

Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)

CIN -U67190MH2000PTC125736

Valuation Report

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY
MR. SANJAY PARCHANI
&
MS. VANITA SANJAY PARCHANI

AT

FLAT NO. 801, 8TH FLOOR, C- WING, GEECEE CLOUD 36
CO-OP. HSG. SOCIETY LTD, PLOT NO. 6, SECTOR NO. 11, GHANSOLI,
NAVI MUMBAI - 400 701.

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - (OPERA HOUSE BRANCH)

Panel Valuer: - M/s Navjivan Consultancy Services Pvt. Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)

Registered Office:-

103 Maple, Tower 2, Runwal Greens, Mulund Link Road,
Near Fortis Hospital, Nahur, Mulund West, Pin Code -400 078.

Phone No. - 8976093701/7588508766

Email:- navjivanconsultancy@gmail.com

H.O. At:- Kalyan.

Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

Ref No: NCSPL/CBI/23/12-24

SUMMARY OF VALUATION REPORT OF

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY
MR. SANJAY PARCHANI
&
MS. VANITA SANJAY PARCHANI

AT
**FLAT NO. 801, 8TH FLOOR, C- WING, GEECEE CLOUD 36 CO-OP.
HSG. SOCIETY LTD, PLOT NO. 6, SECTOR NO. 11,
GHANSOLI, NAVI MUMBAI - 400 701.**

AS INSTRUCTED BY
CENTRAL BANK OF INDIA - (OPERA HOUSE BRANCH)

Description	Present Fair Market Value as on 17/12/2024	Net Realizable Value (NRV) as On 17/12/2024	Distress Sale Value as on 17/12/2024
Residential – Flat No. 801, 8th Floor, C- Wing, Geecee Cloud 36 Co-op. Hsg. Society Ltd, Plot No. 6, Sector No. 11, Ghansoli, Navi Mumbai - 400 701.	Rs.1,87,99,000/-	Rs.1,69,19,100/-	Rs.1,50,39,200/-
	Rs.1,87,99,000/-	Rs.1,69,19,100/-	Rs.1,50,39,200/-

TOTAL PRESENT FAIR MARKET VALUE: Rs.1,87,99,000/- of Residential Flat No. 801, 8th Floor, C- Wing as on 17/12/2024 is **(RUPEES ONE CRORE EIGHTY SEVEN LAKHS NINETY NINE THOUSANDS ONLY).**

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

TO,

CENTRAL BANK OF INDIA - (OPERA HOUSE BRANCH)

VALUATION REPORT (RESIDENTIAL FLAT)

I	General	
1.	Purpose for which the valuation is made	: To ascertain the Fair Market Value as on date of property for Housing Loan proposal with Central Bank of India - (Opera House Branch)
2.	a) Date of Inspection	: 16/12/2024
	b) Date on which the valuation is made.	: 17/12/2024
	c) Person/s accompany/ available at site at the time of visit/ inspection	: Mr. Sanjay Parchani
3.	List of documents produced for perusal:	
	i) As per telephonic conversation dt. 13/12/2024 from Manager Central Bank of India - (Opera House Branch) advising us for submission of valuation report in present case.	We have relied on documents as provided by the proposed borrowers to Central Bank of India - (Opera House Branch) & presume the same to be authentic & true.
	ii) Copy of Draft Memorandum Of Understanding dated November 2024, executed between Mr. Sandeep Kejariwal & Mrs. Anju S. Kejariwal ("THE VENDORS") Party of the One Part And Mr. Sanjay Parchani and Ms. Vanita Sanjay Parchani ("THE PURCHASERS ") Party Of the Other Part.	
	iii) Copy of Part Occupation Certificate No. Jav. No. /NRV /BP/P No. 2017181BONMM CS52661/594/2018 Dated 08/02/2018 issued by Navi Mumbai Municipal Corporation.	
	iv) Copy of Amended Commencement Certificate No. Jav. No. /NMMC/TPO/BP /Case No. A-16096/585/2018 Dated 06/02/2018 issued by Navi Mumbai Municipal	

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

	Corporation.	
iv)	Copy of MAHARERA Certificate No. P51700001178 dated 09/08/2017 issued by Maharashtra Real Estate Regulatory Authority.	:
3.	Name of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner – The Property as reported is owned by:- Mr. Sanjay Parchani & Ms.Vanita Sanjay Parchani Address:- The address of the purchaser as mentioned in Memorandum Of Understanding dated November 2024 is as follows:- Residing At:- C 801 Gee Cee Geecee Cloud 36 Co-op Hsg Society Ltd, Plot no 6, Sector 11, Ghansoli, Navi Mumbai - 400 701. Share of each owner in case of joint ownership:- Joint – Ownership. The share of each owner is not mentioned in the Memorandum Of Understanding dated November 2024 considered in the form of “tenancy in common.”
5.	Brief description of the property	: The Present property under valuation is in the form of 2 BHK residential Flat No. 801, consists of Hall + Kitchen + Dry Area + Dining Area + Balcony + Passage + M. Bedroom attach with Bath & WC + Bedroom + Bath & WC unit situated on 8th Floor, of Residential cum Commercial building known as “GEECEE CLOUD 36 CO-OP HSG SOCIETY LTD” . The said Residential cum Commercial building is constructed on land bearing Plot No. 6, Sector - 11 lying being and situate at Ghansoli, Thane and District Navi Mumbai.

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

		<p>The said residential cum Commercial building consists of Ground + Stilt + 3 Podium + 4th to 36th Upper Floors.</p> <p>The said property is located in middle class locality in residential area.</p> <p>The building is having RCC frame structure with foundations, footing, slabs, staircase and underground water storage tanks, all in RCC with 2.71 Sq. Mtrs. height from floor level to ceiling.</p> <p>The present Property mainly consists of following Units –</p> <table border="1"> <thead> <tr> <th>Units –</th> <th colspan="2">Approx. (Mt.) L X W</th> <th>Area Sq. Mt.</th> </tr> </thead> <tbody> <tr> <td>Living</td> <td>6.08</td> <td>3.53</td> <td>21.46</td> </tr> <tr> <td>Dining Area</td> <td>3.63</td> <td>1.90</td> <td>6.90</td> </tr> <tr> <td>Balcony</td> <td>1.44</td> <td>3.55</td> <td>5.11</td> </tr> <tr> <td>Kitchen with Dry Area</td> <td>2.26</td> <td>4.89</td> <td>11.05</td> </tr> <tr> <td>Passage</td> <td>1.14</td> <td>1.16</td> <td>1.32</td> </tr> <tr> <td>Bedroom</td> <td>4.15</td> <td>2.94</td> <td>12.20</td> </tr> <tr> <td>Attached Bath & WC</td> <td>1.53</td> <td>1.45</td> <td>2.22</td> </tr> <tr> <td>Balcony</td> <td>2.97</td> <td>0.57</td> <td>1.69</td> </tr> <tr> <td>Store Area</td> <td>1.50</td> <td>2.64</td> <td>3.96</td> </tr> <tr> <td>Bath & WC</td> <td>1.20</td> <td>4.50</td> <td>5.40</td> </tr> <tr> <td>Bedroom</td> <td>3.46</td> <td>3.27</td> <td>11.31</td> </tr> <tr> <td>Balcony</td> <td>3.08</td> <td>0.58</td> <td>1.79</td> </tr> <tr> <td colspan="4">Total Approx. Area 84.42 Sq. Mtrs.</td> </tr> </tbody> </table> <p>The above dimensions are approximate & as measured at site during our site visit.</p>	Units –	Approx. (Mt.) L X W		Area Sq. Mt.	Living	6.08	3.53	21.46	Dining Area	3.63	1.90	6.90	Balcony	1.44	3.55	5.11	Kitchen with Dry Area	2.26	4.89	11.05	Passage	1.14	1.16	1.32	Bedroom	4.15	2.94	12.20	Attached Bath & WC	1.53	1.45	2.22	Balcony	2.97	0.57	1.69	Store Area	1.50	2.64	3.96	Bath & WC	1.20	4.50	5.40	Bedroom	3.46	3.27	11.31	Balcony	3.08	0.58	1.79	Total Approx. Area 84.42 Sq. Mtrs.			
Units –	Approx. (Mt.) L X W		Area Sq. Mt.																																																							
Living	6.08	3.53	21.46																																																							
Dining Area	3.63	1.90	6.90																																																							
Balcony	1.44	3.55	5.11																																																							
Kitchen with Dry Area	2.26	4.89	11.05																																																							
Passage	1.14	1.16	1.32																																																							
Bedroom	4.15	2.94	12.20																																																							
Attached Bath & WC	1.53	1.45	2.22																																																							
Balcony	2.97	0.57	1.69																																																							
Store Area	1.50	2.64	3.96																																																							
Bath & WC	1.20	4.50	5.40																																																							
Bedroom	3.46	3.27	11.31																																																							
Balcony	3.08	0.58	1.79																																																							
Total Approx. Area 84.42 Sq. Mtrs.																																																										
LOCATION OF PROPERTY																																																										
a)	Plot No. / Survey No.	Plot No. 6, Sector – 11.																																																								
b)	Door No.	Flat No. 801, 8th Floor ,																																																								

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

	c)	T.S. No. / Village	Ghansoli.
	d)	Ward / Taluka	Ghansoli, Thane.
	e)	Mandal / District	Navi Mumbai.
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Part Occupation Certificate No. Jav. No. /NRV/BP/P No. 2017181BONMMCS52661/594/2018 Dated 08/02/2018 issued by Navi Mumbai Municipal Corporation.
	g)	Approved map/plan issuing authority	: Navi Mumbai Municipal Corporation.
	h)	Whether genuineness or authenticity of approved map / plan is verified	: Yes. Since OC is obtained for said building it implies that plan was verified by respective authorities.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: No.
7.		Postal address of the property	: Flat No. 801, 8th Floor, C- Wing, Geecee Cloud 36 Co-op Hsg Society Ltd, Plot No. 6, Sector No. 11, Ghansoli, Navi Mumbai - 400 701.
8.		City / Town	: Navi Mumbai.
		Residential area	: Yes.
		Commercial area	: No.
		Industrial area	: No.
9.		Classification of the area	
	i)	High / Middle / Poor	: Middle Class.
	ii)	Urban/Semi Urban/ Rural	: Semi Urban.
10		Coming under Corporation limit /Village Panchayat/ Municipality	: Within the limits of Navi 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.	: Reportedly No.
12		Boundaries of the property (As per Actual)	
		North	: By B – Wing
		South	: By Bhairav Building
		East	: By A – Wing
		West	: By Passage & Staircase.
13		Boundaries of the property as per Deed	: A B
			: As per Deed As per Flat



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

	On or towards the North	:	BY 30 Mtrs. Wide Road.	By Flat No. 802.
	On or towards the South	:	BY Plot No. 10.	By Electric Duct & Open Air.
	On or towards the East	:	BY Plot No. 12	By Open Air.
	On or towards the West	:	BY 34 Mtrs. Wide Road.	By Passage / Staircase.
14	Extent of the site	:		
15	Latitude & Longitude		Latitude : 19.118849 Longitude : 72.993327	
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	The area statement as per Memorandum Of Understanding dated November 2024, is as below:- Carpet Area :- 485 Sq. Ft. (45.071 Sq. Mtrs.)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied.	
II	APARTMENT BUILDING			
Sr No	Description		Remarks	
1.	Nature of the apartment	:	(2 BHK).	
2.	Location			
	C.T.S. No.	:	Plot No. 6, Sector – 11.	
	Block No.	:	Flat No. 801, 8th Floor .	
	Ward No.	:	Village No./Zone No.4/118/1.	
	Village / Municipality /Corporation	:	Navi Mumbai Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Flat No. 801, 8th Floor, C- Wing, Geecee Cloud 36 Co-op Hsg Society Ltd, Plot No. 6, Sector No. 11, Ghansoli, Navi Mumbai - 400 701.	
3.	Description of the locality Residential/Commercial /Mixed.	:	Residential	
4.	Year of Construction	:	Copy of Occupation Certificate No. Jav. No. /NRV/BP/P No. 2017181BONMMCS52661/594/2018 Dated 08/02/2018 issued by Navi Mumbai Municipal Corporation.	
5.	Number of floors	:	Ground + Stilt + 3 Podium + 4th to 36th Upper Floors.	
6.	Type of structure	:	R C C frame structures.	
7.	Quality of Construction	:	Normal.	
8.	Appearance of the Building	:	Normal.	
9.	Maintenance of the Building.	:	Normal.	

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

1	Facilities available	:	
	Lift	:	Yes.
	Protected Water Supply	:	Yes.
	Underground Sewerage	:	Yes.
	Car Parking – Open / Covered	:	Yes.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
III	FLAT		
1.	The floor in which the flat is situated	:	8th Floor .
2.	Door No. of the flat	:	Flat No. 801.
3.	Specifications of the flat	:	
	Roof	:	R C C Slab Roof.
	Flooring	:	Vitrified tiles flooring in all rooms and, Bath & WC are provided with ceramic tiles in as base and dado glass tiles.
	Kitchen	:	The kitchen is provided with Opposite side raised cooking platform with stainless steel sink and tap. The Platform is provided with stone on its top. Glazed tiles.
	Doors	:	Main entrance door of flush type with sunmica finished and solid wooden frame fitted with fittings, fixtures and accessories with safety door.
	Windows	:	Three/Two track powder coated aluminum sliding windows with frames and glass shutters in all rooms.
	Fittings	:	Normal.
	Finishing	:	Normal.
	Special amenities		The Property is provided with various amenities Lift, CCTV Camera, 24/7 Watch & ward facility, Two/Four Wheeler Parking, Swimming pool, Steel Main Gate at entrance of the building, compound wall around the building.
4.	House Tax	:	The borrower had agreed to submit these details directly to Bank authority.
	Assessment Number	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service connection No.	:	The borrower had agreed to submit these details directly to Bank authority.
	Meter Card is in the name of	:	
6.	How is the maintenance of the flat?	:	Normal.

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

7.	Sale Deed executed in the name of	:	Copy of Memorandum Of Understanding dated November 2024, executed between Geecee Ventures Limited ("THE PROMOTERS") Party of the One Part And Mr. Sandeep Kejariwal & Mrs. Anju S. Kejariwal ("THE ALLOTTEE/S") Party Of the Other Part.
8.	What is the undivided area of land as per Sale Deed?	:	Undivided share of land are proportionate to the super built up area of the flats own by the property owner. The land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. The land is undivided and Co-Owned.
9.	What is the plinth area of the flat?	:	Carpet Area :- 485 Sq. Ft. (45.071 Sq. Mtrs.)
10.	What is the floor space index (app.)	:	Permissible FSI as per D.C. Rules of Local Competent Authority.
11.	What is the Carpet Area /Built Up Area of the flat?	:	Carpet Area :- 485 Sq. Ft. (45.071 Sq. Mtrs.)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	The Property under valuation is residential flat & it is restricted for Residential use only.
14.	Is it Owner-occupied or let out?	:	Owner Occupied.
15.	If rented, what is the monthly rent?	:	N.A.
IV	MARKETABILITY		
	How is the marketability?	:	The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 5 to 10 Minutes distance from the property.



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

		<p>The Property is situated at approx. 1.5 to 2 Km distance from Ghansoli railway station.</p> <p>Transportation means such as buses & private taxies & rickshaws are available.</p> <p>The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways.</p>
	What are the factors favoring for an extra Potential Value?	: -
	Any negative factors are observed which affect the market value in general?	:
V	RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	: <p>The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.3,22,920/- to Rs.4,17,643/- per Sq. Mtrs. of Built Up Area (Rs.30,000/- to Rs.38,800/- per Sq. Ft. Carpet Area).</p> <p>We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the residential flat under valuation as Rs.4,17,105/- per sq. Mtrs. of Carpet Area on a conservative basis and which seems to be reasonable in our opinion.</p>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	: Market Rate adopted Rs.4,17,105/- per Sq. Mtrs. Carpet Area of flat. (Rs.40,500/- per Sq. Ft. Carpet Area).
3.	BREAK - UP FOR THE RATE	
	i) Building + Services	: Rs. 43,056/- per Sq. Mtrs.
	ii) Land + others	: Rs.3,74,049/- per Sq. Mtrs.

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>As per Government Stamp Duty Ready Reckoner of the year 2024-25 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Sector - 7, Ghansoli Village No. /Zone No. 9/214 is Rs.1,02,200/- per Sq. Mtrs. Built Up Area. (Copy Enclosed).</p> <p>The Ready Reckoner Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation.</p> <p>The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p>
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a)	Depreciated building rate	: Depreciated market rate.
	Replacement cost of flat with Services (v(3)i)	: 45.07 Sq. Mtrs. x Rs.43,056/- per Sq. Mtrs. = Rs.19,40,577/-
	Age of the building	: 06 Year.
	Life of the building estimated (With visual inspection and without carrying any test).	: 60 Years. (Future Life 54 Years) Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc. by society.
	Depreciation percentage assuming the salvage value as 10%	: -
	Depreciated Ratio of the building	: Depreciated market rate.
b)	Total composite rate arrived for valuation.	
	Depreciated building rate VI (a)	: Rs. 43,056/- per Sq. Mtrs.
	Rate for Land & other V (3) ii	: Rs.3,74,049/- per Sq. Mtrs.
	Total Composite Rate	: Rs.4,17,105/- per Sq. Mtrs.

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

DETAILS OF VALUATION :-

Sr. No.	Description	Qty. Sq. Mtrs.	Rate per Unit Rs./ Sq. Mtrs.	Estimated Value in Rs.
1.	Present value of the flat	45.07	4,17,105/-	1,87,99,339/-
2.	Wardrobes		NIL	NIL
3.	Showcases		NIL	NIL
4.	Kitchen arrangements		NIL	NIL
5.	Superfine finish		NIL	NIL
6.	Interior Decorations		NIL	
7.	Electricity deposits electrical fittings, etc.		NIL	NIL
8.	Extra collapsible gates / grill works etc.		NIL	NIL
	Total			1,87,99,339/-
				Say Rs.1,87,99,000/-
(RUPEES ONE CRORE EIGHTY SEVEN LAKHS NINETY NINE THOUSANDS ONLY).				

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

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.1,87,99,000/- (RUPEES ONE CRORE EIGHTY SEVEN LAKHS NINETY NINE THOUSANDS ONLY).**

INSURANCE VALUE :-

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

The insurable value (Depreciated Cost) of the building is estimated by adopting

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

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

Total Built Up Area: 54.09 Sq. Mtrs.

		Rs.
Cost of the building as if new @ Rs.37,674/- per Sq. Mtrs. x 54.09 Sq. Mtrs.	=	Rs.20,37,606/-
Deduct :- 10% towards the cost of foundation & Plinth	=	Rs. 2,03,761/-
Net cost of superstructure	=	Rs.18,33,845/-
Deduct for Depreciation : Depreciated Market Rate Considered		
Net present insurable value	=	Rs.18,33,845/-
Say Rs.18,34,000/-		
(RUPEES EIGHTEEN LAKHS THIRTY FOUR THOUSANDS ONLY).		

THE DISTRESS SALE VALUE :-

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

= Fair Market Value as on date x 0.80

= Rs.1,87,99,000/- x 0.80

= **Rs.1,50,39,200/-**

(RUPEES ONE CRORES FIFTY LAKHS THIRTY NINE THOUSANDS TWO HUNDREDS ONLY).

THE NET REALIZABLE VALUE (NRV) :-

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

Fair Market Value (Selling Price) : Rs.1,87,99,000/-

Deduct Cost Of Realization (Approx 10%) : Rs. 18,79,900/-

NRV = Rs.1,69,19,100/-

(RUPEES ONE CRORE SIXTY NINE LAKHS NINETEEN THOUSANDS ONE HUNDRED ONLY)

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

PART III DECLARATION

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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

30 days from issue date of report and NCSPL is not responsible for any change in content after expiry of 30 days from the date of report.

Date: 17/12/2024

Place: Kalyan

FOR NAVJIVAN CONSULTANCY SERVICES PVT.LTD.

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

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

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

Date:

Signature:

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Encl:

Declaration from the valuer in Format I (Annexure I)

Model code of conduct for valuer (Annexure II)

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

ANNEXURE I DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 17/12/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

c. I have personally inspected the property on 16/12/2024. The work is not subcontracted to any other valuer and carried out by myself.

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

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

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

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

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

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

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

k. Further, I hereby provide the following information.

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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

3	Identity of the valuer and any other experts involved in the valuation;	Nayan Dholakia
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment,	Telephonic Conversation Dated : 13/12/2024
6	Valuation date and date of report;	Valuation Date : 16/12/2024 Date Of Report : 17/12/2024
7	Inspections and/or investigations undertaken;	Yes
8	Nature and sources of the information used or relied upon;	We had also gone through Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates.
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Depreciated Market Rate.
10	Restrictions on use of the report, if any;	For Bank internal assessment of housing loan.
11	Major factors that were taken into account during the valuation;	Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates, age of the property.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Legal flow of document & their ownership, pending government taxes if any.

Date: 17/12/2024

Place: Kalyan.



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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

ANNEXURE II

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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

Integrity and Fairness:

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

Professional Competence and Due Care:

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

Independence and Disclosure of Interest:

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

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

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

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

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

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

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

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

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

Confidentiality:

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

Information Management:

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

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

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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

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

Gifts and hospitality:

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

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

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

Remuneration and Costs:

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

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

Occupation, Employability and Restrictions:

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

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

Date: 17/12/2024

Place: Kalyan.




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

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुबी जमीन	निवासी इमारत	शॉपींग	दुकाने	औद्योगिक	एकक (Rs./)
Survey No	4 / 137-चण्डीनी नोड सेक्टर नंबर 30	27400	89200	97100	111600	97100	चौ. मीटर
Survey No	4/108/1 - चण्डीनी नोड सेक्टर नंबर 2	34600	99600	117200	124600	117200	चौ. मीटर
Survey No	4/113/1 - चण्डीनी नोड सेक्टर नंबर 6	44400	137500	160600	171800	160600	चौ. मीटर
Survey No	4/116/1 - चण्डीनी नोड सेक्टर नंबर 8	27600	102900	119100	128600	119100	चौ. मीटर
Survey No	4/118/1 - चण्डीनी नोड सेक्टर नंबर 11	24800	102200	115400	127600	115400	चौ. मीटर
1 2 3 4 5 6 7 8							

जमावटि लॉट नंबर 5 - चौदकित २९९६०० मंडल लॉट नंबर 7 , कलम इलेक्ट्रिक इन्ड्रिज लॉट नंबर 11 , जी. सी. सल्ला 36 लॉट नंबर 6

Partial matches


Cloud 36, Plot No. 4, Sector No. 11, Ghansoli, Navi Mumbai - 400 784
 384-DeeDee-Cloud-36-Co-op - Hsg Society - 416-Plot No. 4, Sector No. 11, Ghansoli, Navi Mumbai - 400-784

Cloud36

4.5 ★★★★★ (305)

Apartment complex · Plot 06, Palm Beach Rd

Cloud 36, Plot No · Ghansoli, Navi Mumbai



HSG Society

No reviews

Sector 3, Koper Khairane

Navi Mumbai, Maharashtra 400709

Ghansoli, Navi Mumbai · Hsg Society

Don't see what you're looking for?
Try Google Search instead

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736



नवी मुंबई महानगरपालिका

कार्यालय : न.मु.म.स. मुख्यालय, प्लॉट क्र. १,
विले पारवलाय बंगला, समर्थन संस्थान, से - १५०,
जी.डी.डी. सेलपुर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ००००/१/२/३/४/५
फॅक्स : ०२२-२७५७३३०८/ २७५७३३०९

Navi Mumbai Municipal Corporation

Office : N.M.M.C. Head Quarter, Plot No. 1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Selapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा.क्र./नरवि/मो.प्र./२०१८/२०१८/२०१८/२०१८/२०१८
दि. ०८/०२/२०१८

अंशतः भोगवटा प्रमाणपत्र

- बाबले :- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. जा. क्र. नमुंमया/ नरवि/ बा.प./ प्र.क्र.ए-१६०९६/४७१४/२०१४, दि. १५/११/२०१४ व सुधारीत बांधकाम परवानगी क्र.ए-१६०९६/५८५/२०१८, दि. ०६/०२/२०१८.
- २) नवी मुंबई महानगरपालिकेचे दि. ३१/०४/२००८ रोजीचे अधिमुल्य शुल्क आकारणीबाबतचे परिपत्रक.
- ३) वास्तुविशारद मे. सतीश आहुजा यांनी दि. २२/१२/२०१७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ०६, सेक्टर क्र. १९, घणसोली, नवी मुंबई या जागेचे मालक मे. जी.सी. व्हॅन्सर्स लि., यांनी जागेवरील बांधकाम दि. २४/०४/२०१४ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. सतीश आहुजा यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १५/११/२०१४ व सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि. ०६/०२/२०१८ मध्ये नमुद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०४/२००८ च्या अधिमुल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वस्तुनी काबताची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत

- | | |
|---|--------------------|
| १) भूखंडाचे क्षेत्रफळ | : १००४८.९२२ चौ.मी. |
| २) अनुज्ञेय घटई क्षेत्र निर्देशांक | : १.५० |
| ३) एकूण अनुज्ञेय बांधकाम क्षेत्र | : १५११८.३८३ चौ.मी. |
| ४) निवासी वापराच्यातील बांधकाम क्षेत्र
(निवासी वापराच्यातील एकूण सदनिका - २५२) | : १३६२१.७३७ चौ.मी. |
| ५) बालकनी खालील बांधकाम क्षेत्र | : ३२०३.६३१ चौ.मी. |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(अवेस ए. मोदीन)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आवश्यक नोंदणीकरण"

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736

NAVI MUNICIPAL MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

Ref: 1) Letter No. NMNC/TPO/3/P/Wo.A-16096/1219/2013, Dt: 25/02/2013
2) Letter No. NMNC/TPO/3., Wo.A-16096/4714/2017, Dt: 15/11/2017

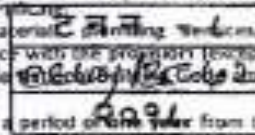
NO NMNC/TPO/3P/Case No. A-16096/1219 / 2013 DATE: 06/02/2018

Permission is hereby granted under Section 45(1) (B) of the Maharashtra Regional & Town Planning Act, 1966 and Section 233 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Gee Gee Ventures Ltd., on Plot No. 06, Sector 11, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the re-development / reconstruction work of the proposed Building:

Summary of Proposal :-

Plot Area	: 1079.122sqm.	
F.S.I.	: 15	
Total Built up Area	: Residential	12621.737sqm
	: Commercial	1495.513sqm
	: Total Built up Area	15117.250sqm
No. of Residential Unit	: 252Nos.	
Commercial	: Shop- 17	
	: Office-11	
Proposed Building	: Gc. floor	Commercial + Soil Parking
	: 1 st Floor	Commercial Offices + Podium Parking
	: 2 nd Floor	Podium Parking
	: 3 rd Floor	Podium+Garden (Society Office+Fitness Center)
	: 4 th to 20 th floor	Residential 3 Towers

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1955.
- 2) **THE APPLICANT SHALL :**
 - a) Give written notice to the Municipal Corporation regarding completion of work.
 - b) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Corporation to enter the building or premises for which the permission is granted at any time for the purpose of enforcing the building control Regulations and the conditions of the Certificate. The applicant shall be in accordance with the provisions in respect of floor area ratio as prescribed in the schedule included from time to time by the Maharashtra Government.
- 4) The Certificate shall remain in force for a period of one year from the date of issue and can be further extended as required under provision of Section M.R.& T. P. Act, 1955. This extension is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.



202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

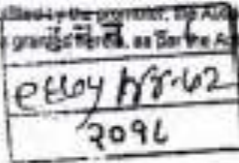
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number - P51796091179

Project: Cloud 35 -Phase I Plot Granty / CTS / Survey / Final Plot No./Plot No. 6 Sector 11, Ghansoli Madad Navi Mumbai (M Corp.), Thane, Thane, 400701.

1. Geecce Ventures Limited having its registered office / principal place of business at Telcol, Mumbai City District, Mumbai City, Pin: 400021.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottee;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (c) of clause (i) of sub-section (2) of section 4 read with Rule 9;
OR
That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 27/07/2017 and ending with 31/12/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall file all the pending approvals from the competent authorities
3. If the above stipulated conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vijay K. Mahareera
(Secretary, Maharashtra)
Date: 7/12/2017 1:18:40 PM

Dated: 27/07/2017

Place: Mumbai

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

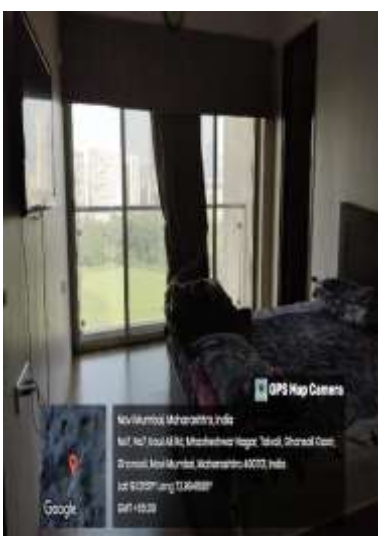
Handwritten signature/initials

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund



Navjivan Consultancy Services Private Ltd.

CIN -U67190MH2000PTC125736



202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
Old Station Road, Kalyan (W). 421301.
(M), 8976093701 Email: navjivanconsultancy@gmail.com
Branch At: Mulund

