge the Flatholder)

and

(b) The Flatholder agrees to make the following part-payments towards the balance of the purchase price, which part payments are to be made in the manner and by the instalments specified below:

- (i) ₹ 657790/- on the plinth being constructed;
- (ii) ₹ 394674/- on the first floor slab being cast;
- (iii) ₹ 394674/- on the fourth floor slab being cast;
- (iv) ₹ 394674/- on the seventh floor slab being cast;
- (v) ₹ 394674/- on the tenth floor slab being cast;
- (vi) ₹ 394674/- on the Thirteenth floor slab being cast;
- (vii) ₹ 394674/- on the Sixteenth floor slab being cast;

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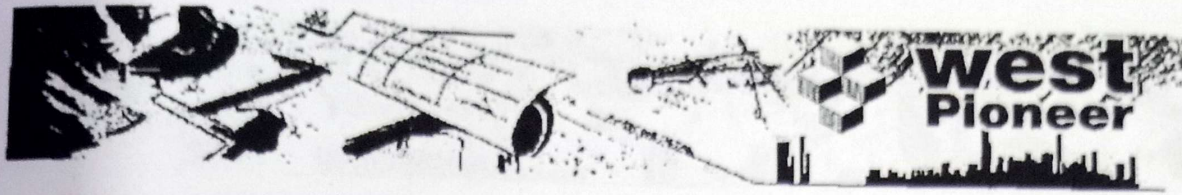
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the owners of the flats in the respective building which are serviced by such amenities, services and facilities. Access to the items (or some of them) referred to in sub-clauses (vi), (vii), (xi), (xii) (xiii) and (xv) above shall be from the area shown shaded blue on the said Plans A1 and A2.

(b) Limited Common Areas and Facilities:-

- (i) Landing in front of the elevators on the floor on which the particular flat is located, as a means of access to the flat but not for the purpose of storing or sleeping or as recreation area.
- (ii) The landing described in (i) above is meant for the use of the residents of the flats located on that particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors.

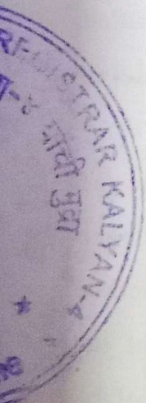
The Flatholder will have a proportionate undivided interest in the above.

(c) Special Limited Common Areas and Facilities:

- (i) Open/stilt/ covered car parking space/s in the building and on the said immovable property which are or may be designated as appurtenant to a particular flat.
 - (ii) The exclusive right to the terrace area (as open terrace) shown shaded green on Plan 'B' hereto annexed which is designated as appurtenant to a particular flat
- And
- (iii) A utility area admeasuring approximately 7.44 sq. mt consisting of a balcony, flower bed etc which is designated as appurtenant to a particular flat.

The Flatholder shall have full and exclusive interest in the above and shall be entitled to use and occupy the above to the exclusion of all other persons.

39. All payments, required to be made to the Developer under this Agreement, shall be by Account Payee Cheques/Pay Orders and no payment made otherwise than as aforesaid shall be valid or binding against the Developer. Further, no receipt for any payment

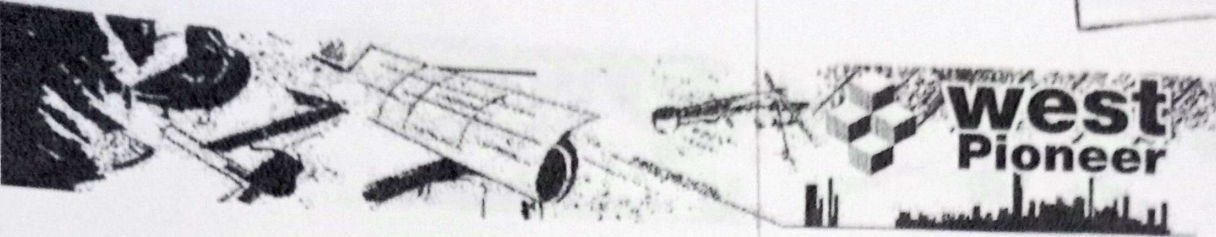


B
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B
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कलन-४
दस्तावेज C9600198
82/E



IN WITNESS WHEREOF the parties hereto have hereunto set their respective hand the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
within-named Developer WEST)
PIONEER PROPERTIES (INDIA))
PRIVATE LIMITED by the hand)
of its Director / Authorised Executive)
Mr. GAURANG AHIRWAR in the)
presence of)
RITESH KAMDAL

Gaurang Agrawal



SIGNED AND DELIVERED by the)
withinnamed Flatholder)

- (1) MR. SUDARSHAN M. GHEGAD MAL
- (2) MRS. SHOBHA M. GHEGAD MAL
- (3) _____)

Sudarshan



in the presence of)

S. P. Kanitkar

Ghegadmal



Full Signature
of the named

RECEIVED from the within named)
Flatholder a sum of Rupees Three)
Lakh only)

₹3,00,000/-

under clauses 3(i)(a), 3(i)(b) and 3(i)(c) above)

Witness:

S. P. Kanitkar

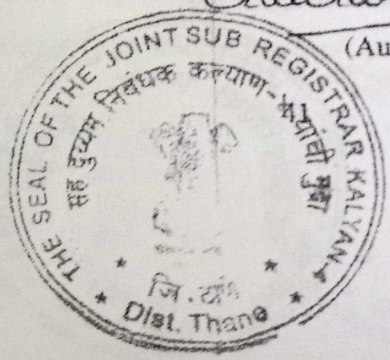
We say received

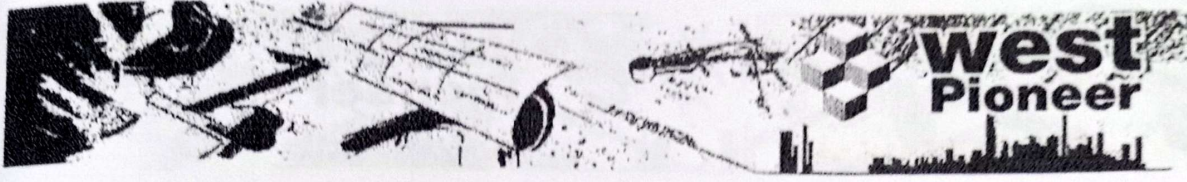
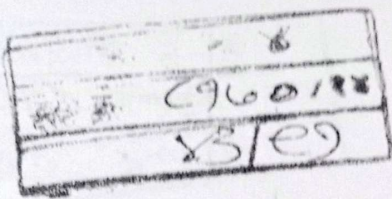
S. P. Kanitkar West Pioneer Properties (India) private Limited

Gaurang Agrawal

(Authorised Signatory)

Sora





THE FIRST SCHEDULE ABOVE REFERRED TO :

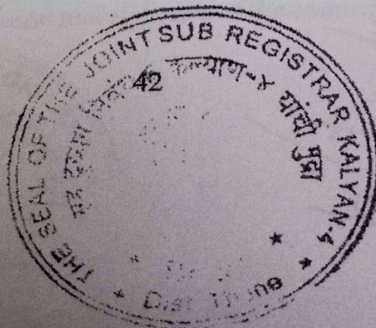
Land admeasuring approximately 6395 sq. metres being part of CTS no. 2 bearing Survey nos. 18(part) & 35(part) of village Netivali, Kalyan within the jurisdiction of Kalyan Dombivali Municipal Corporation in the Registration Sub-District and District of Kalyan.

NOTE: The land described hereinabove is ONLY A PART of CTS no.2 bearing Survey no. 18(part) & 35(part)

THE SECOND SCHEDULE ABOVE REFERRED TO:

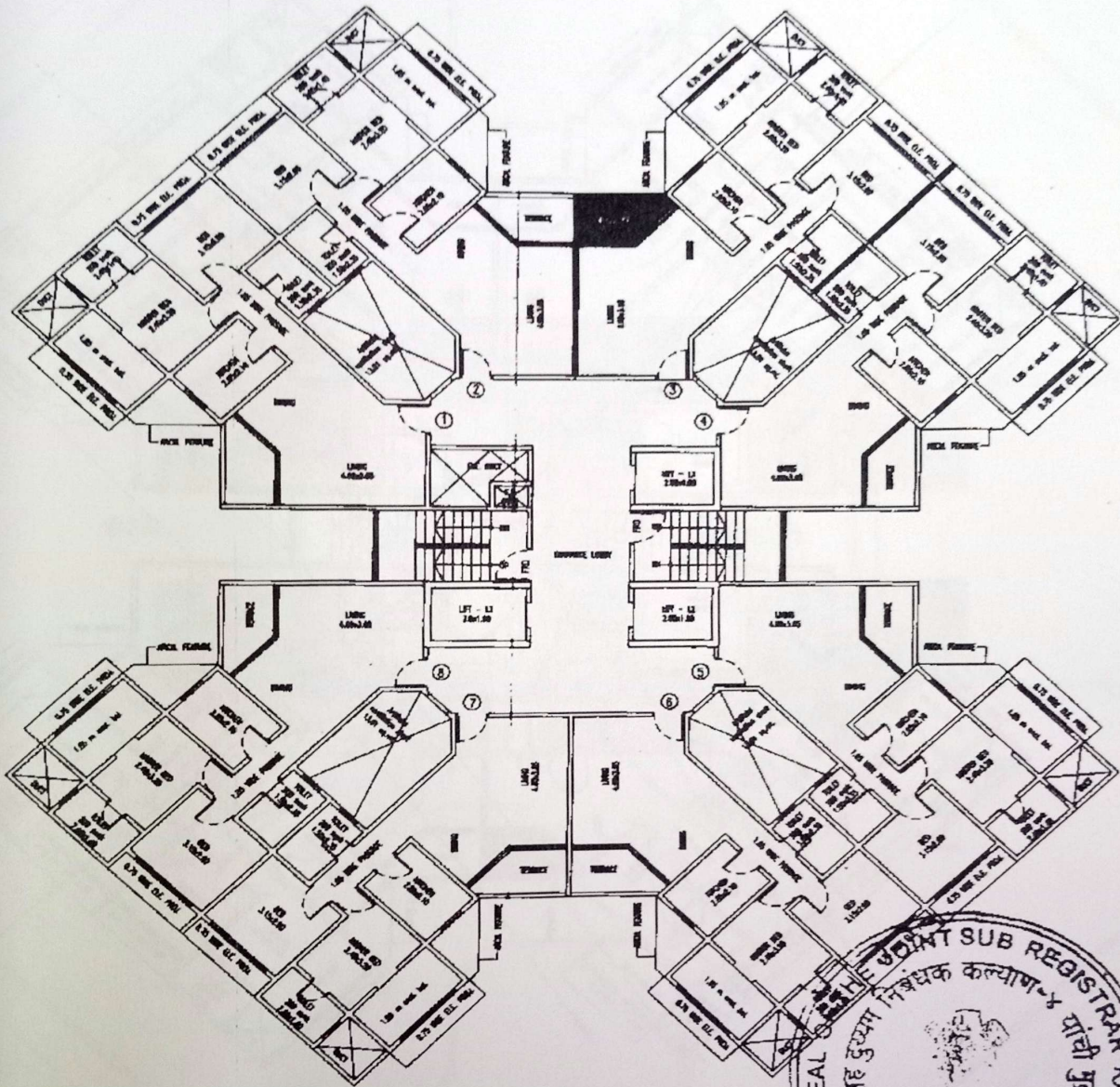
SPECIFICATIONS, FIXTURES, FITTINGS AND AMENITIES

| | |
|-------------|--|
| STRUCTURE | Seismic designed R.C.C. frame structure with brick / concrete blocks walls, both sides plastered. |
| FLOORING | Vitrified tile flooring in Living room, Bedrooms, Kitchen and Passage. |
| KITCHEN | Granite top platform and S.S. Sink. |
| TOILET | Toilets with Ceramic tiles and Granite counter with wash basin, sanitary fittings and CP fittings. |
| RAILINGS | M.S. Railings with oil paint. |
| DOORS | Main door will be flush door with both sides laminated. Bedroom Door will be flush door with front side laminated and backside enamel painted. Toilet doors will be FRP flush doors. |
| PAINTING | All internal walls and ceiling of the flat and internal common areas of the tower will be painted with washable paint and external walls will be painted with cement paint. |
| ELECTRICALS | 1) Concealed copper wiring with modular switches. 2) Provision for Inverter in each flat. |
| PLUMBING | The internal plumbing will be concealed type and external will be open type. |



Handwritten signature and initials

PLAN - B



TYPICAL FLOOR PLAN (EVEN) NOT TO SCALE
TOWER- A
FLOOR No.- 22
FLAT No.- 2203



[Handwritten signature]

For West Pioneer Properties (India) Pvt. Ltd.

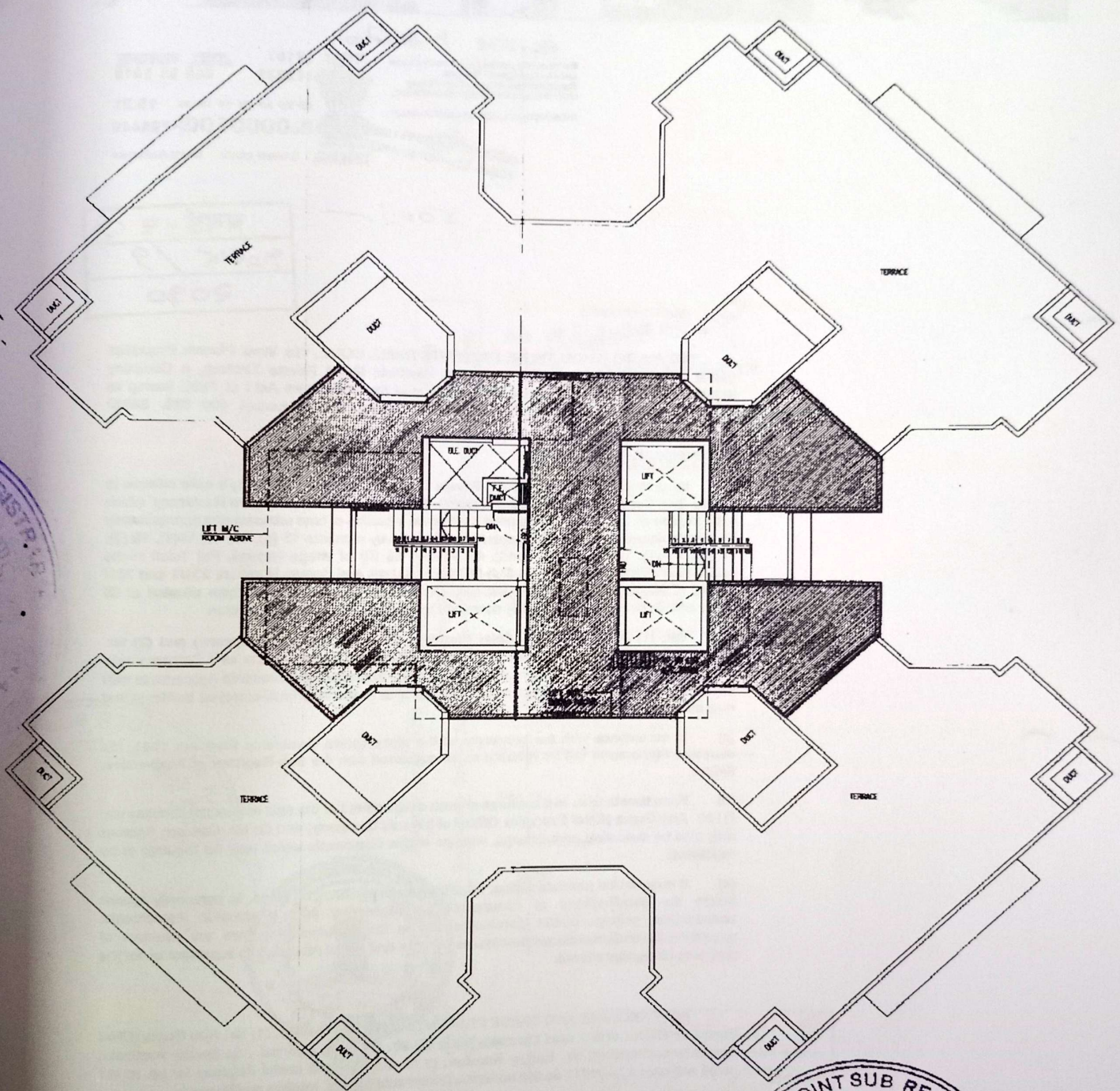
[Handwritten signature]

Authorised Signatory

[Handwritten signature]

क-१-४
२९६० १९४
७५१९

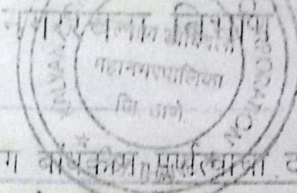
PLAN - C



TERRACE FLOOR PLAN NOT TO SCALE
TOWER A

Ganraj 73
* P. Sudarshan
* S. Hegadmal





भाग कडोमपा/नरवि/सीसी/क.वि/दाखला
(टॉवर 'अ' स्टिल्ट नं २२ मजल्याकरीता)

जा.क्र.कडोमपा/नरवि/सीसी/क.वि/३८३
दिनांक:-२४/३/२०१४

प्रति,
मे.वेस्ट पायोनियर प्रॉपर्टिज (इंडीया) प्रा.लि. (मालक)
वास्तुशिल्पकार :- श्री.वि.वि.मोडक,ठाणे
सूक्ष्मरल इंजिनियर :- निखिल संघवी

वास्तुशिल्पकार श्री.वि.वि.मोडक, यांचे दिनांक २१/११/२०१३ चे अर्जावरून दाखला देण्यांत येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत सि.स.नं. २,४१९,४२०,४२१,२/१(स.नं. १३पैकी) टिका नं. २,३,४, व ५ आणि स.नं. १६,२३१/१,२३१/२, मौजे-नेतीवली,कल्याण कल्याण(पूर्व) येथे महानगरपालिका यांचेकडील सुधारित बांधकाम परवानगी क्र. कडोमपा/नरवि/बाण/कवि/२०१२-१३/२४२, दि.११/१२/२०१२ व सुधारित बांधकाम परवानगी जावक क्र.कडोमपा/नरवि/बाण/कवि/२०१२-१३/२४२/३५५, दि.२६/०२/२०१४ अन्वये नव्वर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे.

सर्व त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

| अ.क्र. | मजले | टॉवर 'अ' |
|--------|---------------------------|--|
| १) | तळ मजला | स्टिल्ट |
| २) | पोहेला मजला ते सातवा मजला | प्रत्येकी ०८ सदनिका (रहिवास) — ५६ सदनिका |
| ३) | आठवा मजला | ०६ सदनिका (रहिवास) — ०६ सदनिका |
| ४) | नववा ते बायवामजला | प्रत्येकी ०८ सदनिका (रहिवास) — ३२ सदनिका |
| ५) | तेरावा मजला | ०६ सदनिका (रहिवास) — ०६ सदनिका |
| ६) | चौदा ते सतरावा मजला | प्रत्येकी ०८ सदनिका (रहिवास) — ३२ सदनिका |
| ७) | अठरावा मजला | ०६ सदनिका (रहिवास) — ०६ सदनिका |
| ८) | एकोणिस ते द्यावीसावा मजला | प्रत्येकी ०८ सदनिका (रहिवास) — ३२ सदनिका |
| | एकूण | १७० सदनिका (रहिवास) |

अटी:-

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.

प्र.बा.हा.अ.स.संचालक

भाग कडोमपा/नरवि/सीसी/क.वि/दाखला
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत:-

- १) कर निर्धारक व संकलक, क.डों.म.पा.,कल्याण
- २) प्रभाग क्षेत्र अधिकारी, 'ड' प्रभाग कार्यालय, क.डों.म.पा.,कल्याण.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 8170/2014

30/12/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) नेतिवली

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 6577900 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4583000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ; इतर माहिती: मौजे नेतिवली/ कल्याण येथील सी.टी.एस. नं. 2,सर्व्हे नं. 18पै./35पै.,या जमिनीवर बांधण्यात येणाऱ्या मेट्रो रेसिडेन्सी टॉवर ए या इमारतीतील सदनिका नं. 2203,22वा मजला,सदनिका क्षेत्रफळ 62.250 चौ.मी. कार्पेट + खुली गच्ची 4.584 चौमी.कार्पेट + खुली वापर जागा 7.444 चौमी कार्पेट,कल्याण शिळ रोड((Survey Number : 18 पै./35 पै. ;)) |
| (5) क्षेत्रफळ | 1) 62.25 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.वेस्ट पायोनियर प्रॉपर्टीज इंडिया प्रायव्हेट लि. यांचे अधिकृत अधिकारी श्री गौरांग अग्रवाल यांचे मार्फत कु.मु. कानिटकर संजय पांडुरंग - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: इंडिया बुल्स फायनान्स सेंटर, ब्लॉक नं: 10/1002, रोड नं: लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAACW5756A |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुदर्शन मनोहर घेगडमल वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 285, रोड नं: लोकमान्य किराणा स्टोरच्या मागे, राहुलनगर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AKRPG3373R 2): नाव:-शोभा मनोहर घेगडमल वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 285, रोड नं: लोकमान्य किराणा स्टोरच्या मागे, राहुलनगर, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:- |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 30/12/2014 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 30/12/2014 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8170/2014 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 394700 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :



सह दुय्यम निबंधक कल्याण ४

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it