

Receipt (pavti)

(2)

534/1073

पावती

Office Copy

Friday, February 26, 2016

नोंदणी क्र.: 39M

6:39 PM

Regn.: 39M

पावती क्र.: 1336 दिनांक: 26/02/2016

गावाचे नाव: पल्हार

दस्तावेजाचा अनुक्रमांक: वमई-5-1073-2016

दस्तावेजाचा प्रकार: विक्रयनकरनामा

गादर वरणाच्याचे नाव: उमेविया टेकनॉलॉजी प्रा. लि. वॉ. डायरेक्टर प्रमोद पाटील --

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1420.00

पृथांची संख्या: 71

एकूण: ₹. 31420.00

आपणास मूळ दस्त थरनेच प्रिंट मूनी. - अदाज

6:58 PM ह्या वेळी मिळेल

Joint S R Vasai-5

वाज्रास भुल्य: ₹. 6815000/-

मोबदला: ₹. 7000000/-

भरनेचे मूद्रांक शुल्क: ₹. 350000/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

टीसी/प्रतादश/प. रॉटर क्रमांक: MH007602795201516E दिनांक: 26/02/2016

वचनेचे नाव व पत्ता

2) देयकाचा प्रकार: By Cash रकम: ₹. 1420/-

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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)



02/	0222
* - 3122	

Valuation ID : 201602264072

26 February 2016.06.30.57 PM

मूल्यांकनाचे वर्ष : 2016
जिल्हा : पालघर
तालुका : तालुका वसई गावाचे नांव - मोज पालिका (वसई विरार शहर महानगरपालिका)
उपमूल्य विभाग : 2-विकसित/विकसन क्षमता असलेल्या जमिनी
क्षेत्राचे नांव : Vasai-Virar Municipal Corporation

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दस्ता ९०७३ १२०९६
१ - १ ७९

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
5400	26300	32800	39300	32800	चौ. मीटर

मिळकतीचे क्षेत्र 1262.03 चौ. मीटर

Layout Plot

1. 1262.03 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर = 5400/-
1262.03 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1262.03 * 5400
= 6814962/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य
= 6814962 + 0
= Rs.6814962/-



CHALLAN
MTR Form Number-6

वसई - ५
दस्तावेज क्र १०७३ / २०१६
३ / ०९

GRN	MH0076036822015	Date	25/02/2016-16:10:52	Form ID	25.2
Department	Inspector General Of Registration	Payer Details			
Type of Payment	Non-Judicial Customer-Direct Payment	TAX ID (If Any)			
	Sale of Non Judicial Stamps IGR Rest of Maha	PAN No. (If Applicable)	AIFPP3200J		
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	PRAMOD PATIL		
Location	THANE				
Year	2015-2016 One Time	Flat/Block No.	248 249 253 263 264 268 269 270 27		
Account Head Details	Amount In Rs.	Premises/Building	3 275 295 352		
0030046401 Sale of NonJudicial Stamp	350000.00	Road/Street	1262.03 SQ METER		
		Area/Locality	PELHAR VASAI		
		Town/City/District			
		PIN	4	0	1 2 0 8
		Remarks (If Any)	PAN2=AAFFV3817P-PN=VIVA HOLDINGS-C A=7000000		
		Amount In	Three Lakh Fifty Thousand Rupees Only		
Total	350000.00	Words			
Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	02901792016022575374	44788752
Cheque/DD No		Date	25/02/2016-16:19:47		
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available

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दस्ता क्र १००३ / २०१९
१० १०९



DEVELOPMENT AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 26 day of Feb in the Christian year Two Thousand and Sixteen BETWEEN M/s. VIVA HOLDING a partnership firm under the Indian Partnership Act 1932, through its Partner MR. DEEPAK HARISHCHANDRA THAKUR and having its office at:-1st Floor, Thakur Arcade, Station Road, Virar (W), Tal. Vasai, Dist. Palghar -401 303, hereinafter called "OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners, their respective legal heirs and their successors and assigns) of the FIRST PART

AND

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दस्तावेज १०१०३/२०१०
८१/७

DEMETRIA TECHNOLOGY PVT. LTD. THRO' ITS DIRECTOR.
MR. PRAMOD PATIL, Adult. Address:- 321. Gemstar Commercial
Complex. Karchpada, Ramchandra Lane Ext. Malad (W)-400064. and
hereinafter called and referred to as "DEVELOPERS and/or THE
PARTY OF THE SECOND PART" (which expression shall unless it be
repugnant to the context or meaning thereof include the Directors
for the time being of the said Company, its successors, Office and
permitted assigns) of the SECOND PART.



WHEREAS;

- a) Mr. Rajendra Arvind Pratap was the Owner or otherwise well
and sufficiently entitled to all that piece and parcel of land
bearing land bearing Pardi No. 2. H. No. 1. Pardi No. 2. H.
No. 2. Survey No. 5 Hissa No. Part. Survey No. 248. Survey
No. 249. Survey No. 253. H. No. 1. Survey No. 253 Hissa
No. 2. Survey No. 253 Hissa No. 3. Survey No. 253 Hissa
No. 4. Survey No. 263 Hissa No. 1P. Survey No. 263 Hissa
No. 2P. Survey No. 264. S. No. 268. S. No. 269. S. No. 270.
S. No. 273. S. No. 275 H. No. 1. S. No. 295 H. No. 1. S.
No. 352 H. No. Part. total area admeasuring 19-21-6 H.R.P
situated at village Pelhar, Taluka Vasai, District Palghar.
(Old Thane) within the limits of Vasai Virar City Municipal
Corporation (VVCMC) and within the Registration of Sub-
Dist. of Vasai - I, II and III and Registration Dist. of Palghar
(Old Thane) and more particularly described in the First
Schedule hereunder written and hereinafter for the sake of
brevity referred to as the "said entire land".

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दस्तावेज क्र १००३/२०१२
२६/०९

- b) By and through the Deed of Conveyance duly registered with the Office of Sub Registrar of Assurances at, Vasai-2, under Sr. No. VSI-2/13008/2011, dated 17/11/2011, Mr. Rajendra Arvind Pratap the Vendor therein assigned and/or transferred and/or conveyed the said entire land to M/s. Viva Holding through its Partner Mr. Deepak Harishchandra Thakur, the purchaser therein. Therefore M/s Viva holding through its Partner Mr. Deepak Harishchandra Thakur are seize and possessed well and sufficiently entitled to the said entire land.
- c) The said owners applied for Non Agricultural permission in respect of part of said entire land bearing survey nos. 248, 249, 264, 268, 269, 270, 358 (part), Pardi no. 2/1, Pardi no. 2/2 of Village Pelhar, Taluka Vasai. Dist Palghar (herein after referred to as "said land") which has been sanctioned by Collectorate at Thane vide Order bearing No. REV/DESK-1/T-9/NAP/Pelhar-Vasai/SR-(115/2013)45/2014, dated 31/07/2014, hereto annexed and marked as Annexure "I" is the Photocopy of the said Order.
- d) The said owners had applied for sub-division of the said land with the Town Planning of Vasai Virar City Municipal Corporation [VVCMC] through their Architects plan for the purpose of Development. The Vasai-Virar City Municipal Corporation (VVCMC) have granted the Sub-Division approval on the said land and divided into three plots being identified as Plot No. I, Plot No. II & Plot No. III, vide its

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दस्तावेज १००७/२०१८
१० १ ०९

Order No. VVCMC/TP/SUBDIVISION/VP-5323/348/2015-16, dated 30/04/2015 and marked as "Annexure -II"



c) Thereafter Owners had applied for Development Permission for Commercial unit on the sub-divided plot no. 1 on the said land and more particularly described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as "said property" and VVCMC have granted Development Permission vide their letter No. VVCMC/TP/CC/VP-5323/634/2015-16, dated 17/06/2015, hereto annexed and marked as Annexure "III" is the Photocopy of the said Permission.

f) In the Development Permission so obtained by the Owners as above, they have obtained permission to develop and/or construct various units on the said property, each such unit being capable of being developed individually or collectively as found expedient.

g) The Developers herein who are also in the business of Construction and were desirous of Developing part of the said property. The owners have offered the Developers to develop one Unit bearing no. A-2 on ground floor in accordance with VVCMC sanction plan on the said property on the Terms and conditions negotiated and agreed upon by and between them:

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दस्तावेज १०१०३ १२०१२
११/१/०१

- h) In pursuance of negotiations carried on between the Owners and the Developers, the Owners have agreed to transfer and assign in favour of Developers, its right to construct proposed Non Polluted Service Industrial Unit (Unit No. A-2 with total F.S.I. of about 1262.03 sq. Mt. (13200 Sq. Ft.) Built Up area (herein after referred as "said Unit") in accordance with sanctioned plan thereof by V.V.C.M.C. out of the total units proposed to be constructed on the said property on the terms and conditions negotiated and agreed upon by and between them;
- i) Prior to execution of this agreement the party of the Second part have perused and scrutinized the papers and documents related to the said property which was executed by the said Owners, the proposal submitted by the Owners and also the scheme of development submitted by the Owners together with layout Plans and the Common areas, amenities and benefits of the entire layout as envisaged and thereby completely satisfied themselves about feasibility and financial viability of the said development scheme.
- j) The Parties are desirous of recording the terms and conditions agreed upon by and between them;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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१२-१-०९



1. The statements, representations and all the Declarations made by the parties as set out in the recitals shall form an integral part of this agreement as if the same are incorporated ad verbatim herein.
2. The Owner have made the following representations to the Developers, which form basis of this Agreement:
 - (i) The Owners are the sole and absolute owner of the said property and apart from the present partners of the Owner, no other person(s), has or have any right, title and interest in respect of the said property or any part thereof;
 - (ii) The Owner are fully entitled and authorized to enter into this Development Agreement of the said unit no. A-2 on the said property.
 - (iii) The said property and/or any part thereof has not been acquired or reserved for any public purpose;
 - (iv) The said Unit is sanctioned as Commercial use only and apart from that there are no restrictions on user of the said property;
 - (v) There are no suits/legal proceedings/ litigations or other actions were or are filed by any one against the Owner and/or any of its partners before any Court of Law/ Tribunal/ Authority/ Forum and/or Officer either judicial or quasi-judicial, involving the said property or any part or portion thereof and/or the Owner's right, title and/or interest in and over the same and to the knowledge of the Owner with respect to the said property;

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१३ १ १०९

(vi) The Owners' title in respect of the said property is absolutely clear and free from all encumbrances, claims and reasonable doubts:

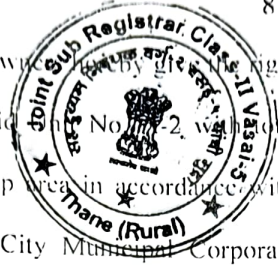
3. On the basis of the representations made by the Owner, the Developers has agreed for development of the said unit no. A-2 on the said property as per VVCMC sanctioned plan.

4. Definition:

- a) "Agreement" shall mean these presents entered into amongst the Owners and the Developers.
- b) "Said Unit" shall mean and include Unit No. A-2 having total F.S.I. about 1262.03 sq. Mt. built-up area (and particularly described in the Third Schedule)
- c) "Development Rights" shall mean and include the rights created under these presents in favour of the Developers by the Owners for construction of said Unit No. A-2 on the said property, part of the total layout.
- d) "Amenities" shall mean and include the amenities attached to the Units as per the list of amenities provided by the Owners to the Developers.
- e) "Common Amenities" shall mean and include amenities for the user of all the Unit/s owners on the said entire land.
- f) "Jurisdiction" shall mean and include the court at Dist. Palghar (formerly Thane Dist.)

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दस्तावेज १०७३ १२०१५
१२ १ ७९



5. The Owners hereby grant the rights of construction / Development of the said Unit No. A-2, with a total F.S. I. of about 1262.03 sq. Mt. built-up area in accordance with sanctioned plan thereof by Vasai Virar City Municipal Corporation out of the layout of Plot - I proposed to be constructed on the said property, up to completion of the said unit as per the Plans and specifications to the Developers on the terms and conditions agreed upon by and between the parties and recorded herein. Thus, the owners have granted only development rights in regards to the said unit no. A-2. The said Unit is more particularly described in Schedule III hereunder written and for the purpose of identification, confirmation and convenience the said Unit being subject matter of this agreement is shown and delineated within Red colour wash on the layout plan, annexed hereto and marked as **Annexure "IV"**.
6. It is further agreed, declared and confirmed that the work of construction of said Unit includes all work upto the stage of completion the said unit including ALL WORK OF CIVIL CONSTRUCTION, R.C.C. CONSTRUCTION, BRICK MACONERY, INTERNAL AND EXTERNAL PLASTER, FIXING DOORS/WINDOWS, PAVEMENT AROUND THE BUILDING, COMPOUND WALL, COMPOUND GATE, OVERHEAD TANK, underground water tank stair case, pump rooms filling of pavements, rubble soiling, P.C.C. AND CLEANING THE SITE etc. Strictly in accordance with the said approved and sanctioned plans and standard constructional specifications.

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१५/१/०९



7. The Developers shall be liable to construct and shall construct at their costs the temporary buildings etc. for sheltering labours and storage of the materials like cement, iron, etc., and for its safe custody, to the satisfaction of the Architect/Engineers of the Owners and shall be liable to immediately remove them on termination of this Agreement or completion of construction of said building. The Developers shall also make Temporary sanitary arrangements for all labors, employees, guard and office at their own expenses. The Developer shall construct the site at their own risk as to costs and consequences thereof.
8. The Developers shall TAKE OUT AND MAINTAIN THE insurance policy (which shall always remain deposited with the Owners) and in the joint names of Owners and the Developers, in respect of the labours/employees, in such sum as the Owners may direct, in respect of any fire, accident, mishaps, theft, offensive acts, storm, tempest, lightning, flood, earthquake, riot and civil commotion and all liability, loss, claims or proceedings, which may arise, on account of any death or injury (fatal or otherwise) or damage the property or person, arising out of or in the course of carrying out of the construction of said unit and caused either on account of negligence, omission or default of the Developers or their servants or agents and the insurance premium etc. shall be paid by the Developers of their own. The insurance claim money, shall firstly be received only by the Owners, in order to meet all the liabilities that may arise in case of injury to person or property. The Developers

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shall be liable to indemnify the Owners against all civil, pecuniary or other liabilities and keep them duly defended, held harmless and duly and sufficiently saved and defended at the Developer's costs, charges and expenses.



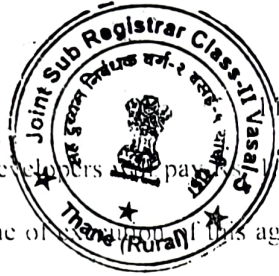
9. It is agreed and recorded that the activities and the expenses for the entire construction of the said unit according plan, standard and specifications shall be incurred by the Developers without imposition of any liability upon the Owners.
10. The Developers shall not assign contract works either wholly or partially and/or enter into any joint venture or otherwise part with the right under this Agreement without previous written consent of the Owners.
11. In consideration of the grant of Development Rights of said Unit No. A-2 with total F.S.I. of about 1262.03 sq. Mt. Built Up area in accordance with sanctioned plan thereof by V.V.C.M.C. on the said property, the Developers agrees to pay to the Owners total consideration of Rs. 70,00,000/- (Rupees Seventy Lacks only) {i.e. Rs. 5547 x 1262.03 sq. Mt. F.S.I Built Up area}. Thus the consideration of Rs. 70,00,000/- (Rs. Seventy Lacks Only) have been paid by the Developers, which is mentioned hereinafter.

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PROPERTY OF
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दस्तावेज १००३/२०१९
१०१/१०९



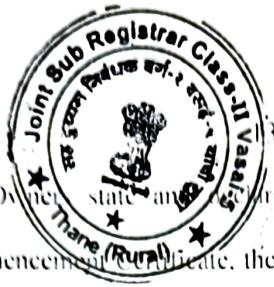
12. The Developers shall pay Rs. 1,00,000/- (Rupees one Lakh Only) at the time of signing this agreement. And the balance amount of the consideration herein of Rs. 69,00,000/- (Rupees Sixty Nine Lacks only), will be paid by post dated cheques, as per the Schedule annexed hereunder. The said consideration will be subject to deductions of 1 % TDS on total amount.

13. It is specifically agreed and understood that the present understanding of the entitlement of construction of the said unit on the said property is based on the prevailing development control regulations. In the event of the Owners are getting any additional FSI, in respect of the said property [on the area allotted to the Developers and/or on the said unit no. A-2 due to correction or rectification of the area of the said property or change in the policy of the State Govt. and/or Local Body and/or the Development Control Regulations of V.V.C.M.C. etc., before or after the Occupation Certificate of the entire project is obtained the additional benefit shall be entitlement of the Owners.

14. REPRESENTATIONS AND DECLARATIONS OF THE DEVELOPERS:

The party of the second part i.e. the Developers doth hereby represent and declare that:

- (a) They have taken inspection of the Documents entered into by the Owners related to the said property and have also taken inspection of Plans, Permissions and sanctions granted by V.V.C.M.C.



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दस्ताळ १०७३/२० १२
१२/१/०९

17. The Owners state and declare that they have already obtained Commencement Certificate, the Developers will be entitled to enter upon and remain in possession of the said unit on the said property with their agents, servants, workers and equipments to enable them to commence and complete construction of the said unit no. A-2 in accordance with plans and specifications as approved by V.V.C.M.C on the said property. The Developers will commence and complete the construction of the said unit entirely and obtain Occupation Certificate at their cost and expenses within a period of 30 months from date of execution of these presents subject to:-

- i) Availability of Steel, Cement or other building materials, Water, Electric Supply, and/or
- ii) Uncertain conditions like War, civil commotion or Act of God, and/or
- iii) Any Notice, Judgments, Order, Rule, Notification of Central Govt./State Govt. & other relevant Competent Authority, and/or
- iv) the such/similar circumstances beyond the control of the said developers.

In either of the cases, the time stipulated may be extended to further reasonable time as the parties may mutually agree.

18. The Owners state and declare that they have obtained all the required permissions i.e. Commencement Certificate etc. from the Authorities required for construction at their own cost and expenses. On execution of these presents all the cost, charges, premium etc., if required to be paid shall be borne and paid by the Developers only.



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दस्ता क्र १०७३ / २० १९
२० / १ ०९

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL the Piece and Parcel of the land bearing Pardi No. 2. II. No. 1, Pardi No. 2. II. No. 2, Survey No. 5 Hissa No. Part, Survey No. 248. Survey No. 249. Survey No. 253. II. No. 1. Survey No. 253 Hissa No. 2, Survey No. 253 Hissa No. 3. Survey No. 253 Hissa No. 4. Survey No. 263 Hissa No. 1P. Survey No. 263 Hissa No. 2P. Survey No. 264. S. No. 268. S. No. 269. S. No. 270. S. No. 273. S. No. 275 II. No. 1. S. No. 295 II. No. 1/1. S. No. 352 II. No. Part, total area admeasuring 19-21-6 H.R.P situated at village - Pelhar, Taluka Vasai, District Palghar, (formerly Thane Dist.) within the limits of Vasai-Virar Shahar Mahanagar Palika (VVCMC) and within the Registration of Sub- Dist. of Vasai - I, II and III and Registration Dist. of Palghar (formerly Thane Dist.)

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL the Piece and Parcel of the land bearing plot no. I. Pardi No. 2. II. No. 1, Pardi No. 2. II. No. 2, Survey No. 248. Survey No. 249. Survey No. 264. S. No. 268. S. No. 269. S. No. 270. S. No. 352 II. No. Part, total area admeasuring 12.388.16 sq. mtrs situated at village - Pelhar, Taluka Vasai, District Palghar, (formerly Thane Dist.) within the limits of Vasai-Virar Shahar Mahanagar Palika (VVCMC) and within the Registration of Sub- Dist. of Vasai - I, II and III and Registration Dist. of Palghar (formerly Thane Dist.)

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२२/०९

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED]

By the within named "THE OWNERS"]

VIVA HOLDINGS]

Through its Partners]

SHRI. DEEPAK H. THAKUR]

In the presence of --]

1. S.R. Gao]

2. J.V. Jaisankar]

SIGNED SEALED AND DELIVERED]

By the within named "THE DEVELOPERS"]

DEMETRIA TECHNOLOGY PVT. LTD.]

THRO' ITS DIRECTOR,]

MR. PRAMOD PATIL]

In the presence of --]

1. S.R. Gao]

2. J.V. Jaisankar]



Handwritten signature of Mr. Pramod Patil

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(अधिकार अभिलेख पत्रक)

खिनाशेती
मुना सर्वे नं. गांव नमुना बारा

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे) नियम १९७९ यांतील नियम २९

तहसील: वसई, जि. पालघर.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पदधती	१५२	२६२
२४८	-	९	१५८०	१०३५
शेताचे स्थानिक नाव			१६५९	
लागवडीचे योग्य क्षेत्र	हेक्टर आर प्रति	प्रति	मे. विवा होल्डिंग नॉ. वागोजीर	
२९०० : २	०.८३-०		दिपक हरिश्चंद्र गडर	
१२९०० : २			३१२५	३०६९
एकूण	०.८३-०			
पोटखराब (लागवडी योग्य नसलेली)				
वर्ग (अ)	०.३१-०			
वर्ग (ब)				
एकूण आकारणी	०.३१-०			
किंवा विशेष आकारणी	रुपये	पैसे		
	१.९९			

खाते क्र. ३
वसई - ५
कृषक नाव: दिपक १००३/२०१९
३९/१/१०९

२८८४
३०६९
इतर अधिकार:
मा. जिल्हाधिकारी ठाणे पॉन्चकडीक अफरेश
क. मासुळ / क-१/टे-९/एनएफपी / पत्ता-
मखई / एसआर (११५/२०१३) ४५/२०१४
दि. ३१/०१/२०१४ अन्वये वागोजीर नॉ. वाग-
खानी (खिनाशेती).
ख. नं-२४८/- २४९/- २६५/- २६८/- २६९/-
२७०/- ३५२/१ फ. नं-२१७, व फ. नं-२१२
अन्वये एकाचित्री (खिनाशेती) सोल्याने लागवडी
सोमा आणि भूमापन चिन्हे :-
१) १०० मी. वाईट मुनई बंधोरा एन्वयसरापणे
केव १३९९६, २२-चॉ. मी.
२) एतएच-०८ केव ७७७४.७४-चॉ. मी.

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७९ यांतील नियम २९)

वर्ष	पिकाखालील क्षेत्र									पडित व पिकास रिरुपयोगी अशा जमिनीचा तपशील		जमिन करणाराचे नांव	शेरा		
	मिश्र पिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाखालील क्षेत्र		स्वरूप	क्षेत्र				
	मिश्र पिकांचा संकेतोक्त जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.			
१०१५															
२०१६															

(अस्मल बरहुकूम नमकाल) तारीख :

तहसील: वसई, जि. पालघर

वसई - ५

दस्तावेज क्र. १००३ / २० (अधिकारी अभिलेख पत्रक)

जुना सर्वे नं.

पेठार



भूमापन क्रमांक	भूमापन क्रमांक उपाविधायी	संगवटदाराचे नांव	खाते क्र. 3
२४८	-	२४४ २४५ २४६ २४७ २४८ २४९	

शेताचे स्थानिक नाव

लागवडीचे योग्य क्षेत्र हेक्टर आर प्रति

१६२०० = ०
१६२०० = ०

एकूण ०.८०.०

पोटखराब (लागवडी योग्य नसलेली)

वर्ग (अ) ०.८२.०

वर्ग (ब)

एकूण आकारणी ०.८२.०

जुडी किंवा विशेष आकारणी रुपये १-०० पैसे

श्री. विवा होल्डिंग्स प्रा. लि. ब्राह्मण
विपक हरिश्चंद्र गडर
३८२५ ३०६९

कुळाचे नांव:

३०६९ २८८४

इतर अधिकारी:
मा. जिल्हाधिकारी मंगे पांचेंकोळीकर
क्र. मा.सु.क/७-१/टे-८/एन.ए.पी./पेठार
मह. १९८५/२०१३/४५/२०१४
दि. ३१/०१/२०१४ अन्वये जागोजी कायम
खाने (केनशेती)
स. नं. २४८१-२४८७, २४९१-२४९७, २६८१-२६८७, २७०१-२७०७, ३५२१/१ फ. नं. २१९, २१९, २१९, २१९
अन्वये एकात्री (केनशेती) माल्याने रगवेक
सीमा आणि भूमापन चिन्हे :-
१) १०० मी. वाईट सुमई बरेगा रकवेकर रकमे
कत्र १३८९६, २२-११/११/११
२) एन.ए.पी.-०८ क्रम ०००५४.०४-१/११/११

गांव नमुना बारा (पिकांची नोंद वहा)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७१ यांतल नियम २९)

३८२५

वर्ष	पिकाखालील क्षेत्र									पडित व पिकास निरुपयोगी अशा जमिनीचा तपशील		जमिन करणाराचे नांव	शेता			
	मिश्र पिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्धेल पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
१	२	३	४	५	६	७	८	९	१०			११	१२	१३	१४	१५
२०१५																
२०१६																

(असयल बराकृप नवकल)

तारीख :

7 JAN 2016

महाराष्ट्र जमीन महसुल अधिकार
पेठार

जुना सर्वे नं.

खिनशेती

(अधिकार अभिलेख पत्रक)

गांव: पेंत्तार



अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे) नियम २, ५, ६, आणि ७

तहसील: वसई, जि. पालघर.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पर्यवेक्षण क्रमांक	कोटेशनचे नंबर
२६४	-	१	१६५६
शेताचे स्थानिक नाव			
लागवडीचे योग्य क्षेत्र	हेक्टर आर प्रति	प्र. (किंवा होल्डींग नफे) भागीदार	
ज.पी. २०५४० =	१-९९-१	विपक हरिश्चंद्र गडर	
		(३८२५) (३०६१)	
एकूण	१-९९-१		
पोटखराव (लागवडी योग्य नसलेली)			
वर्ग (अ)	०-०८-३		
वर्ग (ब)			
एकूण आकारणी जुडी किंवा विशेष आकारणी	१८-८१		

खाते क्र. ३ वसई - ५
 दस्ता क्र १००३/२०१६
 कुळाचे नंबर: ३५/१/०९

इतर अधिकार:
 मा. जिल्हाधिकारी गणे यांचेकडील आदेश क्र. मा.सु.क/क-१/६-९/एन.ए.पी/पेंत्तार-गवई/ए.ए.ए.ए. (१५/२०१३) ४५/२०१४ दि. ३१/०१/२०१४ अन्वये वाणिज्य कर खात्याने खालील खिनशेती स. नं. २४८१, २४८१, २४८१, २४८१, २४८१, २४८१, ३५२१ व स. नं. २१२ अन्वये एकात्मिक खिनशेती आल्याने एकत्रीकृत सीमा आणि भूमापन चिन्ने :- क्षेत्र ११५५ व १) १०० मी. चौ. मी. सुनई व मोरा हवेलीस सधमेत क्षेत्र १३९६६, २२-जो.मी. २) एन.ए.ए. - ०८ क्षेत्र ०५०५.०४-जो.मी. (३८२५)

गांव नमुना बारा (पिकांची नोंद वही)

(पहागष्ट जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७१ यांतील नियम २९)

वर्ष	पिकाखालील क्षेत्र										पडित व पिकास निरुपयोगी अशा जमिनीचा तपशील	प्राणी पुरवठ्याचे साधन	जमिन करणाराचे नांव	शेता	
	मिश्र पिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाखालील क्षेत्र							
	मिश्र पिकांचा सकेतोक्त	जल सिंचित	अजल सिंचित	एकूण क्षेत्र	जल सिंचित	अजल सिंचित	एकूण क्षेत्र	जल सिंचित	अजल सिंचित	एकूण क्षेत्र					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१४															
२०१५															

(आससल वापरकृत नक्कल)
 तारीख: 17 JAN 2016

तलाठी तलाठी कार्यालय पेंत्तार तहसील वसई, जि. ठाणे

जुना सर्वे नं. **बिनशेती**
 गांव नमुना सात

(अधिकार अभिलेख पत्रक)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन क्षेत्राचे नाव	खाते क्र. 3
२६८	-	१२० २५ ३३३	
शेताचे स्थानिक नाव			कुळाचे नांव
लागवडीचे योग्य क्षेत्र	हेक्टर आर प्रति	मिनाबिल्ला नदी भांगोदार	वसई - ५
	१-०६-३	दिपक हरिप्रद गडर	दस्तक १०७३ / २०१६
		३८२५ ३०६९	३०१ / ०९
एकूण	१-०६-३		
पोटखराब (लागवडी योग्य नसलेली)			
वर्ग (अ)	०-२०-०		
वर्ग (ब)			
एकूण आकारणी जुडी किंवा विशेष आकारणी	०-२०-०		
	रुपये	पैसे	
	२३-३९		

इतर अधिकार:
 गा.मि.लि.हा.फे.कारा गणे पान्चेरुडीक आरहा
 क. मासुळ / क-११टे-८/एनएपी / पेल्लार
 नखड / एरआर (१९५/२०१३) ४५/२०१५
 दि.३१/०१/२०१५ अन्वये वागविये कार्यक्रम -
 खान्नी बिनशेती.
 ख. नं. २४८/१, २४८/२, २४८/३, २४८/४, २४८/५,
 २४८/६, ३५२१/१ प.नं. २१९, व प.नं. २१२
 अन्वये एकाच (बिनशेती) खाल्याने लागवडी
 सीमा आणि भूमापन चिन्हे :-
 क्षेत्र ११०० मी.
 १) १०० मी. नाईट मुनई बयारा एन्ट्रेंस रस्त्याचे
 तसे १३६९६, २१-०१/१०० मी.
 २) एनएन-०८ क्षेत्र ०००५४.५४-०१/१०० मी

गांव नमुना बारा (पिकांची नोंद बही)

{महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहगा (तयार करणे व सुस्थितीत ठवणे) नियम १९७१ यांतील नियम २१}

वर्ष	पिकाखालील क्षेत्र									पिकित व पिकास निरुपयोगी अशा जमिनीचा तपशील	जमिन करणाराचे नांव	शेरा			
	मिश्र पिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्धेल पिकाखालील क्षेत्र								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		मिश्र पिकांचा संकेतांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	पाणी पुरवठ्याचे साधन		
२०१५	२०१६		ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.	ह. आ.					

(असल बरतुकूम नक्कल)

तारीख **7 JAN 2016**

तला **पेल्लार**
 तहसील वसई, जि. ठाणे

वसई-५
१०७३/१०७४
१०७३/१०७४

जुना सर्वे नं. **बिनशोनी**

(अधिकार अभिलेख पत्रक)

गांव: **पेल्हार**



अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे)
नियम १९७१-यांतील नियम ३, ५, ६, आणि ७

तहसील: वसई, जि. पालघर.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन परिक्षेचे नंबर	भूमापन क्षेत्राचे नंबर
२६४	-	१	१६६

खाते क्र. ३. **वसई - ५**
दस्ता क्र. **१००३/२०१६**
कुळाचे नंबर: **३५/१/७९**

शेताचे स्थानिक नाव

लागवडीचे योग्य क्षेत्र	हेक्टर आर प्रति	प्रति
जमीनी	१-६६	९
२०५४० =		
एकूण	१-६६	९
पोटखराब (लागवडी योग्य नसलेली)		
वर्ग (अ)	०	०८३
वर्ग (ब)		
एकूण आकारणी जुडी किंवा विशेष आकारणी	०-०८-३	९८-८९

मॅ. (वेदा होळींग मॅ. भागीदार
दिलक हरिश्चंद्र मॅ. मूर
२८२५ ३०६९)

इतर अधिकार:
गा. जिल्हाधिकारी मॅ. प्रमोदकुंडीकर अर्ला
क. मारसुत/क-१)टे-६/एनएपी/पेल्हार-
मळई/एनएनए(११५/२०१३)४५/२०१४
दि:३१/०१/२०१४ अन्वये वाढीव कायदा-
खारी (बिनशोनी,
स. नं: २४८/१, २४९/१, २५०/१, २५१/१, २५२/१, २५३/१,
२५४/१, ३५२/१ व स. नं: २१३, २१४, स. नं: २१२
अन्वये एनएनए (बिनशोनी) आल्याने एनएनए
सीमा आणि भूमापन घेणे :-
क्षेत्र ११० मी. मळई मुनई बंधोरा एनएनए व स. नं: २१३
क्षेत्र १३६९६, २१ मी. मी.
६) एनएनए-०८ क्षेत्र ०००४.०४-४०००

गांव नमुना बारा (पिकांची नोंद घडी)

{महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७१ यांतील नियम २९}

वर्ष	पिकाखालील क्षेत्र									पद्धत व पिकास निरूपयोगी अशा जमिनीचा तपशील	जमिन करणाराचे नांव	शेता			
	मिश्र पिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाखालील क्षेत्र								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१५															
२०१६															

(असल बाबतच नमूद)

तारीख: **17 JAN 2016**

तहसील अधिकारी, पेल्हार
तहसील वसई, जि. ठाणे

वसई - ५
क्र. १०७३
३६

जुना सर्वे नं. **बिनशेती** गांव नमुना मात (अधिकार अभिलेख पत्रक)
गाव: **पेल्हार** अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे
तहसील: वसई, जि. पालघर.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	पिकांचे क्षेत्र	हेक्टर आर	अधिकार अभिलेख क्रमांक	पिकांचे क्षेत्र
२६८	-	१२०	३५	९९९	९९९
शेताचे स्थानिक नाव	हेक्टर आर	अधिकार अभिलेख क्रमांक	पिकांचे क्षेत्र	अधिकार अभिलेख क्रमांक	पिकांचे क्षेत्र
लागवडीचे योग्य क्षेत्र	१-०९-३	१२०	३५	९९९	९९९
एकूण	१-०९-३	१२०	३५	९९९	९९९
पोटखराब (लागवडी योग्य नसलेली)					
वर्ग (अ)	०-२०-०				
वर्ग (ब)					
एकूण आकारणी जुडी किंवा विशेष आकारणी	०-२०-०				
	रुपये	पैसे			
	२३-३९				

खाते क्र. ३
कुळाचे नांव **वसई - ५**
दस्ता क्र **१०७३ / २०१९**
३० / ०९

इतर अधिकार:
मा. जिल्हाधिकारी गणे चान्देकराई अर्ह
क्र. मा.सु.क/क-१/टे-९/एनएपी/पेल्हार
मसई/एनएनए (१५/२०१३) ४५/२०१५
दि. ३१/०१/२०१५ अन्वये कागदोन्वय कोळम-
लाबी (बिनशेती).
सं. नं. २५८/१, २५९/१, २६०/१, २६१/१, २६२/१,
२६३/१, ३५२/१ प. नं. २१३, २ प. नं. २१२
अन्वये एकाचित्री (बिनशेती) आल्याने लागू
सीमा आणि भूमापन चिन्हे :-
क्षेत्र १३९५६, २१ चित्री.
१) १०० मी. नाईट सुमई क्षेत्रात एनएनए अन्वये
क्षेत्र १३९५६, २१ चित्री.
२) एनएनए-०८ क्षेत्र ०००५५.०५ चित्री

गांव नमुना बारा (पिकांची नोंद वही)

{ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७९ यांतील नियम २९ }

वर्ष	पिकांखालील क्षेत्र						पिकित व पिकास निरुपयोगी अशा जमिनीचा तपशील		जमिन करणाराचे नांव	शेरा	
	मिश्र पिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्भेळ पिकांखालील क्षेत्र		स्वरूप	क्षेत्र			
	पिकांचा प्रकार	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित		
१											
२											
३											
४											
५											
६											
७											
८											
९											
१०											
११											
१२											
१३											
१४											
१५											
१६											

२०१५
२०१६
(असल बंधूकूम नक्कल)
तारीख

7 JAN 2016

तलाठी **पेल्हार**
तहसील वसई, जि. ठाणे

खिनशेती

गांव नमुना सात

जुना सर्वे नं.

गांव: पेलहार

(महाराष्ट्र जमीन अधिकार अधिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे) नियम १९७१-यांतील नियम ३, ५, ६, आणि ७

वसई - ५

दस्तावेज क्र. १०७३/२०१०

तहसील: वसई, जि. पालघर.

२९/१/०९

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पदवी	उल	ए३
२००	-	९	१५८०	१५८१
शेताचे स्थानिक नाव				
लागवडीचे योग्य क्षेत्र	हेक्टर आर प्रति	चौंस मिटर	३०६९ ३०६९	
२३८८०=०	२.१४	५		
एकूण				
२३८८०=०	२.१४	५		
पोटखराब (लागवडी योग्य नसलेली)				
वर्ग (अ)	०	२४	३	
वर्ग (ब)				
एकूण आकारणी जुडी किंवा विशेष आकारणी				
	०	२४	३	
रूपये	१९	०५		
पैसे				

खाते क्र. ३

कुळाचे नांव:

३०६९ २८५

इतर अधिकार:
गा. जिल्हाधिकारी ठाणे पॉन्चमंडीळ अफेअर
क. भासुळ / क-११टे-८/एनएफ / पेलहार.
गवडी / एनएअर (१५/२०१३) ४५/२०१५
दि. ३१/०१/२०१५ थन्क्ये वागमिज्य कारखाने
साथे खिनशेती.

क. नं. २४८१-२४८१, २४८१, २४८१, २४८१
२४८१, ३५२१ व क. नं. २१९ व क. नं. २१२
थन्क्ये एनएअर (खिनशेती) आळ्याने रमविक
सीमा आणि भूमापन चिन्ने :-
१) १०० मी. गड्डे मुकई कपेरा हक्कयस रकमे
तक १३८९६, २२ च्या मी.
२) एनएअर-०८ तक ०००४.०४ च्या मी.

गांव नमुना बारा (पिकाची नोंद वही)

(महाराष्ट्र जमीन महसुल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७१ यांतील नियम २९)

वर्ष	पिकाखालील क्षेत्र						पडित्त पिकास निरुपयोगी अशा जमिनीचा तपशील		जमिन करणाराचे नांव	शेता					
	मिश्र पिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्धेल पिकाखालील क्षेत्र		स्वरूप	क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.			
२०१५															
२०१६															

(आसल बगडुकुम नवकल)

तारीख :

7 JAN 2016

तलाठी सजा पेलहार
तहसील वसई, जि. ठाणे

(अधिकार अभिलेख पत्रक)

जुना सर्वे नं. **सिनशेती**
गांव नमुना सा

वर्ग- नोंदवह्या तयार करणे व सुस्थितीत ठवणे)
तहसील: वसई, जि. पालघर.



भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पदवती	हेक्टर आर प्रति चौसमिटर
342	9	9-09-0	9-09-0
एकूण 9-09-0			
पोटखराब (लागवडी योग्य नसलेली)			
वर्ग (अ) 0-98-0			
वर्ग (ब) 0-98-0			
एकूण आकारणी 0-98-0			
जुडी किंवा विशेष आकारणी रुपये 9.23 पैसे			

खाते क्र. 3

कुळचे नांव: **वसई - ५**
दस्ता क्र 9003/2012
83/109

इतर अधिकार:
मा. जिल्हाधिकारी मा. जिल्हाधिकारी कार्यालय
क. मासुळ / क-११-६-६/एनएपी / पलघर.
मखई / एनएपी (११५/२०१३) ४५/२०१५
दि. ३१/०७/२०१५ अन्वये वाग्विज्य नोंदवह्या-
खानी (सिनशेती).
स. नं. २५८१, २५८२, २५८३, २५८४, २५८५,
२५८६, ३५२१ व स. नं. २१९ व स. नं. ३१२
अन्वये एनएपी (सिनशेती) आल्याने लागवडी
सीमा आणि भूमापन चिन्हे :-
१) १०० मी. गळी मुनई वगैरे एनएपीसह
कम १३९९६, २१ चौ.मी.
२) एनएपी-०८ कम ०००५.०४ चौ.मी.

गांव नमुना बारा (पिकांची नोंद वही)

{ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७९ चांतील नियम २९ }

वर्ष	पिकाखालील क्षेत्र						पडित व पिकास निरुपयोगी अशा जमिनीचा तपशील		पारणी पुरवठ्याचे साधन	जमिन करणाराचे नांव	शेरा
	मिश्र पिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		निर्भेळ		स्वरूप	क्षेत्र			
	मिश्र पिकांचा क्षेत्रांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित		
१											
२											
३											
४											
५											
६											
७											
८											
९											
१०											
११											
१२											
१३											
१४											
१५											
१६											

(असल बाबुकूम नवकल)

तारीख : 7 JAN 2016

तलाठी संजा पलघर
तहसील वसई, जि. ठाणे

वसई - ५

दस्त क्र १००३ / २०१९

जुना सर्वे नं.
गांव: पेल्लार



महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठवणे)
नियम १९७९ यातील नियम ३, ५, ६, आणि ७ तहसिल: वसई, जि. पालघर.

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	प्लान नंबर	प्लान क्रमांक	प्लान क्रमांक	प्लान क्रमांक	प्लान क्रमांक
		११०	२०६	११२	२६२	११८

खाते क्र. ३.

प.नं. २ १

कुळाचे नांव:

जेताचे स्थानिक नाव

लागवडीचे योग्य क्षेत्र हेक्टर आर प्रति

२०२० = ०.१५१

२०२० = ०.१५१

एकूण ०.१५१

पोटखराब (लागवडी योग्य नसलेली)

वर्ग (अ) ०.०५१

वर्ग (ब)

एकूण आकारणी ०.०५१

जुडी किंवा विशेष आकारणी रुपये पैसे

०.४४

मे. विवा होन्नींग तर्फे भागीदार
दिलक हरिश्चंद्र गडर
३८२५ ३०६१

३०६१ २८५५
इतर अधिकार: तु. ३५६
म. जिल्हाधिकारी ग. म. मन्नेरजी अहिर
क. मासुक / क-१६-६/एनएपी / पेल्लार-
गवई / एलआर (११५/२०१३) ४५/२०१५
रि. ३१/०१/२०१५ अन्वये वाग्विज्य न्याया-
लयाचे (केनडोली).
स. नं. २५८/१-२५८/१-२५८/१-२५८/१-२५८/१-
२५८/१-३५२/१ प. नं. २११, व. प. नं. २१२
अन्वये एनएपी (केनडोली) माल्याने लागवडी
सामा आणि भूमापन चिन्हे :-
१) १०० मी. वाईड मुदई कपेरा एकूण एलएचने
क्रे. १३८१६, २२-चॉर्मी.
२) एनएपी-०८ क्रे. ०००५४.०४-चॉर्मी

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठवणे) नियम १९७९ यातील नियम २९)

वर्ष	पिकाखालील क्षेत्र			पडित व पिकास निरूपयोगी अशा जमिनीचा तपशील		जमिन करणाराचे नांव	शेरा
	पिकांचे क्षेत्र	घटक पिके व प्रत्येक पिकाचे क्षेत्र	निर्भळ पिकाखालील क्षेत्र	एकूण क्षेत्र	पिकांचे क्षेत्र		
२०१५	१. पिकांचा क्षेत्रांक जल सिंचित अजल सिंचित	२. पिकांचे नांव जल सिंचित अजल सिंचित	३. पिकांचे नांव जल सिंचित अजल सिंचित	४. पिकांचे नांव जल सिंचित अजल सिंचित	५. एकूण क्षेत्र	६. पिकांचे क्षेत्र	७. शेरा
२०१५							

(अस्सल बरहुकूम नवकाल)

तारीख: 17 JAN 2016

तलाठी सजा/पेल्लार
तहसिल वसई, जि. ठाणे

वसई - ५
 दस्त क्र १०७३/२०१६
 ६२/७९



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
 फॅक्स : ०२५०-२५२५१०७
 ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.शा.म./न.र./
 दिनांक :

VCCMC/TP/CC/VP-5323/

Dated /06/2015

To,
 M/s. Viva Holding through partner,
 Mr. Deepak H. Thakur,
 Thakur Arcade 1st floor,
 Raja Shivaji Road,
 Virar (W)
Tal : Vasai, Dist : Palghar

SUB -- Development Permission for proposed Commercial Units (Ware House) in plot No.1 on land bearing S.No. 248, 249, 264, 268, 269, 270, 352 pt. Pardi No. 2/1, 2/2 of Village:Palhar, Taluka: Vasai, Dist: Palghar.
 Ref -- 1) Your Architect's letter dated 30/04/2015.

Sir / Madam,

Find enclosed Assessment order issued herewith as per Sec 124 E of MRTP Act 1966.

1	Name of Assessee owner / P.A. Holder	:	M/s. Viva Holding through partner, Mr. Deepak H. Thakur,
2	Location	:	Palhar
3	Land use (Predominant)	:	Commercial
4	Gross Plot Area	:	44505.29 Sqm.
5	Area under D.P. Road	:	0.00 Sqm.
6	Net Plot Area	:	44505.29 Sqm.
7	20 % R.G.	:	8901.06 Sqm.
8	Buildable plot Area	:	37829.50 Sqm.
9	Permissible F.S.I.	:	0.30
10	Permissible BUA	:	11348.85 Sqm.
11	Proposed BUA	:	5048.12 Sqm.
12	Area for Assessment	:	
	a) On Plot/Land area : (Appurtent land Area)		
	Residential	:	0.00 Sq.m. x 100.00 = Rs0.00
	Commercial	:	18084.00 Sq.m. x 200.00 = Rs3,616,800.00
	On BUA		
	Residential	:	0.00 Sq.m. x 250.00 = Rs0.00
	Commercial	:	5048.12 Sq.m. x 500.00 = Rs2,524,060.00
	On Construction Area	:	0.00 Sq.m. x 250.00 = Rs0.00
	Free of FSI		
	Total Development Charges		Rs6,140,860.00
	25 % to be paid now		= Rs1,535,215.00



(Handwritten signature)

वसई - ५
१२०१२
२९

वसई - ५
दस्ता क्र १०७३/२०१६
५१ / ७



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म./न.र./
दिनांक :

WCMC/TP/CC/VP-5323/

Dated /06/2015

- 13 Less : Development Charges Paid Vide
- | | | |
|--|---|-----------------------|
| a) Receipt No. 312485 dated 17/06/2015 | = | Rs1,305,900.00 |
| b) Receipt No. 312485 dated 17/06/2015 | = | Rs241,500.00 |
| | | <u>Rs1,547,400.00</u> |
- 14 Balance development charges to be paid = Rs. Nil
- 15 Date of Assessment =
- 16 Labour Cess Charges :
- On Construction Area : { 5048.12 Sq.mt x 12000 } 1% 605774.40
- | | | |
|--|---|---------------------|
| a) Paid vide Receipt No. 350219 dated 17/06/2015 | | Rs605,800.00 |
| | | <u>Rs605,800.00</u> |
| | = | Nil |
- 17 Balance Labour cess Charges to be paid = Nil
- 18 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted . The balance amount will attract 18% interest till the date of payment. The Schedule of payment is given below :

SCHEDULE OF PAYMENT

Sr. No.	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
-----Nil-----					



Yours Faithfully,

[Signature]
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

C.C. to
1 M/s. Ajay Wade & Associates.
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar

Exhibit - W

170



Branch – VILEPARLE WEST
11, VITHAL NAGAR CO-OP HSG SOCIETY 10 TH ROAD JVPD SCHEME VILE PARLE
WEST MUMBAI - 400049

REF:UBI:VPW:ADV:2022-23:DTPL:3

Date: 20.04.2022

POSSESSION NOTICE
Rule - 8(1)

Whereas the undersigned being the Authorized Officer of the Union Bank Of India, 11 Vithal Nagar Co-op Hsg Society, 10th Road, Jvpd Scheme, Vile Parle West, Mumbai - 400049 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred u/s 13 (12) read the rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 25-01-2022 calling upon the borrower M/s Demetria Technology Private Limited, Mr.Radheya Kashinath Khanolkar (Director of M/s Demetria Technology Private Limited), Mr. Jeet Navneet Jasani (Director of M/s Demetria Technology Private Limited), M/s Ascent Projects Management Private Limited (Guarantor of M/s Demetria Technology Private Limited), M/s Florence Multiventures India Private Limited (Guarantor of M/s Demetria Technology Private Limited), Mr.Radheya Kashinath Khanolkar (Personal Guarantor) and Mr. Jeet Navneet Jasani (Personal Guarantor) to repay the amount mentioned in the notice being sum of Rs. 5,32,19,789.03 (Rupees Five Crores Thirty Two Lakhs Nineteen Thousand Seven Hundred Eighty Nine and Three Paise Only) as on 31-12-2021 plus further interest, incidental expenses, cost, charges, etc. Within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned being the Authorized Officer of Union Bank of India, has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said Rules on 20/04/2022.



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Scanned with CamScanner

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank Of India, 11 Vithal Nagar Co-op Hsg Society, 10th Road, Jvpd Scheme, Vile Parle West, Mumbai - 400049 Branch for an amount of Rs. 5,32,19,789.03 (Rupees Five Crores Thirty Two Lakhs Nineteen Thousand Seven Hundred Eighty Nine and Three Paise Only) as on 31-12-2021 plus accrued /unrealized interest at the contractual rate(s) together with incidental expenses, cost, charges etc. till the date of final payment is made to the Bank.

Description of the Property:

Unit no A-2 admeasuring an area of 1262.03 square meter (Built up area) constructed on that piece and parcel of the plot of land being Pardi No.2 Hissa No.1,2 Old Survey No. 248,249,264,268,269,270,352 and New survey No.352-B admeasuring an area of 12388.16 square meter lying being and situated at Village - Pelhar, Taluka - Vasai, District-Palghar

Date: 20.04.2022

for UNION BANK OF INDIA

Place: Mumbai



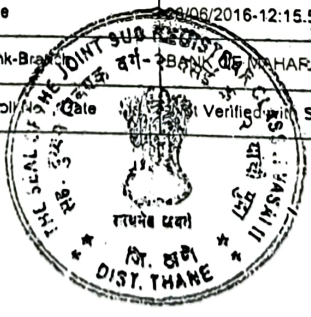
(Authorised Officer)

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CHALLAN
MTR Form Number-6

वसई-२
दस्त क्र. ३८६४/२०१६
१/१६

GRN	MH002199579201617E	BARCODE	[Barcode]				Date	28/06/2016-12:18:08		Form ID	25.2	
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty					TAX ID (If Any)						
	Sale of Non Judicial Stamps IGR Rest of Maha					PAID No. (If Applicable)						
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR					Full Name	MS DEMETRIA TECHNOLOGY PVT LTD					
Location	THANE					Flat/Block No.	S.NO. 248 AND OTHERS PARDI NO. 2.					
Year	2016-2017 One Time					Premises/Building	UNIT NO. A3/A					
Account Head Details			Amount In Rs.	Road/Street		PIN						
0030046401 Sale of NonJudicial Stamp			500.00	PELHAR		4 0 1 3 0 3						
				Area/Locality		VIRAR E						
				Town/City/District								
				Remarks (If Any)		SecondPartyName=MS VIVA HOLDING-						
				Amount In		Five Hundred Rupees Only						
Total			500.00	Words								
Payment Details					FOR USE IN RECEIVING BANK							
BANK OF MAHARASHTRA					Bank CIN	REF No.	02300042016062876232		350713237			
Cheque-DD Details												
Cheque/DD No					Date		28/06/2016-12:15:53					
Name of Bank					BANK OF MAHARASHTRA							
Name of Branch					Scroll		Date		Verified with Scroll			
Mobile No : Not Available												



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 5

दस्त क्रमांक : 1073/2016

नोंदणी

Regn:6398

वसई-२

दस्ता क्र. 3108/2016

92 / 98

गावाचे नाव : 1) पेलहार

28/08/2016
Note:-Generated Through eSearch
Module.For original report please contact
concern SRO office.

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	7000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6815000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	
(10)दस्त नोंदणी केल्याचा दिनांक	
(11)अनुक्रमांक,खंड व पृष्ठ	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	
(14)शेरा	

1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: गांव मौजे पेलहार,सर्व्हे न. 248,249,264,268,269,270,352 पैकी,पडी नं. 2,हि. नं. 1 व 2,युनिट क्रं. ए/2,प्लॉट - 1,एफ.एस.आय एरिया 1262.03 चौ. मी. बिल्ट अप((Survey Number : 248 व इतर ;))
1) 1262.03 चौ.मीटर

1): नाव:-मै. विवा होल्डींग तर्फे भागीदार दिपक हरिश्चंद्र ठाकूर तर्फे कु. मु. सागर राजत - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, ठाकूर आर्कड, ब्लॉक नं: -, रोड नं: स्टेशन रोड, विरार - प, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAFFV3817P
1): नाव:-डॅमेत्रिया टेक्नोलिजी प्रा. लि. तर्फे डायरेक्टर प्रमोद पाटील - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 321, गेम्स्टर कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: काचपाडा, रामचंद्र लेन, मालाड - प, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AIFPP3200J

26/02/2016

26/02/2016

1073/2016

350000

30000



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

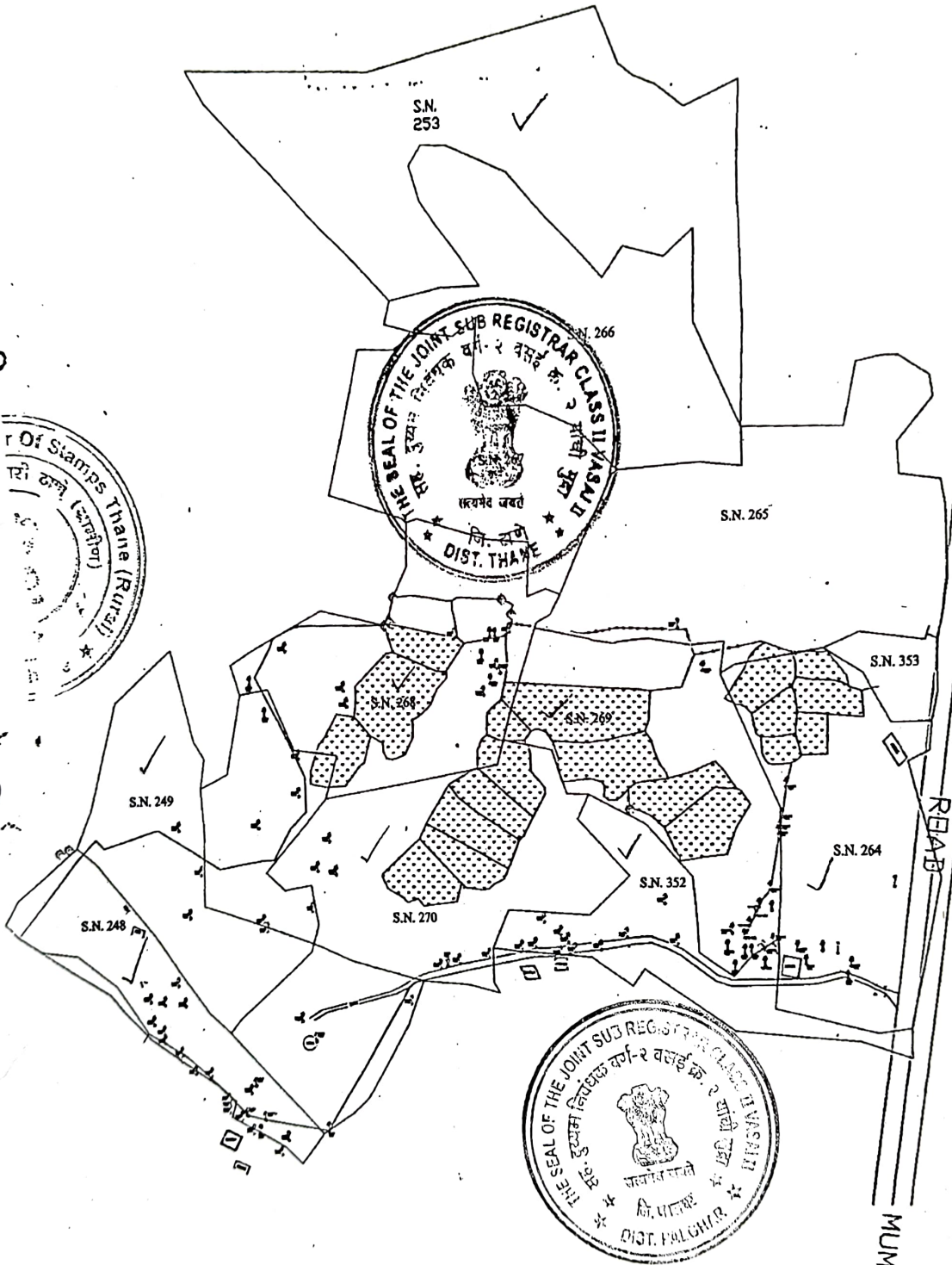
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

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पत्र

वसई - २
१३००८/२०११
१५/०८

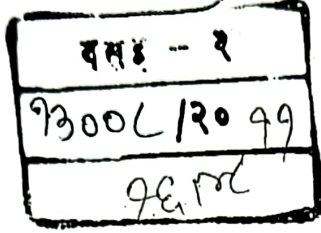


AHMADABAD

ROAD

MUMBAI

मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचे समोर
मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- मे विवा होल्डींग



जा.क्र.अभिनिर्णय/प्र.क्र.८४९/११ (१८२५/१)
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक
जिल्हाधिकारी, ठाणे ग्रामीण यांचे कार्यालय,
जिल्हाधिकारी इमारत, चौथा मजला, रुम
नं. ४०६, ठाणे (प)- ४०० ६०१.
दिनांक १०/१०/२०११.

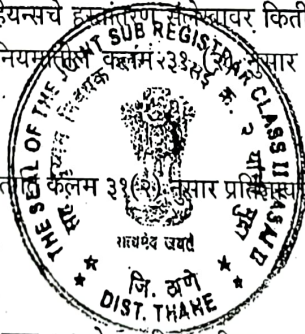
२/- दस्तातील माहिती पुढीलप्रमाणे,

१. संलेखाचा प्रकार व मोबदला :- कन्हेयन्स डीड/मोबदला रक्कम रु. ३२,००,००,०००/-
२. संलेख लिहून देणार :- राजेंद्र अरविंद प्रताप
३. संलेख लिहून घेणार :- मे विवा होल्डींग
४. बांधकामाचे वर्णन :- क्षेत्र १०-३९-६ हे आर, मौजे-पेल्हार, ता. वसई.

२/- प्रस्तुत अर्जदार यांनी मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचेकडे दिनांक ३०/८/२०११ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले कन्हेयन्स डीडचे प्रारूप व प्रतिज्ञापत्र, प्र.क्र.आय.डी.सी.चे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु. १००/- पावती क्रमांक ४९०४८४३ अन्वये दिनांक ३०/८/२०११ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत कन्हेयन्सचे हस्तांतरण संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जासोबत उक्त अधिनियम कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. मुंबई मुद्रांक अधिनियम १९५८ चे अंतर्गत कलम ३१ (२) नुसार प्रतिक्रिया.
२. कन्हेयन्स डीडचे प्रारूप



४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निधीच्या करणकरिता कन्हेयन्स लिहून घेणार यांनी जोडलेल्या कागदपत्रावरून क्षेत्र २०-३९-५ हे आर, मौजे-पेल्हार, ता. वसई, जि. ठाणे येथील आहे. या मिळकतीचे मूल्यांकन सहाय्यक नगररचनाकार मुद्रांक व मूल्यांकन ठाणे ग्रामीण यांनी रु. १३,१०,७१,५००/- केले आहे. सदर दस्तात मोबदला रक्कम रु. ३२,००,००,०००/- इतकी दर्शविलेली आहे. परंतु मोबदला रक्कम ही बाजारमूल्य रक्कमेपेक्षा जास्त असल्याने सदर दस्तास मुंबई मुद्रांक अधिनियम १९५८ चे अनुसूची १ मधील अनुच्छेद २५ (b) नुसार रक्कम रु. ३२,००,००,०००/- यावर ५ + १ = ६ % प्रमाणे रु. १,९२,००,०००/- इतके मुद्रांक शुल्क देय होत आहे.

खालील उपरोक्त विषयांकित अटी व शर्ती याच्या अधिन राहून आदेश पारीत करण्यात येत आहे.

१. मुंबई मुद्रांक अधिनियम १९५८ चे अधिन राहून आदेश पारीत करणेत येत आहे.
२. मुंबई मुद्रांक अधिनियम १९५८ चे कलम २८ मध्ये नमुद-केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांक आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होइल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात, पुर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे. कलम २८चे तस्तुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश देत आहे.
३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम १९५८ चे कलम ४६ व महाराष्ट्र जमिन महसुल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधीन राहून आदेश देणेत येत आहे.

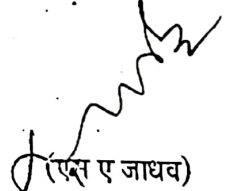
व मई - २
१३००८००९९
१०/१८

आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामीण प्रश्नाधिन कन्हेयन्स या दस्तांचे संलेखावर मुंबई मुद्रांक अधिनियम १९५८ चे परिशिष्ट १ मधील अनु. २५ (b) अन्वये मुद्रांक शुल्क रु १,९२,००,००० /- इतके मुद्रांक आकारणेचे आदेश देण्यात येत आहेत.

ठिकाण :- ठाणे

दिनांक :- 10 OCT 2011


(एस ए जाधव)
मुद्रांक जिल्हाधिकारी
ठाणे ग्रामीण

प्रत :-

१. मे. विवा होल्डींग

२. सह दुययम निबंधक वसई क्र. १, २ व ३.





महाराष्ट्र MAHARASHTRA

○ 2018 ○

AK 725447

TRIPARTITE AGREEMENT

प्रधान मुद्रांक कार्यालय, मुंबई
प.सू.वि.क्र. ८००००१५
- 7 DEC 2018
सक्षम अधिकारी

THIS TRIPARTITE AGREEMENT is made and entered into at Mumbai on this 14th day of December 2018 BETWEEN M/S. DEMETRIA TECHNOLOGY PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 & 2013 and having its registered office at 321, Gemstar Commercial Complex, Kanchpada Ramchandra Lane Ext, Malad (West) Mumbai-400064., hereinafter called "the Licensors" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners, their successors, administrators and assigns) of the First Part

For DEMETRIA TECHNOLOGY PVT. LTD.

R.P. R...
Director/Auth. Signatory

यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA

S...
सहायक महाप्रबंधक
Asstt. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

ARREDA HOMES PRIVATE LIMITED

N.G.V...
Authorized Signatory/ Director

M/s. ARREDA HOMES PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 & 2013 and having its registered office at 509, 2A Raheja Classique, New Link Road Andheri (West) Mumbai 400053 hereinafter called "the LICENSEE" (which term unless repugnant to the context shall include its successors and permitted assigns) of the Second Part.

AND

UNION BANK OF INDIA a Nationalised Bank having its head office at 239, Vidhan Bhavan Marg, Nariman Point Mumbai-400023 carrying on business amongst other places in India at and one of its branch at Vile Parle west (hereinafter called "the Bank" which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the third part;

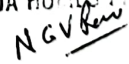
1. The Lessor is the legal, absolute right and in the possession of the property comprising 13584 sq. ft. as built up area, bearing New Unit no. A-2 bearing Survey No. 248,249,264,268,269,270 & 352 (p) Pardi no. /1 and 2/2 and New Survey No. 352B, Near Mumbai-Ahmedabad National Highway # 8, Village Pelhar, Taluka Vasai, Virar East, Dist. Palghar, Maharashtra.
2. WHEREAS under an Agreement for Lease dated 29th November 2018 executed by the Lessor Company M/s. Demetria Technology Private Limited, as "the Licensor" of the First Part and M/s. ARREDA HOMES PRIVATE LIMITED as "the LICENSEE" of the Second Part. The Licensor granted the premises on lease for a period of 10 (Ten) years commencing from 30.11.2018. The Lock-in period for the said lease shall be for 10 (Ten) years. On the terms and conditions mentioned in the Lease Agreement dated 29/11/2018 and on the compensation mentioned in the schedule hereunder written The lock-in period for both the phases will start from 30.11.2018 till 29.11.2028. During the said lock in period

For DEMETRIA TECHNOLOGY PVT. LTD.




Director/Auth. Signatory

ARREDA HOMES PRIVATE LIMITED



Authorized Signatory/ Director

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UNION BANK OF INDIA


Asstt. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

both lessor and lessee will not be able to terminate the said agreement, except in case of any material breach (including non payment of rent) on the part of Lessee, as mentioned hereunder. After completion of the Lock-in-period, upon expiry or early termination of the lease , the Lessee shall hand over the peaceful and vacant physical possession of the said premises to the Lessor in the same conditions in which it was let out to the Lessee.

AND WHEREAS the Lessor Company has entered into an Agreement for Lease with the Lessee Company on the 29th day of November 2018 for leasing out the said premises to the Lessee Company subject to the payment of refundable security Deposit of Rs.25.00 Lakhs without interest and monthly compensation charges thereby reserved and also subject to the other terms and conditions therein contained; the said Agreement is registered with the Sub Registrar of Assurances Vasai-5 on 29/11/2018 under serial No.10189 of 2018.

AND WHEREAS the Licensor has approached the Bank with a request to discount the monthly compensation which the Licensor shall be receiving from the Licensee for using the premises for a period of 120 months.

AND WHEREAS the Bank has agreed to sanction and sanctioned the Loan under Union Rent for Rs.490.84 lakhs. The said loan shall bear interest 1 year MCLR +4.15%.

AND WHEREAS in terms of the sanction of the Bank, the Bank agrees the license in favor of the Licensee upon the following conditions:

(a) that the licensee of the said premises is to be granted by the Lessor Company to the Lessee Company and the Lessee Company should confirm that the said premises is subject to the Bank's charge under the said Agreement for Lease dated 29/11/2018;

For DEMETRIA TECHNOLOGY PVT. LTD.



Director/Auth. Signatory

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UNION BANK OF INDIA
सहायक महाप्रबंधक
Asstt. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

ARREDA HOMES PRIVATE LIMITED



Authorized Signatory/ Director

(b) the Lessee Company should undertake the Bank that it would not assign the leasehold interest of the said premises for any reason whatsoever;

(c) that the Lessee Company shall undertake the Bank that the Lessee Company shall not have any claim on the said property monies to be realized under the insurance policies to be taken out in respect of the said premises;

(d) that the Lessee Company should directly pay to the Bank Escrow Account maintained by the Lessor . All the lease rental charges and interest payable by the Lessee Company to the Lessor Company in terms of the said Agreement for Lease dated 29/11/2018;

(e) the Bank through its officers, agent and nominee be entitled to inspect the said premises at such time as the Bank may think fit;

AND WHEREAS with a view to record the terms and conditions hereinbefore provided, the parties hereto have agreed to enter into an agreement being these presents in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows: 1. The lessee Company hereby confirms that the said premises is subject to the charges created by the Lessor Company in favour of the Bank under the Agreement dated 29/11/2018.

2. The Lessee Company hereby undertakes the Bank not to deal with the said premises which will prejudice the interest of Bank and not to assign or transfer the benefit of the said Agreement of Lease dated 29/11/2018.

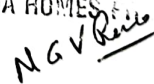
3. The Lessee Company hereby undertakes the Bank that the Lessee Company shall not have any claim on the monies to be realized under the insurance policies to be taken out in respect of the said premises.

For DEMETRIA TECHNOLOGY PVT. LTD.



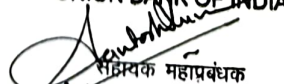
Director/Auth. Signatory

ARREDA HOMES LIMITED



Authorized Signatory/ Director

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UNION BANK OF INDIA



सहायक महाप्रबंधक
Asst. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

4. That the Lessor Company hereby irrevocably and unconditionally authorizes the Lessee Company to pay all the rent/compensation, charges payable by the Lessee Company to the Lessor Company in terms of which the Lessee Company hereby confirms and acknowledges.

5. The Lessee Company hereby irrevocably and unconditionally agrees, confirms and declares that irrespective of any disputes between the Lessor Company and the Lessee Company as regards terms, conditions and covenants contained in the Agreement for Agreement dated 29/11/2018, the Lessee Company shall directly pay to the Bank rent in Escrow Account maintained by the Lessor with the bank charges and interest thereon payable by the Lessee Company to the Lessor Company in terms of the Agreement for Lease dated 29/11/2018.

6. The Lessor Company and the Lessee Company hereby jointly declare and confirm that the Bank through its officers, agent and nominees will be entitled to inspect the said premises which will be in the possession of the Lessee Company in terms of the Agreement of Lease dated 29/11/2018 and to take possession thereof if the Bank so thinks fit.

7. That the Lessor Company and the Lessee Company hereby also jointly agree and confirm that it would not amend, alter and/or modify any of the terms, conditions and covenants contained in the said Agreement for Lease dated 29/11/2018 without the prior permission of the Bank in writing.

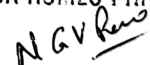
8. The Lessee Company hereby also confirms and declares that if the Lessee Company fails to pay the rent/hire charge to the Bank in terms of these presents, the Bank will be at liberty to take possession of the said premises if the bank so desires to protect the interest of the Bank.

For DEMETRIA TECHNOLOGY PVT. LTD.




Director/Auth. Signatory

ARREDA HOMES PRIVATE LIMITED



Authorized Signatory Director

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UNION BANK OF INDIA


सहायक महाप्रबंधक
Asstt. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

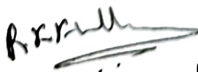
NOW THIS AGREEMENT FURTHER WITNESSETH as follows: (a) That in pursuance of the said agreement and in consideration of the premises aforesaid, the Lessor Company as beneficial owner hereby transfers and assigns up to the Bank all the rent/compensation charges payable to the Lessor Company by the Lessee Company under the Agreement for the Lease dated 29/11/2018 together with power for the Bank to sue, call up or recover and give effectual discharge for the same in the name of the Lessor Company or otherwise.

(b) That the Lessee Company hereby agrees to pay duly and punctually all rents/compensation and other charges payable by the Lessee Company to the Bank under the said Agreement for Lease dated 29/11/2018 and upon such payment to the Bank the Lessee Company shall be fully discharged from its obligation for payment of the rents/hire charges to the Lessor Company under the said Agreement for Lease dated 29/11/2018

(c) That the Bank upon receipt of the rents/compensation and other charges mentioned above shall be at liberty to adjust and appropriate the said rents/compensation charges in liquidation of the amounts due and payable for principal and interests for the loan granted under the said Agreement for Lease dated 29/11/2018 (d) That the Lessor Company hereby covenants with the Bank that the Lessor Company has not received any rent/compensation charges in advance nor any deposit or advance or premium from the Lessee Company adjustable against the said rents/compensation charges.

10. It is hereby expressly agreed and declared by and between the parties hereto that all the terms, conditions and covenants herein contained shall override the terms, conditions and covenants contained in the Agreement for Lease dated 29/11/2018 and the Agreement of Lease dated 29/11/2018 to the extent the same are inconsistent.

For DEMETRIA TECHNOLOGY PVT. LTD.



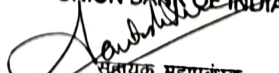
Director/Auth. Signatory

ARREDA HOMES LIMITED



Authorized Signatory/ Director

यूनियन बैंक ऑफ इंडिया
UNION BANK OF INDIA



सहायक महाप्रबंधक
Asstt. General Manager
विलेपार्ले (पश्चिम) शाखा
Vile Parle (W) Branch

**VALUATION REPORT FOR UNION BANK OF INDIA
ASSETS RECOVERY BRANCH
MS MARG, FORT, MUMBAI**



**GODOWN STRUCTURE UNIT NO.A-2, GROUND FLOOR
NEAR GALAXY HOSPITAL, PARDI NO.2
WAKANPADA, NEAR RELIANCE PETROL PUMP
VILLAGE: PELHAR, NALLASOPARA (EAST).
TALUKA: VASAI, DISTRICT: PALGHAR 401 208
MAHARASHTRA**

BORROWER

M/S. DEMETRIA TECHNOLOGY PVT. LTD.

VMA 35 777 938



DEEPAK KUMAR SHRIVASTAV

B.E., M.I.E., F.I.V. C. ENGG.

(C/o.: HI-TECH ENGINEER)

GOVT. REGD. VALUER: CAT-1/421 OF 1988

IBBI REGD. VALUER: IBBI/RV/07/2020/12976


CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

HITECH-UBI-2080-2023

Dated: 01.11.2023

To,
The Branch Head
Union Bank of India
Asset Recovery Branch
MS Marg, Fort, Mumbai

VALUATION REPORT (IN RESPECT OF GALA)
(To be filled in by the Approved Valuer)

I. GENERAL		
1	Purpose for which the valuation is made	Fair Market value for Loan Recovery Purpose
2	a) Date of inspection	: 31.10.2023
	b) Date on which the valuation is made	
3	List of documents produced for perusal	: 01.11.2023
	i) Document	
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)	: Old Valuation Report of M/s. JBA Consulting & Advisory Servies LLP Dated: 31.03.2023 : M/s. Demetria Technology Pvt. Ltd.
5	Brief description of the property	: Valuation of Godown Structure Unit No.A-2, Ground Floor, Near Galaxy Hospital, Pardi No.2, Off.National Highway, Village Pelhar, Nallasopara (East). This building is located in well-developed Residential cum commercial locality. Nearest Railway Station Nallasopara Railway station at abouts 8.9 Km minutes walkable distance from the building. All civic amenities nearby.  Landmark: Near Reliance Petrol Pump
6	Location of property	: Survey No.248, 249, 264, 268, 270, 352(Pt.), Hissa No. 1 & 2 : Unit No. A-2, Ground Floor : Village: Pelhar : Taluka: Vasai : District: Palghar : Details not provided
	a) Plot No. / Survey No./ Sector No.	
	b) Door No.	
	c) C. T. S. No. / Village	
	d) Ward / Taluka	
	e) Mandal / District	
f) Date of issue and validity of layout of approved map / plan		

Mumbai Office:-

Plot No. 17, 2nd Floor, Saraswati Bhavan, Near Petrol Pump,
Jawala Lane, Borivali (West), Mumbai 400 092.
E-mail: hitechdahisar@gmail.com | **Contact No.:** 9321245537

Kalyan Office :-

A-2/ 413, Parijat - Lokvatika Hsg. Soc. Ltd, Netivali,
Kalyan (East), Thane - 421 306 | **E-mail:** deepak1.sri@gmail.com
Contact No.: 98207 52898 | 91677 76227

PAN NO. : ANRPS3450Q | GST : 27ANRPS3450Q2ZZ

	g) Approved map / plan issuing authority	:	Details not provided	
	h) Whether genuineness or authenticity of approved map / plan is verified	:	No.	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	None.	
7	Postal address of the property	:	Godown Structure Unit No. A-2, Ground Floor, Near Galaxy Hospital, Pardi No.2, Opp. National Highway / Near Reliance Petrol Pump, Wakanpada, Village: Pelhar, Nallasopara (East). Taluka: Vasai, District: Palghar 401 208, Maharashtra	
8	City / Town	:		
	Residential Area	:	Yes.	
	Commercial Area	:	No.	
	Industrial Area	:	Yes	
9	Classification of the area	:		
	i) High/ Middle/ Poor	:	Middle Class	
	ii) Metro/ Urban/ Semi Urban/ Rural	:	Urban	
10	Coming under Corporation limit/ Village Panchayat/ Municipality	:	Coming under Vasai Virar City Municipal Corporation	
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No.	
12	Boundaries of the property:		As per Deed	Actual
	North	:	Not Mentioned	Internal Road
	South	:	Not Mentioned	Open Plot
	East	:	Not Mentioned	Open Plot
	West	:	Not Mentioned	Road
12A	Boundaries of the Unit:			
	North		Gala No. A1	
	South		Gala No. A /3	
	East		Wall	
	West		Road	
13	Dimensional area			
	North		A	B
	South		As per the Deed	Actual
	East		Built up Area: 13584 Sq. ft.	Measured Area: 13545 Sq. ft.
	West			
14	Extent of the site.	:	Built up Area: 13584 Sq. ft.	
14.1	Latitude, Longitude and Coordinates of the site	:	Latitude: 19°45'07.72"N Longitude: 72°88'12.7"E	
15	Extent of the site considered for valuation	:	Built up Area: 13584 Sq. ft. Which is considered for valuation	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Tenant Occupied	
II. APARTMENT BUILDING				
1	Nature of the Apartment	:	Industrial Godown	
2	Location	:	Wakanpada, Village: Pelhar, Nallasopara (East).	



	C.T. S. No.	:	Survey No.248, 249, 264, 268, 270, 352(Pt.), Hissa No. 1 & 2
	Block No.	:	--
	Ward No.	:	--
	Village/ Municipality / Corporation	:	Village: Pelhar/ VVCMC
	Door No., Street or Road Pin Code	:	Godown Structure Unit No. A-2, Ground Floor Pin Code 401 208
3	Description of the locality Residential /Commercial / Mixed		Mixed Locality
4	Year of Construction	:	2015
5	Number of Floors	:	Ground Floor
6	Type of Structure	:	M.S Structure
7	Number of Dwelling shops in the Floor	:	--
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	No. lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking- Open/ Covered	:	Open Car parking
	Is Compound Wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.

III. UNIT

1	The floor on which the Unit is situated	:	Ground Floor
2	Door No. of the Unit	:	Unit No.A-2, Ground Floor
3	Specifications of the Unit		
	Roof	:	GI Sheet
	Flooring	:	Cement Quoba
	Door	:	MS Rolling Shutter
	Windows	:	No Windows
	Fittings	:	Pipe Fittings
	Finishing	:	Distempered
4	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5	Electricity Service Connection no.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6	How is the maintenance of the Unit?	:	Good
7	Sale Deed executed in the name of	:	M/s. Demetria Technology Pvt. Ltd.
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Unit?	:	Built up Area : 13584 Sq.ft.
10	What is the floor space index (app.)	:	As permissible.
11	What is the Carpet Area of the Unit?	:	Measured Area :13545 Sq.ft.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Industrial Godown
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	Rs.1,20,000/- per month



IV. MARKETABILITY

1	How is the marketability?	:	Good
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2	What are the factors favoring for an extra Potential Value?	:	Developing Mixed Locality
3	Any negative factors are observed which affect the market value in general?	:	No.

V. RATE

1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.3,800/- per sq fts on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	Rs.3,800/- per sq fts on Built up Area
3	Break - up for the rate /value		
	i) Building + Services	:	Rs.1,500/- per sq. fts
	ii) Land + Others	:	Rs.2,300/- Per Sq. fts
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	Rs.39,800/- per sq. mtr. i.e. Rs.3,698/- per sq.ft.

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated building rate	:	Rs.3,800/- per sq fts on Built up Area
	Replacement cost of Unit with Services (v (3) i)	:	Rs.1,500/- per sq. fts
	Age of the building	:	08 Years
	Life of the building estimated	:	52 Years (with proper maintenance & care of the building).
	Depreciation percentage assuming the salvage value as 10%	:	--
	Depreciated Ratio of the building	:	--
b.	Total composite rate arrived for valuation	:	Rs.3,800/- per sq fts on Built up Area
	Depreciated building rate VI (a)	:	--
	Rate for Land & other V (3) ii	:	--
	Total Composite Rate	:	Rs.3,800/- per sq fts on Built up Area

DETAILS OF VALUATION:

Sr. No	Description	Built up Area	Rate per unit	Estimated Value
1	Present value of the Unit	13584 sq. fts	Rs.3,800/-	Rs.5,16,19,200/-
2	Showcases			--
3	Kitchen Arrangements			--
4	Superfine Finish			--
5	Interior Decorations			--
6	Electricity deposits / electrical fittings, etc.,			--
7	Extra collapsible gates / grill works etc			--
	Total			Rs.5,16,19,200/-



(Valuation: Here, the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from seacoast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed)

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.5,16,19,200/- (Rupees Five Crore Sixteen Lakhs Nineteen Thousand Two Hundred Only for bank loan recovery purpose.**

Net Realisable Value is **Rs.4,64,57,280/- (Rupees Four Crore Sixty Four Lakhs Fifty Seven Thousand Two Hundred Eighty Only)**

The Distress value **Rs.4,12,95,360/- (Rupees Four Crore Twelve Lakhs Ninety Five Thousand Three Hundred Sixty Only)**

Insurance Value: **Rs.1,500/- per sq. ft x Built up Area: 13584 sq. fts = Rs.2,03,76,000/-**

Note: 1) This loan account is a Nonperforming Account (NPA) & hence the value assessed is considering that the value may be used to declare the reserve price for auctions procedures for asset recovery in future. This value shall not be used for further sanction of additional loan.

Date: 01.11.2023

Place: Mumbai.

**Deepak Kumar Shrivastav
Govt. Regd. Valuer
CAT-1/421 of 1988**


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

Date:



Signature
(Name of the Branch Manager with Office Seal)



value of property is approx Rs. 5.30 cr.
As per built up.


(Gaurin Salam)
Sr. Manager




(Pratibha Mulik)
Chief Manager & Authorised officer.

Photos of Godown Structure Unit No.A-2, Ground Floor, Near Galaxy Hospital, Pardi No.2, Off. National Highway / Near Reliance Petrol Pump, Wakanpada, Village: Pelhar, Nallasopara (East).



 **GPS Map Camera**

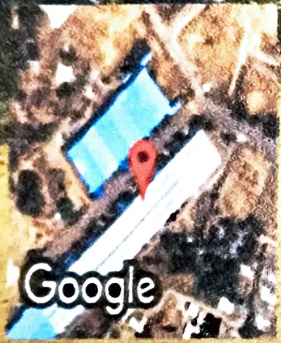
Pelhar, Maharashtra, India

वसई पूर्व, FV2J+G4X, NH 48, Wakanpada, Nalasopara East, Pelhar,
Maharashtra 401208, India

Lat 19.451686°

Long 72.880393°

31/10/23 02:36 PM GMT +05:30



 **Goldmedal**
SWITCHES & SYSTEMS

GOVERNMENT APPROVED VALUER
DEEPAK KUMAR
SHRIVASTAV
CAT-1/421 of
1988
★

GOLDMEDAL ELECTRICALS PVT. LTD.
Units No 2,3,4,5, Viva Homes, Near
Reliance Petrol Pump, Village Pelhar
Tal. Vasai, Palghar, Maharashtra, 401208
GSTIN: 27AACCG9397F126

**SILENCE
ZONE**





Govt. Ready Reckoner Rate:



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rates User Manual Chat Feedback

Year: 20232024 Annual Statement of Rates Language: English

Selected District: पालघर
 Select Taluka: वसई
 Select Village: गावाचे नाव - मोज पेठार
 Search By: Survey No Location
 Enter Survey No: 1 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
6-विकास व इतर सक्षम अनुक्रमे वापरतातील जमिनी	3810	33900	39800 44700	39800	चे मीटर सर्व्हे नंबर

Location Map



Google Map



VALUATION OF IMMOVABLE PROPERTY

For Bank Purpose

For Union Bank of India, Vile Parle (East) Branch, Mumbai.

At

Unit No. A-2, Situated at Plot No. 1, S. No. 248, 249, 264, 268, 269, 270 & 352, H. No. 1 & 2, Pardi No.02 of Village Pelhar, Near Mahavir Marble & Virar Phata, Viva Compound, Mumbai – Ahmedabad National Highway No. 08, Nallasopara (East), Taluka Vasai, District Palghar 401208.



In the case of
Demetria Technology Pvt. Ltd.
Through the Director
Mr. Promod Patil (Owner as per Documents)
Prepared By
S. D. Thakare

Aarch Consultants & Valuers
Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt.,
Liberty Garden Cross Road No.2,
Opp. Mehta Industrial Estate,
Malad (West), Mumbai-400064.

Tel. No. 28825635/28826937

Mobile: 9869003273/9833599876

Email: aarchconsultants@gmail.com

Off. :- 91(22)2882 6937
Tel. Fax :- 91(22)2882 6937/28825635
Mob. :- 9220856554
9833599876
Email :- aarchconsultants@gmail.com

Aarch Consultants & Valuers
Architects, Engineers, Govt. Reg. Valuers
Repair, Enviro. Interior & Project Consultants

Off. 1, Shree Chamunda Apt., Liberty Garden, Cross Lane No. 2., Opp. Mehta Estate, Malad [West], Mumbai. -400 064.

UBI Vile Parle (East) Branch / Demetria Technology Pvt. Ltd./ 51941

Date: 27/06/2022

To,
The AGM,
Union Bank of India,
Vile Parle (East) Branch,
Mumbai.

“Valuation Report of Immovable Property”

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank Purpose.
2.	a. Date of Inspection	27/06/2022
	b. Date on which the valuation is made	27/06/2022
3.	List of documents produced for perusal	
	Document	Index II Sr. No. Vasai-5-1073/2016 dated 26/02/2016.
4.	Name of the Purchaser's and his / their address (s) with phone no.	Demetria Technology Pvt. Ltd. Through the Director Mr. Promod Patil (Owner as per Documents)
4a.	Name of the Owner's/Seller	Demetria Technology Pvt. Ltd. Through the Director Mr. Promod Patil (Owner as per Documents)
5.	Brief descriptions of the property	Unit No. A-2, Situated at Plot No. I, S. No. 248, 249, 264, 268, 269, 270 & 352, H. No. 1 & 2, Pardi No.02 of Village Pelhar, Near Mahavir Marble & Virar Phata, Viva Compound, Mumbai – Ahmedabad National Highway No. 08, Nallasopara (East), Taluka Vasai, District Palghar 401208.
6.	Location of property	
	a. Plot No. / Survey No.	Plot No. I, S. No. 248, 249, 264, 268, 269, 270 & 352, H. No. 1 & 2, Pardi No.02
	b. Door No.	Unit No. A-2
	c. C.T.S. No. / Village	Village Pelhar
	d. Ward / Taluka	Vasai
	e. Mandal / District	Palghar
	f. Date of issue and validity of layout of approved map / plan	-
	g. Approved map / plan issuing authority	N.A.
	h. Whether genuineness or authenticity of approved map / plan is verified	N.A.



	i. any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.	Postal address of the property	Unit No. A-2, Situated at Plot No. 1, S. No. 248, 249, 264, 268, 269, 270 & 352, H. No. 1 & 2, Pardi No.02 of Village Pelhar, Near Mahavir Marble & Virar Phata, Viva Compound, Mumbai – Ahmedabad National Highway No. 08, Nallasopara (East), Taluka Vasai, District Palghar 401208.	
8.	City / Town	City.	
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	–	
9.	Classification of the Area		
	i. High / Middle / Poor	Middle Class Locality.	
	ii. Urban / Semi Urban / Rural	Urban.	
10.	Coming under Corporation limit / Village Panchayat / Municipality	VVCMC	
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	N.A.	
12.	Boundaries of the property		
	North	Road	
	South	Open Plot	
	East	Open Plot / Western Express Highway	
	West	Road	
13.	Dimension of the site	As per Agreement	As per Actual
	North	N.A.	Road
	South	N.A.	Open Plot
	East	N.A.	Open Plot / Western Express Highway
	West	N.A.	Road
14.	Extent of the site	Built up area is about 13,584 Sq. Ft. (1262.03 Sq. Mt.) as per Index II Sr. No. Vasai-5-1073/2016 dated 26/02/2016. Is Considered for valuation.	
15.	Extent of the site considered for valuation	Built up area is about 13,584 Sq. Ft. (1262.03 Sq. Mt.) as per Index II Sr. No. Vasai-5-1073/2016 dated 26/02/2016. Is Considered for valuation.	
16.	Latitude, Longitude & Co-ordinates of Building	Latitude = 19°27'04.0"N Longitude = 72°52'48.4"E	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tenant Occupied Industrial Premises. (Internal inspection not allowed)	



II	Unit BUILDING	
Sr. No	Description	Remarks
1.	Nature of the Unit	Unit No. A-2
	Distance from Nearest Railway Station	Approx. 5 Kms. distance from Nallasopara (East) Railway Station.
	Near By Landmark	Near Mahavir Marble & Virar Phata, Viva Compound
2.	Location	Near Mahavir Marble & Virar Phata, Viva Compound, Mumbai – Ahmedabad National Highway No. 08, Nallasopara (East), Taluka Vasai, District Palghar 401208.
	C.T.S. No.	-
	Block No.	-
	Ward No.	-
	Village / Municipality / Corporation	Village Pelhar / VVCMC Limits.
	Door No., Street Road (Pin code)	Industrial Unit No. A-2 / Palghar 401208
3.	Descriptions of the locality Residential / Commercial / Mixed	Industrial Locality.
4.	Year of Construction	About 2015-2016 (06-07 years)
5.	Number of Floors	Building is with Ground Floors
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	Industrial Unit
8.	Quality of Construction	Satisfactory
9.	Appearance of the building	Satisfactory
10.	Maintenance of the building	Satisfactory
11.	Facilities available	
	Lifts	N.A.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage
	Car parking - Open / Covered	Yes, Open Car Parking Space.
	Is compound walls existing?	Yes.
	Is pavement Idai around the building?	Yes.
III	Unit	
1.	The floor in which the Shop is situated	Ground Floor
2.	Door No. of the Unit	Unit No. A-2
3.	Specification of the Unit	
	Roof	Teen Sheet roofing
	Flooring	Internal site visit was not available
	Doors	M.S. Rolling Shutter
	Windows	Internal site visit was not available
	Fittings	Internal site visit was not available
	Finishing	Internal site visit was not available
4.	House Tax	Details Not Available
	Assessment No.	Details Not Available
	Tax paid in the name of	Details Not Available
	Tax amount	Details Not Available
5.	Electricity service connection no.	Details Not Available
	Meter card is in the name of	Details Not Available



6.	How is the maintenance of the Unit?	Internal site visit was not available
7.	Sale Deed executed in the name of	M/s. Viva Holding (Seller) Demetria Technology Pvt. Ltd. (Purchaser) As per Index II Sr. No. Vasai-5-1073/2016 dated 28/02/2016.
8.	What is the undivided area of land as per Sale deed?	N.A.
9.	What is the plinth area of the Unit?	N.A.
10.	What is the floor space index (FSI) (app)	As per Rules & Regulation.
11.	What is the Built up area of the Unit?	Built up area is about 13,584 Sq. Ft. (1262.03 Sq. Mt.) as per Index II Sr. No. Vasai-5-1073/2016 dated 26/02/2016. Is Considered for valuation.
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	Industrial Area.
14.	Is it Owner occupied or Let out?	Tenant Occupied Industrial Unit.
15.	If rented, what is the monthly rent?	Details not available
IV MARKETABILITY		
1.	How is the marketability?	Good.
2.	What are the factors favoring for an extra Potential Value?	Well-developed Commercial Locality.
3.	Any negative factors that are observed which affect the market value in general?	N.A.
V RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality?	Rs. 5,000/- per Sq. Ft. on Built up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specification and other factors with the Shop under comparison (given details)	Rs. 5,000/- per Sq. Ft. on Built up Area
3.	Break - up for the rate	
	i. Building + Services	Rs. 1,500/- per sq. ft.
	ii. Land + Others	Rs. 3,500/- sq. ft.
4.	Guidelines rate obtained from the Registrar's Unit (an evidence thereof to be enclosed)	BUA is 13,584 Sq. Ft. x Rs. 3,576/- per sq. ft. = Rs. 4,85,76,384/-
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	Comparable Sale method
	Replacement cost of Unit with services (v(3))	Comparable Sale method
	Age of the building	06-07 Years.
	Residual age of the building	53-54 Years. (If repaired & maintained property & regularly)
	Depreciation percentage assuming the salvage value as 10%	N.A
	Depreciation Ratio of the building	N.A



b.	Total composite rate arrived for valuation	Rs. 5,000/- per Sq. Ft. on Built up Area
	Depreciation building rate VI (a)	-
	Rate for land & other V (3) ii	-
	Total Composite Rate	-
DETAILS OF VALUATION		
1.	Fair Market value of the Unit	BUA is 13,584 Sq. Ft. x Rs. 5,000/- per Sq. Ft. = Rs. 6,79,20,000/-
2.	Wardrobe	N.A.
3.	Showcase	N.A.
4.	Kitchen arrangements	N.A.
5.	Superfine finish	N.A.
6.	Interior Decoration	N.A.
7.	Electricity deposits / electrical fittings, etc.	N.A.
8.	Extra collapsible gates / grill works etc.	N.A.
9.	Potential value, if any	N.A.
10.	Others	
	Total	Rs. 6,79,20,000/- (Rupees Six Crores Seventy Nine Lakhs Twenty Thousand Only)
11	Remark	At the time of inspection, internal inspection not allowed



As a result of my appraisal and analysis it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is

- a) Fair Market Value = Rs. 6,79,20,000/-
- b) The Realizable sale Value of the Property (90% of FMV) = Rs. 6,11,28,000/-
- c) The Distress Value of the Property 80% of F.M.V. = Rs. 5,43,36,000/-
- d) Insurance Value = Rs. 2,71,68,000/-
- e) Rental Value = Rs. 1,13,000/- Per Month.

For Aarch Consultants & Valuers

Date: 27/06/2022.

Place: Malad (West), Mumbai.



(S. D. Thakare)
Govt. Regd. Valuers
Reg. No. CAT/1/ 249.