

Valuation Report
IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY

M/S. BENNATT COLEMAN & COMPANY LIMITED.

PROPOSED OWNER
**GORDON GERALD D'SOUZA &
ROCHELLE E D'SOUZA**

AT
**FLAT NO. 321, 32nd FLOOR, A - WING, KALPATARU AVANA,
PAREL - SEWRI DIVISION, MUMBAI - 400 012.**

AS INSTRUCTED BY
CENTRAL BANK OF INDIA - TARDEO BRANCH

Panel Valuer:- M/s. Navjivan Consultancy Services Pvt. Ltd
(Techno-Financial Advisor, Corporate and Valuation Services Company)

Registered Office:-

103 Maple, Tower 2, Runwal Greens, Mulund Link Road,

Near Fortis Hospital, Nahur, Mulund (West), Pin Code - 400 078.

Phone No. - 8976093701/7588508757

Email:- navjivanconsultancy@gmail.com

H.O At:- Kalyan.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/30/09-24

SUMMARY OF VALUATION REPORT OF

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY
M/S. BENNATT COLEMAN & COMPANY LIMITED.

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Description	Present Market Value as on 27/09/2024	Fair Value as on 27/09/2024	Net Realizable Value (NRV) as On 27/09/2024	Distress Value as on 27/09/2024	Sale on
Residential - Flat No. 321, 32 nd Floor, A - Wing, Kalpataru Avana, Parel - Sewri Division, Mumbai - 400 012.	Rs.16,40,06,000/-		Rs.14,76,05,400/-	Rs.13,12,04,800/-	
	Rs.16,40,06,000/-		Rs.14,76,05,400/-	Rs.13,12,04,800/-	

TOTAL PRESENT FAIR MARKET VALUE: Rs.16,40,06,000/- of Residential Flat No. 321, 32nd Floor, A - Wing as on **27/09/2024** is **(RUPEES SIXTEEN CRORES FORTY LAKHS SIX THOUSANDS ONLY).**

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.


**DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER OF CBI)**

2

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

TO,
CENTRAL BANK OF INDIA - TARDEO BRANCH
VALUATION REPORT (RESIDENTIAL FLAT)

I	General	
1.	Purpose for which the valuation is made	: To ascertain the Fair Market Value as on date of property for Housing Loan proposal with Central Bank of India - Tardeo Branch.
2.	a) Date of Inspection	: 19/09/2024
	b) Date on which the valuation is made	: 27/09/2024
	c) Person/s accompany/ available at site at the time of visit/ inspection	: Mr. Sudish Kumar Mobile No. 9910816097.
3.	List of documents produced for perusal:	
	i) As per telephonic conversation dt. 18/09/2024 from Manager, Central Bank of India - Tardeo Branch advising us for submission of valuation report in present case.	We have relied on documents as provided by Central Bank of India - Tardeo Branch & presume the same to be authentic & true.
	ii) Copy of Agreement for Sale Dated 26 th December 2018 executed between Kalpataru Limited ("THE PROMOTER") Party of the One Part and M/s. Bennatt Coleman & Company Limited ("THE ALLOTTEES") Party of the Other Part.	
	iii) Copy of Commencement Certificate Ref. No. EB/1328/FS /A Dated 11/01/2018 issued by Municipal Corporation of Greater Mumbai.	
	iv) Copy of Occupancy Certificate No. EB/1328/FS/A/OCC/1/ New of 26 th September 2022 issued by Municipal Corporation of Greater Mumbai.	
	v) Copy of Rera Certificate No. P51900000793 Dt. 24/07/2017 issued by Maharashtra Real	

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

	Estate Regulatory Authority.	
3.	Name of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>Name of Owner – M/s. Bennatt Coleman & Company Limited.</p> <p>Proposed Owner : Gordon Gerald D’souza & Rochelle E D’souza</p> <p>Address:- The address of the property as mentioned in Agreement for Sale Dated 26th December 2018 is as follows:-</p> <p>Office at:- Times House, Bahadurshah Zafar Marg, New Delhi - 110103.</p> <p>Share of each owner in case of joint ownership:- Company Ownership.</p>
5.	Brief description of the property	<p>The present property under valuation is in the form of 4 BHK residential Flat No. 321 consists of Entry Passage + Hall + Kitchen + Dinning Area + Balcony + 4 Master Bedroom attached Bath & WC + Common Bath & WC + Passage situated on 32nd Floor, A - Wing of residential building known as “KALPATARU AVANA”.</p> <p>The said residential building is constructed on land bearing C.T.S. No. 1/296 lying being and situate at Parel - Sewri Division and District Mumbai Suburban Within the limits of Municipal Corporation of Greater Mumbai.</p> <p>The said residential building consists of Stilt + P1 to P4 Parking + Podium + 1st to 42 Upper Floors with Lift Facility</p> <p>The said property is located in high class locality in residential area. The building is having RCC frame</p>

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

		<p>structure with foundations, footing, slabs, staircase and underground water storage tanks all in RCC with 3.60” Mt. height from floor level to ceiling.</p> <p>The present property mainly consists of following units –</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th rowspan="2">Units -</th> <th colspan="3">Approx. (Mt.)</th> <th rowspan="2">Area Sq. Mt.</th> </tr> <tr> <th>L</th> <th>X</th> <th>W</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Passage</td> <td>2.70</td> <td></td> <td>1.54</td> <td>4.16</td> </tr> <tr> <td>2.40</td> <td></td> <td>2.18</td> <td>5.23</td> </tr> <tr> <td>Kitchen</td> <td>3.17</td> <td></td> <td>4.33</td> <td>13.73</td> </tr> <tr> <td>Hall</td> <td>10.35</td> <td></td> <td>3.44</td> <td>35.60</td> </tr> <tr> <td>Dinning Area</td> <td>5.93</td> <td></td> <td>3.47</td> <td>20.58</td> </tr> <tr> <td>Balcony</td> <td>6.14</td> <td></td> <td>1.62</td> <td>9.95</td> </tr> <tr> <td>1 Master Bedroom</td> <td>3.62</td> <td></td> <td>4.30</td> <td>15.57</td> </tr> <tr> <td>Attached Bath & WC</td> <td>2.47</td> <td></td> <td>2.38</td> <td>5.88</td> </tr> <tr> <td>2 Master Bedroom</td> <td>3.33</td> <td></td> <td>4.50</td> <td>14.99</td> </tr> <tr> <td>Attached Bath & WC</td> <td>2.70</td> <td></td> <td>2.09</td> <td>5.64</td> </tr> <tr> <td>Passage</td> <td>2.24</td> <td></td> <td>1.52</td> <td>3.40</td> </tr> <tr> <td>Common Bath & WC</td> <td>1.73</td> <td></td> <td>1.53</td> <td>2.65</td> </tr> <tr> <td>Passage</td> <td>4.07</td> <td></td> <td>1.51</td> <td>6.15</td> </tr> <tr> <td>Bath Passage</td> <td>1.80</td> <td></td> <td>3.31</td> <td>5.96</td> </tr> <tr> <td>3 Master Bedroom</td> <td>4.42</td> <td></td> <td>4.98</td> <td>22.01</td> </tr> <tr> <td>Attached Bath & WC</td> <td>3.16</td> <td></td> <td>1.78</td> <td>5.62</td> </tr> <tr> <td>Passage</td> <td>2.07</td> <td></td> <td>1.38</td> <td>2.86</td> </tr> <tr> <td>4 Master Bedroom</td> <td>4.05</td> <td></td> <td>4.36</td> <td>17.66</td> </tr> <tr> <td>Attached Bath & WC</td> <td>1.58</td> <td></td> <td>3.00</td> <td>4.74</td> </tr> <tr> <td colspan="5" style="text-align: center;">Total Approx. Area 20236 Sq. Mtrs.</td> </tr> </tbody> </table> <p>The above dimensions are approximate & as measured at site during our site visit.</p>	Units -	Approx. (Mt.)			Area Sq. Mt.	L	X	W	Passage	2.70		1.54	4.16	2.40		2.18	5.23	Kitchen	3.17		4.33	13.73	Hall	10.35		3.44	35.60	Dinning Area	5.93		3.47	20.58	Balcony	6.14		1.62	9.95	1 Master Bedroom	3.62		4.30	15.57	Attached Bath & WC	2.47		2.38	5.88	2 Master Bedroom	3.33		4.50	14.99	Attached Bath & WC	2.70		2.09	5.64	Passage	2.24		1.52	3.40	Common Bath & WC	1.73		1.53	2.65	Passage	4.07		1.51	6.15	Bath Passage	1.80		3.31	5.96	3 Master Bedroom	4.42		4.98	22.01	Attached Bath & WC	3.16		1.78	5.62	Passage	2.07		1.38	2.86	4 Master Bedroom	4.05		4.36	17.66	Attached Bath & WC	1.58		3.00	4.74	Total Approx. Area 20236 Sq. Mtrs.				
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d)	Ward / Taluka	: Parel – Sewri Division.																																																																																																											
e)	Mandal / District	: Mumbai.																																																																																																											
f)	Date of issue and validity of layout of approved map / plan	: Occupancy Certificate No. EB/1328/FS/A/OCC/1/New of 26 th September 2022 issued by Municipal Corporation of Greater Mumbai.																																																																																																											
g)	Approved map/plan issuing authority	: Municipal Corporation of Greater Mumbai																																																																																																											
h)	Whether genuineness or	: Yes, Since CC is obtained for said																																																																																																											

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
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	authenticity of approved map / plan is verified	:	building it implies that plan was verified by respective authorities.
	i) Any other comments by our empaneled valuers on authentic of approved plan	:	No.
7.	Postal address of the property	:	Flat No. 321, 32 nd Floor, A - Wing, Kalpataru Avana, Parel - Sewri Division, Mumbai - 400 012.
8.	City / Town	:	Mumbai.
	Residential area	:	Yes.
	Commercial area	:	No.
	Industrial area	:	No.
9.	Classification of the area		
	i) High / Middle / Poor	:	High Class.
	ii) Urban/Semi Urban/ Rural	:	Urban.
10	Coming under Corporation limit /Village Panchayat/ Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai.
11	Whether covered under any State /Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/cantonment area	:	Reportedly No.
12	Boundaries of the property (As per Actual)		
	North	:	By Chawl.
	South	:	By Internal Road.
	East	:	By Internal Road.
	West	:	By Maharashtra Shashan Building.
13	Boundaries of the property as per Deed	:	A B
		:	As per deed As per flat
	On or towards the North	:	- By Passage/Flat No. 323
	On or towards the South	:	- By Open to Air.
	On or towards the East	:	- By Lift.
	On or towards the West	:	- By Lift.
14	Extent of the site	:	-
15	Latitude & Longitude		Latitude : 18.99892 Longitude : 72.84250
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	The area statement of Flat No. 321, 32 nd Floor, A - Wing as per Agreement for Sale Dated 26 th December 2018, is as below:-

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

			Carpet Area :- 2116 Sq. Ft. (196.60 Sq. Mtrs.)
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant at the time of our site visit.
II	APARTMENT BUILDING		
Sr No	Description		Remarks
1.	Nature of the apartment	:	(2 BHK) Residential Flat.
2.	Location		
	C.T.S. No.	:	C.T.S. No. 1/296.
	Block No.	:	Flat No. 321, 32 nd Floor, A - Wing.
	Ward No.	:	Village No./Zone No. 11/83.
	Village / Municipality /Corporation	:	Within the limits of Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Flat No. 321, 32 nd Floor, A - Wing, Kalpataru Avana, Parel - Sewri Division, Mumbai - 400 012.
3.	Description of the locality Residential/Commercial /Mixed.	:	Residential
4.	Year of Construction	:	Occupancy Certificate No. EB/1328/FS/A/OCC/1/New of 26 th September 2022 issued by Municipal Corporation of Greater Mumbai.
5.	Number of floors	:	Stilt + P1 to P4 Parking + Podium + 1 st to 42 Upper Floors.
6.	Type of structure	:	R C C frame structures.
7.	Quality of Construction	:	Normal.
8.	Appearance of the Building	:	Normal.
9.	Maintenance of the Building.	:	Normal.
1	Facilities available	:	
	Lift	:	Yes.
	Protected Water Supply	:	Yes.
	Underground Sewerage	:	Yes.
	Car Parking – Open / Covered	:	Yes.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
III	FLAT		
1.	The floor in which the flat is situated	:	32 nd Floor, A - Wing.
2.	Door No. of the flat	:	Flat No. 321, 32 nd Floor, A - Wing.
3.	Specifications of the flat	:	
	Roof	:	R C C Slab Roof.
	Flooring	:	Vitrified tiles flooring in all rooms &

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

		Wooden flooring in bedroom. The Bath & WC are provided with ceramic tile flooring as base & dado glazed tiles.
	Kitchen :	The kitchen is provided with opposite side raised cooking platform with stainless steel sink and tap. The platform is provided with stone on its top. Glazed tiles are provided above the platform level.
	Doors :	Main entrance door of Wooden type with sunmica finished and solid wooden frame fitted with fittings, fixtures and accessories.
	Windows :	Three/Four track powder coated aluminum sliding windows with glass shutters. Full Glass French Window.
	Fittings :	Normal.
	Finishing :	Normal.
	Special amenities	The property is provided with various amenities Lift, CCTV Camera, 24*7 Watch & ward facility, Two/Four Wheeler Parking, steel main gate at entrance of the building, Garden, Temple, swimming pool, gym, club house, compound wall around the building.
4.	House Tax	The borrower had agreed to submit these details directly to bank authority.
	Assessment Number	
	Tax paid in the name of	
	Tax amount	
5.	Electricity Service connection No.	The borrower had agreed to submit these details directly to bank authority
	Meter Card is in the name of	
6.	How is the maintenance of the flat?	Normal.
7.	Sale Deed executed in the name of	Agreement for Sale Dated 26 th December 2018 executed between Kalpataru Limited ("THE PROMOTER") Party of the One Part and M/s. Bennatt Coleman & Company Limited ("THE ALLOTTEES") Party of the Other Part.
8.	What is the undivided area of land as per Sale Deed?	Undivided share of land are proportionate to the super built up area of the flats own by the property

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

		owner. The land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. The land is undivided and co-owned.
9.	What is the plinth area of the flat?	: Carpet Area :- 2116 Sq. Ft. (196.60 Sq. Mtrs.)
10	What is the floor space index (app.)	: Permissible FSI as per D.C. Rules of Local Competent Authority.
11	What is the Carpet Area /Built Up Area of the flat?	: Carpet Area :- 2116 Sq. Ft. (196.60 Sq. Mtrs.)
12	Is it Posh/I Class/Medium/Ordinary	: I Class.
13	Is it being used for Residential or Commercial purpose?	: The property under valuation is residential flat & it is restricted for residential use only.
14	Is it Owner-occupied or let out?	: Vacant at the time of our site visit.
IV	MARKETABILITY	
	How is the marketability?	: The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting and other public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 5 to 10 Minutes distance from the property. The property is situated at approx. 1.3 minutes walking distance from Curry Road & Parel railway station & 400 Mt. walking distance form Ambedkar Nagar Metro railway station Transportation means such as buses & private taxies & rickshaws are available.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

			The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways.
	What are the factors favoring for an extra Potential Value?	:	-
	Any negative factors are observed which affect the market value in general?	:	-
V	RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	<p>The residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.7,96,536/- to Rs.8,39,592/- per Sq. Mtrs. of Carpet Area. (Rs.74,000/- to Rs.78,000/- per Sq. Ft. Carpet Area).</p> <p>We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the residential flat under valuation as Rs.8,34,210/- per Sq. Mtrs. of Carpet Area on a conservative basis and which seems to be reasonable in our opinion.</p>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Market Rate adopted Rs.8,34,210/- per Sq. Mtrs. Carpet Area of Flat. (Rs.77,500/- per Sq. Ft. Carpet Area).
3.	BREAK – UP FOR THE RATE		
	i) Building + Services	:	Rs. 43,056/- per Sq. Mtrs.
	ii) Land + others	:	Rs.7,91,154/- per Sq. Mtrs.
4.	Guideline rate obtained from the Registrar’s office (evidence thereof to be enclosed)		As per Government Stamp Duty Ready Reckoner of the year 2024-2025 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Parel - Sewri, Village No./Zone No. 11/83 is Rs.1,97,240/- per Sq. Mtrs.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

		<p>Built Up Area. (Copy Enclosed).</p> <p>The Ready Reckoner Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation.</p> <p>The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p>
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a)	Depreciated building rate	: Depreciated market rate.
	Replacement cost of flat with Services (v(3)i)	: = 196.60 Sq. Mtrs. x Rs.43,056/- per Sq. Mtrs. = Rs.84,64,810/-
	Age of the building	: 02 Years.
	Life of the building estimated (With visual inspection and without carrying any test).	: 60 Years. (Future Life 58 Years). Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc. by society.
	Depreciation percentage assuming the salvage value as 10%	: -
	Depreciated Ratio of the building	: Depreciated market rate.
b)	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	: Rs. 43,056/- per Sq. Mtrs.
	Rate for Land & other V (3) ii	: Rs.7,91,154/- per Sq. Mtrs.
	Total Composite Rate	: Rs.8,34,210/- per Sq. Mtrs.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

DETAILS OF VALUATION :-

Sr. No.	Description	Qty. Sq. Mtrs.	Rate Per Unit Rs./Sq. Mtrs.	Estimated Value in Rs.
1.	Present value of the flat	196.60	8,34,210/-	16,40,05,686/-
2.	Wardrobes		NIL	NIL
3.	Showcases		NIL	NIL
4.	Kitchen arrangements		NIL	NIL
5.	Superfine finish		NIL	NIL
6.	Interior Decorations		NIL	NIL
7.	Electricity deposits electrical fittings, etc.		NIL	NIL
8.	Extra collapsible gates / grill works etc.		NIL	NIL
	Total			16,40,05,686/-
Say Rs.16,40,06,000/-				
(RUPEES SIXTEEN CRORES FORTY LAKHS SIX THOUSANDS ONLY).				

VALUE OF CO – OWNER’S SHARE :-

Each owner held only 1/2 undivided share in the Total Value of the property.

Hence Value of Co – Owner’s share = 1/2 x Rs.16,40,06,000/-

= Rs.8,20,03,000/-

(RUPEES EIGHT CRORES TWENTY LAKHS THREE THOUSANDS ONLY).

As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.16,40,06,000/- (RUPEES SIXTEEN CRORES FORTY LAKHS SIX THOUSANDS ONLY).**

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

INSURANCE VALUE :-

Insurance system came into existence due to the possibility of occurrence of unforeseen events causing loss or damage to the property and ultimate financial loss to the owner of the asset. Land is not a perishable commodity and hence does not need insurance. As per principles of Insurance land is never insured. Building on the other hand is a perishable and destructive asset and hence requires insurance like other assets such as plant and machineries, furniture, goods and stocks, cash, etc. Insurance of building is required against risk of fire, earthquake, riot, terrorism, malicious damage, explosion, flooding, tsunami, storm, cyclone, lighting, aircraft accident, vehicular accident and such other risks.

The insurable value (Depreciated Cost) of the building is estimated by adopting sinking fund method of depreciation to arrive at final depreciated cost of the building. The foundation of the building does not get damaged due to fire or flood. Hence cost of foundation (Approx.10% of replacement cost of building) is excluded from the estimate of insurable value.

Total Built Up Area :- 227.67 Sq. Mtrs.

		Rs.
Cost of the building as if new @ Rs.37,674/- per Sq. Mtrs. x 227.67 Sq. Mtrs.	=	Rs.85,77,240/-
Deduct :- 10% towards the cost of foundation & Plinth	=	Rs. 8,57,724/-
Net cost of superstructure	=	Rs.77,19,516/-
Deduct for Depreciation : Depreciated Market Rate Considered		
Net present insurable value	=	Rs.77,19,516/-
Say Rs.77,20,000/-		
(RUPEES SEVENTY SEVEN LAKHS TWENTY THOUSANDS ONLY).		

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

THE DISTRESS SALE VALUE :-

We are discounting the above market value by 20%. Hence, Forced/Distress value of property as on date

= Fair Market Value as on date x 0.80

= Rs.16,40,06,000/- x 0.80

= **Rs.13,12,04,800/-**

(RUPEES THIRTEEN CRORES TWELVE LAKHS FOUR THOUSANDS EIGHT HUNDREDS ONLY).

THE NET REALIZABLE VALUE (NRV) :-

Thus, Net Realizable Value (NRV) of caption subject property is

Fair Market Value (Selling Price) : Rs.16,40,06,000/-

Deduct Cost Of Realization (Approx 10%) : Rs. 1,64,00,600/-

NRV = Rs.14,76,05,400/-

(RUPEES FOURTEEN CRORES SEVENTY SIX LAKHS FIVE THOUSANDS FOUR HUNDREDS ONLY).

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

PART III DECLARATION

- A) The valuation is based on the site visit & the information reported by the borrower.
- B) The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.
- C) Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental aspects & is based on present market rate.
- D) This valuation report will remain valid only for the purpose for which it is made as mentioned in clause 1 this report and any other use of this report shall render it invalid & The Valuation has been given solely for the use of the Client to whom it's addressed. Market value obtained in this report is defined below –Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer & willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).
- E) M/S. Navjivan Consultancy Services Private Ltd., by reason of this report, are not required to give testimony or attendance in court or to any Government agency with reference to the subject property unless prior arrangements and consent have been made.
- F) Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- G) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

- H) Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- I) It is advisable for the lender or the party to go through the contents of the report and discrepancy if any should be brought to the notice of NCSPL within 30 days from issue date of report and NCSPL is not responsible for any change in content after expiry of 30 days from the date of report.

Date: 27/09/2024

Place: Kalyan

FOR NAVJIVAN CONSULTANCY SERVICES PVT.LTD.



DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER OF CBI)

1. Details of Property visited:
2. Date of visit:
3. Time of Visit:
4. Name & Designation of visiting Official:
5. Remarks if any.

The undersigned has inspected the property detailed in the Valuation Report dated ___ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only)

Date:

Signature:

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Encl:

Declaration from the valuer in Format I (Annexure I)

Model code of conduct for valuer (Annexure II)

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

ANNEXURE I
DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 27/09/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. I have personally inspected the property on 19/09/2024. The work is not subcontracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure I- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the authorized official of the company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential unit.
2	Purpose of valuation and appointing authority	To ascertain the Fair Market Value as on date of property for Non Fiscal

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

		purpose – To Housing Loan Proposal.
3	Identity of the valuer and any other experts involved in the valuation;	Nayan Dholakiya.
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment,	Telephonic Instruction by BM Dated 18/09/2024
6	Valuation date and date of report;	Valuation Date : 27/09/2024 Date Of Report: 19/09/2024
7	Inspections and/or investigations undertaken;	Yes
8	Nature and sources of the information used or relied upon;	We had also gone through Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates.
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Depreciated Market Rate.
10	Restrictions on use of the report, if any;	For Bank internal assessment of housing loan.
11	Major factors that were taken into account during the valuation;	Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates, age of the property.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Legal flow of document & their ownership, pending government taxes if any.

Date: 27/09/2024

Place: Kalyan.



(Name of the Approved Valuer and
Seal of the Firm / Signature Company)

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

ANNEXURE II
MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Independence and Disclosure of Interest:

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation.– For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs:

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, Employability and Restrictions:

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 27/09/2024

Place: Kalyan.



(Name of the Approved Valuer and
Seal of the Firm / Signature Company)

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

igreval.maharashtra.gov.in/eASR2.0/eASRCommon.aspx?hDistName=Bombaymains

Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

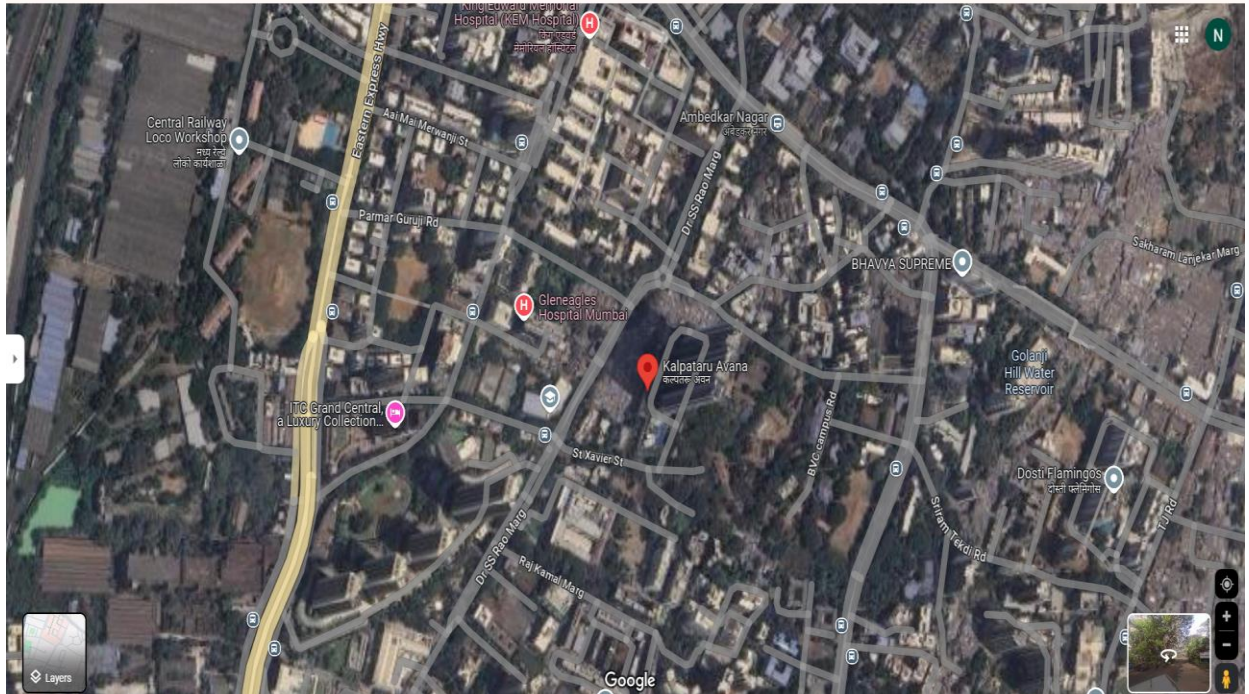
Selected District: MumbaiMain

Select Village: परळ, शिवाडी डिस्ट्रिक्ट

Search By: Survey No. Location

Enter Survey No: 296 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुरुकने	औद्योगिक	एकक (Rs.)	Attribute
11.83 - भुभाग : पश्चिमेस वसाराम शाह मार्ग व विभाग हद्द, पश्चिमेस श्रावणमहेश अंधेडकर मार्ग व एस एस राठ मार्ग, उन्नेस जेवई शाहीरा मार्ग व चुईस जी डी अंधेकर मार्ग वामतील भूभाग.	88970	197240	226820	246550	197240	बौ. मीटर नंबर



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Parel > 4 BHK Flats in Parel > 10 to 20 Cr

Posted on Aug 28, 2024 | Ready to move

₹16.5 Cr @ 77,793 per sq.ft.
Estimated EMI ₹ 13,17,861

4BHK 2Baths
Flat/Apartment for Sale
in Kalpataru Avana, Parel, Mumbai

REAR STATUS REGISTERED Registration No: P5190000793 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (2) Society (21)

Area: Super Built up area 3690 sq.ft. (342.81 sq.m.) Carpet area: 2121 sq.ft. (197.05 sq.m.)

Configuration: 4 Bedrooms, 2 Bathrooms, 1 Balcony

Price: ₹ 16.5 Crore @ 77,793 per sq.ft.

Address: Kalpataru Avana, Parel, Mumbai

Floor Number: 32nd of 41 Floors

Facing: East

Overlooking: Pool/Park/Garden, Main Road, Club

Property Age: 1 to 5 Year Old View Construction Status

Properties you can trust: Properties in Kalpataru Avana are RERA approved. Now, buy with confidence!

Places nearby View All (7)

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Parel > 4 BHK Flats in Parel > 10 to 20 Cr

Posted on Aug 29, 2024

₹19 Cr @ 71,833 per sq.ft.
Estimated EMI ₹ 15,17,537

4BHK 6Baths
Flat/Apartment for Sale
in Kalpataru Avana, Parel, Mumbai

REAR STATUS REGISTERED Registration No: P5190000793 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (24) Society (21)

Area: Carpet area: 2645 sq.ft. (245.73 sq.m.)

Configuration: 4 Bedrooms, 6 Bathrooms, 1 Balcony with Servant Room

Price: ₹ 19 Crore+ Govt Charges & Tax @ 71,833 per sq.ft. (Negotiable)

Address: Kalpataru Avana, Parel, Mumbai

Floor Number: 40th of 41 Floors

Facing: North-East

Overlooking: Park/Garden, Main Road, Club, Pool

Property Age: 1 to 5 Year Old View Construction Status

Properties you can trust: Properties in Kalpataru Avana are RERA approved. Now, buy with confidence!

Ready to move Property | Posted on Aug 29, 2024

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Parel > 4 BHK Flats in Parel > 10 to 20 Cr

Posted on Jul 30, 2024

₹19 Cr @ 77,393 per sq.ft.
Estimated EMI ₹ 15,17,537

4BHK 3Baths
Flat/Apartment for Sale
in Kalpataru Avana, Parel, Mumbai

REAR STATUS REGISTERED Registration No: P5190000793 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (46) Society (21)

Area: Carpet area: 2455 sq.ft. (226.64 sq.m.)

Configuration: 4 Bedrooms, 3 Bathrooms, 1 Balcony

Price: ₹ 19 Crore+ Govt Charges & Tax @ 77,393 per sq.ft. (All inclusive, Negotiable) View Price Details

Address: Kalpataru Avana, Parel, Mumbai

Floor Number: 19th of 41 Floors

Facing: North-East


Overlooking: Pool/Park/Garden, Club, Main Road

Property Age: 1 to 5 Year Old View Construction Status

Properties you can trust: Properties in Kalpataru Avana are RERA approved. Now, buy with confidence!

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Annexure 'D'
COMMENCEMENT CERTIFICATE

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No. 62/1325/F5/A
COMMENCEMENT CERTIFICATE

To,
M/s. Kalpataru Ltd.
181, Kalpataru Synergis, Opp. Grand Hyatt, Vakheda.

Sr.
With reference to your application No. EB/1325/F5/A Dated, 11/10/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 349 no 357 (New) clause 11/10/2018 of the Mumbai Municipal Corporation Act 1993 to erect a building in Building development work of plot No. - C.T.S. No. 1094(g4.) Division / Village / Town Planning Scheme No. Part-I Sewer situated at General Nagark Marg Road / Street in IV South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

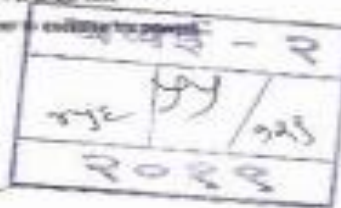
1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such term shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 42 or 43 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 Municipal Commissioner has appointed Smt. AE (RP) City-W Assistant Engineer - *ex officio* to permit and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4/3/2019



51



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[EB/1328/FS/A/OCC/1/New of 26 September 2022]

To,
M/s. Kalpataru Ltd.
101, Kalpataru Synergy, Opp. Grand Hyatt, Vakola,.

Dear Applicant/Owners,

The full development work of Residential building comprising of three Wings viz. Wing A & Wing B with 2 Basements + G. F + 1st to 6th Parking Floor + 7th Podium / Stilt /Club-House + Service Floor + 1st to 10th Floors + Fire Escape Floor + 11th to 20th Floors + Service Floor + 21st to 27th Floors + Fire Escape Floor + 28th to 42nd Upper Floors with open to sky swimming pool on terrace of building + Wing C for HD Tenements consisting of Stilt + 7 Upper Floors i.e. Composite building comprising of MCGM Car parking lot, residential wing and wing for HD units on plot bearing C.S.No./CTS No. 1/296(pt.) of Division Parel-Sewri at MGM Hospital, Parel is completed under the supervision of Shri. ATUL MADANLAL GULATI , Architect , Lic. No. CA/86/10206 , Shri. Pravin T. Gala , RCC Consultant, Lic. No. STR/G /11 and Shri. Ganesh Lad , Site supervisor, Lic.No. L/63/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. File No. EB/1328/FS/A-CFO. dated 01 September 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.
NIL.

Copy To :

1. Asstt. Commissioner, F/South
 2. A.A. & C. , F/South
 3. EE (V), City
 4. M.I. , F/South
 5. A.E.W.W. , F/South
 6. Architect, ATUL MADANLAL GULATI, Unit No. 6F, Shanti Nagar Co-operative Industrial Estate Limited, Vakola, Santacruz (East) Mumbai -400055
- For information please



Digitally signed by RAJESH S DHOLAY
Date: 26 Sep 2022 20:58:59
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
F/South

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Annexure 'C-2'

RERA REGISTRATION CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(3)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1300000793

Project: Kalpataru Avana, Plot Bearing / CTS / Survey / Final Plot No.: C 3 No 1/296 Part of Pareil Sewree Divisional
PSouth-400012, Ward PSouth, Mumbai City, 400012;

1. Kalpataru Limited having its registered office / principal place of business at Tensit, Andheri, District: Mumbai Suburban, Pin: 400055.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 23/07/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



बवई - २	
२५६	२२९
२२९	२२९

Date: 23/07/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vajant Prabhakar Prashu
(Secretary, MahaRERA)
Date: 7/24/2017 1:31:21 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

