

# VALUATION

## REPORT

### FOR

**Mr. KRISHNA RAO VELIVENTI.**

**Mrs. KALYANI VELIVENTI.**

FLAT NO . A-801, 8<sup>TH</sup> FLOOR , “NEEL VARDHMAN  
CO. OP. HSG. SOC. LTD.”, NEAR- D-MART MOLL,  
SECTOR - 05, NEW PANVEL (EAST), NAVI MUMBAI.

- REPORTED BY -

**SHINDE & GAIKWAD ASSOCIATES**

Mumbai

Office :101, Usha Commercial Complex,  
Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai - 421 301.  
Mo. 9860572555, 9405308666 E - Mail : s.m.shinde.valuer@gmail.com



# SHINDE & GAIKWAD ASSOCIATES

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

Office : 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road,  
Kalyan (W), Mumbai - 421 301. Mo. 9860572555, 9405308666 E - Mail : s.m.shinde.valuer@gmail.com

REF No. S&G/MUM/PNB/2014/NOV-96.

[1]

Date : 17/11/2014.

## VALUATION REPORT

### ANNEXURE-1

**PUNJAB NATIONAL BANK – GHATKOPAR (EAST) BRANCH.**

#### PARTICULARS OF VALUER

i.	Name.	<b>SHINDE &amp; GAIKWAD ASSOCIATES.</b>
ii.	Address with Telephone No:	Office-101, Usha Commercial Complex, Opp Sagar International Hotel , Valipeer Road, Kalyan(W) Mumbai- 421301, Mob 9860572555 . 9405308666 E-mail . s.m.shinde.valuer@ gmail.com
iii.	Registration No.	--
	Date of Visit	11/11/2014.
	Date as on which valuation is made	17/11/2014.

#### 1. Customer Details

Name	<b>M/s. NEEL BUILDERS &amp; DEVELOPERS.</b> <b>(Through its Proprietor)</b> <b>Mr. VILAS MADANLAL KOTHARI. (Owner)</b> <b>Mr. KRISHNA RAO VELIVENTI.</b> <b>Mrs. KALYANI VELIVENTI. (Purchaser)</b>
Case Type	--

#### 2. Asset Details

Address	<b>FLAT NO . A-801, 8<sup>TH</sup> FLOOR , “ NEEL VARDHMAN CO. OP. HSG. SOC. LTD.”, NEAR-D-MART MOLL, PLOT NO. 46, SECTOR - 05, NEW PANVEL (EAST), NAVI MUMBAI.</b>
Nearby Landmark	<b>NEW PANVEL (EAST), NAVI MUMBAI.</b>

#### 3. Document Details

Layout Plan	NA	Approval No.	N.A
Building Plan	Yes.	Approval No.	--
Construction Permission	Navi Mumbai Municipal Corporation.	Approval No.	<b>Commencement Certificate No. : CIDCO/ATPO/1944.</b> Date:- 10/01/2012. <b>Occupancy Certificate No. CIDCO BP-4139/ATPO(NM&amp;K)/2014/220,</b> Date. 20/02/2014.





Legal Documents	Yes.	List of Documents	a] Agreement for Sale b] Commencement Certificate c] Occupancy Certificate d] Building Plan			
<b>4. Physical Details/Brief Description.</b>						
<b>Address Of The Property :</b> Flat No . A-801, 8 <sup>th</sup> Floor , “ Neel Vardhman Co. Op. Hsg. Soc. Ltd.”, Near- D-Mart Moll, Plot No. 46, Sector - 05, New Panvel (East), Navi Mumbai.).						
<b>Brief Description:</b> Flat No . A-801, 8 <sup>th</sup> Floor , “ Neel Vardhman Co. Op. Hsg. Soc. Ltd.”, Near- D-Mart Moll, Plot No. 46, Sector - 05, New Panvel (East), Navi Mumbai.). The aforesaid factors, real estate market conditions, good locality, Azad Nagar Road Front Building, year of construction of the Building is 2014 physical condition/ life of Building Ground + 12 <sup>th</sup> Floor. built up Area of technical details of the Building and various other information gathered in this regard.						
Adjoining Properties:						
<b>East</b>		<b>West</b>		<b>North</b>		
Side Margin.		Flat No. 830 & 804.		Side Margin.		
<b>South</b>		Flat No. 802.				
Matching of Boundaries :						
Plot Demarcated	Approved land use	Type of property			--	--
Yes	Residential	Residential			--	--
No. of Rooms	Living/Dining	Bed Rooms			Toilets	Kitchen
--	--	-			--	--
Total No. of Floor	Floor on which the property is located	Approx. age of the property			Future Age of the property	Type of structure
Ground + 12 <sup>th</sup> Floor.	8 <sup>th</sup> Floor.	Building is New Condition.			Building Estimated Future life is 60 years.	R.C.C. Framed Structure
<b>5. Tenure/Occupancy Details</b>						
Status of Tenure	Owned/Rented	No. of years of Occupancy.			Relationship of tenants to owner	
Building is 100% work Completed	Owner Occupied.	Occupancy Certificate No. CIDCO /BP-4139/ATPO(NM&K)/2014/220, Date. 20/02/2014.			NA	
<b>6. Stage of Construction</b>						
Status of Tenure	Under construction/ Completed	If construction, extent of completion			Under % completed	
Building is 100% work Completed	Completed.				--	





7.	<b>Violation if any Observed</b>				
	Nature and extent of violations.		--		
8.	Rate adopted for Valuation.				
	<b>Prevalent Market Rate:</b>		Rs. 10,500/- to Rs. 11,500/- Per Sq. Ft. For built up area.		
	<b>Rate adopted for valuation</b>		Rs. 10,500/- Per Sq. Ft. For built up area.		
9.	<b>Area Details of the property</b>				
	Site Area	Built Up Area	Carpet Area	Saleable Area	Remarks
	--	1108.00 Sq. Ft.	--	--	--
10.	<b>Valuation</b>				

As per present Market Rate :

Sr. No.	Flat No.	Built Up Area	Rate Per Sq. Ft.	Total Value
1.	Flat No. 801. [ 8 <sup>th</sup> Floor]	1108.00 Sq. Ft.	Rs. 10,500/-	Rs. 1,16,34,000/-
2.	Terrace Area.	9.94 Sq. Mt.	LUM SUM	Rs. 18,50,000/-
3.	Flower Bed Area.	6.50 Sq. Mt.		
4.	Cupboard Area.	5.39 Sq. Mt.		
		21.83 Sq. Mt.		
			<b>Building Value</b>	<b>Rs. 1,34,84,000/-</b>

### THE MARKET VALUE

**Rs. 1,34,84,000/-**

(In Words: Rupees. One Crore Thirty Four Lacs Eighty Four Thousand Only)

The realizable value of the above property is	Rs. 1,21,35,600/-
The distressed sale value of the above property	Rs. 1,15,28,820/-

Insurance Value :- Rs. 16,62,000/-

The Present Agreement Carpet Area is [79.25 Sq. Mt.] 853.00 Sq .Ft. + 30% Loading add. = 1108.00 Sq. Ft.

Total Built up Area. 1108.00 Sq. Ft.





TECHNICAL DETAILS :

DECLARATION

I hereby declare that,

- [a] The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- [b] I have no direct or indirect interest in the property valued.
- [c] I have not been convicted of any offence & sentenced to a term of imprisonment.
- [d] This report is prepared for specific purpose & specific intended user
- [e] The property was inspected on 11/11/2014 presence of **Mr. B. M. KADAM.**

Date : 17/11/2014.  
Place : Mumbai



**Mr. S. M. SHINDE.**  
**SIGNATURE OF VALUER**  
**[SHINDE & GAIKWAD ASSOCIATE]**  
**[B.E. (Civil), MIE, FIV, CE.]**



**TECHNICAL DETAILS :**

1.	No. of floors and height of each floor	:	Ground + 12 <sup>th</sup> Floor.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	Flat No. A-801, ( Eight Floor) <b>Built Up Area : 1108.00 Sq. Ft</b> Terrace Area. : 9.94 Sq. Mt. Flower Bed Area. : 6.50 Sq. Mt. Cupboard Area : 5.39 Sq. Mt.
3.	Year of construction	:	2014.
4.	Estimated future life	:	Building Future Life : 60 Years of thereabout [with proper maintenance and care]
5.	Type of construction [Load-bearing walls/R.C.C. frame/ Steel frame structure]	:	R.C.C. Framed Structure.
6.	Type of foundations	:	R.C.C. Foundation.
7.	Walls	:	Brick Masonry Walls.
	[a] First Floor	:	140 mm thick burnt brick masonry walls in cement mortar
8.	Partitions	:	120 mm thick burnt brick masonry walls in cement mortar
9.	Doors & Windows	:	Sagwan Door & Sliding Glass Windows.
10.	Flooring [floor wise]	:	Yes
	[a] Stilt Floor	:	Tile Flooring.
11.	Finishing [Floor wise]	:	Cement plastered & Simple Paint.
12.	Roofing & Terracing	:	R.C.C. Slabs
13.	Special architectural or decorative features if any	:	Good Elevation.
14.	[i] Internal wiring -surface conduit	:	Consealed Fitting.
	[ii] Class of fitting Superior/ Ordinary Poor	:	Superior
15.	Sanctuary Installation	:	





[a]	[i] No. of water closets	:	01
	[ii] No. of lavatory basins	:	01
	[iii] No. of urinals	:	--
	[iv] 5 No of Common Toilet	:	01
[b]	Class of fitting Superior colored / Superior white/ ordinary	:	Superior
16.	Compound wall	:	Yes.
	[a] Height and length	:	4.5 Feet.
	[b] Type of construction	:	R.C.C. Type.
17.	No. of lifts and capacity	:	Yes.
18.	Underground Tank capacity and type of construction	:	45,000 Ltr. [Approx.] R.C.C. Type.
19.	Overhead tank	:	Yes.
	[i] Where Located	:	On Tarrece
	[ii] Capacity	:	35,000 Ltr. 1 Tank. [Approx.]
	[iii] Type of construction	:	R.C.C. Type
20.	Pumps No. their H.P	:	As per Requirement
21.	Road & paving with in the Compound Approximate area and Type of Paving	:	Plaver Block.
22.	Sewage disposal whether connected to Public Sewers. If septic tank provided no & capacity	:	Septic tank & Soak pit.





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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

'NIRMAL', 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928

FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.

PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

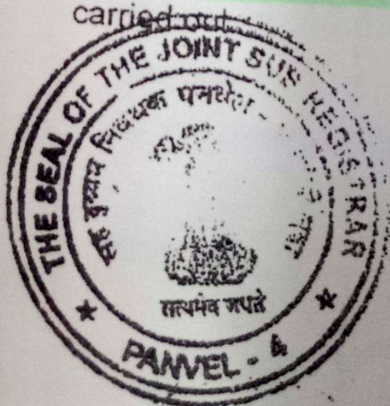
Date: 20 FEB 2014

CIDCO/BP-4139/ATPO(NM & K)/2014/220-11

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	2	1	2	0	1
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**OCCUPANCY CERTIFICATE**

I hereby certify that the Development of Residential Cum Commercial Building having Wing 'A' of Ground + 12 upper floors & Wing 'C' of Stilt + 7 upper floors, [(Resi. BUA = 4168.363 Sq. mtrs., Comm. BUA = 872.702 Sq. mtrs., Total BUA = 5041.065 Sq. mtrs.) (No. of Units :- Resi.- 61, Comm.- 01) (Free of FSI BUA :- A. Society Office = 24.899 Sq. mtrs., B. Fitness Centre = 83.104 Sq. mtrs.)] on Plot No. 46, Sector - 05 at New Panvel (E) of Navi Mumbai completed under the supervision of M/s. Designo Architects has been inspected on 27/01/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 09/11/2012 and that the development is fit for the use for which it has been carried out.



Manjula  
20/2/14

(Manjula Nayak)  
Addl. Town Planning Officer(BP)  
Navi Mumbai & Khopta



Share Cert. No. 29

UNIT NO.A-801

Member's Register No. 29

✦ **SHARE CERTIFICATE** ✦

Authorized Share Capital of Rs. 1,00,000/- Divided into 2000 Shares each of Rs.50/- Only

**VARDHAMAN CO-OP. HOUSING SOCIETY LTD**

Regd. No. NBOM/CIDCO/HSG/(OH)/1968/JTR/2004-2005

Date - 28<sup>st</sup> FEBRUARY 2005

**PLOT NO.46, SECTOR-5, NEW PANVEL, (E) TAL- PANVEL, DIST- RAIGAD,  
NAVI MUMBAI.**

This is to certify that **MR. KRISHNA RAO VELIVENTI  
MRS. KALYANI VELIVENTI** is/are the Registered Holder of **10** fully  
paid-up shares of **Rupees Fifty** each numbered from **281** to **290** both  
inclusive, in **VARDHAMAN CO-OP. HSG. SOCIETY LTD**, subject to  
said Society.

Common Seal of the said Society at **NEW PANVEL (E)**  
on **26<sup>th</sup> OCTOBER 2022.**

**NEEL GROUP**  
BUILDERS AND DEVELOPERS  
THE UP IN LIFE

*Madhav Sh.*  
*81054/1630*

*cc. New*

*to shree*

*0*



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## APARTMENT AGREEMENT

This Agreement made at Panvel on this <sup>३०<sup>th</sup></sup> Day of ~~November~~ in the year ~~Two thousand fourteen~~.

### BY AND BETWEEN

M/s. NEEL BUILDERS AND DEVELOPERS, a proprietary concern, of SHRI VILAS MADANLAL KOTHARI (PAN ACHPK9935F) having address at First floor, NEEL AVENUE, ABOVE I.C.I.C.I. BANK, PLOT NO. 05, PANVEL- MATHERAN ROAD, SECTOR 19, NEW PANVEL (EAST)- 410206 hereinafter called the "DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of **the First Part;**





VARDHMAN CO-OPERATIVE HOUSING SOCIETY LTD. (PAN AABAV5033C)

duly registered under the Maharashtra Co-operative Societies Act, 1960 under the Certificate of Registration No. NBOM/CIDCO / HSG (OH) - 1968 /JTR/YEAR-2004-2005 having registered address at PLOT NO. 46, SECTOR-5, NEW PANVEL (EAST) being **the Confirming Party** represented by its **CHAIRMAN MR. ASHOK V. MUNOT** authorized in this behalf hereinafter called the "**SOCIETY**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and permitted assigns) of the **Second Part**;

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AND

1) MR./MRS. Krishna Rao Veliventi

AGED 53 yrs PAN ABHPV 6809 Q

2) MR./MRS. Kalyani Veliventi

AGED 46 yrs PAN ABHPV 6808 R

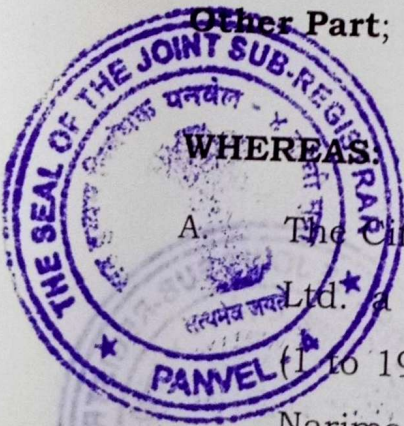
Residing at Flat No. 102/B, Neel Sanskruti  
CHS, Plot no. 45-48, Sector 9  
New Panvel - 410206

hereinafter called the "**INCOMING MEMBER/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/their heirs, executors, administrators and assigns) of the

**Other Part;**

**WHEREAS:**

A. The City and Industrial Development Corporation of Maharashtra Ltd. a company incorporated under the Companies Act, 1956 (1 to 1956) and having its registered Office at "Nirmal", 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "the

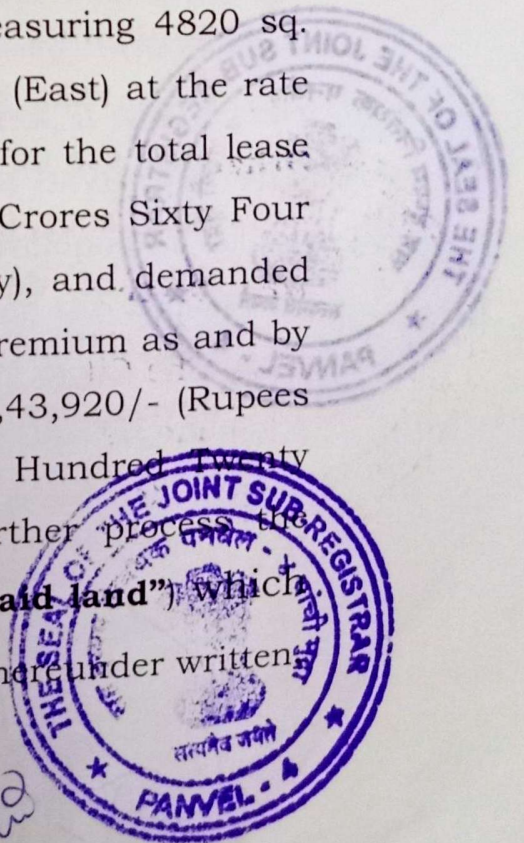
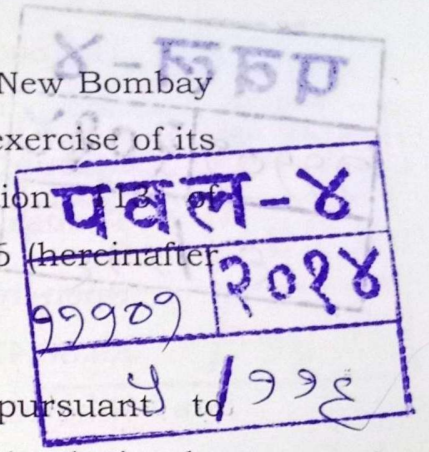


[Signature]  
Krishna  
V. Kalyani



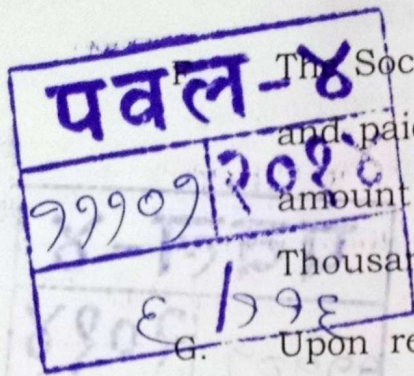
CIDCO" is the New Town Development Authority of New Bombay incorporated by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) Section 113-A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the said Act**").

- B. The State Government has acquired lands pursuant to section 113-A, of the said Act and it vested such lands in the CIDCO for development and disposal thereof, on such terms, conditions, stipulations, covenants and for the consideration as the CIDCO may decide from time to time.
- C. The CIDCO has laid out plots on the pieces of lands so acquired by the State Government, for being leased to its intending lessees at a premium as per Navi Mumbai Land Disposal Regulation Act, 1975 as amended from time to time.
- D. The Chief Promoter and other members organized and proposed to form a co-operative housing society in the name and style of Vardhman Co-operative Housing Society Limited (Proposed) and accordingly, made an application dated 27<sup>th</sup> November 2003, to the CIDCO, requesting for allotment of a plot of land in the vicinity of New Panvel, Navi Mumbai.
- E. Upon the scrutiny of all the papers and documents, the CIDCO issued a letter bearing No. CIDCO/MM-II/2004/702 dated 06.09.2004 informing the proposed Society that the CIDCO could allot a plot of land bearing Plot No. 46 admeasuring 4820 sq. meters approximately in Sector-5, New Panvel (East) at the rate of Rs. 7560/- per sq. meters with One F.S.I., for the total lease premium of Rs. 3,64,39,200/- (Rupees Three Crores Sixty Four Lacs Thirty Nine Thousand Two Hundred Only), and demanded the initial payment of 10% out of total lease premium as and by way of the Earnest Money Deposit, i.e. Rs.36,43,920/- (Rupees Thirty Six Lacs Forty Three Thousand Nine Hundred Twenty Only), in order to enable the CIDCO to further process the allotment of the plot (hereinafter referred to "**said land**") which is more particularly described in "**Schedule I**" hereunder written.



*[Handwritten signatures]*  
 Krishna  
 V. Kalyan





The Society arranged the payment of the Earnest Money Deposit and paid the same to the CIDCO and accordingly deposited the amount of Rs.36,43,920/- (Rupees Thirty Six Lacs Forty Three Thousand Nine Hundred Twenty Only) with the CIDCO.

Upon receipt of the payment of the Earnest Money Deposit of Rs.36,43,920/- (Rupees Thirty Six Lacs Forty Three Thousand Nine Hundred Twenty Only) on 14<sup>th</sup> September 2004, from the Society, the CIDCO issued a Letter of Intent bearing No. CIDCO/MM-II/2004/569 dated 1<sup>st</sup> October, 2004 (hereinafter called "the said Letter of Intent"), whereby the CIDCO intended to allot to the Society the said land for residential purpose (with one F.S.I.) for the total lease premium of Rs.3,64,39,200/- (Rupees Three Crores Sixty Four Lacs Thirty Nine Thousand Two Hundred Only) and on the terms and conditions therein contained.

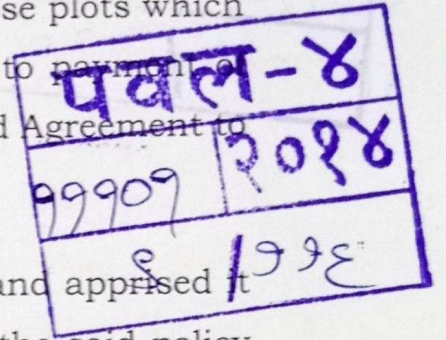
- H. In the said letter of intent, the CIDCO demanded from the Society the balance amount of lease premium of Rs.3,27,95,280/- in two equal installments of Rs. 1,63,97,640/- each payable on 07/11/2004 and 07/12/2004 along with the miscellaneous charges of Rs. 2,41,600/-.
- I. The Society accordingly paid to the CIDCO the first installment on various dates in parts. However, Society was unable to pay the second installment and miscellaneous charges etc.
- J. The most of the Members of proposed "**Society**" were well acquainted with MR. VILAS M. KOTHARI, the sole proprietor of M/s. NEEL BUILDERS AND DEVELOPERS, who is carrying on the business as the builder and developer in the name and style of NEEL GROUP, (DEVELOPER herein) which is the reputed concern in the field of development of the properties in the vicinity of Panvel/Navi Mumbai and possesses expertise in the field of development and construction and punctuality in honouring commitments as regards completion of construction on time. Accordingly, the Chief Promoter and the Promoters approached



Handwritten signatures: *[Signature]*, *Kishu*, *V. Kalyani*



- Q. In the meantime, CIDCO announced the policy in the year 2009 of increasing F.S.I. from 1 to 1.5 and permitted change of user from "residential" to "residential cum commercial" on those plots which are facing 15 meter or more wide road, subject to payment of additional Lease Premium and execution of modified Agreement to Lease.
- R. The DEVELOPER thereafter approached the Society and apprised it and the members as to the benefits arising out of the said policy and offered to reconstruct a new multi-storied building by utilizing **1.5 F.S.I.** and have the change of user from "residential" to "residential cum commercial" in accordance to the plans which may be sanctioned in future after demolishing the existing structure of Wing A and Wing B, subject to society/members paying additional construction cost which is to be mutually agreed in future at the time of commencement of the construction work.
- S. The Society thereafter conveyed the General Body Meeting dt. 15.10.2010 and upon discussion of all the related issues concerning the development of the said plot, the nature of transaction, the liabilities of the members, it was unanimously resolved to obtain the increase **F.S.I.** from present 1.0 to 1.5. Accordingly, a resolution was passed by the Society unanimously.
- T. In pursuance to the aforesaid resolution, the Society made an application to the CIDCO on 28.10.2010 for grant of additional F.S.I. from 1.0 to 1.5 and thereby to permit the change of user from residential to residential- cum-commercial.
- U. Pursuant to the application dated: 28.10.2010, the CIDCO vide its letter dated 20.07.2011 demanded from the Society the additional lease premium of Rs. 4,66,33,887/- (RUPEES FOUR CRORES SIXTY-SIX LACS THIRTY-THREE THOUSAND EIGHT HUNDRED EIGHTY-SEVEN ONLY) for grant of **0.5 additional F.S.I., i.e. 2410.02** sq. meter and permit the user from residential to residential-cum-commercial in regards to the said land.



*[Handwritten signature]*

*[Handwritten signature: Krishna]*

*[Handwritten signature: V. Kalyan]*



FF. The INCOMING MEMBER/S approached the Society and DEVELOPER and requested for allotment of Unit No 801 admeasuring carpet area of 79.25 sq. meters on VIII floor in wing alongwith attached terrace area of 9.94 sq meters as shown in the floor plan thereof hereto annexed (hereinafter referred to as "the said Unit") which is more particularly described in "Schedule II". The SOCIETY has agreed to allot to the INCOMING MEMBER/S the said Unit on the condition that the INCOMING MEMBER/S shall pay contribution to the DEVELOPER towards the said Unit on the terms and conditions hereinafter appearing.

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GG. The INCOMING MEMBER/S has also executed "UNDERTAKING" to abide by the Article of Agreement executed between the Society and DEVELOPER.

HH. The INCOMING MEMBER/S is aware of the fact that the dimensions mentioned in the plans are unfinished dimensions. It is specifically agreed, understood, affirmed and confirmed by the INCOMING MEMBER/S that the carpet area of the UNIT is taken as the total area measured between wall to wall, including internal plaster thickness and shall include all rooms, kitchen, balconies, toilets, area below the doors and vertical columns inside the Unit. The INCOMING MEMBER/S is aware that due to the skirting and variation in plaster, the carpet area shall vary. The variation may be approximately four to five percent. The INCOMING MEMBER/S has given specific consent for the same and is aware that the consideration being lump sum, the same will not change.

At and before the execution of these presents, the INCOMING MEMBER/S has paid to the DEVELOPER a sum of Rs 500,000/- (Rupees five Lacs only)

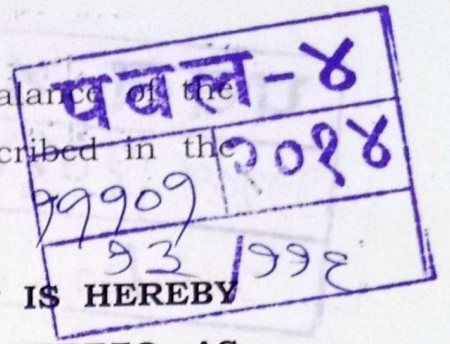


only) being advance/part/full contribution/consideration for the said unit which is confirmed to be allotted by the Society to the INCOMING MEMBER/S as advance/part/full payment (the payment and receipt whereof the DEVELOPER doth hereby admit of acknowledge) and the INCOMING

*[Handwritten signatures]*  
Kishu  
Kalyani



MEMBER/S has agreed to pay to the DEVELOPER balance of the consideration in the manner which is fully described in the schedule of payment in this Agreement.



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

**PROJECT**

- (i) The DEVELOPER shall under normal conditions construct the said building project situated at **Plot No. 46, Sector-5, New Panvel (East)** consisting of building known as **"NEEL VARDHMAN"** having three wings, in which two wings having Ground plus Podium and Eleven upper floors and One Wing with stilt plus Podium and Six upper floors on the said land in accordance with the plans, designs, specifications approved and/or as amended from time to time by the CIDCO and which have been seen and approved by the INCOMING MEMBER/S with only such variations and modifications as the DEVELOPER or SOCIETY may consider necessary or as may be required by the CIDCO/ Corporation or the Government.
- (ii) The INCOMING MEMBER/S hereby further agree/s and consent/s for any other variation or modification which the DEVELOPER may consider necessary provided the same is approved by the Competent Authority.

**AGREEMENT**

In this APARTMENT AGREEMENT the term **UNIT** shall include the FLAT or shop/ commercial premises hereby agreed to be sold and the term "INCOMING MEMBER/S" shall include INCOMING MEMBER/S of premises the rights hereby agreed to be sold and also include the plural, neuter, feminine and masculine genders of the INCOMING MEMBER/S.



*[Handwritten signature]*

*[Handwritten signature: Krishna]*

*[Handwritten signature: V. Kalyan]*



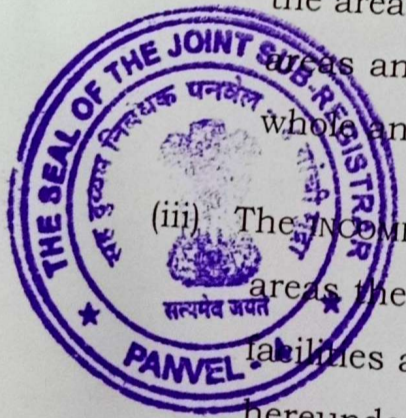
**CONSIDERATION AND DESCRIPTION OF PREMISES**

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98 1398 79.25

(i) The INCOMING MEMBER/S hereby agrees to acquire/purchase from DEVELOPER and SOCIETY hereby agrees to allot to the INCOMING MEMBER/S Unit No 801 admeasuring carpet area of 79.25 sq. meters on VIII floor in A wing alongwith attached terrace area of 9.94 sq meters as shown in the floor plan thereof hereto annexed (hereinafter referred to as "the said Unit") (save and except open/stilt car parking space) the salient features and general specifications, amenities and facilities as set out in the SCHEDULE-III hereunder written for a total contribution of Rs 9500000/- (Rupees Ninty five Lacs only)

Only) to be paid to the DEVELOPER by the INCOMING MEMBER/S for the allotment of the said Unit. The contribution made by the INCOMING MEMBER/S for the said unit to the DEVELOPER shall be the consideration for the allotment of said Unit by the Society to the INCOMING MEMBER/S and the same has been mutually agreed upon by the parties as per schedule of payment mentioned hereunder.

(ii) Along with the said UNIT we shall provide flower bed area 6.50 sq. meters and cupboard area 5.39 sq. meters at no extra cost for acquiring right to such exclusive use (all the areas mentioned herein are indicative and are approximate areas and that you agree/s to buy the said UNIT as one as a whole and not on the basis of the said indicative area.



(iii) The INCOMING MEMBER/S shall also be entitled to certain common areas the nature, extent and description of the common areas facilities are more particularly described in the "Schedule IV" hereunder written, shall be the common areas and facilities. The DEVELOPER shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose of other areas and facilities in such manner as the DEVELOPER thinks fit.

*[Handwritten signatures]*  
Kishu  
V. Kalyani





**SCHEDULE- I ABOVE REFERRED TO**

All that piece and parcel of land admeasuring 4820.04 sq. meters approximately or thereabouts bearing Plot No. 46, Sector-5, situated at New Panvel (East), Navi Mumbai, within the jurisdiction of Sub-Registrar of Assurances, Panvel and bounded as under, that is to say:

On or towards the East	:	15 meters wide road
On or towards the West	:	11 meters wide road
On or towards the North	:	One Old House
On or towards the South	:	15 meters wide road

**SCHEDULE- II ABOVE REFERRED TO:  
(SCHEDULE OF THE UNIT)**

ALL THAT PREMISES, being UNIT NO. 801 admeasuring 79.25 sq. meters of carpet on the VIII FLOOR in BUILDING/WING NO. A alongwith attached terrace area of 9.94 sq meters in the building project named as "NEEL VARDHMAN", being constructed on the land referred to in the FIRST SCHEDULE above written, as shown in the FLOOR PLAN hereto annexed.

The said buildings consist of STILT, GROUND and 12 UPPER FLOORS, having LIFT FACILITY. The said UNIT is bounded as follows:-

ON OR TOWARDS THE EAST	:	BY <u>Open space</u>
ON OR TOWARDS THE WEST	:	BY <u>Stair case</u>
ON OR TOWARDS THE NORTH	:	BY <u>Open space</u>
ON OR TOWARDS THE SOUTH	:	BY <u>Fire Rescue Gallery</u>

*[Signature]*

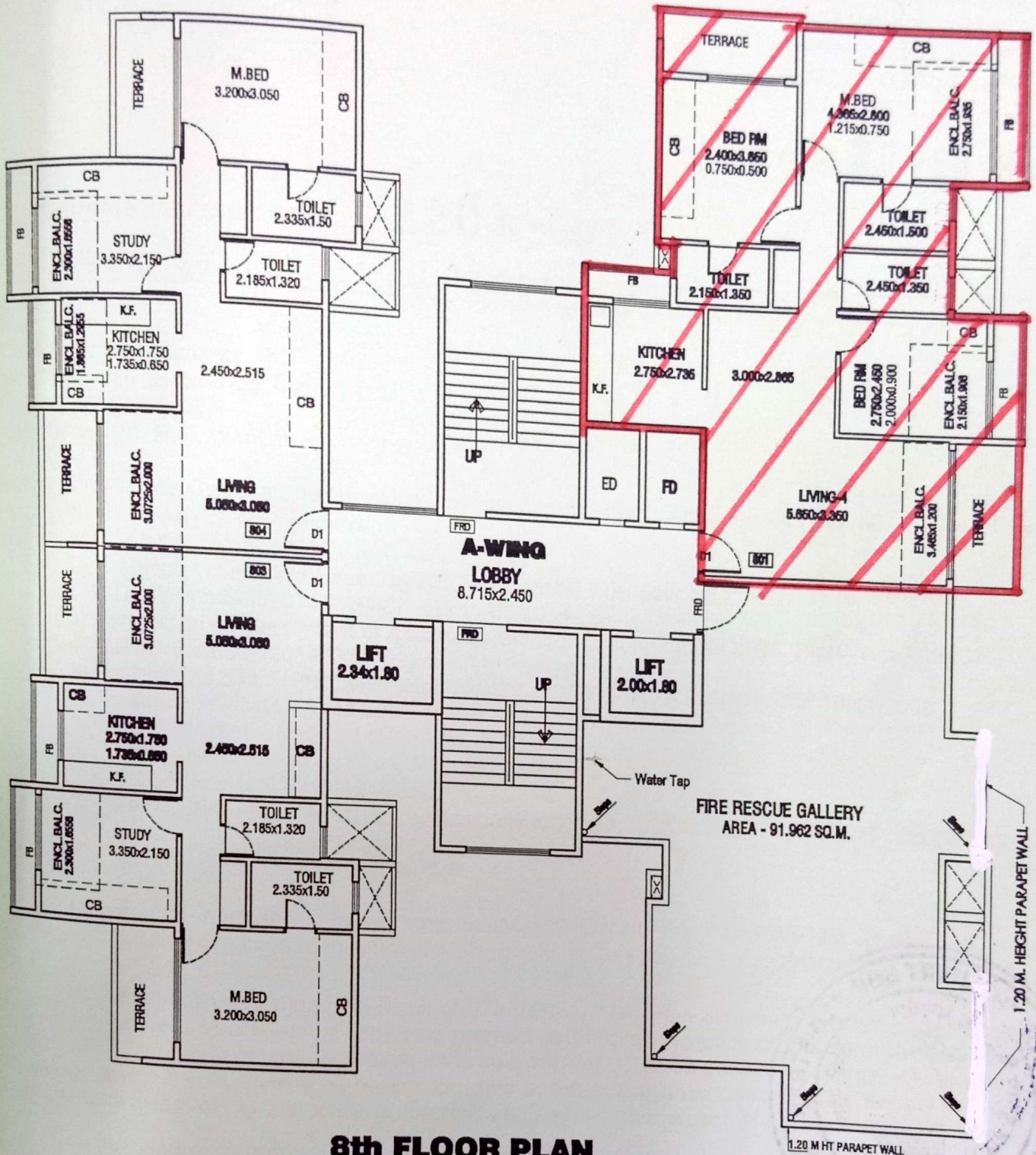
*Krishna*  
*V. Kalyan*





366/PL

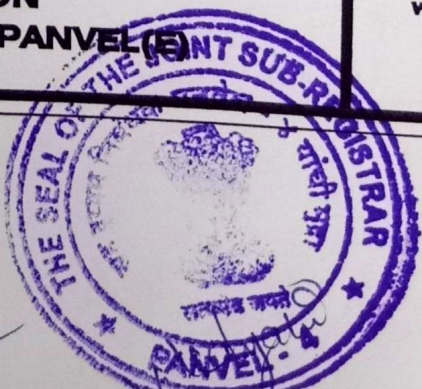
# WING-A



## 8th FLOOR PLAN

**BUILDERS**  
NEEL GROUP

**PROPOSED RESIDENTIAL CUM  
COMMERCIAL BUILDING ON  
PLOT NO. 46, SECTOR- 5, NEW PANVEL**



*Handwritten signatures and scribbles at the bottom of the page.*



पवल-४

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२०१४

४२/११५

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614,  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No.

Date : **20 FEB 2014**

CIDCO/BP-4139/ATPO(NM & K)/2014/220 = ~~२२०~~

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	2	1	2	0	1
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**OCCUPANCY CERTIFICATE**

I hereby certify that the Development of Residential Cum Commercial Building having Wing 'A' of Ground + 12 upper floors & Wing 'C' of Stilt + 7 upper floors, [(Resi. BUA = 4168.363 Sq. mtrs., Comm. BUA = 872.702 Sq. mtrs., Total BUA = 5041.065 Sq. mtrs.) (No. of Units :- Resi.- 61, Comm.- 01) (Free of FSI BUA :- A. Society Office = 24.899 Sq. mtrs., B. Fitness Centre = 83.104 Sq. mtrs.)] on Plot No. 46, Sector - 05 at New Panvel (E) of Navi Mumbai completed under the supervision of M/s. Designo Architects has been inspected on 27/01/2014 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 09/11/2012 and that the development is fit for the use for which it has been carried out.



*Manjula*  
20/2/14

(Manjula Nayak)  
Addl. Town Planning Officer(BP)  
Navi Mumbai & Khopta





03/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

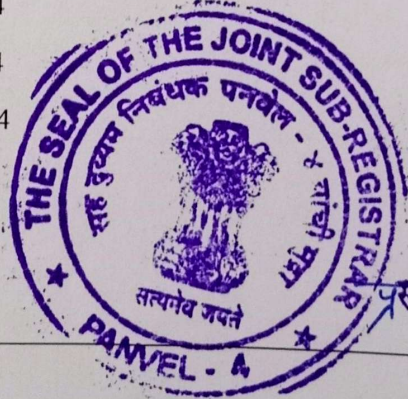
दस्त क्रमांक : 11101/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7528000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र.1/14, दर 64600/- **सदनिका क्र.ए/801, आठवा मजला, "नील वर्धमान को.हौ.सो.", प्लॉट 46, सेक्टर 5, नविन पनवेल (ई), ता.पनवेल, जि.रायगड, क्षेत्र 79.25 चौ.मी.कारपेट+9.94 चौ.मी.टेरेस व 5.39 चौ मी कपवर्ड व 6.50 चौ मी फ्लॉवर वेड ( ( Plot Number : 46 ; ) )
(5) क्षेत्रफळ	1) 4820 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.नील विल्डर्स व डेव्ह.तर्फे प्रोप्रा.विलास मदनलाल कोठारी यांचे कुमु रमेश पानाचंद मजेठीया - वय:-49; पत्ता:-प्लॉट नं: पहिला मजला, नील एव्हेन्यू, प्लॉट 5,, माळा नं: सेक्टर 19, नविन पनवेल, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-ACHPK9935F 2): नाव:-मान्यता देणार-वधर्मान को.हौ.सो.तर्फे चेअरमन अशोक व्ही मुणोथ यांचे कुमु रमेश पानाचंद मजेठीया - वय:-49; पत्ता:-प्लॉट नं: प्लॉट 46, सेक्टर 5, नविन पनवेल, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410206 पॅन नं:-AABAV5033C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कृष्णा राव वेलीवेंटी -- वय:-53; पत्ता:-प्लॉट नं: 102/बी, नील संस्कृती को.ऑ.हौ., माळा नं: प्लॉट 45/48, सेक्टर 9, नविनपनवेल, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-ABHPV6809Q 2): नाव:-कल्याणी वेलीवेंटी -- वय:-46; पत्ता:-प्लॉट नं: 102/बी, नील संस्कृती को.ऑ.हौ., माळा नं: प्लॉट 45/48, सेक्टर 9, नविनपनवेल, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410206 पॅन नं:-ABHPV6808R
(9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2014
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2014
(11) अनुक्रमांक, खंड व पृष्ठ	11101/2014
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	475000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



Sadhur

सह. दुय्यम निबंधक पनवेल क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

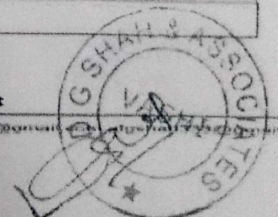
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



**FORMAT OF VALUATION REPORT IN RESPECT OF FLATS**

Sr.No.	Particulars	Content
❖	Bank Detail	Punjab nation Bank – Thane MCC, branch – Ghodbunde Manpada
1.	<b>GENERAL</b>	
1.	Name & address of the Valuer	AR. DILIP G SHAH
2.	Purpose for which the valuation is made	To ascertain present FMV
3.	Date of inspection	25/12/2020
	Date on which the valuation is made	21/12/2020
4.	List of documents produced for perusal	<ul style="list-style-type: none"> <li>• Agreement for Sale M/s. Neel Builders And Developers AND Vardhman Chsl AND Mr. Krishna Rao Veliventi &amp; Mrs. Kalyani Veliventi. Dt. 03.11.2014</li> <li>• Copy Of Occupancy Certificate Approved By CIDCO Vide Letter Ref No.CIDCO/BP-4139/ATPO(NM&amp;K)/2014/220 Dt: 20/02/2014</li> <li>• Copy of Sale Plan</li> </ul>
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Krishna Rao Veliventi & Mrs. Kalyani Veliventi.
6.	Brief description of the property	3 BHK
	Location of property	Flat No. 801, 8TH Floor, Neel Vardhman Chsl, Plot No.46, Sector No. 05, New Panvel, District: Raigad – 410 206
a)	Plot No. / Survey No. ,	Plot No.46, Sector No. 05
	Door No. ,	Flat No. 801, 8TH Floor
	T. S. No. / Village ,	New Panvel
	Ward / Taluka ,	New Panvel
	Mandal / District	Raigad
f)	Date of issue and validity of layout of approved map / plan	NA
g)	Approved map / plan issuing authority	<b>City &amp; Industrial Development Corporation</b>
h)	Whether genuineness or authenticity of approved map / plan is verified	YES
i)	Any other comments on authentic of approved plan	NA
8.	Postal address of the property	Flat No. 801, 8TH Floor, Neel Vardhman Chsl, Plot No.46, Sector No. 05, New Panvel, District: Raigad – 410 206
9.	City / Town	Plot No.46, Sector No. 05, New Panvel
	Residential Area	Residential Area
	Commercial Area	Commercial Area
	Industrial Area	No
10.	Classification of the area	
i)	High / Middle / Poor	Middle
ii)	Urban / Semi Urban / Rural	Urban

Architect, Interior Designers, Government Valuer & Project Consultant





11.	Coming under Corporation limit / Village Panchayat / Municipality	<b>City &amp; Industrial Development Corporation</b>	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	Boundaries of the property		
	North	One Old House	
	South	15.00 Mtr wide road	
	East	15.00 Mtr wide road	
14.	Dimensions of the site / flat	A	B
		As per the Deed	Actual
	North	One Old House	One Old House
	South	15.00 Mtr wide road	15.00 Mtr wide road
	East	15.00 Mtr wide road	15.00 Mtr wide road
West	11.00 Mtr wide road	11.00 Mtr wide road	
15.	Extent of the site	Carpet Area – 853 sq.ft + CB – 58 sq.ft + FB – 70 sq.ft + Terrace – 107 sq.ft (as per agreement)	
15.1	Latitude, Longitude & Co-ordinates of flat	Longitude: 73.1171322 Latitude: 19.0050084	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Carpet Area – 853 sq.ft + CB – 58 sq.ft + FB – 70 sq.ft + Terrace – 107 sq.ft (as per agreement)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied	

<b>II.</b>	<b>APARTMENT BUILDING</b>	
1.	Name of the Apartment	NA
2.	Description of the locality Residential / Commercial / Mixed	Residential
3.	Year of Construction	20/02/2014
4.	Number of Floors	The Plot is Ground Floor + 12th floor
5.	Type of Structure	RCC Frame structure
6.	Number of Dwelling units in the building	NA
7.	Quality of Construction	Good
8.	Appearance of the Building	Good
9.	Maintenance of the Building	Good
10.	Facilities Available	
	Lift	NA
	Protected Water Supply	<b>City &amp; Industrial Development Corporation</b>
	Underground Sewerage	<b>City &amp; Industrial Development Corporation</b>
	Car Parking - Open/ Covered	NO
	Does Compound wall exist?	NO







D.G. SHAH & ASSOCIATES

Is pavement laid around the Building		Yes
<b>III</b>	<b>FLAT</b>	
1	The floor on which the flat is situated	8th Floor
2	Door No. of the flat	Flat No. 801
3	Specifications of the flat	
	Roof	RCC slab
	Flooring	Normal
	Doors	Flush doors
	Windows	Aluminum sliding windows
	Fittings	Simple
	Finishing	Simple
4	House Tax	Details are with the borrower.
	Assessment No.	Details are with the borrower.
	Tax paid in the name of	Details are with the borrower.
	Tax amount	Details are with the borrower.
5	Electricity Service Connection no.	Details are with the borrower.
	Meter Card is in the name of	Details are with the borrower.
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mr. Krishna Rao Veliventi & Mrs. Kalyani Veliventi.
8	What is the undivided area of land as per Sale Deed?	Not specified in Agreement
9	What is the plinth area of the flat?	NA
10	What is the floor space index (app.)	Permissible FSI will be as per D.C. Rules of Local Competent Authority
11	What is the Carpet Area of the flat?	NA
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential Purpose
14	Is it Owner-occupied or let out?	Owner Occupied
15	If rented, what is the monthly rent?	N/A
<b>IV</b>	<b>MARKETABILITY</b>	
1	How is the marketability?	Good Marketability.
2	What are the factors favouring for an extra Potential Value?	The valuation opinion given below is based on method sale comparison technique, This method is based on the principal that a well-informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having particularly same utility and attraction. a) Genuine and comparable transaction was obtained from Gov. Office. b) Appropriately hedonic factors were applied to the rate of comparable property, so as form the opinion about the value of the subjected property. c) As per market enquiry was conducted.





3	Any negative factors are observed which affect the market value in general?	Not observed.
<b>V</b>	<b>Rate</b>	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 13,500/- per sq. ft
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs. 13,000/- to 15,000/- per Sq.Ft on builtup area per depending upon amenities provided
	Break - up for the rate	
	i) Building + Services	NA
	ii) Land + Others	NA
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Government rate for flat as per Ready Reckoner 2020-2021 is Rs. 79,900 per sq. Mtrs ~ Rs. 7,423 per Sq. Ft ( Ready Reckoner copy is enclosed)
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a.	Depreciated building rate	10%
	Replacement cost of flat with Services(v (3)i)	NA
	Age of the building	06 Year (As per OC 20/02/2014)
	Life of the building estimated	54 year with regular Maintenance condition
	Depreciation percentage assuming the salvage value as 10%	NA
	Depreciated Ratio of the building	NA
b.	Total composite rate arrived for valuation	composite rate arrived Rs. 12,150/-
	Depreciated building rate VI (a)	composite rate method adopted
	Rate for Land & other V (3)ii	composite rate method adopted
	Total Composite Rate	Rs. 13,500/-

**Details of Valuation:**

Sr. No.	Description	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat ( incl. car parking, if provided Rs. 5,00,000/- per parking)	Rs. 13,500/-	Rs. 1,73,34,000/-

**This is to certify that, we have valued the right property.**

(Valuation: Here, the approved valuer should discuss in details his 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 sea-coast /

**Architect, Interior Designers, Government Valuer & Project Consultant**

Checker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705. Tel.: 41239091 Mob : 9821134875 Email: dgshah2002@gmail.com





tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 1,73,34,000/- (Rupees One Crore Seventy Three Lac Thirty Four Thousand Only)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

Sr. no	Particular	Details
1.	Date of purchase of immovable property:	30/10/2014 ✓
2.	Purchase Price of immovable property:	Rs.95,00,000/- ✓
3.	Book Value / Market Value Of Immovable Property:	Rs. 13,500 X 1284 Sq.Ft. Rs. 1,73,34,000/-
4.	Realizable Value of immovable property:	Rs. 12,150 X 1284 Sq.Ft. Rs. 1,56,00,600/- ✓
5.	Distress Sale Value of immovable property	Rs. 10,800 X 1284 Sq.Ft. Rs. 1,38,67,200/-
6.	Guideline Value / Ready Reckoner Rate (value as per Circle Rates), if applicable, in the area where Immovable property is situated.	Rs. 7,423 X 981 Sq.Ft. Rs. 72,81,963/-
7.	Insurable Value	Rs. 24,25,500/-

Place: Vashi

Date: 25/12/2020

Signature

For D G Shah & Associates





**DECLARATION FROM VALUERS**

I hereby declare that-

- a) The information furnished in my valuation report dated 25/12/2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have personally inspected the property on 28/11/2020. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1	background information of the asset being valued;	Flat No. 801, 8TH Floor, Neel Vardhman Chsl, Plot No.46, Sector No. 05, New Panvel, District: Raigad - 410 206
2	purpose of valuation and appointing authority	Valuation reports for bank loan purpose only, appointed by Punjab national bank
3	identity of the valuer and any other experts involved in the valuation;	D G Shah & Associates - Vashi Dilip G Shah
4	disclosure of valuer interest or conflict, if any;	NA
5	date of appointment, valuation date and date of report;	Appointment date - 24/11/2020 Valuation date - 25/12/2020

