

THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF OFFICE NO. 203 , 2<sup>ND</sup> FLOOR, SOMAN SUN CITI, THE BIG WORLD BUILDING, ABOVE SAI SANJIVANI, HOSPITAL, BIRLA COLLEGE, KHADAKPADA ROAD, KALYAN (WEST), 421 301 IS RS. 54,08,000/- (RUPEES FIFTY FOUR LAKHS EIGHT THOUSAND ONLY ).

### DECLARATION

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.



*Mukesh Kumar*

11406/2017

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.,**

**11. VALUATION RATE :-**

THIS OFFICE IS ON 2<sup>ND</sup> FLOOR OF GROUND + 4 UPPER FLOORS BUILDING WITH TWO LIFTS & IS 3 KMS AWAY FROM KALYAN RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 15,000/- TO RS. 17,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 16,000/- SQ.FT.

**12 VALUATION :-**

RS. 16,000/- X 338 SQ. FT.  
= RS. 54,08,000/-

|                                 |                        |
|---------------------------------|------------------------|
| <b>MARKET VALUE:-</b>           | <b>RS. 54,08,000/-</b> |
| <b>REALISABLE SALE VALUE :-</b> | <b>RS. 48,67,200/-</b> |
| <b>DISTRESS SALE VALUE :-</b>   | <b>RS. 43,26,400/-</b> |
| <b>INSURANCE VALUE :-</b>       | <b>RS. 6,76,000/-</b>  |
| <b>GOVT. VALUE :-</b>           | <b>RS. 19,34,374/-</b> |



7. **DOCUMENTS REFERRED :** AGREEMENT FOR SALE MADE BETWEEN  
M/S. SOMAN SUN CITI AND M/S. RESHAM  
METALS PVT LTD.  
DATED 23<sup>RD</sup> AUGUST, 2013
8. **PROPERTY LOCATION:-** THIS PROPERTY IS 3 KMS AWAY FROM  
KALYAN RAILWAY STATION
- PROPERTY BOUNDARIES:-**  
EAST SIDE:- POOJA AARTI BUILDING  
WEST SIDE:- SIDDHIVINAYAK  
MARRIAGE HALL  
NORTH SIDE:- BIRLA COLLE GE ROAD  
SOUTH SIDE:- PROPERTY OF BHOIR
9. **AGE, FUTURE LIFE:-** THIS BUILDING WAS COMPLETED IN 2013  
GENERAL CONDITION IS GOOD AND  
FUTURE LIFE MAY BE TAKEN AS 71  
YEARS UNDER NORMAL WORKING  
CONDITION & REGULAR MAINTENANCE.
10. **AREA:-** CARPET AREA:- 260 SQ. FT.  
AS PER AGREEMENT  
SALEABLE AREA = 338 SQ. FT.  
CARPET AREA:- 253 SQ. FT  
AS PER SITE MEASUREMENT
- GOVT RATE:- RS. 61,600/- SQ. MT.  
RS. 5,723/- SQ. FT.

**NOTE:-**

AT THE TIME OF INSPECTION THIS  
BUILDING WAS GROUND + 2 UPPER  
FLOORS AND CONSTRUCTION OF 3<sup>RD</sup> &  
4<sup>TH</sup> FLOOR WAS IN PROGRESS



**VALUATION REPORT****PARTY :-****M/S. RESHAM METALS PVT LTD.**

OFFICE NO. 203 , 2<sup>ND</sup> FLOOR, SOMAN SUN  
CITI, THE BIG WORLD BUILDIND, ABOVE  
SAI SANJIVANI, HOSPITAL, BIRLA  
COLLEGE, KHADAKPADA ROAD, KALYAN  
(WEST), 421 301

**PROPERTY :-**

OFFICE NO. 203 , 2<sup>ND</sup> FLOOR, SOMAN SUN  
CITI, THE BIG WORLD BUILDIND, ABOVE  
SAI SANJIVANI, HOSPITAL, BIRLA  
COLLEGE, KHADAKPADA ROAD, KALYAN  
(WEST), 421 301

**REFERENCE DATE :-**17<sup>TH</sup> OCTOBER, 2017.**VALUER :-****PRAKSIS CONSULTANTS & VALUERS PVT.  
LTD.**

B/410, 4<sup>TH</sup> FLOOR, DAMJI SHAMJI  
CORPORATE SQUARE, NEXT TO KANARA  
BUSINESS CENTRE, LAXMI NAGAR  
GHATKOPAR (EAST), MUMBAI 400075.



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 6390/2013

नोंदणी :

Regn:63m

## गावाचे नाव : 1) चिकणघर

|  |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 2635000  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1516600  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, माळा नं: २ रा, इमारतीचे नाव: सोमण सन सिटी, दि बिग वर्ल्ड बिल्डिंग , ब्लॉक नं: ऑफिस न.203, रोड : चिकणघर, कल्याण प , इतर माहिती: विभाग क्र.9 मौजे चिकणघर येथील सर्व नं./हि.नं.१३/२ पै, १३/७ पै, १३/३ या वरील सोमण सन सिटी मधील दि. बिग वर्ल्ड बिल्डिंग ऑफिस नं.२०३, २ रा मजला क्षेत्र २६०.०० चौ फुट कारपेट( ( Survey Number : 13 ; ) ) |
| (5) क्षेत्रफळ  | 1) 260 चौ.फूट  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. सोमण सन सिटी तर्फे अधीकृत स्वाक्षरी करिता किशोर . सोमण वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भोईर वाडी समोर , ब्लॉक नं: -, रोड नं: बिर्ला कॉलेज रोड, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-रेषम मेटल्स प्रा लि तर्फे संचालक मुकेश . गुरनानी वय:-40; पत्ता:- 17/18, -, अॅण्डीस, डी ७ , -, गोदरेज हिल, बारावे रोड, कल्याण प, Aghai, Maharashtra, Thane, Non-Government. पिन कोड:-421301 पॅन नं:- AAFCR6401A  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 23/08/2013   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 23/08/2013   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 6390/2013  |
| (12) बाजारभावाप्रमाणे मुद्रांक   | 158100   |

Resham Metals

The Big  
**World**  
commerce in vogue



**SOMAN  
SUN CITI**

College Road, Opp. Bhoirwadi Bus Stop, Kalyan (W) Mobile: 74986 70707 | 74984 70707 | Email: ssckyn@rediffmail.com

M/s Resham Metals Pvt Ltd

Sub: Letter of Possession.....

Ref:  
1. Agreement No: 6390 Dated:23.08.2013 Registration No: 6467  
2. SHOP/UNIT NO 203 THE BIG WORLD.

Dear Sir/Madam,

We entered in to agreement in respect of property mentioned above specifically described in the agreement. Thereby, subject to realization of cheque, you have paid the total consideration as agreed therein and now no amount is due or receivable from you.

As the flat is complete and ready for possession and the said premises is seen, inspected and verified by you from time to time and found the same perfect to your satisfaction on or before this day of execution, hereon and therefore you have expressed that you do not have any objection and/or any grievance and/or claim in respect of quality, nature etc. of the said flat, premises and building.

We SOMAN SUN CITI in honour of your request do hereby handover you vacant and peaceful; physical possession of the said flat as has been agreed to be purchased by you in the agreement.

AND you also hereby confirm and declare that for any modification/alteration to the said flat hereafter, you shall indemnify and keep indemnified us and all the persons acting on our behalf against any claims, charges, liabilities etc. which may arise or deemed to be aroused due to any risk and/or damage and/or danger which may occur to any person/s in the compound of the said building or around the appertunant area of said premises including workmen and/or occupants and users of the said building or any portion of the same and you also agree further to take necessary security measures for their safety. This understanding shall be binding on you, your administrators and assignees.

In acceptance of all the conditions and in confirmation of the same you have agreed to hereby receive and/or take physical possession of the said property which has been agreed by you to be in good order and condition, without any defect, and so in furtherance you have signed herein below by either self/your representative.

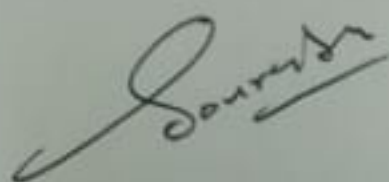
You have agreed and undertaken to sign any other document that may be required for this purpose.

SOMAN SUN CITI

  
  
Authorised Signatory

I/We accept above terms and conditions and  
Shall abide them.

Buyer/s



Place : Kalyan :  
Dated : 15.09.2013

71/6390  
गुणवार, 23 ऑगस्ट 2013 12:39  
म.म.

दस्त गोशवारा भाग-1

कलन2 55150  
दस्त क्रमांक: 6390/2013

दस्त क्रमांक: कलन2 /6390/2013

बाजार मूल्य: रु. 15,16,600/- मोबदला: रु. 26,35,000/-

कराचे मुद्रांक शुल्क: रु.1,58,100/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात  
क्र. क्र. 6390 वर दि.23-08-2013  
वेळी 12:38 म.म. वा. हजर केला.

पावती:6467

पावती दिनांक:  
23/08/2013

सादरकरणाराचे नाव: रेशम मेटल्स प्रा लि तर्फे  
संचालक मुकेश . गुरनानी

नोंदणी फी

रु.

26350.00

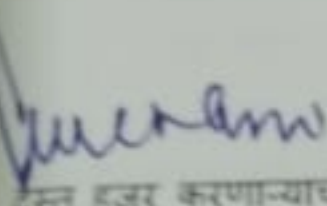
दस्त हाताळणी फी

रु.

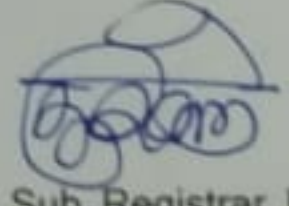
1140.00

पृष्ठांची संख्या: 57

एकुण: 27490.00



दस्त हजर करणाऱ्याची सही:



Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक, कल्याण-२  
वर्ग-२

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक, कल्याण-२  
वर्ग-२

दस्तावा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (टोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 23 / 08 / 2013 12 : 35 : 47 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 23 / 08 / 2013 12 : 36 : 47 PM ची वेळ: (फी)







17753  
08/2013 12 41:41 PM

दस्त गोषवारा भाग-2





कलन2 ५६५५  
दस्त क्रमांक:6390/2013

दस्त क्रमांक :कलन2/6390/2013  
दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                     | छायाचित्र   | अंगठ्याचा ठसा   |
|----------|---|---------------------------------------|---|---|
| 1        | नाव:रेशम मेटल्स प्रा लि तर्फे संचालक मुकेश गुरनानी<br>पत्ता:17/18, -, अॅण्डोस, डी ७, -, गोदरेज हिल, बारावे रोड, कल्याण प, Aghai, Maharashtra, Thane, Non-Government.<br>पॅन नंबर:AAF6401A                                   | लिहून घेणार<br>वय :-40<br>स्वाक्षरी:- |   |   |
| 2        | नाव:मे. सोमण सन सिटी तर्फे अधीकृत स्वाक्षरी लिहून देणार करिता किशोर . सोमण<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भोईर वाडी समोर , ब्लॉक नं: -, रोड नं: बिल्दा कॉलेज रोड, कल्याण प, महाराष्ट्र, ठाणे.<br>पॅन नंबर: | वय :-44<br>स्वाक्षरी:-                |  |  |

रील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ:23 / 08 / 2013 12 : 37 : 56 PM

ओळख:-  
मालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख टवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | छायाचित्र   | अंगठ्याचा ठसा   |
|----------|---|---|---|
| 1        | नाव:किशोर ब बागडे<br>वय:54<br>पत्ता:कल्याण प<br>पिन कोड:421301                              |  |  |
| 2        | नाव:हरीश व्ही. होतचंदानी<br>वय:48<br>पत्ता:साधव, साठी, चवडकपाडा कल्याण प,<br>पिन कोड:421301 |  |  |



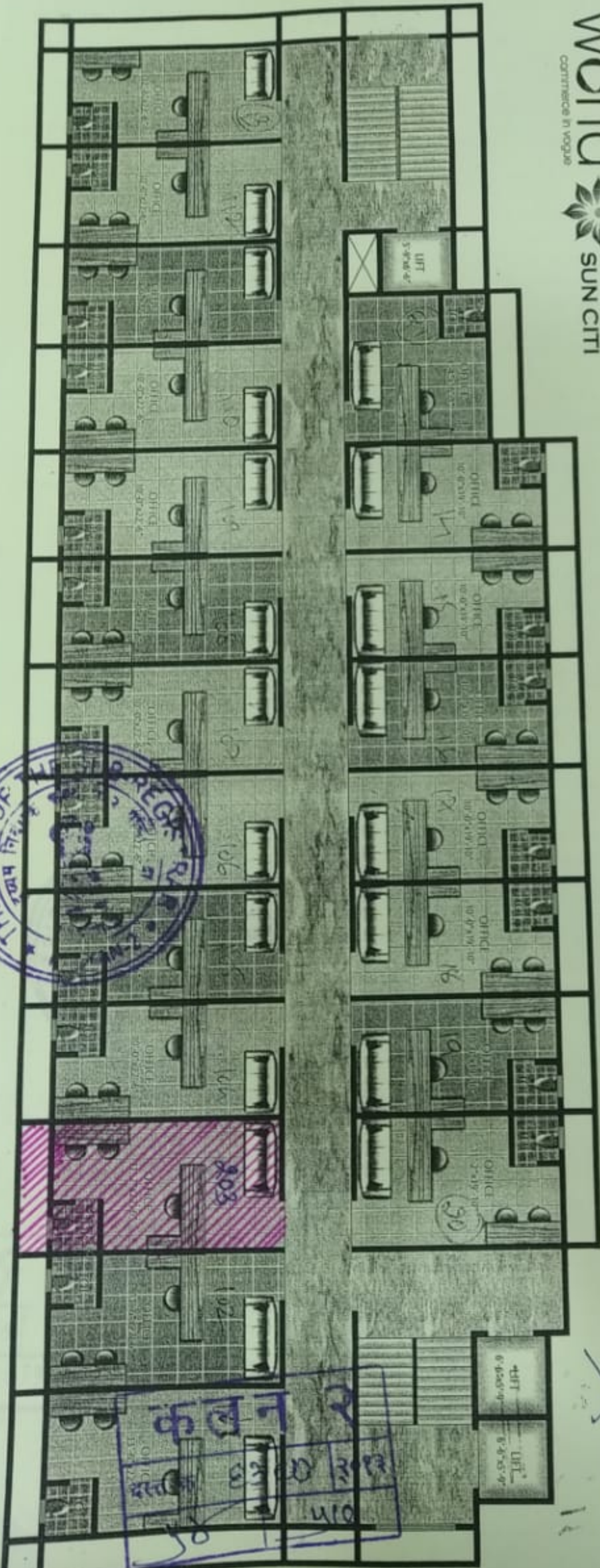
क्र.4 ची वेळ: 23 / 08 / 2013 12 : 38 : 37 PM



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 Commerce in Vogue



**SOMAN  
 SUN CITI**



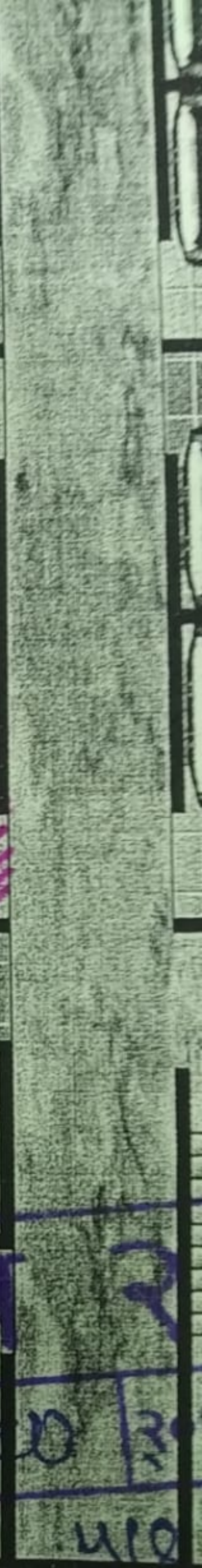
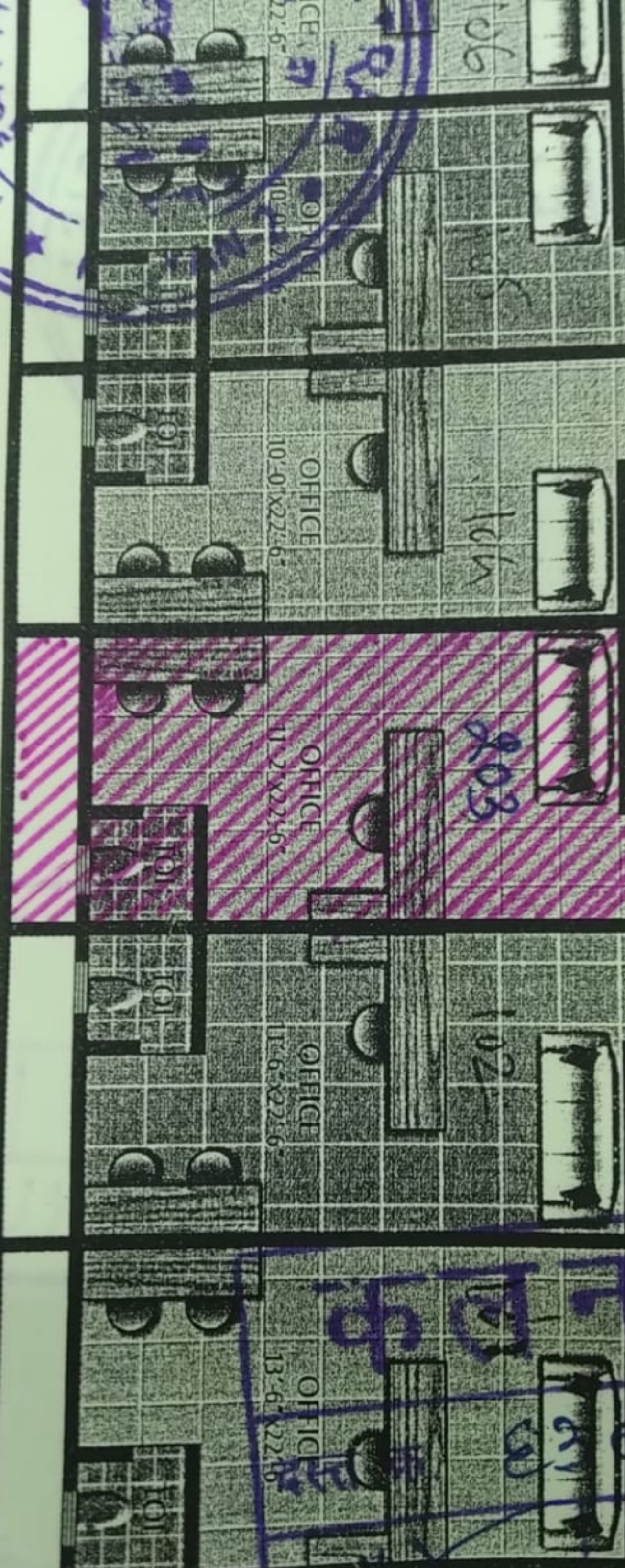
TYPICAL FLOOR PLAN

~~1ST & 2ND FL.~~

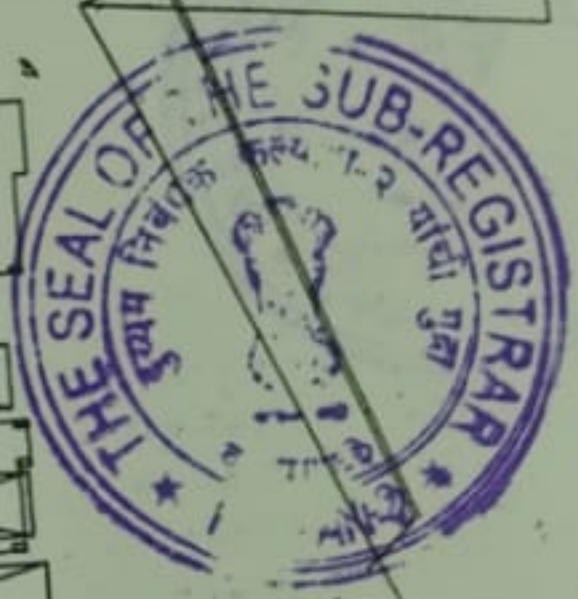
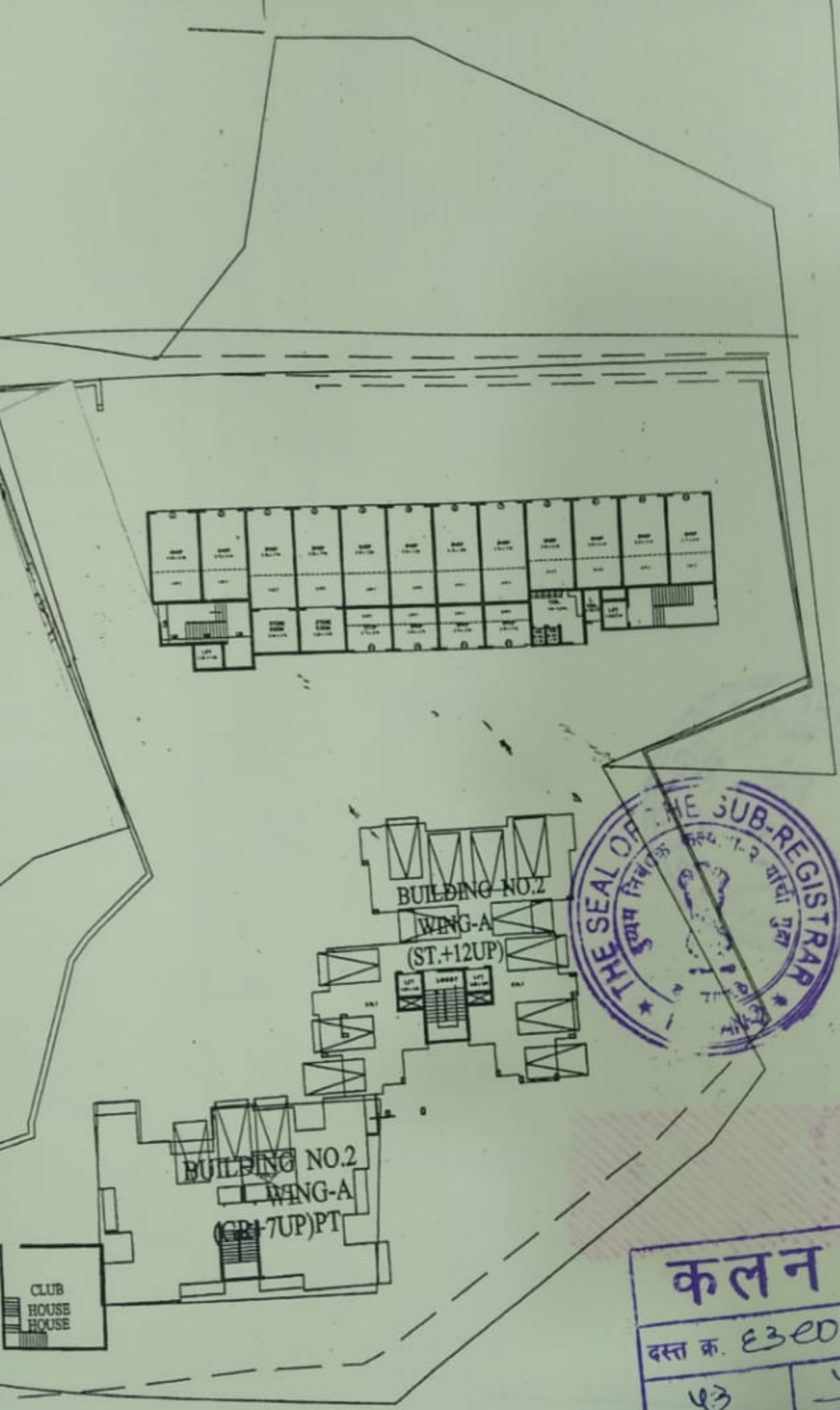


... (Goshwara  
 ... 23 ऑगस्ट 20  
 ... कलन  
 ... सुल्य. स  
 ... मुद्रांक  
 ... शि. सह.  
 ... क. 63  
 ... 12

THE SEA







|                 |      |
|-----------------|------|
| <b>कलन २</b>    |      |
| दस्ता क्र. E3ED | २०१३ |
| ५३              | ५७   |

क्र. महसूल/क-१/टे-७/एनएपी/चिकणघर-कल्याण/एसआर-८६/१२ नविन १९१/२०१२

आदेश :-

ज्या अर्थी, उपोद्घातातील अ.क्र. १ अन्वये ठाणे जिल्हयातील कल्याण तालुक्यातील मौजे- चिकणघर, ता.कल्याण येथील स.नं. १३/२ पै, १३/३, १३/७/२ एकूण क्षेत्र- ८७६८.६६ चौ.मी. जमिनीस रहिवास व वाणिज्य प्रयोजनार्थ वापर करण्यासाठी सुधारित बांधकाम नकाशानुसार बिनशेती परवानगी मिळण्याबाबत अर्ज केलेला आहे.

ज्याअर्थी अर्जदार यांनी दि. १९/०६/२०१२ रोजी दैनिक "महाराष्ट्र सम्राट" या व दि. १९/०६/२०१२ रोजी दैनिक "जनमत" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर मुदतीत कोणतीही हरकत/ तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

ज्याअर्थी, उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचेकडील आदेश क्र.युएलसी/युएलएन/ से.(२०)(एन)/एसआर-५५७ दि.१८/१०/२००५, क्र.युएलसी/युएलएन/टे-५/एसआर-५५७ दि. ५/०७/२००८, नाहरकत प्रमाणपत्र क्र.युएलसी/युएलएन/ से.(२०)(एन)/एसआर-५५७ दि. २१/०८/२००९ अन्वये आदेश पारित झालेले आहेत.

आणि ज्याअर्थी, कल्याण डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क्र.कडॉमपा/नरवि/बाप/कावि/७७७-२८४ दि.२३/०३/२०१० अन्वये मौजे चिकणघर ता. कल्याण येथील स.नं. १३/२ पै, १३/३ व १३/७/२ एकूण क्षेत्र ३९३४.२५ चौ.मी. क्षेत्रास बांधकाम प्रारंभ प्रमाणपत्र दिलेले असून, सुधारित बांधकाम नकाशा मंजूर केलेला आहे. व क्र. कडॉमपा/नरवि/ बाप/सीसी/कावि/१९ दि. १९/०४/२०११ अन्वये भगशः बांधकाम पूर्णत्वाचा दाखला दिलेला आहे.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ च्या कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, मे सोमण सनसिटी तर्फे भागीदार श्री. विशाल सोमण, गुलाबराव करंजुती तर्फे अविनाश विठ्ठल शेळके, अमृतलाल गणेशमल शंकलेशा, विष्णु भोईर, सोमाबाई नामदेव भोईर, परशराम नामदेव भोईर, बाळाराम नामदेव भोईर, सरस नामदेव भोईर, सोमाबाई नामदेव भोईर, सुलोचना नामदेव भोईर, बारकीबाई नामदेव भोईर यांना ठाणे जिल्हयातील कल्याण तालुक्या मधील मौजे चिकणघर येथील स.नं. १३/२ पै, १३/३, १३/७/२ एकूण क्षेत्र ४७६८.६६ चौ.मी. पैकी कल्याण डोंबिवली महानगर पालिका यांचेकडील त्रिमिती पध्दतीनुसार क्षेत्र ३९३४.२५ चौ.मी. क्षेत्रामधील क्षेत्र २४२७.१० चौ.मी. क्षेत्रास रहिवास व १५०७.१५ चौ.मी. क्षेत्रास वाणिज्य या विंगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर सुधारित अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. रिक्रीएशनल ग्राऊंड

५९०.१३ चौ.मी.

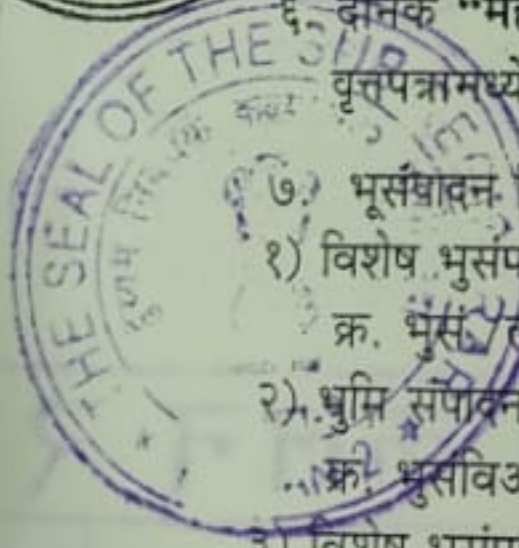
त्या शर्ती अशा:-

|              |      |
|--------------|------|
| कलन २        |      |
| दस्त क. १३६० | २०१३ |
| २६           | ५७   |

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा

वाचले :-

१. मे सोमण सनसिटी तर्फे भागीदार श्री. अमृतलाल गणेशमल शंकलेशा स्वतः व इतर काय  
कु.मु.धा. रा. एम.एस. सोमण सनसिटी, भोईर वाडी, खडकपाडा, चिकणघर, कल्याण (प) ता.  
कल्याण जि. ठाणे यांचा दि. १५/०६/२०१२ व दि. ०४/१२/२०१२ रोजीचा अर्ज.
२. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचेकडील अर्ज  
क्र.युएलसी/युएलएन/ से.(२०)(एन)/एसआर-५५७ दि.१८/१०/२००५,  
क्र.युएलसी/युएलएन/टे-५/एसआर-५५७ दि. ५/०७/२००८,  
नाहरकत प्रमाणपत्र क्र.युएलसी/युएलएन/ से.(२०)(एन)/एसआर-५५७ दि. २१/०८/२००९.
३. नगररचनाकार कल्याण डोंबिवली महानगर पालिका कल्याण यांचेकडील अंतरिम स्वतः  
बांधकाम प्रमाणपत्र क्र. कडॉमपा/नरवि/ बाप/कावि-३७१-१६० दि. १६/०९/२००६  
बांधकाम प्रारंभ प्रमाणपत्र क्र. कडॉमपा/नरवि/बाप/कावि-२२९-९९ दि. ११/०७/२००७  
सुधारित बांधकाम परवानगी क्र. कडॉमपा/नरवि/बाप/कावि-३०८-१२१ दि. ०९/०८/२००७  
सुधारित बांधकाम परवानगी क्र. कडॉमपा/नरवि/ बाप/कावि-४६१-२११ दि. १२/०१/२००९  
बांधकाम प्रारंभ प्रमाणपत्र क्र.कडॉमपा/नरवि/बाप/कावि/७७७-२८४ दि.२३/०३/२०१० व  
भग बांधकाम पूर्णत्वाचा दाखला क्र. कडॉमपा/नरवि/ बाप/सीसी/कावि/१९ दि.  
१९/०४/२०११
४. क्र. महसुल/क-१/टे-७/एनएपी/एसआर-१९३/०६ दि.१२/०४/२००७ व  
क्र. महसुल/क-१/टे-७/एनएपी/एसआर-१३४ /०७ दि. १८/१२/२००७  
तहसिलदार कल्याण यांचेकडील चौकशी अहेवाल क्र.जमिनबाब/टे-२/कावि-१३५१/  
एसआर-६१ दि. २८/०६/२०१२
६. दैनिक "महाराष्ट्र सम्राट" या वृत्तपत्रामध्ये दि. १९/०६/२०१२ व दैनिक "जनमत" या  
वृत्तपत्रामध्ये दि. १९/०६/२०१२ रोजी प्रसिध्द केलेला जाहीरनामा.
७. भूसंपादन विभागाकडील अनौपचारिक संदर्भ,  
१) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील  
क्र. भूसं/ल.पा./टे.१/एसआर/६६३, दि. २६/०६/२०१२  
२) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील  
क्र. भूसविअ/नाहदा/१२०५ दि. २५/०७/२०१२  
३) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील  
क्र.भूसं./मे.सं.३/एसआर-६५९ दि. २९/०६/२०१२  
४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील  
क्र.टिडी/टे-५/भूसं.दा./कावि-/एसआर-२०१/२०१२, दि. २१/०६/२०१२  
५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील  
क्र.भूसंपादन/टे.नं.४/सी-३२१७८ दि १२/०७/२०१२  
६) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे ५वा माळा यांचेकडील  
क्र.भूसंपादन/एसआर/टे-१/वशी -६७६ दि.१०/०७/२०१२
६. अर्जदार यांनी सादर केलेले हमीकम कम प्रतिज्ञापत्र दि. २०/०७/२०१२.
७. अर्जदार यांनी सादर केलेले शपथपत्र बंधपत्र दि. २०/०७/२०१२, व २७/०११/२०१२.
८. अर्जदार यांनी सादर केलेले क्षतिपूर्ती बंधपत्र दि.२३/११/२०१२



**कलन**

स्त क्र. ६३००

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agreement shall always be binding upon the intending purchaser / transferee

77. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these premises or concerning anything hereto contained or arising out of the hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

78. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Shop/unit (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made there under and any other provisions of Law Applicable thereto.

### FIRST SCHEDULE

ALL those pieces and parcels of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing

| Survey No. | Hissa No. | Area In m2 |
|------------|-----------|------------|
| 13         | 3         | 2490.00    |
| 13         | 2         | 1800.00    |

and bounded as follows

|                     |                               |
|---------------------|-------------------------------|
| On or towards East  | : Pooja Aarti Building        |
| On or towards West  | : Siddhivinayak Marriage Hall |
| On or towards North | : Birla College Road          |
| On or towards South | : Property of Bhoir           |



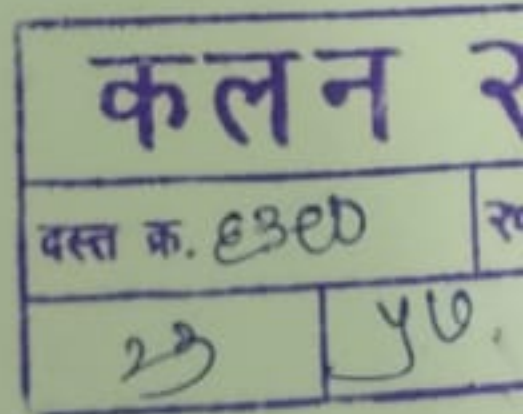
### SECOND SCHEDULE

ALL that piece and parcel of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing

| Survey No. | Hissa No. | Area in m2 |
|------------|-----------|------------|
| 13         | 7 (p)     | 501.60     |

and bounded as follows

|                     |                               |
|---------------------|-------------------------------|
| On or towards East  | : S. No. 13/2 & 13/3          |
| On or towards West  | : Siddhivinayak Marriage Hall |
| On or towards North | : Birla College Road          |
| On or towards South | : Property of Bhoir.          |



### THIRD SCHEDULE

(Description of the amalgamated property)

ALL those pieces and parcels of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane, within the limits of the Kalyan



Dombivli Municipal Corporation bearing

| Survey No | Hissa No: | Area In m2 |
|-----------|-----------|------------|
| 13        | 3         | 2490.00    |
| 13        | 2         | 1800.00    |
| 13        | 7(p)      | 0501.60    |

and bounded as follows

- On or towards East : Pooja Aarti Building.
- On or towards West : Siddhivinayak Marriage Hall
- On or towards North : Birla College Road
- On or towards South : Property of Bhoir.

together with all easement rights etc.,

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

SIGNED & DELIVERED

By the within named Promoters

M/S. SOMAN SUN CITI  
a joint venture firm, through its  
Authorized signatory  
MR. KISHORE SOMAN



M/S. SOMAN SUN CITI

*(Signature)*  
(Partner)

SIGNED & DELIVERED

By the within named Purchaser/s  
RESHAM METALS PVT. LTD  
Through its director  
MR. MANIKESH GURNANI

For Resham Metals Pvt. Ltd.

*(Signature)*  
Director

WITNESS:

1. K. B. Bagade  
2. H. V. Hotchandani

*(Signature)*  
*(Signature)*



|              |      |
|--------------|------|
| कतन २        |      |
| दस्त क. ६३०० | २०२३ |
| २४           | ५५   |

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KISHORE B BAGADE  
BANSILAL BHILAJI BAGADE  
18/03/1959  
Permanent Account Number  
AGWPB1019J

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HOTCHANDANI HARISH V  
VISHINDAS GAGANAMAL HOTCHANDANI  
18/01/1955  
Permanent Account Number  
ABIPH0542Q

Signature



AND WHEREAS the Purchaser has seen the site of the building and the construction of the said building being in progress and is satisfied with the work of the work and has approved the same.

AND WHEREAS the Promoter has clearly brought to the notice of the Purchaser the availability and allotment of stilt parking / stilt parking in the said scheme of said construction and the Purchaser has understood that at present there is no allotment of any stilt parking / stilt parking is made available to the Purchaser that the Purchaser will not demand any stilt parking / stilt parking spaces and shall be at the sole discretion and choice of the Promoter to entertain and deal with the stilt parking / stilt parking spaces as the Promoter may deem fit and proper and the same is accepted, confirmed and ratified by the Purchaser and the Purchaser shall not raise any objection and /or hindrance or cause any nuisance and annoyance to the Promoter in respect thereof and the allotment made by the Promoter shall always remain binding upon the Purchaser herein.

AND WHEREAS relying upon the said aforesaid representations, the Promoter agreed to sell the Purchaser a Shop / Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS the list of amenities, copy 7/12, Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexure "A", "B" "C" & "D" respectively.

AND WHEREAS upon completion of the sale of proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing acquiring the respective shops/units etc., in the said new building as the nominees of the Promoters.

NOW WHEREAS the Promoters have obtained the PART Completion certificate from the Kalyan Dombivli Municipal Corporation for the said building vide letter No. KDMC/NRV/CC/KV/80 dated: 30/07/2012



AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said shops / unit etc., by becoming member / share holder constituent of the proposed co-operative society and the Purchaser shall pay to the promoter Rs.26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand and Only) in respect of the said Office/Unit No: 203 on 2<sup>nd</sup> Floor adjoining about 260 sq.ft. Carpet in the building known as THE BIG WORLD shown as building No.1 in the project known as "SOMAN SUN CITI" allotted to the Purchaser and shown and marked accordingly on the floor plan

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said shops / unit etc., by becoming member / share holder constituent of the proposed co-operative society and the Purchaser shall pay to the promoter Rs.26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand and Only) in respect of the said Office/Unit No: 203 on 2<sup>nd</sup> Floor adjoining about 260 sq.ft. Carpet in the building known as THE BIG WORLD shown as building No.1 in the project known as "SOMAN SUN CITI" allotted to the Purchaser and shown and marked accordingly on the floor plan

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said shops / unit etc., by becoming member / share holder constituent of the proposed co-operative society and the Purchaser shall pay to the promoter Rs.26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand and Only) in respect of the said Office/Unit No: 203 on 2<sup>nd</sup> Floor adjoining about 260 sq.ft. Carpet in the building known as THE BIG WORLD shown as building No.1 in the project known as "SOMAN SUN CITI" allotted to the Purchaser and shown and marked accordingly on the floor plan

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said shops / unit etc., by becoming member / share holder constituent of the proposed co-operative society and the Purchaser shall pay to the promoter Rs.26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand and Only) in respect of the said Office/Unit No: 203 on 2<sup>nd</sup> Floor adjoining about 260 sq.ft. Carpet in the building known as THE BIG WORLD shown as building No.1 in the project known as "SOMAN SUN CITI" allotted to the Purchaser and shown and marked accordingly on the floor plan

annexed hereto.

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

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his express and irrevocable consent for the same.
3. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Office/Unit No 203 in **THE BIG WORLD** in the project known as "**SOMAN SUN CITI**" as shown on the floor plan thereof hereto annexed and marked as Annexure herewith) hereinafter referred to as "the said premises" for the consideration of **Rs.26,35,000/- (Rupees Twenty Six Lakhs Thirty Five Thousand Only)** has paid the above consideration in the following manner:

- a) Rs.5,00,000.00 (Rupees Five Lakhs Only) dated 17-08-2013
- b) Rs.6,35,000.00(Rupees Six Lakhs thirty Five Thousand Only) dated 05-09-2013
- c) Rs.5,00,000.00 (Rupees Five lakhs only) dated 10-09-2013
- d) Rs. 10,00,000.00 (Rupees Ten Lakhs Only) dated 15-05-2013

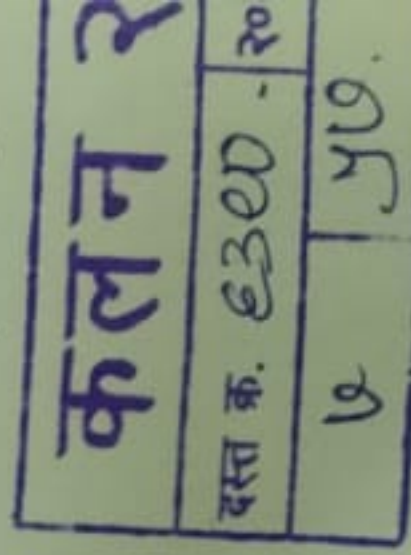
(Subject to realization of payment)

The Purchaser agrees and assures to pay the requisite amount on demand and/or prior to taking the possession (or as and when levied by the statutory authorities) of the said shop on account of or towards service tax, value added tax, provisional outgoings for municipal taxes, water bill, common electric expenses and other maintenance charges payable to Kalyan Dombivli Municipal Corporation, & other charges months contribution is to be Paid after possession, & other charges payable to Kalyan Dombivli Municipal Corporation.

THE Purchaser herein along with the other Purchasers will be liable and responsible to maintain the lift provided to the said building from the date of possession and any expenses, day to day maintenance and repairs etc., battery / fuel charges for back up will be borne and paid by the Purchaser herein along with other Purchasers.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be the essence of this contract.

4. The Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by



expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the parties of the Second Part.

WHEREAS Shri Vishnu Dama Bhoir and others are the owners of the property lying, being and situate at Village Chikanghar, Taluka Kalyan, District Thane bearing Survey No. 13, Hissa No. 3, admeasuring 2490 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the "Property No. 1";

AND WHEREAS by and under the agreement dated 09.08.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 5076/2005 as well as subsequent supplementary agreement dated 11/09/2006 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 5757 dated 11/09/2006, the said owners granted the development rights in respect of the Property No. 1 to M/s. Akshar Landmark, a partnership firm on the terms and conditions therein contained and also granted the power of attorney pertaining thereto which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 5077/2005;

AND WHEREAS by and under the order passed by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under No. ULC / ULN / 6(1) / SR - 80 dated 26.10.1993, the said Property No. 1 is declared as surplus land and area admeasuring 317.79 sq. metres is affected by road and the exemption for availing construction is granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under order bearing No. ULC / ULN / Sec (20) (N) / SR-557 dated 18.10.2005 and further extension vide No. Extension-2008 / SR-58 / ULN -3 dated 22.08.2008;

AND WHEREAS said M/s. Shree Akshar Landmark in turn by and under a Development Agreement dated 28.02.2007 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1642 dated 01.03.2007 made and executed between M/s. Akshar Landmark as the Vendor and M/s. Marudhara Builders as the Developer, transferred and assigned the development rights in respect of the said Property No. 1 to M/s. Marudhara Builders at and for the price/consideration and on the terms and conditions therein mentioned and also granted the power of attorney pertaining thereto which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 1643/2007;

AND WHEREAS said M/s. Marudhara Builders in turn by and under a Development Agreement dated 04.10.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 9117/2008 dated 04.12.2008 made and executed between Shri Vishnu Dama Bhoir and others as the Owners/Vendors M/s. Shree Akshar Landmark as the First Confirming Party, M/s. Marudhara Builders as the Second Confirming Party and M/s. Soman Sun Citi namely the Promoter herein, transferred and assigned the development rights in respect of the said Property No I together with transfer of development right to the extent of 1602.40 sq.metres to the Promoter herein at and for the price/consideration and on the terms and conditions therein mentioned and also granted the power of attorney pertaining thereto which is registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 9118/2008;

AND WHEREAS by and under a Deed of Conveyance dated 05.12.2008 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 9175 dated 06.12.2008 made and executed between Smt. Ladkubai Waman Bhoir and others as the Vendors, Shri Praveen Kisan Bhoir as the First Confirming Party M/s. Tulsi Enterprises as the Second Confirming Party, M/s.



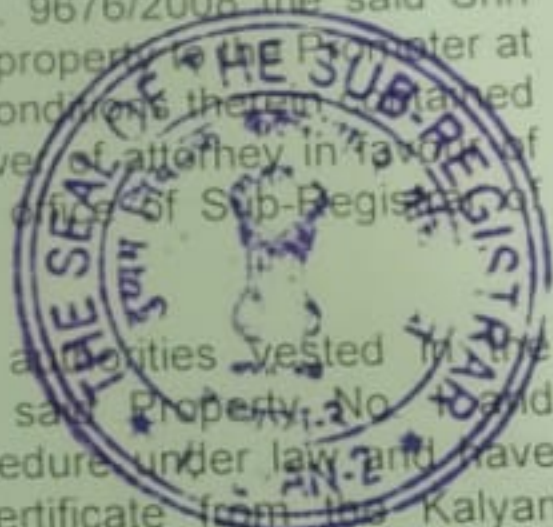
Marudhara Builders as the Third Confirming Party and the Promoter herein therein referred to as the Purchaser acquired all that piece and parcel of land bearing Survey No. 13 Hissa No.2 (part), admeasuring 1800 sq. metres lying being and situate at Village Chikanghar, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation together with transfer of development right to the extent of 960 sq metres hereinafter called and referred to as the "Property No.II".

AND WHEREAS prior to execution of the Development Agreement dated 04.10.2008 as well as the Deed of Conveyance dated 05.12.2008, transferable development rights to the extent of 2562 sq. metres is obtained to be used, utilized and consumed on the property No. I and Property No. II (being an amalgamated property ) by and under the agreement dated 2nd July 2008 from M/s. P. K. Associates and the said agreement is registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 5809/2008 on 02.07.2008 and further necessary correction deed to the said agreement is also executed and the same is also registered the office of Sub-Registrar of Assurances at Kalyan under serial No. 1483/2009 on 09-03-09

AND WHEREAS the necessary Joint Venture Agreement is made and entered on 12th September, 2008 amongst M/s. Marudhara Builders, M/s. Soman & Associates, M/s. Citi Buildcon Pvt Ltd. wherein the parties have decided to carry out the joint venture for development of the aforesaid property along with the right to use, utilize, avail and consume the transferable development rights as acquired under the agreement dated 02.07.2008 on such amalgamated property.

AND WHEREAS Shri Chaluparampil Kurian Abraham is the owner of all that piece and parcel of land lying, being and situate at village Chikanghar, Taluka Kalyan, District Thane bearing Survey No. 13 Hissa No. 7(part) admeasuring 502 sq. meters equivalent to 600 sq. yards together with the structure standing thereon hereinafter called and referred to as the "Property No. III" and by and under an Agreement for Sale dated 26.12.2008 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 9676/2008 the said Shri Chaluparampil Kurian Abraham agreed to sell the said property to the Promoter at and for the price/consideration and on the terms and conditions therein stated and in pursuance thereof have also executed the power of attorney in favour of the Promoter herein which is also registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No. 9677/2008;

AND WHEREAS by and under the powers and authorities vested in the Promoters, the Promoters have amalgamated the said Property No. I and Property No. II and have followed the requisite procedure under law and have obtained the Revised Building Commencement Certificate from the Kalyan Dombivli Municipal Corporation bearing No. KDMC / NRV / BP / KV- / 566-239 dated 20.12.2007 and further revised permission bearing No. KDMC / NRV / BP / KV / 461-211 dated 12.01.2009 for the area admeasuring 1200 sq.metres out of Survey No. 13 Hissa No. 2 (part) and 2003 sq.metres out of Survey No. 13 Hissa No. 3 and under an order bearing No.Mahasul / K-1 / T-7 / NAP / SR-134 / 2007 dated 18.12.2007 and also for the area admeasuring 600 sq. yards under Order No.REV/D/II/T/VII/NAP/SR/64, Dated:04/08/1987 got converted to non agricultural use and the said total area admeasuring 3203.00 sq.metres and 600 sq. metres and revised Non agricultural permission vide no: Mahasul / K-1 / T-7 / NAP CHIKANGHAR-KALYAN/ SR-86 / 12 NEW 191/2012 dated 26-02-2013 forming a larger part of Property No. I, II and III more particularly described in the Schedules hereunder written and have also further submitted the plans in respect of the land bearing Survey No. 13 Hissa No.7 being Plot No.3 in the form of amalgamation



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| कलन २           |    |
| दस्ता क्र. ६३०० | २० |
| ३               | ५६ |

71/6390

पावती

Original/Duplicate

Friday, August 23, 2013

नोंदणी क्र. :39म

12:39 PM

Regn.:39M

पावती क्र.: 6467

दिनांक: 23/08/2013

गावाचे नाव: चिकणघर

दस्तऐवजाचा अनुक्रमांक: कलन2-6390-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रेषम मेटल्स प्रा लि तर्फे संचालक मुकेश . गुरनानी

नोंदणी फी

रु. 26350.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 27490.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 12:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक, कल्याण-२

मोबदला: रु.2635000/-

वर्ग-२

बाजार मूल्य: रु.1516600 /-

भरलेले मुद्रांक शुल्क :

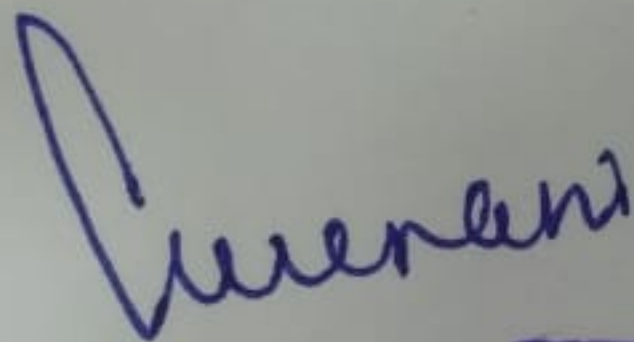
रु. 158100/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.26350/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 200242 दिनांक: 20/08/2013

बँकेचे नाव व पत्ता: State Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु 1140/-



मुळ दस्त परत दिला

|                                    |  |
|------------------------------------|--|
| Type of Document                   | Agreement for sale   |
| Registration Details               | Registrable / Non Registrable<br>If Registrable Name of S.R.O..... K-2   |
| Rolling Unique No.                 | 24664  |
| Property Description in brief      | Village Chikanghar... S. R. No /<br>C.T.S. No..... Area.....   |
| Consideration Amount               | 26.35.000/-  |
| Name of Purchasers Name            | Resham Metals Pvt. Ltd.  |
| Name of the other Party            | Soman Sun. Citi  |
| Through Name & Address             |  |
| Stamp Duty Amt.                    | In words. Rs. 1,58,100/-   |
| Authorized Person's Full Signature | FOR THE KALYAN JANATA SAHAKARI BANK LTD.<br>(Scheduled Bank) KALA TALAO BRANCH<br><i>R.M. De</i><br>AUTHORISED SIGNATORY |

Kalyan Sun Citi  
 The Kalyan Janata Sahakari Bank  
 Ltd. Kala Talao Branch, Yashwantrao  
 Chavan Marg, Kalyan West-421301  
 Maharashtra  
 DASTIPVC R 102801000213 1018  
 24664  
 114560  
 R.01581001-PB5226  
 12:35  
 AUG 20 2013  
 SPECIAL REGISTER  
 MAHARASHTRA

Ward No : 9A  
 Village : Chikanghar  
 Office/Unit Area : 260 sq.ft. Carpet  
 Actual Value : Rs. 26,35,000 /-  
 Market Value : Rs. \_\_\_\_\_

उमट मुद्रांक फॉकिंग अल्ट्रा कायलेट लॅम्प खाली  
 तपसले व एस.एम.एस./संबंधित प्राधिकृत  
 अधिकार्याशी दुरुध्वनीवरून संपर्क साधून  
 मेळ बरोबर आढळून आला  
 सह. दुय्यम निबंधक कल्याण-२

S.M.S. NO. 11  
 20.08.13

**AGREEMENT FOR SALE**  
 THIS AGREEMENT MADE AT KALYAN  
 ON THIS 23 DAY OF AUGUST 2013  
 BETWEEN

M/s. SOMAN SUN CITI, a Joint Venture Firm, having its site office Survey No. 13/3, Opp. Bhoir Wadi, Birla College Road, Kalyan (West), District Thane through its authorized signatory MR. KISHORE SOMAN hereinafter called and referred to as the Promoters which expression unless be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the First Part;

A N D

M/s. RESHAM METALS PVT LTD - PAN NO: AAFCR6401A a company incorporated under the Company Act, 1956 (Corporate Identity No: U27205MH2011PTC219791 of 2011-2012) having its office at C/o. MUKESH GURNANI, ANDES-III, D-7 FLAT NO: 17/18, GODREJ HILL, BARVE ROAD, KALYAN - 421301 Maharashtra INDIA through its Director Mr. MUKESH GURNANI empowered by the board resolution of the company dated 7<sup>th</sup> August 2013 (Copy of Board resolution, Certificate of Incorporation & Pan Card is attached herewith) hereinafter called and referred to as the Purchaser (which



|                |      |
|----------------|------|
| <b>कलन २</b>   |      |
| दस्त क्र. E300 | २०१३ |
| १              | ५७   |