

17162
Dharmesh
Mr. Dharmesh Thaver

LONAVLA MUNICIPAL COUNCIL
OCCUPATION CERTIFICATE

From: - Chief Officer
Lonavla Municipal Council

No: ENG/BP/70/2006-07 76 E9
Date: 30/10/2010

To,
Sadguru properties a partnership firm through its partners
1) Mr.Suketu B. Shah 2) Mr.Kumarpal A. Shah
C/o. Architect K.S. Bhurat
Kanhaiya Associates Office No. 4
Priyashini Sankul
Lonavala- 410 401

SUB: - OCCUPATION CERTIFICATE FOR Residential Building type A,B,C,
D,E & F buildings in sanctioned Group housing schem on land bearing
R.S.No. 47/2 Tungarli, Lonavala. Tal-Maval, Dist- Pune.

REF: - Your Letter dated 04/05/2010

Dear Sir,

With reference to your above application I am pleased to grant you a occupation certificate in respect of Residential Building type A,B,C,D,E & F buildings in sanctioned Group housing schem on land bearing R.S.No. 47/2 Tungarli, Lonavala. Tal-Maval, Dist-Punc.

For which building permission was granted vide this letter No.ENG/BP/70/2006-07/352 dated 15/05/2007 on the following conditions.

1. All Portion of the buildings shall be used for the specific purpose as shown on the sanction / Record Plans.
2. If is noted that the information, Record Plans and other details supplied by the Owner/ Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provisions of M.R.T.P. Act 1966 & M.M. 1965 and the undersign reserve the right revoke or modify the occupation certificate granted.

Now this office want's to assess you above said construction of above building. I have therefore to request you to supply to this office the following information within 8 days from receipt of this letter, failing of which the letting value will be decided by the officer according to Municipal Estimation.

Where the house is meant to rented, if so that the rental expected exclusive of furniture and electricity.


Chief Officer
Lonavla Municipal Council

C.C. To:

1. Tax Inspector, L.M.C.
2. Building Inspector, L.M.C.

Mem. Register No. 11

Certificate No. 11

Share Certificate

This is to certify that Shri Dharmesh Shavei & Smt. Manisha Shavei

is/are the Registered Holder/s of 5
fully paid - up shares Numbered 51 to 55
both inclusive, of Rupees 50/- each in the above named
Rainbow Manor Co. Op. Hsg. Soc. Ltd. (PNA/MWL/HS6/(TO)/13706/2014-2015)

Subject to the Bye - laws thereof.



Rs. 250/-

Given under the Common Seal of
the said society, this 15th
day of January 2015

Nehal V. Shat

Chairman

[Signature]

Hon. Secretary

[Signature]

Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



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THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP

Customer Copy

Branch : 12/12/2011 No. : **942057**
 Date: DDMMYYYY

Pay to: **THE COSMOS CO-OPERATIVE BANK LTD.**

Franking Value	₹	432000/-
Service Charges	₹	—
Total	₹	432000/-

Pan No. :-

Name & Address of Stamp duty paying party
Manisha D. Jhaveri

Tel. No. / Mobile No.: 9821099482

Name of the counter party
B 88 Shanti Nagar Neapans Sea fo

Purpose of Transaction Manisha 40000G
 For Franking Documents

₹ 432000/-

Cash/DD/PayOrder/Cheque No. _____

Bank Name _____

Branch _____

Purchaser's Signature
(Paying Party)

(For Bank's Use only) 91766

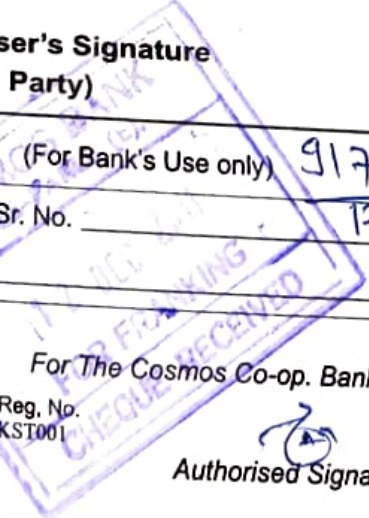
Franking Sr. No. 12268

Tran ID _____

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No.
 AAAAT0742KST001

Authorised Signatory



432000/-

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AGREEMENT FOR SALE

THESE ARTICLES OF AGREEMENT made and executed on this 13th day of Dec 2011 BETWEEN SADGURU PROPERTIES a Partnership firm, having address at B Wing, 1st floor, Eastern Court, Junction of Tejpal Road and Parleshwar Road, Vile Parle [E] Mumbai 400 057, hereinafter called as the "VENDOR" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns] OF THE FIRST PART

AND

1] MR/MRS. Manisha D. Thaveri,

MR. Dharmesh M. Thaveri,

occupation Business, resident at B/88, Shantinagar,
98, Neapeansea Road, OPP. Chandalok,
MUMBAI- 400 006.

hereinafter called as "Purchaser" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns

WHEREAS :

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Authorised Signatory
Sanjay A. Oak

FOR THE STAMP DUTY MAHARASHTRA
Bank Ltd.



शुद्ध ११७६
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 R. 0432000/-P85114
 DEC 12 2011
 15:08

Four Lac Thirty Two Thousand only

(01) Mr. Dattoba Ranu Mavkar and others were well seized of and sufficiently entitled to all that piece and parcel of land or ground lying and situate at Village Tungarli Taluka Maval District Pune, bearing Survey No 47 Hissa No. 2 area 1 H 34.6 Are, assessed at Rs. 0.69 paise and herein after referred to as "said Land"

(02) By registered Deed of Conveyance dated 15th June 1987 registered at the office of Sub Registrar Maval under Sr. No. 364/87, Mr. Dattoba Ranu Mavkar and others therein called as Vendors have sold conveyed and transferred the said land to the M/S. N.A. Investments Trust.

(03) By registered Deed of Conveyance dated 17th May 2006 registered at the office of Sub Registrar Lonavala Maval under Sr. No. 1957/2006, M/S. N.A. Investments Trust therein called as Vendors have sold conveyed and transferred the said land unto the Vendors herein.

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(04) By virtue of said Conveyance Deed said Vendors herein became the owner of the said land and its name has been recorded to the said land vide Mutation entry No. 4149.

(05) Now The Vendors absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or piece or parcel of Non-agricultural land lying and situate at village Tungarli Taluka Maval District Pune, in the limits of Lonavala municipal council, bearing Survey No. 47 Hissa No. 2, admeasuring area 1 H 34.6 Are, assessed at Rs. 0.69 paise [hereinafter referred to as "said Land"] and 7/12 extract of which is attached herewith as **Annexure "1"**.

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Dr. J. P. D. J.



दस्तावेज क्रमांक व वर्ष: 5150/2011

Wednesday, December 14, 2011

11:40:04 AM

दुय्यम निबंधक: लोणावळा

नोंदणी

Regn.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : तुंगार्ली



December 14, 2011

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5300

दिनांक 14/12/2011

तुंगार्ली

जाचा अनुक्रमांक

लवल - 05150 - 2011

जाचा प्रकार

करारनामा

करणाराचे नाव:मनिषा डी झवेरी - -

	:-	30000.00
अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	1040.00
अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (52)		31040.00

मुल्य: 4000000 रु. मोबदला: 7200000रु.

मुद्रांक शुल्क: 432000 रु.

प्रकार :डीडी/घनाकर्षा

व पत्ता: सिंडिकेट

क्रमांक: 727395

2/2011

	:-	0.00
	:-	0.00
(सेतू सोसायटी रु.20 + एजन्सी रु.50 + जादा-प्रत @ रु.2)	:-	0.00
फी देण्या-याच्या पक्षकाराची संख्या (0x 50रु.)	:-	0.00
		0.00

एकूण रु. 31040.00

हा दस्त अंदाजे 11:53AM ह्या वेळेस मिळेल

दुय्यम निबंधक
लोणावळा

पर्यालयाच्या वाहेर जातांना खालील कागदपत्रे मिळाल्याची खात्री करावी

- 2 सुची क्रमांक दोनची प्रत
- 3 पावती
- 5 मोजणीची प्रतिक्षा क्रमांक

1.मावळ जि.पुणे येथील सर्व्हे नं.47/2
ल्या रॅन्चो मॅनोर या स्कीममधील बंगला
र्ग नगरपरिषद मूल्यांकन विभाग क्र.2

दादर हर्षद कांतीलाल शहा - -; घर
:-; पेठ/वसाहत: बी विंग,पहिला म
ड, ; शहर/गाव: विलेपार्ले इस्ट मुंबई

गल्ली/रस्ता: -; ईमारतीचे नाव: -;
,98,नेपेन्सी रोड,चंद्रलोक समोर,मुंब
D.

ल्ली/रस्ता: --; ईमारतीचे नाव: -; ई
;पिन: -; पॅन नम्बर: AACPJ1476





सूची क्र. दोन INDEX NO. II

गावाचे नाव : तुंगली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत घट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 7,200,000.00
वा.भा. रु. 4,000,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 47/2 वर्णना गांव गौजे तुंगली ता.मायळ जि.पुणे येथील सर्वे नं.47/2 क्षेत्र 1 हे 34.6 आर आकार 00 रु 69 पैसे यावर बांधलेल्या रॅन्बो मॅनोर या स्कीममधील बंगलो युनिट नं.11 क्वारपेट क्षेत्र 2383 चौ फुट (तुंगली व वर्ग नगरपरिषद मूल्यांकन विभाग क्र.20)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सदगुरु प्रॉपर्टीज भागीदारी फर्म तर्फे भागीदार हर्षद कांतीलाल शहा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: बी विंग, पहिला मजला, इस्टर्न कोर्ट, जॅन्शन ऑफ तेजपाल रोड, व पार्लेस्वर रोड, ; शहर/गाव: विलेपार्ले इस्ट मुंबई ; तालुका: -; पिन नम्बर: AAFPS0154C .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मनिषा डी झवेरी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: बी/88, शांतीनगर, 98, नेपेन्सी रोड, चंद्रलोक समोर, मुंबई 400006; तालुका: -; पिन: -; पिन नम्बर: ABTPJ7147D.
(2) धर्मेश एम झवेरी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पिन नम्बर: AACPJ1476F.
- (7) दिनांक करून दिल्याचा 13/12/2011
- (8) नोंदणीचा 14/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5150 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 432000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक

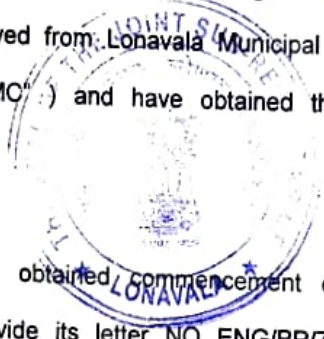
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(06) The vendors are developing the said Land by construction of Twin type bungalows/Units for the residential use under the scheme to be known as "RAINBOW MANOR".

(07) The said scheme "RAINBOW MANOR" is consisting of various units of 2 BHK, 3 BHK and 4 BHK.

(08) The Vendors being desirous of developing the said property got the plans thereof duly approved from Lonavala Municipal Corporation (hereinafter referred to as "LMC") and have obtained the requisite certificate of commencement.



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(09) The vendors have obtained commencement certificate from Lonavala Municipal Council vide its letter NO ENG/BP/70/2006-2007/1777, dated 2/12/2006, is attached herewith as Annexure "2".

(10) The Vendors also obtained NA use permission Vide order No PRA / NA / SR / 180 / 2007 Dated 02/02/2007. A Copy of the N.A. order in respect of the said property is annexed hereto and are collectively marked Annexure "3".

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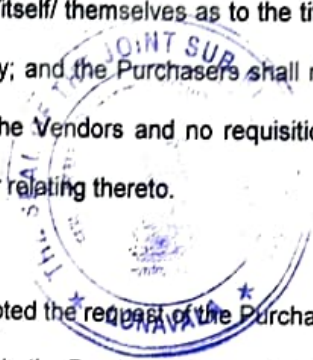
(11) The purchasers applied to the promoter for allotment to the purchasers Unit No 11, in the scheme to be known as "RAINBOW MANOR" floated on the said plot situated at Tungarli Taluka Maval District Pune and particularly described in the first Schedule hereunder written.

(12) The purchaser demanded from the vendor and the vendor has given inspection to the purchasers of all the document of title relating to the said and the plans designs and specifications prepared by the Architects and of

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such other documents. And the purchaser after perusal of such documents satisfied about the title of the vendor in respect of said plot

- (13) The Certificate of Title issued by Shri Sandip Agarwal, Advocates & Solicitors is hereto annexed and marked **Annexure "4"** and the Purchaser/s has satisfied himself/herself/itself/ themselves as to the title of the Vendors to the said immovable property; and the Purchasers shall not be entitled to further investigate the title of the Vendors and no requisition or objection shall be raised upon any manner relating thereto.



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- (14) The Vendors has accepted the request of the Purchasers and agreed to sell the Unit No 11 to the Purchasers on the terms and conditions herein appearing.

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

- (1) The Vendors shall construct the said residential bungalow scheme to be known as "RAINBOW MANOR" on the said Plot more particularly described in the First schedule hereunder written in accordance with the plans, designs specifications approved by the concerned local authority. The Vendor have full right and liberty to amend and/or modify the said plans for smooth and better development of the said Plot, without any reference to the Purchasers. Pursuant to that the Vendors have commenced construction of the said bungalows. The Vendors may as required by the Concerned Authorities and/or in their absolute discretion from time to time vary, amend and/or alter the layout plan of the said property or the Bungalow scheme Plans in respect of such Bungalows. As part of such variation amendment and/or alteration in the layout and/or in the Bungalow Plans, the Vendors may also construct

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additional Bungalows and/or additional construction by way of extension of one or more Bungalow/s or floors to all the Bungalow/s to be constructed on the said property. The Purchaser hereby irrevocably agrees and has given his/her/its express consent to the Vendors carrying out variations to the layout plan/ Bungalow plans in respect of the said property and the said Bungalows for constructing independent additional structures of one or more Bungalow/s to be constructed (even if not envisaged at present) in on the said property as aforesaid. It is however, agreed by the Vendors that the Vendors shall obtain prior consent in writing of the Purchaser in respect of any variation or modification in the Bungalow plans which may adversely affect the premises agreed to be purchased by the Purchaser as hereinafter stated. The Purchaser hereby also gives his/her/their/its irrevocable consent to the Vendors developing the said property in such phased manner as the Vendors may determine even after the Vendors shall have given to the Purchaser possession of the premises hereby agreed to be sold to the Purchaser. The Purchaser hereby agrees to give all the facilities and assistance, the Vendors may require from time to time after the Vendors deliver the possession of the said premises to be sold to the Purchaser but at the costs and expenses of the Vendors so as to enable the Vendors to complete the development of the said property in the manner that may be determined by the Vendors.

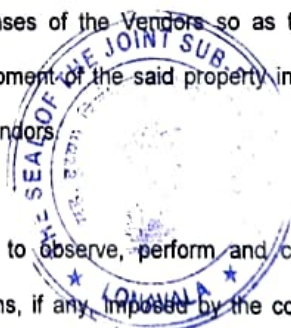
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(2) The Vendor agrees to observe, perform and comply with all the terms conditions, stipulations, if any, imposed by the concerned local authority at the time of sanctioning the said plans of thereafter.

(3) The Purchasers agrees to Purchase from the Vendor and the Vendor agree to sell to the Purchasers a Residential Unit No 11 having ^{Complete} built up area 2383 Sq. feet in the scheme known as "RAINBOW MANOR" with the benefit of garden area, open passage and car parking area and more

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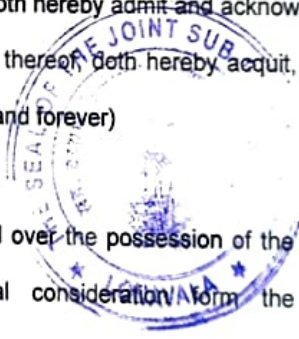
particularly described in the second schedule hereunder written and as shown on the floor plan along with the layout plan thereof, hereto annexed and marked collectively Annexure "5". The percentage of the Purchaser undivided interest in the common areas and facilities appertaining to the said Apartment/Unit agreed to be sold shall be in portion to the total areas of the Bungalows in the said project. The price of the said Unit is fixed between the parties at and fro Rs 72,00,000/- (Rupees Seventy two lacs only) only) the rate fixed as per amenities and specification which is attached to the agreement as per Annexure "6".

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(4) The Purchaser prior to the execution of these presents paid to the Vendor the total sum of Rs 11,000/- (Rupees Eleven thousand only) Only)

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bearing the part consideration money by cheque, [the payment and receipt whereof the vendor doth hereby admit and acknowledge and for and from the same and every part thereof doth hereby acquit, release and discharge he Purchase absolutely and forever)



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(5) The Vendor will hand over the possession of the said unit to the Purchaser upon receiving final consideration from the Purchasers i.e. before _____

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(6) The Purchasers shall use the said unit or any part thereof or permit the same to be used for the purpose of residence or any lawful purpose and shall use the parking space only for the purpose of keeping or parking the Purchaser's own vehicle and for any other purpose

(7) The Purchaser shall pay / Keep deposited with the Vendors the following

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Rs 7,20,000/- :- 10% On Booking
 Rs 7,20,000/- :- 10% On Agreement
 Rs 7,20,000/- :- 10% On plinth
 Rs 7,20,000/- :- 10% On 1st slab
 Rs 7,20,000/- :- 10% On 2nd slab
 Rs 7,20,000/- :- 10% On walling
 Rs 7,20,000/- :- 10% On plaster
 Rs 7,20,000/- :- 10% On Doors & windows
 Rs 7,20,000/- :- 10% On flooring & Tiling
 Rs 7,20,000/- :- 10% On possession



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(8) The said Bungalow-Schemes shall be constructed by the Vendors in accordance with the Bungalow plans prepared by their Architect M/s. Kanhaiya Associates Architects and sanctioned by the concerned authorities as aforesaid with such modifications and/or amendments thereto as the Vendors may incorporate therein from time to time.

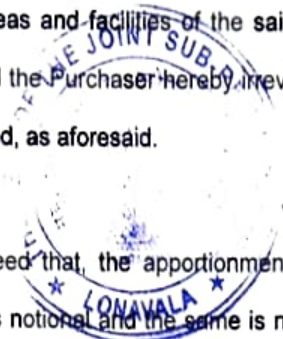
(9) The common areas and facilities for the said Bungalow Scheme i.e. relative common areas and facilities for the said Bungalow Scheme and the relative common area and facilities for the said premises and undivided interest of the said premises in the common areas and facilities of the said Bungalow Scheme are as per the particulars thereof as given in Annexure hereto annexed and marked **Annexure "7"**. The aforesaid percentages are tentative and liable to be increased or decreased in the event of their being any changes in the Bungalow Scheme plans.

It is expressly agreed and the Purchaser is aware that, as a result of change in Bungalow Scheme plans of the Bungalows on the said property and/or in the Bungalow Scheme plans of the said Bungalow, the share of the said premises and/or the Purchaser in the said common areas and facilities may increase or decrease. The Purchaser hereby expressly consent to such

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change in the said share and hereby expressly authorize the Vendors to increase or reduce the said share of the premises and/or of the Purchaser in the said common areas and facilities of the said Bungalow-Scheme and/or the said property and the Purchaser hereby irrevocably agrees to accept the said share as changed, as aforesaid.

M. S. S.		
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(10) It is specifically agreed that, the apportionment the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increase or decrease; the intent of the parties being that the said premises are sold to and purchased by the Purchaser will all the appurtenant rights for the lump sum price of Rs 72,00,000/-

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(11) The Vendors hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Bungalow to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the said Bungalow/s/Shop/Unit/s.

(12) The Purchaser agrees to pay to the Vendors interest at 18% per annum on all the amounts which become due and payable by the Purchaser to the Vendors under the terms of this agreement from the date the said amount becoming due and payable by the Purchaser to the Vendors.

(13) On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Vendors under this Agreement (including the proportionate share of taxes levied by concerned local authority and other outgoing) or on the Purchaser committing breach of any other

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terms and conditions herein contained, the Vendors shall be entitled at their exclusive own option to terminate this agreement. Provided always that, the power of termination hereinbefore contained shall not be exercised by the Vendors unless and until the Vendors shall have given to the Purchaser fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after receipt of such notice. Provided further that, upon termination of this agreement as aforesaid, the earnest money paid by the Purchaser shall stand forfeited and the Purchaser shall not be entitled to such earnest money paid by him/her/them to the Vendors. It is further provided that in such circumstances the Purchaser shall also have to bear the loss, if any, being the difference of the amount in the rate at which the Purchaser booked the said Bungalow/shop/unit and the rate prevailing at the time of the cancellation, by the Purchaser, of the said Bungalow /shop. The Purchaser shall also have to bear and pay to the Vendors at the time of such cancellation, the brokerage charges (if Bungalow /shop purchased through the broker) which brokerage shall have been already paid by the Vendors to such broker. The Purchaser will also be entitled to pay interest on any default payment as per the terms, herein contained, at the time of making accounts It is agreed by and between the parties that all the above referred amounts due and payable by the Purchaser, as specified hereinabove, shall be deducted from the amount received by the Vendors from the Purchaser till the time of such termination, and upon termination of this agreement and refund of aforesaid amount by the Vendors, the Vendors shall be at liberty to dispose of and sell the Bungalow/Shop/s / Unit/s to such person and at such price as the Vendors may in their absolute discretion think fit.

[Handwritten signatures]



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prescribed under the Registration Act and the parties hereto shall attend such office and admit execution thereof.



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(48) The recitals herein above shall form integral part of this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first herein above written.

THE FIRST SCHEDULE OF THE LAND

All that piece and parcel of Non Agricultural land or ground lying and situate at Village Tungarli in the Registration District Pune, Sub District Maval in the limits of Lonavala Municipal Council bearing Survey No 47 Hissa No. 2 area 1 H 34.6 Are, assessed at Rs. 0.69 paise and bounded as follows, i.e. to say on or towards

- EAST - By R.S. No. 135
- SOUTH - By R.S. No. 49
- WEST - By R.S. No. 46
- NORTH - By R.S. No. 46



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THE SECOND SCHEDULE OF THE UNIT

Unit No 11, having carpet area 2383 Sq Feet, in the scheme known as "RAINBOW MANOR" under group housing Scheme, floated on the land described in the First schedule herein above written.



SIGNED SEALED. & DELIVERED

By withinnamed Vendor

SADGURU PROPERTIES A Partnership

firm, through its Partners

In the presence of.....

1. Longan

2. Aniket

For Sadguru Properties

Harshad K. S.

Partner

SIGNED SEALED & DELIVERED

By within named Purchasers

1) Mrs. Manisha D. Shaveri.

2) Mr. Dharmesh M. Shaveri.

Pan No

In the presence of.....

1. Longan

2. Aniket

Manisha D. Shaveri.

Dharmesh M Shaveri





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Date :- 2/11/2006

LONAVALA MUNICIPAL COUNCIL

No. ENG/BP/70/2006-2007/1777

Form No. 2 (Rule No. 5)

COMMENCEMENT CERTIFICATE

Subject to Proposed construction of (1) Plan for Layout of Group Housing Scheme in R.S. No. 47/2 at Tungarti Tal - Maval, Dist - Pune. (2) Plan Building type A,B,C,D,E,F & G in Group Housing Scheme of S.No. 47/2 at Tungarti Tal - Maval, Dist - Pune.

LonaVala for Shri/Smt, Sadguru Properties a partnership firm, through its partner (1) Mr. Suketu Bhogilal Shah (2) Mr. Kumarnal Ambalal Shah

Reference :- Application / Letter dated on 14/8/2006



From Shri. Kanhaiva Bhurat
Architects
Kanhaiva Associates
Office No.4, Privadarshini Sankul,
Opp. Jain Sthanak, LonaVala - 410 401.

Commencement Certificate under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to :

Sadguru Properties a partnership firm, through its partner (1) Mr. Suketu Bhogilal Shah (2) Mr. Kumarnal Ambalal Shah

(1) Plan for Layout of Group Housing Scheme in R.S. No. 47/2 at Tungarti Tal - Maval, Dist - Pune. (2) Plan Building type A,B,C,D,E,F & G in Group Housing Scheme of S.No. 47/2 at Tungarti Tal - Maval, Dist - Pune.

LonaVala as per the accompanying plan as amended by this office in green on the plan & on the following Conditions :

1. That the commencement Certificate shall remain valid for period first year from the date of issue and there after it shall lapse.
2. That the applicant owner shall intimate the commencement of the construction work to this office in writing in advance.
3. That the applicant owner shall give the advance intimation to the collector of Pune Revenue Branch before commencing Non-Agriculture use of land.
4. Plot/land shall be demarcated on site before commencement of the work from city survey officer, LonaVala / T.I.L.R. Vadgaon.
5. If the existing trees comes under Proposed building prior approval for tree cutting to be obtained from L.M.C.
6. This Municipal Council will not supply water for construction or drinking purpose.
7. That the construction work shall be carried out strictly as per sanctioned plan and as amended by this office in green on the plan. If during the construction any departure from sanctioned plan is intended or way of internal or external changes, prior sanction of the L.M.C. shall be necessary. A revised plan showing deviations shall be submitted and the procedure laid down for the original plans heretofore shall apply to all such amended plans. Any works done in contravention of the sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorized.
8. The owner through his licensed Architect shall give notice to L.M.C. on completion of work upto plinth level, No progress above the plinth shall be carried out unless plinth is checked and approved by L.M.C.
9. All Building material shall be stored exclusively within a building plot. The stocking of materials and details on public roads, highways shall be prohibited except with special permission of L.M.C.
10. No temporary construction shall be permitted without prior approval of L.M.C.



Contd 2



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11. If the electrical H.T. Line is passing through or near the plot necessary N.O.C. of the concern Authority shall be submitted L.M.C. before actual commencement of the work on site.
12. If the plot is abutting on the Mumbai - Pune National Highway or and Railway line, necessary N.O.C. regarding set back distance from the concern. Authority shall be submitted to L.M.C. before Commencement of the work.
13. The structural design of building shall carried out in accordance with structural design chapter of national building code of India.
14. All material and workmanship shall be good quality confirming to Indian standard Specifications.
15. Plumbing, sanitary and electrical work shall be carried out as per the requirement of Indian standard specifications under the supervision of authorized Licensed Holder.
16. Adequate fire fighting equipments shall be installed.
17. Copy sanctioned plan shall be made available on site whenever requirement by L.M.C. and Police Authorities.
18. The owner shall be pay necessary octroi for buildings material time and is liable to show / s submit all necessary accounts as and when required by L.M.C.
19. The owner through his licensed Architect shall give notices to L.M.C. regarding completion of work in prescribed form and shall be accompanied by three sets Record plan. The built up structure shall not brought into use without occupancy certificate of L.M.C.
20. All portions of the building shall be used for the specific purpose as shown on the sanctioned Record Plan.
21. That the L.M.C. is not responsible for any Government, Technical, Privet Ownership, Area & Boundary disputes.
22. If it is noted that the information plan and other details supplied by the applicant is false or wrong the commencement of occupancy certificate shall stand cancelled & applicant will be liable for action under such consequences as maintained in relevant provisions of chapter IV of the Maharashtra Regional Toning Act 1966 and the sign reserve the right to revoke or modify the permission granted.
23. Display board showing all details of development viz permission No. and date, plot No. / C.T.S. No./R.S.No., Plot Area, Built up area sanctioned Nos. of tenements, Name of the developers Architects etc. shall be erected at prominent Place on site.
24. The Boundries of the land under reference shall tally with the measurement plan from the T.I.L.R. / C.T.S Office, Lonavala.
25. The layout shall be got demarcated in site with boundry stones by the applicant society and got measured through the land record department. On measurement no plot shall admeasure less than _____ Sq. Mts in area. A copy of the same demarcated layout plan shall also be submitted to the Asst. Director of Town Planning Pune Branch for information and record prior to commencement of other developments on site.
26. All plots except the plot earmarked for open space should be used for residential purpose only.
27. The open space shall not admeasure less that 10 % of the total area under layout after actual demarcation on site.
28. The applicant society shall carry out the development wise construction of roads and gutters before the plots are allotted to its members as per the demarcation plan.
29. The applicant society shall make its own arrangements to secure water supply and electricity to promoted colony.
30. The roads in the layout shall be allowed to be used by the adjoining land holders for the purpose of access and proper and to secure proper coordination of the roads.
31. That the owner of the land is liable to pay the taxes and should pay the taxes that will be lievied by the Lonavala Municipal Council from time to time.
32. That the owner or the purchaser shall not construct any building thereon unless the building plans are first approved my the municipality.
33. No temporary construction shall be permitted without the prior approval of the L.M.C.
34. Copy of the sanctioned plan shall be made available on site whenever required by the L.M.C. and police authorities.



Condt ... 3 :



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35. The permission given wide order no ENG/BP/36/06-07/450 dt. 12/6/06 for Sr. No. 47/2 is cancelled wide this order. (which is cancelled as per order No. Lonavala ENG/BP/36/06-07/1659)
36. At least 170 trees to be planted in the plot. (One Hundred Seventy Only)
37. Provision of rain water harvesting (i.e. conservation augmentation recycling of water) shall be done on site.

No. ENG/BP/70/2006-2007 /1777
Date :- /11/2006

To,
Sadguru Properties a partnership firm, through its partner
(1) Mr. Suketu Bhogilal Shah
(2) Mr. Kumarpal Ambalal Shah
C/o Kanhaiya Associates
Office No.4 ,Priyadarshini Sankul ,
Opp. Jain Sthanak,Lonavla - 410 401


Chief Officer
Lonavla Municipal Council

C.F.W.C. to:

1. The Collector Of Pune (R.B.)
2. City Survey Officer ,Lonavla / T.I.L.R. Vadgaon (Maval)
3. Building Inspector ,L.M.C.



TRUE COPY

Chief Officer
Lonavla Municipal Council



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Read : 1) Hon. Divisional Commissioner Pune's Circular No. MH-2 / Land / General / RR / 772 / 03 dated 22.9.2003

2) Application received from- N. A. Investments Trust, trustees, Shri Harish Sippy & others through Shri Kumarpal Ambalal Shah on 19.07.2006

Collectorate Pune
(Revenue Branch)
No.PRA/NA/SR/180/2007
Pune-1, Date 2 / 12 / 2007

ORDER

The land comprised in S.No.47/2, area measuring 13460-00 Sq.Mtrs., of village Tungarli, Tal-Maval, Dist. Pune belongs to N.A.Investments Trust, trustees, Shri Harish Sippy & others and they have applied through Shri Kumarpal Ambalal Shah that Non-Agricultural permission may be granted to them to use an area measuring 13340-00 Sq.Mtrs (after deducting an area under D.P. Road 120-00 Sq.Mtrs) for Residential purpose out of the said land.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Collector, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 13340-00 Sq.Mtrs. out of S.No. 47/2, of village Tungarli Tal-Maval Dist. Pune in favour of N. A. Investments Trust, trustees, Shri Harish Sippy & others.

Subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and / or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it, or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking u/s 45 of the Mah.L.R.Code.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue a this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Lonavla Municipal Corporation under his No.ENG./BP/36/06-07/450, Dt.12/6/2006 and not make any addition or alterations without previous permission of the Lonavla Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.276 per sq. mtr per annum from the date of the commencement of N.A.use of the land for the purpose for which the permission is granted. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. The revise standard rates of n.a.a. for the guarantee period upto 31.7.2011 are yet to be fixed. On application of such revised rates, the grantee shall be liable for the payment of differential amount if any, in the revised standard rate and the existing rate of n.a.a.



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7(a) That the n.a .Permission is granted subject to the provision of U.L.C.Act 1976.
8. The N.A. measurement fees of Rs.6000/- has been credited by applicant on 23/01/2007.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered sin accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah.L.R. (Conversion of use of land and N.A. Assessment) Rule 1969, embodying therein all the conditions of this order within a period of one month, from the date of commencement of the N.A .use of the land.

11. a) Conversation Tax Rs. 18410/- and Adv. n.a. a. Of Rs. 3682/- only, for one year has been credited by the applicant on 24.01.2007

b) If the grantee contravenes any of the condition mentioned in this order and those in the sanad, the collector may with prejudice to and to the other penalty to which he may liable under the provision of the code, continue the said land / Plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for the Collector, do direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal alteration not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case e.g. the Bombay Tenancy and Agricultural Act,1948 ,

12) And whereas the applicant here in submitted n.a. application along with affidavit & Indemnity bond in prescribed form, and further the applicant has undertaken to agree to indemnity to the Govt. by said affidavit and Indemnity bond. If any false information is transpired in the said affidavit and indemnity bond, the applicant will be liable for penal and civil action under relevant law in force. And further if found guilty order shall stand cancelled.

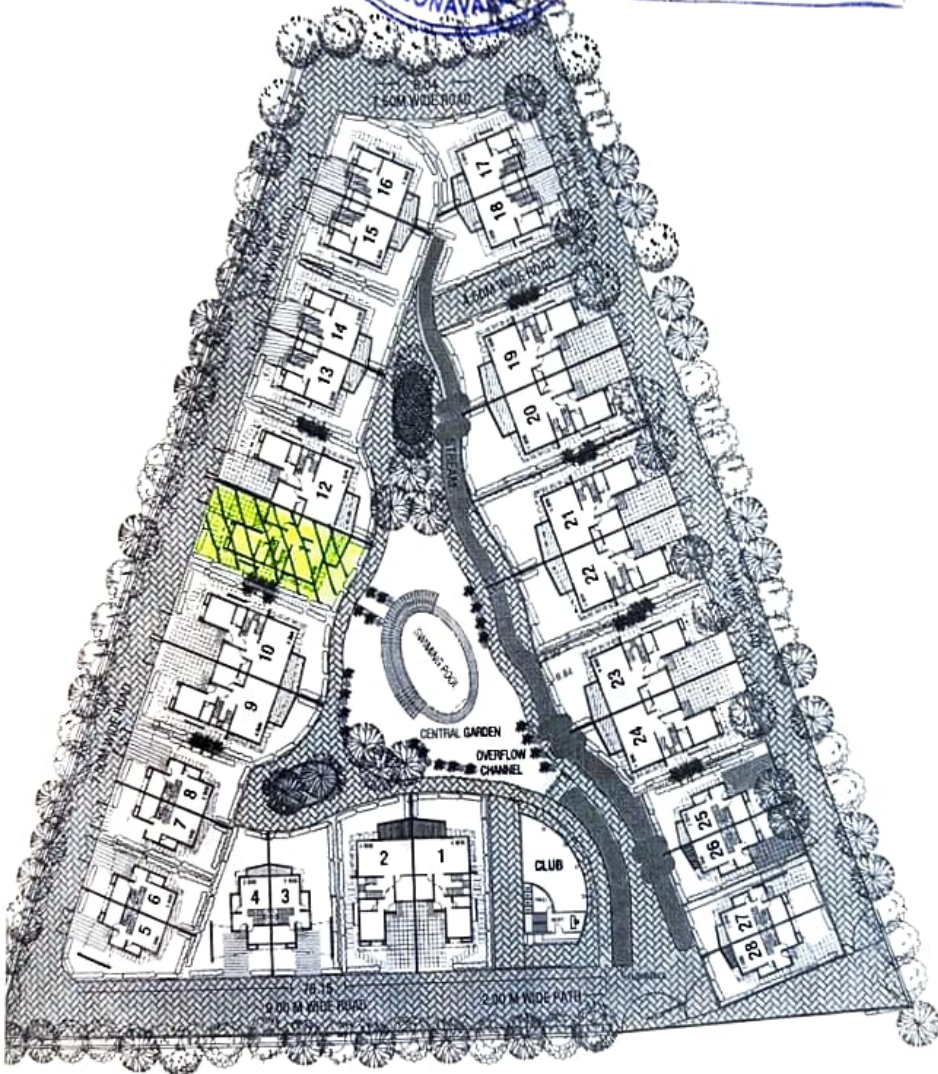


[Signature]
Collector, Pune

16
N.A. Investments Trust, trustees, Shri Harish Sippy & others
through Shri Kumarpal Ambalal Shah
No. 4 Priyadarshini Saankul. (Opp. Jain Samadhi)
Lonavla-410401.



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BUNGALOW / SHOP / UNIT NO. 11

SADGURU PROPERTIES

x Manisha D
 Thaveri
 x Dharmesh m Dharu

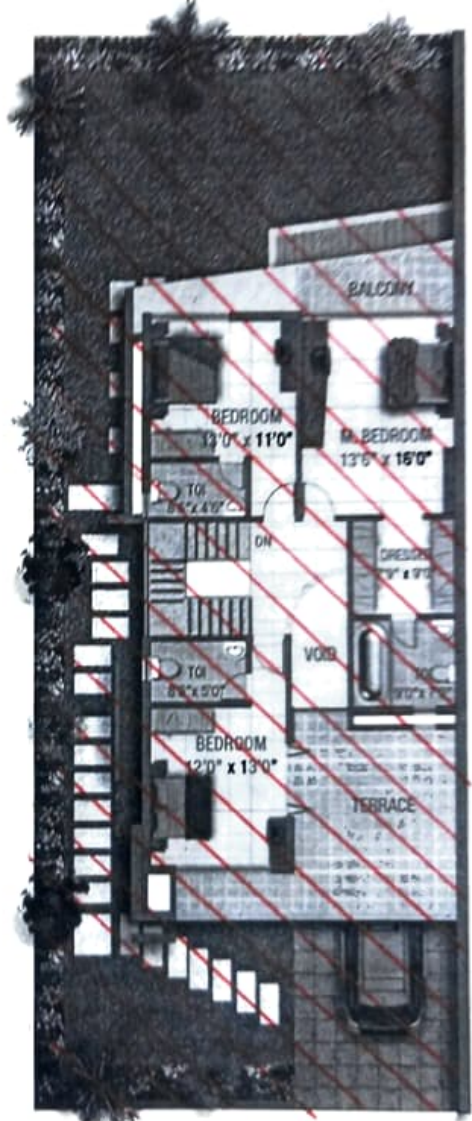
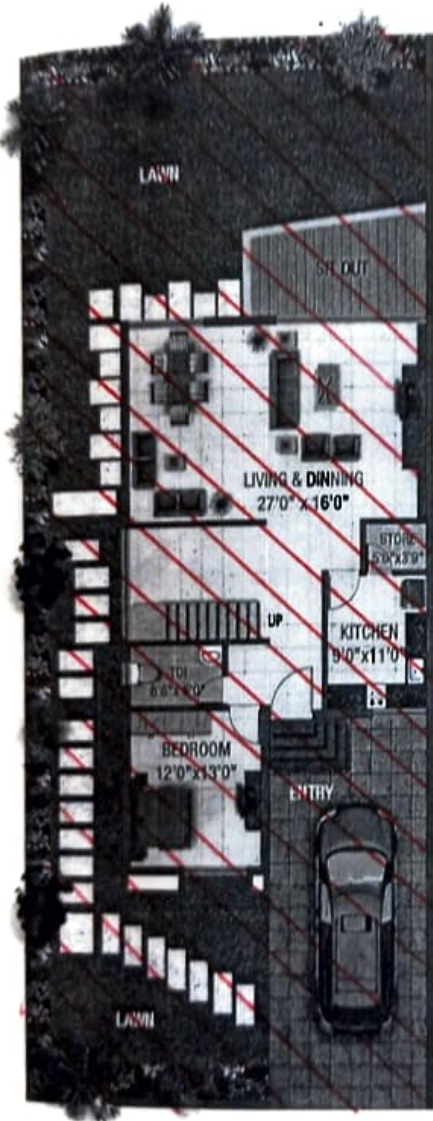
Harshad K. S. S.
 PARTNER



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4 BHK GROUND FLOOR PLAN

4 BHK FIRST FLOOR PLAN



Maiisha D. Shaveri.

SADGURU PROPERTIES

X Dharmesh D. Shaveri Harshad K. SU

PARTNER

25/10/2021

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Manisha D. Jhaveri and Mr. Dharmesh M. Jhaveri**

Residential Bungalow No. 11, Rainbow Manor Co-operative Housing Society Ltd., Survey. No. 47,
Hissa No.2, Village – Tungarli, Lonavala, Taluka – Maval, District – Pune, Pin Code – 410 405,
State - Maharashtra, Country - India

Longitude Latitude: 18°46'42.6"N 73°24'09.6"E

Valuation Done for:

State Bank of India

Nariman Point Branch

Dalmal House, Jamanalal Bajaj Marg, Nariman Point,
Mumbai – 400 021, State - Maharashtra, Country - India

Manisha D. Jhaveri

*Pratiksha R. J.A.
30 JUL 2024*

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Indore • Aurangabad • Nanded • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

www.vastukala.org





VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow No. 11, Rainbow Manor Co-operative Housing Society Ltd., Survey. No. 47, Hissa No.2, Village – Tungarli, Lonavala, Taluka – Maval, District – Pune, Pin Code – 410 405, State - Maharashtra, Country - India belongs to **Mrs. Manisha D. Jhaveri and Mr. Dharmesh M. Jhaveri.**

Boundaries of the property:

- North : Internal Road
- South : Garden and Internal Road
- East : Bungalow No. 12
- West : Bungalow No. 10

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 3,17,84,454.00 (Rupees Three Crore Seventeen Lakh Eighty-Four Thousand Four Hundred Fifty-Four Only).**

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 ou=Vastukala Consultants (I) Pvt. Ltd.,
 ou=CAD, email=sharad@vastukala.org, c=IN,
 date=2021.10.28 12:30:39 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 SBI Empanelment No.: SME/TCC/2021-22/85/13
 Encl: Valuation report.

Mumbai

Delhi NCR

Nanded

Aurangabad

171, 1st Floor, Akruti Star,
 Central Road, MIDC,
 Andheri (E), Mumbai - 400 093,
 (M.S.), INDIA

L-306, Sispal Vihar,
 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
 Haryana - 122018, INDIA

28, S.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602, (M.S.), INDIA

Plot No. 106, N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S.), INDIA

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 aurangabad@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Akruli Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
 State Bank of India
 Nariman Point Branch
 Dalmal House, Jamanalal Bajaj Marg,
 Nariman Point, Mumbai – 400 021.
 State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF BUNGALOW)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market Value of the property for Business Loan Purpose.
2.	a) Date of inspection	: 08.10.2021
	b) Date on which the valuation is Made	: 25.10.2021
3.	List of documents produced for perusal	: 1. Copy of Registered Sale Agreement No. 5150/2011 dated 14.12.2011 for Bungalow No. 11. 2. Copy of Occupation Certificate No. ENG/BP/70/2006-07/1761 dated 30.10.2010 issued by Lonavala Municipal Corporation. 3. Copy of Share Certificate issued by Rainbow Manor Co-operative Housing Society Ltd. 4. Copy of Electricity Bill Consumer No. 181010401954 dated 25.08.2021 issued by Maharashtra State Electricity Distribution Company Limited (MSED). 5. Copy of Property Tax Bill No. 1157 dated 07.06.2021 issued by Lonavala Municipal Corporation.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mrs. Manisha D. Jhaveri and Mr. Dharmesh M. Jhaveri Residential Bungalow No. 11, Rainbow Manor Co-operative Housing Society Ltd., Survey. No. 47, Hissa No.2, Village – Tungarli, Lonavala, Taluka – Maval, District – Pune, Pin Code – 410 405, State - Maharashtra, Country - India Contact Person: Mr. Dharmesh M. Jhaveri Mobile No. 9820094762 Mr. Ajay (Society Supervisor) Mobile No.: 9579483891 Ownership - Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Bungalow. Structure: - It is RCC framed structure of Ground + 1 st Upper Floor. Composition: - Ground Floor: - Living Room + Dinning Area + Kitchen + Bedroom + Toilet + Passage + Verandah. First Floor: - 3 Bedrooms + Dressing Room + 3 Toilets + Lobby + Balcony + Terrace. The property is at 3.7 KM. distance from nearest

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

