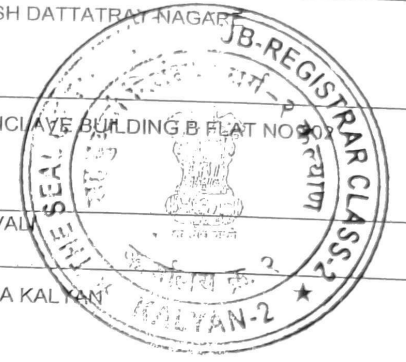




CHALLAN
MTR Form Number-6



GRN	MH014344200202223E	BARCODE			Date	26/01/2023-11:26:28	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AQYPN1978L		
Location	THANE				Full Name	RAJESH DATTATRAY NAGAR		
Year	2022-2023 One Time				Flat/Block No.	SAI ENCLAVE BUILDING B FLAT NO. 207		
Account Head Details		Amount In Rs.		Premises/Building	VADAVALI			
0030046401 Stamp Duty		209300.00		Road/Street	TALUKA KALYAN			
0030063301 Registration Fee		29900.00		Area/Locality	KALYAN-2			
				Town/City/District				
				PIN				
				Remarks (If Any)	SecondPartyName=SAIRAJ BUILDERS-			
				Amount In	Two Lakh Thirty Nine Thousand Two Hundred Rupees O			
Total		2,39,200.00		Words	nly			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023012600102	418712100	
Cheque-DD Details				Bank Date	RBI Date	26/01/2023-11:27:26	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								



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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 9821682120

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Stilt (Part) + Ground (Part) + 7th Floor

Ward No. _____

Flat/Shop/Unit No. 702 on Seventh floor, in Building No. "B",

in the Complex known as "SAI-ENCLAVE"

Area : 32.78 sq. meters.(Carpet)

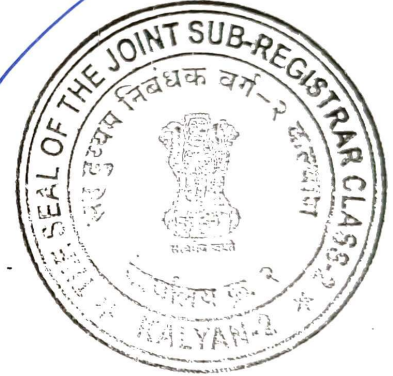
+ Balcony 2.41 sq. meters

+ Patio 3.75 sq. meters

+ Terrace — sq. meters

Market Value Rs. 21,32,000/-

Actual Value Rs. 29,90,000/-



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 27th DAY OF January 2023

BETWEEN

शंजेश हलात्र्य नांगरे

शंजेश हलात्र्य नांगरे

M/S SAIRAJ BUILDERS, a Partnership Firm, (Pan No. ADYFS6684B) having its Office at Shramsaphalya, Mangeshi Elite II, Chikangha, Kalyan (W), Tal Kalyan, District Thane, email address rajeshbhoir19@gmail.com, hereinafter called and referred to as the BUILDERS/ PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

Mr/Mrs

Rajesh Dattatray Nangare

Pan No. AQYPN1978L

Email address _____

aged about 29 years, occupation Service/Business

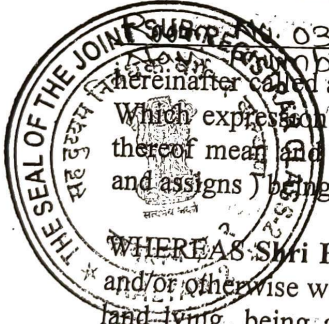
Mr/Mrs

Pan No. _____

Email address _____

aged about _____ years, occupation Service/Business

both residing at Shri Sadguru Krupa House No. 249, 03 Ground Floor, Sector 19/B Koperkhairone



hereinafter called and referred to as the ALLOTTEE/S /PURCHASER/S (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Shri Harishchandra Baglya Patil and Others are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Village Vadavli, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
2020/2023	2	0-23-2 P.K. 0-01-0	3.70

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Property" and is more particularly described in the SCHEDULE hereunder written;

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AND WHEREAS by and under an Agreement For Sale dated 25.08.2011, registered at the Office of Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 9219/2011 dated 25.08.2011 made and executed between Shri Harishchandra Baglya Patil and Others as the Owners and M/s Om Sai Builders and Developers, a Partnership Firm, having its office at Bharat Bhoir Park, Near Gajanan Hospital, Chikanghar, Kalyan (W), Dist Thane, through its Partners, 1. Shri Santosh Bharat Bhoir, adult, 2. Shri Rupesh Bharat Bhoir, adult, as the Developers, said Shri Harishchandra Baglya Patil and Others granted the development rights in respect of said property in favour of said M/s Om Sai Builders and Developers on terms, conditions and for the consideration mentioned therein and in terms of said Development Agreement said Shri Harishchandra Baglya Patil and Others also granted the Power of Attorney dated 25.08.2011, in favour of said M/s Om Sai Builders and Developers and which is registered/authenticated before the Sub-Registrar of Assurances at Kalyan 2 under Sr. No. 304/2011 dated 25.08.2011 ;

AND WHEREAS said M/s Om Sai Builders and Developers made necessary application to Tahsildar, Kalyan to fix amount of necessary Conversion Tax and Non Agricultural Assessment in respect of said property and accordingly Tahsildar Kalyan by his order bearing No. Mahsul Table- 2/Jaminbab-1/Conversion Tax/SR/160/2017 dated 15.03.2018 has fixed Conversion Tax and Non Agricultural Assessment in respect of said property for change of use of said property from agriculture to non-agriculture purpose i.e. for constructing buildings on said property and said M/s Om Sai Builders and Developers herein have paid the same;

AND WHEREAS thereafter said M/s Om Sai Builders and Developers with a view to develop the said property submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation with proposed buildings and accordingly Kalyan Dombivli Municipal Corporation granted Building Commencement Certificate bearing No. KDMP/NRV/PP/KN/CC/0041/18 dated 16.10.2018 in respect of said property ;

AND WHEREAS in terms of above said Building Commencement Certificate there are three buildings are sanctioned on the said property, viz.;

Building A – Ground + First Floor to Seventh Floor (Residential + Commercial)

Building B – Stilt (Part) + Ground (Part) + First Floor to Seventh Floor (Residential + Commercial)

Building C – Stilt (Part) + Ground (Part) + First Floor to Fifth Floor + Sixth Floor (Residential + Commercial)

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AND WHEREAS by and Development Agreement dated 05.12.2019, registered at the Office of Sub-Registrar of Assurances at Kalyan2 under Sr. No. 16521/2019 dated 05.12.2019 made and executed between M/s Om

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Sai Builders and Developers, a Partnership Firm, having its office at Bharat Bhoir Park, Near Gajanan Hospital, Chikanghar, Kalyan (W), Dist Thane, through its Partners, 1. Shri Santosh Bharat Bhoir, adult, 2. Shri Rupesh Bharat Bhoir, adult, as the Party of Second Part and the Builders/Promoters herein, therein called and referred to as the Developers / Party of the First Part, the Builders/Promoters herein have acquired the development rights in respect of **Building No. B** alongwith benefits of sanctioned plans and permission, hereinafter called and referred to as "**Said Building**" and is more particularly described in the **SECOND SCHEDULED** hereunder written;

AND WHEREAS, Builders/Promoters are in possession of portion of said property for development of said building and in terms of the abovesaid Development Agreement dated 05.12.2019 the Builders/Promoters herein are well and sufficiently entitled to develop the said Building i.e. Building No. 'B' on said property and to sell the flats, shops /Units constructed therein to intending purchaser/s and appropriate the sale proceeds thereof for their exclusive i.e. Builders/Promoters use and benefits;

AND WHEREAS the Builders / Promoters herein declare that said sanction and permission is valid subsisting and completely in force ;

AND WHEREAS the Builders / Promoters have entered into a standard Agreement with an Architect **Smt. Shobhana Deshpande** of Kalyan (w) registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

AND WHEREAS the Builders / Promoters has appointed **Shri J. N. Chaudhari** (M/s Arna Structural Consultant) as Structural Engineer for the preparation of the structural design and drawings of the said building and the Builders / Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings ;

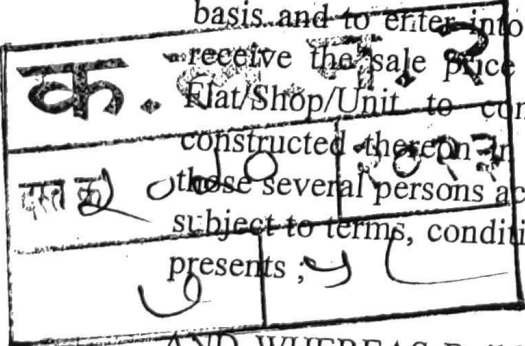
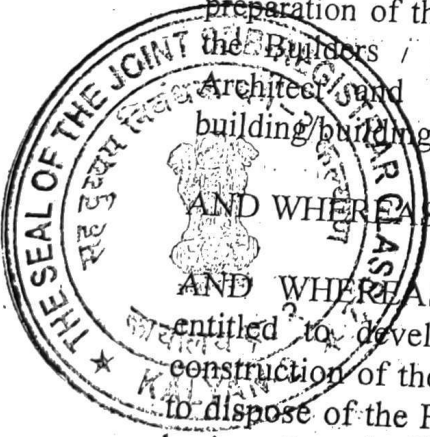
AND WHEREAS proposed building/s consist of Flats/Shops/Units ;

AND WHEREAS as recited hereinabove, the Builders/Promoters are entitled to develop the portion of said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the Flat/Shop/Unit constructed in the building on ownership basis and to enter into agreements with the allottee/s / Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Unit to convey the said land together with the building constructed thereon in favour of the co-operative housing society of all these several persons acquiring the respective Flat/Shop/Unit in the building subject to terms, conditions, facts and circumstances as mentioned in these presents ;

AND WHEREAS Builders / Promoters have started construction work of said building No B on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flat/Shop/Unit



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in the proposed said building in the complex to be known as "SAI-ENCLAVE";

AND WHEREAS Purchaser/s herein shown his willingness to purchase Flats/Shops/Units in the said building/s in said complex to be known as "SAI-ENCLAVE";

AND WHEREAS Builders / Promoters herein have specifically brought to the notice of Allottee/s / Purchaser/s herein that,

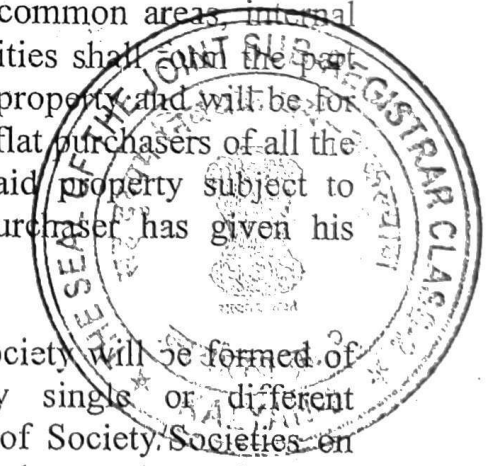
- a) That in terms of sanctioned plans and permissions at present they are developing Building No. B on the said property and Building No. A and Building No. C will be developed by said M/s Om Sai Builders and Developers and /or their assignees/nominees and /or through Builders/Promoters herein in future. Therefore Building No. B is part of present development on said property and Building No. A and Building No. C will be developed at latter stage.
- b) That at present Building No. B is registered as a project under the provision of Real Estate (Regulation and Development) Act 2016 and Building No. A and Building No. C will be registered as separate project/s under the provisions of said Act but whole complex shall consist of all three Buildings i.e. Building No. A, B and C to be constructed on said property and said complex shall be known as "SAI-ENCLAVE".
- c) That all buildings shall form the part of one Complex to be developed on the said property and all common areas, internal roads, recreational areas and other amenities shall form the part of one complex to be developed on said property and will be for the use, enjoyment and benefit of all the flat purchasers of all the three buildings to be constructed on said property subject to restrictions as may be imposed and purchaser has given his consent for the same.
- d) That three different societies or single society will be formed of said three buildings and accordingly single or different conveyance will be executed in favour of Society/Societies on completion of all buildings/projects in whole complex and on sell of all the flats/units in all buildings and on receipt of total consideration from such flat/unit purchasers.

That allottee/s /purchaser/s has/have understood the above said facts and will not raise any question about the same in future.

AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development

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of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him/her/them Flat/Shop/Unit by becoming member / share holder / constituent of the proposed co-operative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters Rs. 29,90,000/- (Rupees Twenty Nine Lakhs Ninety Thousand only) as the agreed lumpsum price / consideration in respect of the said Flat/Shop/Unit bearing No. 702 or Seventh floor, admeasuring 32.78 Sq. Meters (Carpet), in Building B, in the complex known as "SAI-ENCLAVE", hereinafter for the sake of brevity called and referred to as the "Said Premises" allotted to the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

That said premises will have **Balcony** area of 2.41 sq. meters, **Patio** area of 3.75 sq. meters and **Terrace** area of — sq. meters which areas are for exclusive use and benefit of said premises.

AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme;



AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R. Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of building may be raised to higher floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same.

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AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;

AND WHEREAS the allottee/s / purchaser/s has/have seen the site of said building/s and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same ;

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AND WHEREAS the carpet area of the said Flat/Shop/Unit is 32.78 square meters and "carpet area" means the net usable floor area of an Flat/Shop/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s, but includes the area covered by the internal partition walls of the Flat/Shop/Unit.

AND WHEREAS on demand from the allottee/s / purchaser/s, the Builders/Promoters has given inspection to the allottee/s / purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builders/Promoters abovenamed Architects including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building/s and/or Flat/Shop/Units are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

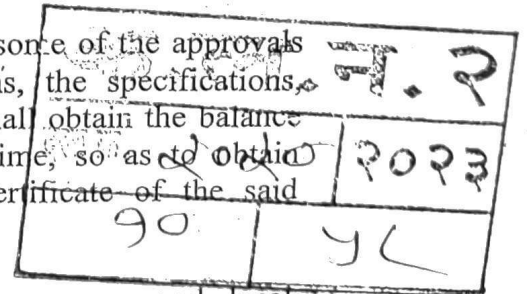
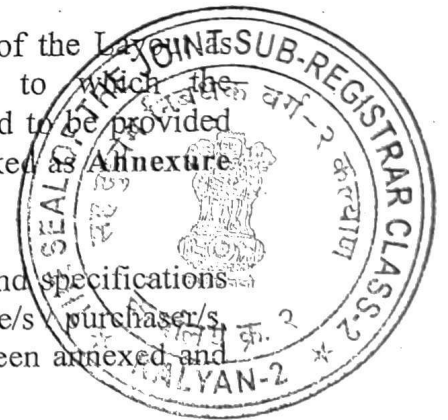
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C- 1**.

AND WHEREAS the authenticated copies of the plans of the Layout proposed by the Builders/Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2**,

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shop/Unit agreed to be purchased by the allottee/s / purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

AND WHEREAS the Builders / Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions,



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stipulations and restrictions which are to be observed and performed by the Builders / Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing No. P51700024062

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters is required to execute a written Agreement for sale of said Flat/Shop/Unit with the allottee/s / purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE Builders/Promoters have started construction and shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law

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THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat/Shop/Unit bearing No. 702 on seventh floor in Building B, admeasuring 32.78 Sq. Meters (Carpet) in the complex known as "SAI-ENCLAVE" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lumpsum price/consideration of Rs. 29,90,000/- (Rupees Twenty Nine Lakhs Ninety Thousand ONLY) the above said lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

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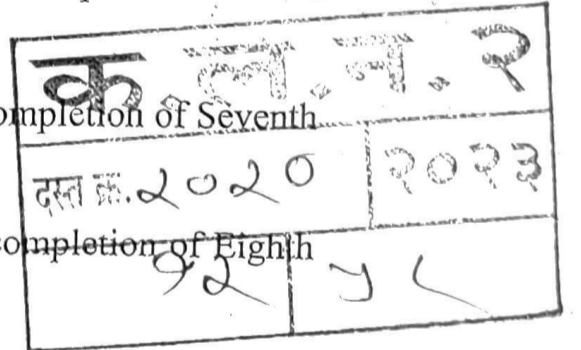
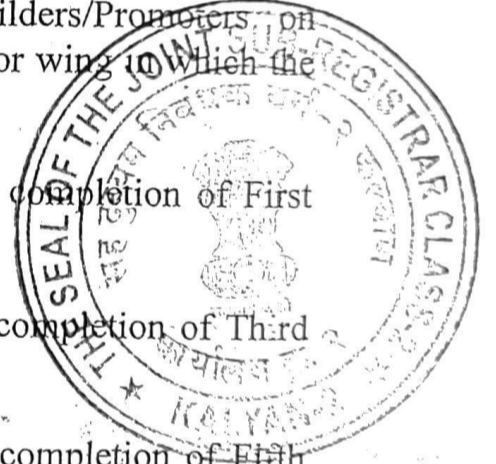
That said premises will have **Balcony** area of 2.41 sq. meters, **Patio** area of 3.75 sq. meters and **Terrace** area of — sq. meters which areas are for exclusive use and benefit of said premises.

1. (b) The allottee/s / Purchaser/s has paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees one Lakhs only) (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of Rs. 28,90,000/- (Rupees Twenty Eight Lakhs Ninety Thousand) only) in the following manner :-

- i. 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement.
- ii. 15 % (not exceeding 45% of the total consideration) of total consideration to be paid to the Builders/Promoters on completion of the Plinth of the building or wing in which the said Flat/Shop/Unit is located.
- iii. 5% of total consideration to be paid on completion of First slab.
- iv. 5% of total consideration to be paid on completion of Third slab.
- v. 5% of total consideration to be paid on completion of Fifth slab.
- vi. 5% of total consideration to be paid on completion of Seventh slab.
- vii. 5% of total consideration to be paid on completion of Eighth slab.

(not exceeding 70% of the total consideration) to be paid to the Builders/Promoters on completion of the slabs including stilts of the building or wing in which the said Flat/Shop/Unit is located.

- ix. 5% of total consideration (not exceeding 75% of the total consideration) to be paid to the Builders/Promoters on completion of the walls, internal plaster, floorings, doors and windows of the said Flat/Shop/Unit.



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Builder

purchaser/s and he/they will deposit the same with Builders/Promoters as and when demanded.

31. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that piece and parcel of land lying, being and situate at Village Vadavli, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
22	2	0-23-2 P.K. 0-01-0	3.70

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan :

SECOND SCHEDULE OF THE ABOVE REFERRED PROPERTY

All the Development rights in respect of **Building No. B** to be constructed on portion of land forming the part of all that piece and parcel of land lying, being and situate at Village Vadavli, Taluka Kalyan, District Thane bearing :

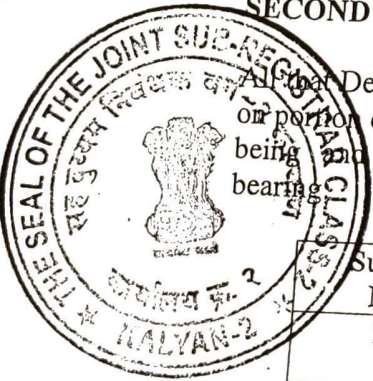
Survey No.	Hissa No.	Area (H-R-P)	Assessment (Rs. P)
22	2	0-23-2 P.K. 0-01-0	3.70

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

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कल्याण डोंबिवली महानगरपालिका, कल्याण प्रारंभ

क्र.क.डोंबिव/नरवि/बांप/क.वि/ce/0041/18

कल्याण डोंबिवली महानगरपालिका, कल्याण

दिनांक :- 16/10/2018

(बांधकाम प्रारंभ प्रमाणपत्र)

प्रति,

श्री. हरीशचंद्र बागल्या पाटील व इतर

कु.मु.प.धा - मे. ओम साई बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे

भागीदार श्री. संतोष भरत भोईर व इतर

द्वारा - श्रीमती. शोभना देशपांडे (वास्तु.), कल्याण(प.)

स्थापत्य अभियंता - श्री. जे.एन.चौधरी (मे.अर्णा स्ट्रक्चरल कंसल्टंट), डोंबिवली(पू.)

विषय:- स.नं. २२, हि.नं. २, मौजे-वडवली येथे बांधकाम प्रारंभ करण्याच्या मंजूरीबाबत.

संदर्भ:- आपला दि. २७/११/२०१७ रोजी Auto DCR प्रणालीद्वारे श्रीमती. शोभना देशपांडे वास्तुविशारद, कल्याण (प.) यांचे मार्फत सादर केलेला पूर्तता अर्ज क. SE6/VDV/0100/17-18.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. २२, हि.नं. २, मौजे-वडवली मध्ये २४२०.०० चौ.मी. क्षेत्रात २३६७.०० चौ.मी. क्षेत्राच्या भुखंडावर ३०८१.४६ चौ.मी. चढई क्षेत्राचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २७/११/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवास + वाणिज्य इमारतीच्या बांधकामाबाबत, 'बांधकाम प्रारंभ प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

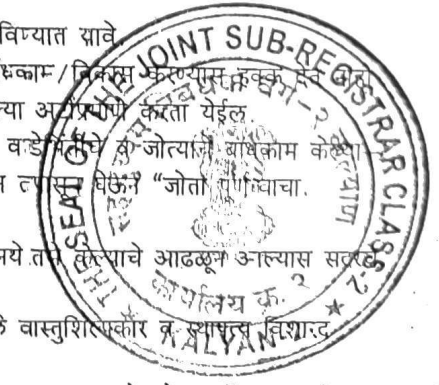
इमारत 'A' - तळ मजला + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)

इमारत 'B' - स्टिल्ट (पै.), तळ (पै) + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)

इमारत 'C' - स्टिल्ट (पै.), तळ (पै) + पहिला मजला ते पाचवा मजला + सहावा मजला (रहिवास + वाणिज्य)

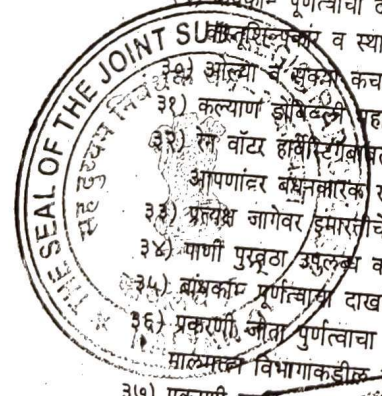
सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/निर्माण करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभित व जोत्याचे बांधकाम केलेल्या बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, त्र ते या कार्यालयाकडून तपास घेऊन "जोता संपण्याचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये तर त्याचे आढळून आल्यास सादर बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये त्र नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच फर्मेच्या मरदीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाळ मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित हप्त असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.



दिनांक	२०२०	२०२३
	३०	(क.मु.प.धा)

- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था कराव्याची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डों.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसांच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तारूंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डों.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वाडेभित्तीचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावे.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवास + वाणिज्यसाठी उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपाने तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, सोप्या व सुकरा कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३१) रत वाट होईपर्यंत बांधकाम मा.कार्यकारी अधियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३२) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चाटू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३५) प्रकरणी जैतू पूर्णत्वाचा दाखला घेणेपूर्वी १८.००मी. वि.यो. रस्त्याने बाधीत क्षेत्राबाबत नोंदणीकृत करारनामा करून मालमत्त विभागाकडील ना-हरकत दाखला पावती सादर करणे आपणांवर बंधनकारक राहिल.
- ३६) प्रकरणी तहसिलदार, कल्याण यांचेकडील क्र.महसुल/ठक.२/जमिनबाब-१/रुपांतरणकर/एसआर.१६०/१८, दि.२५/०३/२०१८ अन्वयेच्या पत्रात नमूद सर्व अटी आपणांवर बंधनकारक राहिल.
- ३७) प्रकरणी तहसिलदार, कल्याण यांचेकडील क्र.महसुल/ठक.२/जमिनबाब-१/रुपांतरणकर/एसआर.१६०/१८, दि.२५/०३/२०१८ अन्वयेच्या पत्रात नमूद सर्व अटी आपणांवर बंधनकारक राहिल.



कल्याण डोंबिवली महानगरपालिका
 दि. २५/०३/२०१८
 मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना
 क्र. २० अ.दि.मि.म. १९६६ च्या तरतुदी नुसार दाखलपत्र गुन्ह्यास पात्र राहाल.

सहाय्यक संचालक नगररचना
 कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण.
- २) कर निर्धारक व संकलक, क.डों.म.पा.कल्याण.
- ३) पाणी पुरवठा विभाग, क.डों.म.पा.,कल्याण.
- ४) प्रभाग क्षेत्र अधिकारी 'अ' प्रभाग क्षेत्र, क.डों.म.पा.,कल्याण.



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 :
P51700024062

Project: **SAI-ENCLAVE** , Plot Bearing / CTS / Survey / Final Plot No.: **S NO 22 H NO 2at Vadavali Bk., Kalyan, Thane, 421301;**

- Sairaj Builders** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421301.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **17/01/2020** and ending with **30/05/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by

Dr. Vasanti Premnath Patil

(Secretary, MREDA)

Date: 09-09-2021

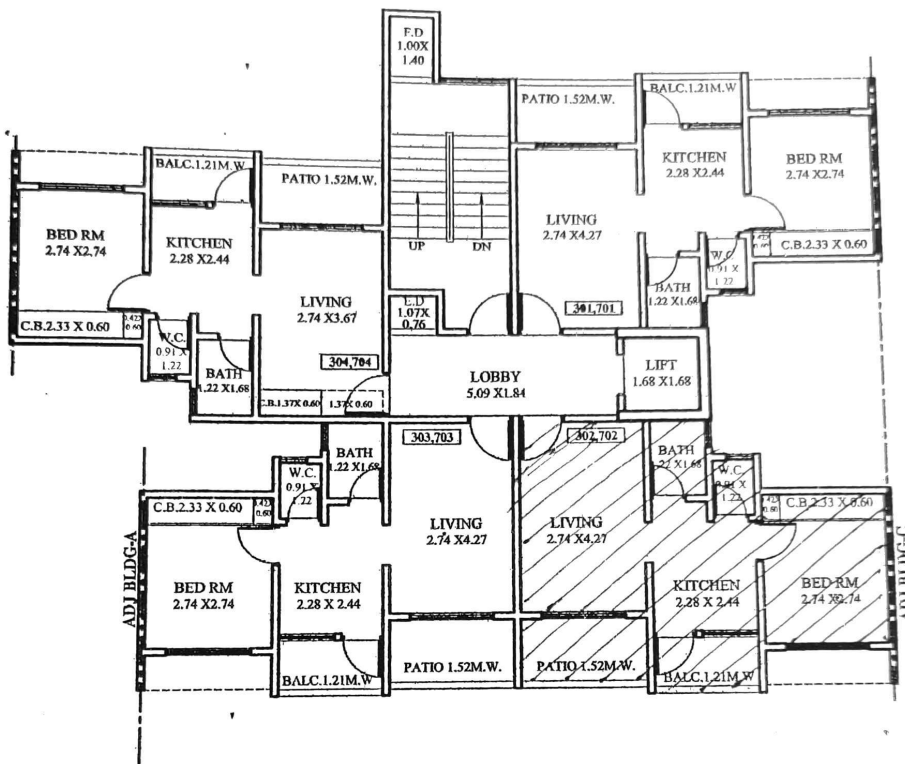
Dated: 08/09/2021

Place: Mumbai

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



क.ल.न.२

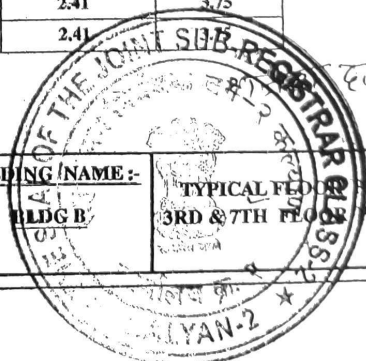


*** CARPET AREA AS PER RERA ***

FLAT NO.	FLAT TYPE	CARPET AREA AS PER RERA SQ MT	BALCONY CARPET AREA SQ MT	PATIO CARPET AREA SQ MT
301,701	1-BHK	32.78	2.41	3.75
302,702	1-BHK	32.78	2.41	3.75
303,703	1-BHK	32.78	2.41	3.75
304,704	1-BHK	32.78	2.41	3.75

Handwritten signature/initials

दत्तात्रय नांगरे



<p>PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX ON PLOT BEARING S. NO. 22, H. NO. 2, AT VILLAGE - VADAVLI TAL. - KALYAN DIST.-THANE</p>	<p>DEVELOPER SAI RAJ BUILDERS</p>	<p>BUILDING NAME:- BLDG B</p>	<p>TYPICAL FLOOR PLANS 3RD & 7TH FLOOR PLANS</p>	
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क. ल. न. २
दस्तावेज क्र. २०२०/२०२३
५२ ५८

11:27 AM



27/01/2023

Index-II

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2020/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2990000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2132000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर नगरपालिका, इतर माहिती: , इतर माहिती: मौजे वडवली सर्व्हे नं. 22 हिस्सा नं. 2 साई - इनक्लेव्ह बिल्डींग बी सदनिक्ता क्र. 702 सातवा मजला क्षेत्र 32.78 चौ.मीटर कारपेट + 2.41 चौ.मीटर बालकनी + 3.75 चौ.मीटर पॅथिओ ((Survey Number : सर्व्हे नं. 22 ; HISSA NUMBER : हिस्सा नं. 2 ;))
(5) क्षेत्रफळ	1) 32.78 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. साईराज बिल्डर्स तर्फे भागीदार श्री. राजेश परशुराम भोईर वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: श्रमसाफल्य, मंगेशी ईलाईट 2, चिकणघर, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ADYFS6684B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश दत्तात्रय नांगरे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: श्री सद्गुरु कृपा, हाऊस नं. 249, रुम नं. 03 तळ मजला सेक्टर 19/बी कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AQYPN1978L
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2020/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	209300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29900
(14) शेरा	

(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. RAJESH DATTATRAY NANGARE

PROPERTY ADDRESS

**FLAT NO. 702, 7TH FLOOR, B - BUILDING, SAI ENCLAVE, NEAR JARI MARI
MANDIR, AMBIVALI GAON ROAD, SURVEY NO. 22, HISSA NO. 2, VILLAGE -
VADAVALI, AMBIVALI (W), THANE - 421102.**



SUBMITTED TO
STATE BANK OF INDIA
R.A.C.P.C (GHATKOPAR)

Sanjay S. Dalvi**REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS**Office Address : 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G. D. Ambekar Marg, Wadala (W), Mumbai – 400031.

Phone : +91-98194 70709/99877 79889; Email Id :- sanjaydalvi201801@gmail.com

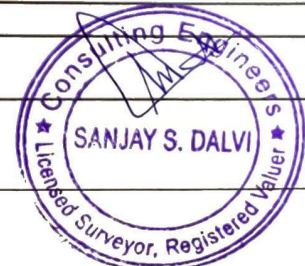
STATE BANK OF INDIA BRANCH:

SBI RACPC GHATKOPAR

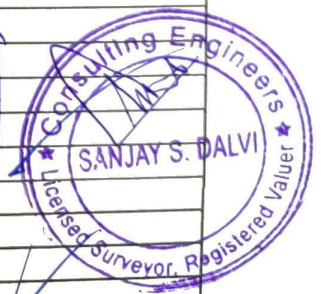
VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)


I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value for loan purpose.	
2	Date of inspection	30/01/2023.	
	Date on which the valuation is made	30/01/2023.	
3	List of documents produced for perusal	Copy of Index- II & Commencement Certificate	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Index II	The Seal of The Sub Registrar Kalyan – 2	Approval No: 2020/2023 Dated: 27/01/2023
ii)	Copy of Commencement Certificate	K.D.M.C.	Approval No.JVK/ KDMP/NRV/BP/KV/CC/0041/18 Dated – 16/10/2018
iii)	Copy of Approve plan	K.D.M.C.	Approval No.JVK/ KDMP/NRV/BP/KV/0041/18 Dated – 16/10/2018
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	MR. RAJESH DATTATRAY NANGARE PROPERTY ADDRESS: FLAT NO. 702, 7TH FLOOR, B - BUILDING, SAI ENCLAVE, NEAR JARI MARI MANDIR, AMBIVALI GAON ROAD, SURVEY NO. 22, HISSA NO. 2, VILLAGE - VADAVALI, AMBIVALI (W), THANE – 421102.	
5	Brief description of the property	The subjected property is 1 BHK Residential Flat Situated in Middle Class area	
6	Location of property	Vadavali –Ambivali	
a)	Plot No. / Survey No.	Survey No. 22, Hissa No. 2	
b)	Door No.	Flat No. 702	
c)	T. S. No. / Village	Vadavali	
d)	Ward / Taluka	Kalyan	
e)	Mandal / District	Thane	
f)	Date of issue and validity of layout of approved map	Approval No.JVK/ KDMP/NRV/BP/KV/0041/18 Dated – 16/10/2018	
g)	Approved map / plan issuing authority	K.D.M.C.	
h)	Whether genuineness or authenticity of approved map/ plan is verified	Yes	
i)	Any other comments by our empanelled valuers on	-	
7	Postal address of the property	FLAT NO. 702, 7TH FLOOR, B - BUILDING, SAI ENCLAVE, NEAR JARI MARI MANDIR, AMBIVALI GAON ROAD, SURVEY NO. 22, HISSA NO. 2, VILLAGE - VADAVALI, AMBIVALI (W), THANE – 421102.	
	City / Town	Kalyan	
8	Area	Residential	
9	Classification of the area:		
i	High / Middle / Poor	Middle Class	
ii	Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	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	NA	



12	Boundaries of the property	As per the Deed	Actuals
	East	NA	Road
	West	NA	A Wing
	North	NA	Open
	South	NA	Open
13	Latitude, Longitude & Co-ordinates of flat	19.2649454	73.1641187
14	Extent of the site	-	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	NA	
16	Whether occupied by the owner / tenant?	Vacant	
16.1	If occupied by tenant, since how long? Rent received per month.	Name	-
		Rent per month	-
		since how long	-
II.	APARTMENT BUILDING		
1	Nature of the Apartment	Residential	
2	Location	Vadavali – Ambivali	
	CTS./ Survey/ Plot No.	Survey No. 22, Hissa No. 2	
	Block/ Sector No./Ward No.	NA	
	Village/ Municipality / Corporation	Corporation	
	Door No., Street or Road (Pin Code)	Flat No. 702, Ambivali Gaon Road	
3	Description of the locality Residential / Commercial / Mixed	Residential	
4	Year of Construction	Ready for possession	
5	Number of Floors	S(p)/G(p) + 7 upper floors	
6	Type of Structure	RCC Framed Structure	
7	Number of Dwelling units in the building	4 Flats per floor	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	
11	Facilities Available	Yes	
	Lift	1 Lifts	
	Protected Water Supply	Good	
	Underground Sewerage	Good	
	Car Parking - Open/ Covered	No	
	Does Compound wall exist?	Good	
	Is pavement laid around the Building	Good	
III	FLAT		
1	The floor on which the flat is situated	7 th Floor	
2	Door No. of the flat	Flat No. 702	
3	Specifications of the flat	The subject property is 1 BHK Residential Flat	
	Roof	RCC	
	Flooring	Vitrified	
	Doors	Wooden	
	Windows	P.C.A.S.W.	
	Fittings	Concealed	
	Finishing	Good	
4	House Tax	Documents not provide to us.	
	Assessment No.	Documents not provide to us.	
	Tax paid in the name of	Documents not provide to us.	
	Tax amount	Documents not provide to us.	
5	Electricity Service Connection no.	Documents not provide to us.	
	Meter Card is in the name of	Documents not provide to us.	
6	How is the maintenance of the flat?	Good	
7	Sale Deed executed in the name of	MR. RAJESH DATTATRAY NANGARE	
8	What is the undivided area of land as per Sale Deed?	NA	
9	What is the plinth/Built up area of the flat?	C.A. 32.78 Sq.Mtr. + 2.41 Sq.Mtr Balcony + 3.75 Sq.	



	As per Plan	Mtr. Patio (As per Index II)
	As per Physical Measurements	NA
	As per documents	C.A. 350 Sq. Ft. + 73 Sq. Ft. Balcony
	Carpet Area considered for the purpose of Valuation Report	C.A. 32.78 Sq.Mtr. + 2.41 Sq.Mtr Balcony + 3.75 Sq. Mtr. Patio (As per Index II)
10	What is the floor space index(FSI) (app.)	C.A. 419 Sq. Ft. (As per Index II)
11	Is it Posh/ I class / Medium / Ordinary?	NA
12	Is it being used for Residential or Commercial purpose?	Medium
13	Is it Owner-occupied or let out?	Residential
14	If rented, what is the monthly rent?	Vacant
		Rs. 7,000/-
IV MARKETABILITY		
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	The subject property is in good locality & all amenities available in nearby said property.
3	Any negative factors are observed which affect the market value in general?	No
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.7,000/-to Rs.8,000/- per Sq. Ft. on Carpet Area depending upon location & amenities available in the said project.
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.7,500/-per Sq. Ft. on Carpet Area
3	Break - up for the rate	
i)	Building + Services per Sq. Ft.	Rs.2,500/-
ii)	Land + Others per Sq. Ft.	Rs.5,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Department of Registration & Stamp Government of Maharashtra is Rs.47,400/- per Sq. Mtr. for Residential Flat located at Village – Vadavali


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
Close
Feedback

Year: 20222023 Language: English

Selected District: ठाणे

Select Taluka: कल्याण

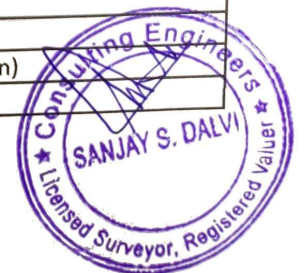
Select Village: गावाचे नाव : वडवली (कल्याण)

Search By: Survey No Location

Enter Survey No: 22

उपविभाग	कुली नमीन	निवासी सदयिका	अर्थसि दफ्तरे	शैबोयिक	एकक (Rs./)	Attribute
34/97-विभाग.6 वडवली तर्फे व-हे (55) संदुर्ण वडवली तर्फे व-हे वा गावातील सर्व मिळकती	8800	47400	54400	59400	54400	ची. मीटर सर्व्हे नंबर

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate per Sq. ft.	Rs.2,500/-
	Replacement cost of flat with Services {V (3)i} per Sq. ft.	Rs.5,000/-
	Age of the building (Approx.)	Newly Constructed
	Life of the building estimated	60 years (Ready for possession)
	Depreciation percentage assuming the salvage value as 10%	-



	Depreciated Ratio of the building	Depreciation not done due to building is Newly Constructed.		
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)	Rs.2,500/-		
	Rate for Land & other V (3)ii	Rs.5,000/-		
	Total Composite Rate	Rs.7,500/-		
VII	Details of Valuation:			
Sr.No.	Description	Qty.	Rate per Sq. Ft. in Rs.	Estimated Value in Rs.
1	Present value of the flat	419 Sq. Ft.	Rs. 7,500/-	Rs. 31,42,500/-
2	Car Parking			0
3	Wardrobes			0
4	Showcases			0
5	Kitchen Arrangements			0
6	Superfine Finish			0
7	Interior Decorations			0
8	Electricity deposits / electrical fittings, etc.,			0
9	Extra collapsible gates / grill works etc.,			0
10	Potential value, if any			0
11	Others			0
	Total			Rs. 31,42,500/-
12	Insurable Value In Rs.	Built Up Area 503 Sq. Ft.	Cost of Construction Rs. 2,500/-	Rs. 12,57,500/-
(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/ tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).				
Photograph of owner/representative with property in background to be enclosed.				
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites				
As a result of my appraisal and analysis, it is my considered opinion that the Fair Realisable value of the above property in the prevailing condition with aforesaid specifications is Rs.				Rs. 31,42,500/-
Remarks :				
1. We have released report on the basis of provided documents i.e. Copy of Index-II & Commencement Certificate & Approve Plan				
2. Property is identified by Mr. Nikhil Sonavane				
3. Property identified with Mr. Krishna Bansode - 8369106923 (Sales).				
4. Building is ready possession some flats are occupied but no Oc provided to us.				
5. Lift not installed as per site information.				
Place:	Mumbai	Date	30/01/2023	
Signature (Name and Official Seal of the Approved Valuer)				
For Bank Use				
The undersigned has inspected the property detailed in the Valuation Report dated: 30/01/2023. We are satisfied that the fair realizable value of the property is Rs. 31,42,500/- (In words Thirty One Forty Two Thousand & Five Hundred Only).				
Date	30/01/2023.			
Signature (Name of the Branch Manager with office Seal)				
Enclose:				
TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT				
1. Declaration-cum-undertaking from the valuer (Annexure-I)				
2. Model code of conduct for valuer (Annexure II)				

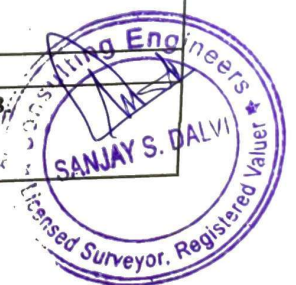


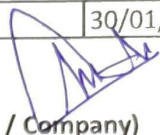
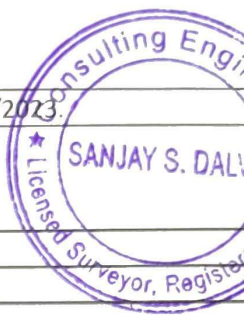
(Annexure-I)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING

I, Mr. Sanjay S Dalvi son of Mr. Shrikant Dalvi do hereby solemnly affirm and state that:

1	I am a citizen of India	
2	I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.	
3	The information furnished in my valuation report dated is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.	30/01/2023.
4	I have personally inspected the property on The work is not subcontracted to any other valuer and carried out by myself.	30/01/2023.
5	Valuation report is submitted in the format as prescribed by the Bank.	
6	I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks During my empanelment with you, I will inform you within 3 days of such depanelment.	
7	I have not been removed/dismissed from service/employment earlier.	
8	I have not been convicted of any offence and sentenced to a term of imprisonment.	
9	I have not been found guilty of misconduct in professional capacity.	
10	I have not been declared to be unsound mind.	
11	I am not an undischarged bankrupt or have not applied to be adjudicated as a bankrupt.	
12	I am not an undischarged insolvent.	
13	I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.	
14	I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957, or Gift Tax Act 1958 and	
15	My PAN Card number/Service Tax number as applicable is	
16	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.	
17	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.	
18	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.	
19	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.	
20	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)	
21	I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)	
22	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)	
23	My CIBIL Score and credit worthiness is as per Bank's guidelines.	
24	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.	
25	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.	
26	Further, I hereby provide the following information.	
Sr.No.	Particulars	Valuer comment
1	background information of the asset being valued;	The subject property is 1 BHK Residential Flat
2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India
3	identity of the valuer and any other experts involved in the valuation;	Self
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of Appointment- 30/01/2023. Valuation date- 30/01/2023. Date of Report- 30/01/2023.



6	inspections and/or investigations undertaken;	Physically site verified.
7	nature and sources of the information used or relied upon;	Surrounding locality, Present Market condition & our judgment.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Composite Rate
9	restrictions on use of the report, if any;	For said purpose only.
10	major factors that were taken into account during the valuation;	Present Market enquiries, Area of flat & condition
11	major factors that were not taken into account during the valuation;	-
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.	-
	Place: Mumbai	Date: 30/01/2023
	 Signature (Name of the Approved Valuer and Seal of the Firm / Company)	
	 (Annexure-II)	
	MODEL CODE OF CONDUCT FOR VALUERS	
	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 endeavour 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	
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	
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.		
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.		
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.		
	Miscellaneous		
31	A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.		
32	A valuer shall follow this code as amended or revised from time to time.		
	Signature of the valuer		
	Name of the Valuer	SANJAY S DALVI	
	Registration Number	CAT-I/378 OF 1988	
	Address of the valuer	REGISTERED VAUERS, CONSULTING ENGINEERS & SURVEYORS Office Address : 307,3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir, G. D. Ambekar Marg, Wadala(W), Mumbai – 400031.	
	Place:	Mumbai	Date
			30/01/2023.

PHOTOGRAPHS

