

500Rs.



General / Courtfee Stamps worth Rs... 500/-

Issued to Shri... Y... R... Mahajan...

through Shri **MRS. K. S. TARTE**

to makeup a total value of Rs... 3880/-

of S. No... 205... Date 18/4/95...

Sub Treasury Officer Kalyan

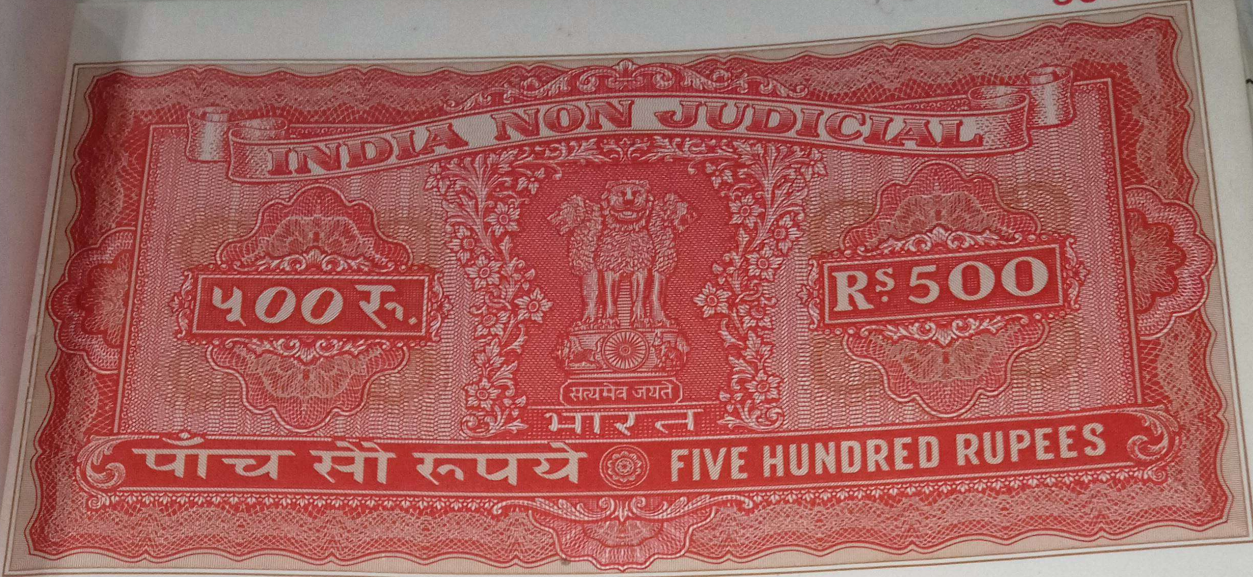
AGREEMENT FOR SALE

THIS AGREEMENT is made at Dombivli on this

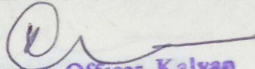
21st day of APRIL 1995.

BETWEEN

500Rs.



General / Courtfee Stamps worth Rs. 500/-
 Issued to Shri. Y. R. Mahajan.....
 through Shri. **MRS. K. S. TARTÉ**.....
 to makeup a total value of Rs. 3880/-
 of S. No. 205 Date 18/4/95


 Sub Treasury Officer Kalyan

BUILDER
 M/s. SHYAM CONSTRUCTION.

PURCHASER
 MR. YADAV RAGHO MAHAJAN.

Ward No. _____

Flat/Shop/Office/Room built-up
area 517 sq. feet

Market value Rs. 2,84,350/-

Actual Value Rs. 2,58,500/-

AGREEMENT FOR SALE

(Flat includes shop and garage)

22/04/95
22/04/95

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ARTICLES OF AGREEMENT made at Dombivli

this 21st day of APRIL 1995.

B E T W E E N

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Assoc
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M/s. SHYAM CONSTRUCTION a Partnership Firm doing business as Builders, Developers and Contractors and having its office/place of business at - Gurumayli Chaya, 201, Chitranjandas Road, Ramnagar, Dombivili (E) Tal - Kalyan, Dist - Thane.
 hereinafter called 'THE PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said partnership, the individual partners thereof, survivors of the said partners and heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART.

A N D

SHRI/SMT.

Yadav Ragho Mahajan
 Age 51 yrs. years, Occupation Service.
 Residing at - Shri Y.R. Mahajan
C/o - Shri P.L. Patil, Ganga-Deep H. Co-Soc,
II nd floor, Block No. 11, Ganesh Nagar,
Dombiwadi (west)

Manorama Vas...
Manorama Vas...

hereinafter called 'THE PURCHASERS' (Which expression shall whenever the context requires or permits, mean and include his/her heirs, executors, administrators, successors and assigns) of the OTHER PART :

WHEREAS Smt. Manorama Vasant Rao Nagvanshi and others (hereinafter called the original Owner's) are the owners of the property vis ALL THAT the piece or parcel of land or ground being Plot No. Old 177 New 111 Part 11 admeasuring about 800 Sq.Yards which is equivalent to 668.90 Sq.Metres, bearing S.NO.177-A H.NO. 11 (part) situate at Revenue Village Chole in Taluka and Sub-Registration District Kalyan. District Thane and within the limits of Kalyan Municipal Corporation and more particularly described in the SCHEDULE thereof hereunder written (hereinafter referred to as 'the said land')

AND WHEREAS by an Agreement for Sale for Development dt. Jan 91 executed between the said original Owners

Shri Chandrakant Aitwar Patil, propritier of M/s Manisha Developers the said original Owners have agreed to sell the said land to the said Shri Chandrakant Aitwar Patil who have agreed to purchase it with a view to developing the said land by constructing thereon a building of dwelling units and other units and selling the said units of prospective purchasers: AND WHEREAS by an Agreement for sale for Development dated 10/3/94, the said Shir Chandrakant Aitwar Patil has agreed to sell the said land to M/s SHYAM Construction, the Promoters herein, who have agreed to purchase it with a view to developing the said land by constructing thereon a building of dwelling units and other units and selling the said units to prospective purchasers.

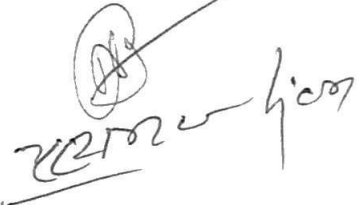
AND WHEREAS the Plan of the said proposed building having ground and three upper floor to be constructed on the said land prepared by Architect/s _____ DILIP DESHMUKH & ASSOCIATES _____ has been approved/sanctioned by Kalyan Municipal Corporation vide their letter NO. 168-35 _____ dt. 1.6.94 _____

AND WHEREAS the Promoters by virtue of the terms and conditions contained in the said Agreement have become entitled to commence work of construction of building according to plan thereof sanctioned by Kalyan Municipal Corporation and according to certain conditions, restrictions and stipulations laid down by the said planning Authority which are to be observed and performed by the Promoters :

AND WHEREAS the Promoters are presently constructing on the said land the building consisting of flats in accordance with the aforesaid sanctioned Plan and Whereas the Promoters accepted the profesuional supervisions of the Architect and Structural Engg. till the completion of the construction work of the proposed building

AND WHEREAS by virtue of the above said Agreement the Promoters have the sole, absolute and exclusive right to sell said flats to prospective purchasers :

AND WHEREAS the Promoters offered for Sale the various flats in the said proposed building that are now under construction to prospective buyers who are to be flat purchasers AND WHEREAS the Purchasers one coming to know that the various flats under construction are offered for sale expressed his/her desire to purchase and/or acquire on ownership basis one flat/~~shop/garage~~ No. 13 on the IIIrd floor is wing of the building which is to have a (Built up area of 517 Sq.Ft.) AND WHEREAS the price and/or consideration of the said flat is agreed to be Rs. 2,58,500 (Rupees Two lakhs, fifty-eight thousand and five hundred only) excluding the other charges and expenses mentioned in various other clauses of this Agreement.



AND WHEREAS upon a request of the Purchaser, the promoters have made a full and true disclosures of the nature of their title to the said land on which the proposed building is being constructed and have also given the purchaser inspection of the plans and specifications of the said proposed building:

AND WHEREAS the copies of Certificate of Title of the said land issued by Shri N. S. (Rajeev) Patkar, Advocate of the Promoters, copies of Property Card or extract of VII-XII or any other relevant documents showing the nature of the title of the said land and the copies of the plans and Specifications approved by Kalyan Municipal Corporation and any other documents which are required to be given under Rule 4 of the Maharashtra Ownership of Plats Act, 1963 have been annexed hereto.

AND WHEREAS prior to making applications for purchaser of flats as aforesaid the purchaser had made a declaration as required by the provisions of Maharashtra Co-operative Societies Act, 1960 or Urban Land (Coiling and Regulation) Act, 1976 to the effect that neither he/she nor the members of his/her family own a tanament, house or building within the limits of Kalyan Municipal Corporation:

AND WHEREAS the Purchaser has seen the site of the building 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 :

AND WHEREAS the Purchaser has been informed by the Promotors and therefore know that they have offered for sale all the respective flats in the building under construction on the said land to different purchasers and that they executed Agreement for sale of the flats with the clear out understanding to the Purchasers thereof that the Purchasers who are taking the said flats ultimately join the rest of the Purchasers in forming a Co-operative Housing society and be a member thereof :

AND WHEREAS the Promotors agree to sell the Purchasers and the Purchasers agree to purchase/acquire the said abovementioned flat upon the terms and conditions hereinafter appearing :

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

1. The Promoters shall construct the said proposed building as mentioned hereabove in accordance with the plans. Designe and specifications thereof, sanctioned and approved by the concerned Planning Authority (kalyan Municipal Corporation) with such

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variations and codifications as the Promoters deem necessary and proper and as per the requirements and directions of the Planning Authority or Body.

Provided that the Promoters shall have to obtain prior consent of the Purchaser in respect of such variation or modifications which may adversely affect that flat of the Purchaser.

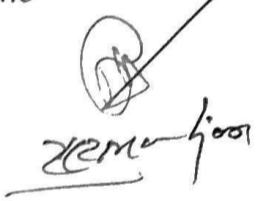
2. The Purchaser hereby agrees to purchase and/or acquire from the Promoters and the Promoters hereby agrees to sell to the Purchaser Flat No. 13 having an approx. Built up area/Biltup area of 517 Sq.Ft. (Which is inclusive of the area of balconies). And All other common Area on the III floor — wing of the building now under construction and shown on the floor plan thereof hereto annexed and marked Annexure 'D' (hereinafter called 'the said flat') for a total consideration of Rs. 2,58,500, (Rupees Two lakhs fifty-eight thousand five hundred only) to be paid by the Purchaser to the Promoters in the following manner, that is to say -

- a. 15% Of the total amount of consideration to be paid to the Promoters by the Purchaser on or before the execution of these presents as Earnest Money or Deposit. (The payment and receipt whereof both hereby admit and acknowledge) (The amount to be paid at the time of Agreement should not exceed 15% of the sale price of the said flat.)
- b. 12% of the total amount of consideration after the work of plinth is complete.
- c. 12% of the total amount of consideration after the slab of the ground floor is cast.

- d. 12% of the total amount of consideration after the slab of first floor is cast.
- e. 12% of the total amount of consideration to be paid after the slab of the second floor is cast.
- f. 12% of the total amount of consideration to be paid after the slab of the third floor is cast.
- g. 10% of the total amount of consideration to be paid after the work of brick masonry is complete.
- h. 10% of the total amount of consideration to be paid after the work of internal and external plaster of walls is done.
- i. 5% a balance amount of consideration to be paid to the Promoters at the time of possession of the flat is given to the Purchaser.

100%

Total amount of consideration.



3. The Promoters hereby agree to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned Planning Authority at the time of sanctioning the said plan or thereafter and by before handing over possession of the said flat the Purchaser (obtain from the concerned Local Authority occupation and/or completion certificate in respect of the said flat).

4. The Promoters hereby declare that the floor space index is as pershown in the approved plan and that no part of the said floor space index has been utilised by the Promoters elsewhere for any purpose whatsoever and in case any part of the mid floor space

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index is utilized elsewhere then the promoters shall furnish to the Purchasers all the particulars in respect of such utilisation of the said floor space index by the Promoters, In case, while developing the said land the Promoters have utilige any floor space index of any other land or property by such floor space index shall be disclosd by the Promoters to the Purchasers. The residual F.A.R. (P.S.R.) in the land or the layout not concumed will be available to the Promoters till the registration of the accuaty the residual F.A.R. (F.S.I.) shall be available to the Society.

5. The promoters agree that they shall before handing over the possession of the said flat to the Purchaser and in any event before execution of a conveyance of the said land in favour of the corporate Body to be formed of the Purchasers of flats/shops/garages in the building/s to be constructed on the said land (hereinafter referred to as 'the said Society') will make full and true nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claime, of the any portion or over the said land and shall as far as posaible, ensure that the said land is free from encumbranoos and the Promoters have absolute, clear and marketable title to the said land so as to enable them to convey the said Society such absolute, clear and marketable title on the execution of a conveyance of the said land by the Promoters in invour of the said Society.

6. a. The Purchaser agrees that he/she shall pay up each of the instalments hereinbefore indicated on time as agreed and shall not commit any default.

It is agreed that each of the Prescribed stage of construction as fixed in clause '2' (or this Agreement, when any instalment becomes due, the Promoters shall make the demand of the due instalments in writing and the Purchaser shall make the payments to the Promoters at their office within 7 days from the

receipt of such written communication. The Purchaser agrees that his/her failure to pay the agreed instalment on demand within 7 days as stipulated hereinabove shall be treated as default on the part of the Purchaser in which event the Promoters shall have to rescind the present Agreement which if exercised shall bring the present Agreement to its end. In such event, the Purchaser shall be entitled to the refund of the money paid by him/her after deduction therefrom, if any.

b. Provided always that the option or right of the promoters hereinbefore contained of rescinding this Agreement shall not be exercised by the Promoter unless and until the Purchaser is given an fifteen days prior notice in writing by the Promoter of their intention to terminate this Agreement mentioning therein specific breach of terms and conditions of this Agreement and default on the part of the Purchaser in payment of the amounts, instalments and other outgoings and after giving opportunity to remedy such breach or breaches within a reasonable time of fifteen days from the date of receipt of the notice by the Purchaser.

(Signature)
22/11/20

c. The Purchaser agrees that he/she shall not claim a refund of his/her money immediately and shall be entitled to refund only after a fresh booking of the said flat by the Purchaser. The Purchaser agree that in case, the Present agreement is rescinding by them under this clause, they shall repay the Purchaser his/her money on fresh booking of the said flat.

d. It is hereby agreed that after the present Agreement is rescinded for reason stated in this clause, the Promoters shall have the right to book the said flat again to the others and the Purchasers herein shall have no claim whatsoever of and/or over the said flat.

e. After fresh booking of the said flat, the Promoters shall inform the Purchaser (who has committed a default) about the time and place to receive back his/her money.

7. If the Promoter elect not to exercise their option of rescinding the present agreement on account of any default committed by the Purchaser an contemplated agrees to pay the Promoters interest at the rate of 30% per annum on all the amounts which become due and payable by the Purchaser to the Promoter under the terms and condition of this Agreement from the date of this amounts become due.

8. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the flat are those that are set out of mere particularly described in the Annexure (A) annexed hereto.

9. It is agreed that the Promoter shall give possession of the abovesaid flat to the Purchaser on or before 11 months. Provided the Purchaser has paid to the Promoter the entire agreed amount of consideration and has made all the payments of dues and deposit and has performed his/her part of present Agreement and nothing further remain to be done on his/her part.

If the Promoter fail or neglect to give possession of the flat by the dates specified or on any further dates or date agreed to by the parties, the Promoter shall be liable on demand (but without prejudice to any other remedies to which they may be liable) to any refund to the Purchaser the amount already received by the Promoter in respect of the said flat with simple interest at a rate of 9 per cent per annum thereon from the date, the Promoter received the sums till the date the amount and interest thereof refunded and the amount thereon shall be charged on the

land in which the flat is or was to be constructed to the extent of the amount due but subject to any prior encumbrances.

It is agreed that for want of cement/steel and any other building material for any other reason or reasons which are beyond the control of the Promoters and that in the event of handing over the possession of the said flat is delayed, the Purchaser shall not be entitled to hold the Promoters responsible and/or liable in that behalf and the Promoters shall be entitled to reasonable extension of time for giving delivery of the flat to the Purchaser.

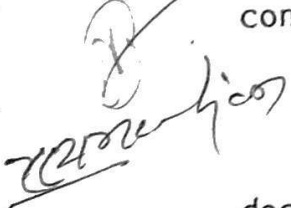
10. The Purchaser shall take possession of the said flat within 7 days of the Promoters giving written notice to the Purchaser intimating that the said flat is ready for use and occupation.

Provided that within a period of (three year) from the date of handing over the flat to the Purchaser if the Purchaser brings to the notice of the Promoters any defect in the flat or building in which the flat is situated or the material used therein or any unauthorised change in the construction of the said building then wherever possible such defects or unauthorised change shall be rectified by the Promoters at their own cost, and in case it is not possible to rectify such defects or unauthorised changes, then the Purchasers shall be entitled to receive from the Promoters reasonable compensation for such defect or change.

11. The Purchaser shall use the flat or any part thereof or permit the same to be used only to the purpose of residence/office/show room/shop/garage for carrying on any industry or business. The Purchaser shall use the garage of parking space only for the purpose of keeping or parking the Purchaser's own vehicles.

12. It is agreed that the Purchaser alongwith other Purchasers of the flats in the said building shall join in forming and registering

the society or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute applications, for registration and membership and all the necessary papers and documents required for the purpose of forming and/or registration of a Co-operative Housing Society and for becoming a member thereof including the bye-laws of the proposed society and duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by the Promoters to the Purchaser so as to enable the Promoters to register the organisation of the Purchasers of the flats in the said building under section 10 of the Maharashtra Ownership Flats Act, 1963, within the Maharashtra Ownership Flats (Regulation of Promotion of construction sale, management and transfer) Rules, 1964 and shall be a member of the said society. No objection shall be taken by the Purchasers if any, changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be, required by the Registrar of the Co-operative societies or the Registrar of the companies, as the case may be, or any other competent Authority.

 It is agreed that the execution of all the necessary documents required for the formation and registration of a Co-operative Housing Society shall be pre-conditions for occupation of the said flat by the Purchaser.

13. Unless it is otherwise agreed to by and between the parties hereto, the Promoters shall within 6 months of registration of the Society as aforesaid cause to be transferred to the said society all the rights, title and interest of the original owners & promoters in the said land which building/s thereon in favour of the said Society and such conveyance shall be keeping with the terms and conditions and provisions of this Agreement.

14. Besides the amount/instalments of the agreed consideration as stipulated in clause 4 of this agreement the Purchasers shall also pay and keep deposited with the promoters on demand the following amounts :-

- a. Rs. 10/- (Rupees Ten only) as Entrance Fee.
- b. Rs. 250/- (Rupees Two hundred fifty only) as share Money.
- c. Rs. 6,000/- (Rupees Six thousand on only as Expenses for electric installation and Meter connection/Water connection / Occupation Certificate deposit/charges
- d. Rs. 1,000/- (Rupees One thousand only) towards legal Expenses.
- e. Rs. 1,500/- (Rupees One thousand five hundred only) towards the Expenses for formation of a Co-operative Housing Society.
- f. Rs. 1,000/- (Rs. One thousand only)

Rs. 9760/- (Rs. Nine thousand Seven hundred sixty only.)

(Signature)
rate

15. a. Commencing a week after notice in writing is given by the Promoters to the Purchasers that the said flat is ready for use and occupation, the Purchaser shall pay regularly and punctually whether demanded or not, at all the times his/her share (i.e. in Proportion to the floor area of the flat) on his basis of Municipal and Revenue Assessment, in respect of the said flat, all outgoings such as rates, taxes, cess, dues, duties, impositions, insurances premium, maintenance charges, for common lights and repairs, salaries of the employees such as clerk, bill collector chowkidars, sweepers of the proposed Co-operative Society and all the other expenses of and incidental to the management and the maintenance of the mid building. The Purchaser agreed that he/she shall pay his/her proportionate water and electricity charges whether demanded or not.

CO-OPERATIVE
SOCIETY
MUNICIPAL

22. All notices to be sent and served and/or communications to be sent as required by the terms of this Agreement shall be deemed to have been properly served if sent to the Purchaser under Certificate of posting/Registered Post on the following addresses of the Purchaser giving by him/her for the purpose of Agreement c/o Shri P.L. Patil,
Ganga-Deep Co-op. H. Soci, Ganesh Nagar,
IInd floor, Block No. 11
Dombiwali (west)

23. It is also understood and agreed by and between the parties hereto the terrace space in the front of the or adjacent to the terrace flats in the said building if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat purchasers. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned Local Authority and the Promoters of the Society.

24. The name of the building to be constructed for the members of the Co-operative Housing Society shall be _____
SHYAM-SONI APPAT. and the same shall not be changed without the written permission of the promoters.

25. The present Agreement shall always be subject to the provision contained in the Maharashtra Ownership Act. 1963 and the Rules framed thereunder or any other provision of law applicable thereof.

**SCHEDULE OF THE SAID LAND
HEREINBE OFE DESCRIBED**

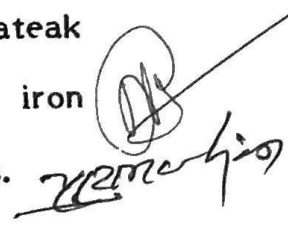
ALL THAT the piece or parcel of the land or grounds admeasuring about 800 Sq.yds. which is equivalent to 668.90 Sq.Mtrs. bearing No.177-A H.No, 11 situated at Revenue Village Chole in Taluka Kalyan District Thane and bounded as under :

On or towards the EAST :
On or towards the WEST :
On or towards the SOUTH :
On or towards the NORTH :

ANNEXURE 'A'

AMMENITIES AND SPECIFICATION OF THE FLAT/SHOP/GARAGE.

Flat/Shop/Garage No. 13 having built-up area of 517 Sq.Ft. on III floor in — wing of the building known as Shyam-Soni Apartment.

1. Building will be R.C.C framed structure with ground and three upper floors with underground water storage tank with electric pump with one R.C.C. overhead waterstorage tank.
2. All doors and windows will be wooden with novateak panels, oil painted, windows will be provided with iron grills with exidies steel hinges and aluminium fittings. 
3. Main door will be flush door and/or panel door oil painted with outside aldrop of steel metal with auto arrangement from inside and peep hole.
4. Grey mosaic tiles flooring in Main room and grey mosaic tiles in other rooms.
5. Bathrooms will be provided with polish tandoor flooring and a dado of 3'- 0 in white glazed tiles, one direct water connection from overhead water storage with shower also be provided.
6. One wash basin of 18 x 12 size white colour will be provided.

IN WITNESS HEREOF the parties hereto set and subscribe there respective hands, seal the day and year hereinabove mentioned.

SIGNED,SEALED AND DELIVERED)
by the witinnamed)
Shri Narain R. Vigasin)
the Partner of M/s. SHYANI)
CONSTRUCTION the Promoters)
herein, in the presence of -)

[Signature]
PROMOTERS

- 1. [Signature]
- 2. [Signature]

SIGNED,SEALED AND DELIVERED)
by the winthinamed Shri/Smt.)
Mahajan Yadav Ragho.)
the Purchaser herein, in the)
presence of -)

[Signature]
PURCHASERS

- 1. [Signature]
- 2. [Signature]

RECEIPT

RECEIVED from the Purchaser the)
day and year abovementioned a sum)
of Rs. 10,000/- only as Earnest)
Money by Cheque/Cash No. _____)
dt. 21/4/95 drawn on)
T.D.C.C. Vayzeshwari Bank)
Bank.

Rs. 10,000/-
[Signature]

WE SAY RECEIVED
For SHYAM CONSTRUCTION

Partner

N. S. Patkar

B. A. LL. M.

Advocate & Notary Public

Patkar House, Ram Nagar, Dombivli (East), Thluka-Kalyan, Ph. : 47 22 96, Pin. No. 421 201.

Ref. :

Date : 15th Dec. 94.

TITLE CERTIFICATE
(including Search Report)

Title to the property viz., ALL THAT the piece or parcel of land or ground admeasuring about 668.90 Sq.Metres which is equivalent to 799.7 Sq.Yards bearing Survey No.111 , Hissa No.11 (pai) (old Survey No.177A) situate at Revenue village Chole in Taluka - Kalyan , District- Thane within the limits of Kalyan Municipal Corporation and bounded as under :-

- On or towards East : Plot No.2 bearing S.No.111
Hissa No.11 & 10.
- On or towards West : 20 feet Road.
- On or towards North : Boundary of Mouje Thakruli.
- On or towards South : 10 feet Road.

(hereinafter referred to as ' the said land ')

1. I have very carefully investigated title of Smt.Manorama Vasantao Nagvanshi and Smt. Sushila Devidas Chavan to the said land and found the title thereof to be in order.

2. The said land originally belonged to Kalu Kacharu and Laxman Kacharu who by a Deed of Sale dated 21.11.1964 sold the land one to Narayan Rajaram Jadhav.

N. S. Patkar

B. A. LL. M.

Advocate & Notary Public

Patkar House, Ram Nagar, Dombivli (East), Thluka-Kalyan, Ph. : 47 22 96, Pin. No. 421 201.

Ref. :

Date :

- 2 -

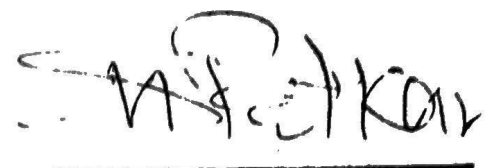
3. The said Narayan Rajaram Jadhav died on 08.02.71 leaving behind him his wife Shantabai and two daughters Smt. Manorama Nagvanshi and Smt. Sushila Devidas Chavan as the only heirs to inherit his property including the said land.

4. The said Smt. Shantabai Narayan Jadhav died on 05.01.88 leaving behind her two daughters as his only heirs to inherit her share in the said land. The said two daughters are, thus, the only owners of the said land.

5. Smt. Manorama Vasant Rao Nagvanshi and Smt. Sushila Devidas Chavan have through their constituted Attorney Shri. Vasant Rao Dhondopant Nagvanshi agreed to sell the said land to one Chandrakant Aaitwar Patil or his nominee.

6. By an Agreement for Sale for Development dated _____ the said Shri. Chandrakant Aaitwar Patil agreed to sell the said land to M/s. SHYAM CONSTRUCTION, a partnership firm, doing business as Builders, Developers and Contractors who have agreed to purchase it with a view to developing it by constructing thereon a building of dwelling units and other units and selling the said units to prospective purchasers on ownership basis.

7. I have inspected all the relevant documents relating to the title of the said land and am of the opinion that the title of Manorama Vasant Rao Nagvanshi and Smt. Sushila Devidas Chavan to the said land is CLEAR, MARKETABLE and without any ENCUMBRANCE.



N. S. PATKAR
Advocate.

कल्याण महानगरपालिका, कल्याण.



आयक क्रमांक/कमपा/नरवि/वा प. 130 दिवशी
 968-84
 कल्याण महानगरपालिका कार्यालय, कल्याण
 दिनांक : 9/1/84

मती मनीरमा वसंतराव नागतकरि य डावु.
 (सोपे कुमुण्डलभारत, गिरी नंदकांत डावु, पागीरि.)
 हस्ति-मीनादेकरि देवामुख (कोरुगुशीरिकाय) डावितुनी (पु)

दि. नं. ३८ (पेठ)

विषय : स. नं / १०१० डा वि. स. क.

प्लॉट नं. मोज योहे. येवे बांधकाम करण्याच्या मंजूरी बाबत.

मंदभं : आपला दि १५ ३ १९८४

श्री. गिरीनंदकांत देवामुख ;

वारतु गिल्पकार यांचे माफंत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक बनार रचना अधिनियम १९६६ चे कलम ४५ अन्वये

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श्री. वि. भूखंडाच्या विकाय करावयास मुंबई प्रतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम च्या अर्जास अनुसरून पुढील सर्तिस अधिन

हून तुमच्या मालकीच्या जागेतु हिरव्या रंगाने दुरुस्ती दाखविण्याप्रमाणे सळपर/स्टीम्ड, तळमुजळा पट्टी, मंत्रला व मंत्रळा, तिमरा मंत्रळा, शिथिल मंत्रळा रहाणगाडा दूधारी / अंकीम / दहीखाना / हस्तिपांढर / प्लॉटमाठी / मंत्र वाडे मतीच्या इमारतीच्या बांधकामा बाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्रे देण्यात येत आहे.

: अटी :

- ही बांधकाम परवानगी दिल्याचे वारखेतासुन एक वर्षे पर्यंत, बंध असेल नंतर पुढील वर्षासाठी परवानगीची नूतनीकरण मुदत संपणे आधी करण आवश्यक राहिल. अशा प्रकारचे नूतनीकरण क्रमा तीस वर्षे करता येईल. बंध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने जातनी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्तीचा आपल्यावर बंधनकारक राहतील.
- जे जि-हासिकारी ठाण, यांजकडून बांधकाम चालू करावयाचे अगोदर विनंगो परवानगी घेव्याची जबाबदारी तुमच्यावर राहिल व विन शेतीच्या परवानगाची एक सत्य प्रत काम मुह करावयाचे पधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविण आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मांडकाच्या कवचातोल जमोनी व्यतीरीत जमीनीवर बांधकाम अथर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोवतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि चालून दिलेल्या अटीप्रमाणे करता येईल.
- जोत्या पर्यंत बांधकाम झाल्यानंतर वारतु गिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केव्या वाकतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे व त्या नंतरच दोरवावरोल बांधकाम करावे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या कोरवाव्याचा जागेत बदल करू नये. व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केव्याचे बांधकाम आल्यास सदरची बांधकाम परवानगी रद्द जाणो असे समजण्यात येईल.
- इमारतीच्या बांधकामच्या मुराळीची (स्ट्रुक्चरल प्लॅन) नकाशाची सर्वसर्ज आपल्या वारतु गिल्पकार व त्यासत्य विचारद यांवर राहिल.

कल्याण महानगरपालिका, कल्याण.



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वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 84 अन्वये
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मि. भूखंडाच्या विकासास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम 1989 चे कलम 253 अन्वये बांधकाम
 करण्यासाठी केलेल्या दि. च्या बाजिस अनुसरून पुढील शर्तीस अधिन
 हून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळघर/स्टील्ट, तळमजला पहिला मजला व
 मजला, तिसरा मजला, चौथा मजला रूपासाठी दुकाने / ऑफीस / दस्खाना / हॉस्पिटल / साठेसाठी / गॅरेज वाडे
 मतीच्या इमारतीच्या बांधकामा बाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

: अटी :

- ही बांधकाम परवानगी दिल्याचे वारखासुन एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेंध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- जे जिन्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पधरा (15) दिवस अगोदर महानगरपालिकेकडे पाठविण आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (7) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमोनी व्यतीरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोवतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे व त्या नंतरच जोत्यावरोल बांधकाम करावे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडायच्या जागेत बदल करू नये. व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्वं परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षितेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्व आपल्या वास्तु शिल्पकार व स्थानिय विभागास यांचेवर राहिल.

११. बांधकाम पूर्णतेच्या दाखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्या प्रमाणे बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तु शिल्पकार व स्थापत्य विभागात यांच्या निहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
१२. बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/भूमी अभिलेख खात्याकडून जागेची आखणी कराव्यात घेण्यात यावी.
१३. नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये
१४. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टीक टँक पाहिजे व संडास भविष्य काळात जवळच्या मलनिस्सरण नलिकेस स्वखर्चाने नगर अभियंता यांचे परवानगिने जोडणे आवश्यक राहिल सेप्टीक टँक विहीरी पासून कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.
१५. सांडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटारांत स्वखर्चाने नगर अभियंता यांच्या परतती प्रमाणे सोडवि लागेल. सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवाना देण्यात येणार नाही.
१६. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्या करिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसाठी) भरावी लागेल.
१७. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) महानगरपालिका सांगिल त्या ठिकाणी स्वखर्चाने वाटून टाकला पाहिजे.
१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) चिंच ४) निलगिरी ५) करज पैकी एकूण दहा झाडे लावून त्याची जोपासना केली पाहिजे तसेच सधा अस्तीत्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
१९. नकाशात दाखविल्याप्रमाणे बांधकामाचा फवत राहणेसाठी/बाणिज्य/शैक्षणिक/औद्योगिक उपयोग करावा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२१. जागेतून किवा जागेतून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधीत खात्याकडून ना हरकत दाखला घेतला पाहिजे
२२. जागा महामार्ग किवा रेल्वे मार्गास सन्मुख लागून किवा जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे
२३. बांधकामाकडे किवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्येने प्रमाणे केली जाईल. व तरा रस्ता हाई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल,
२४. जागेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करावची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किवा निर्माण झाल्यास त्याचे निकारण मालकाचे करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
२५. सदर जागेत पाण्याच्या नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय गळवू अथवा बंद करू नये
२६. सदर प्रकरणो चोची संपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर जागेत विहीर असल्यास ती इकडील परवानगी शिवाय बुजवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता महापालिकेवर जबाबदारी राहणार नाही किवा पिण्याच्या पाण्यासाठी महापालिका हमी घणार नाही.
२९. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर ती या द्वारे रद्द झाला असे समजण्यात यावे.
३०. गटाराचे व पावसाच्या पाण्याचा निचरा होणारिना महापालिकेचा गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी बोबरवेलचे काम करावे लागेल.
३२. मुख्य दारमोरीकड रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही
३३. मंडळातील प्रत्येक रस्त्याकडून जागेच्या पुरवठा घेण्यास कमीत कमी १० मीटर अंतर राहिले पाहिजे.

बांधकाम परवानगी - जागा लागू होत नाही किंवा जागा कमी आहे.
पडताळून पहाणाऱ्याचीसही व हुद्दा मंत्रिकासुद्ध घेऊन लागेल.

प्रत :

- १) वरीष्ठ नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, कल्याण.
- २) उपआयुक्त / साहाय्यक आयुक्त कल्याण महानगरपालिका

बांधकाम परवानगी मंजूर करणाऱ्याचीसही व हुद्दा

गां. न. नं. ७, ७ अ व १२

19

जुना म. नं. १०० अ

स. नं. १११ हिस्सा नं. २१ च

क्षेत्र

लावणी लायक -

घोट छपवा -

एकूण -

हेक्टर	आर	प्रती	ए.	गु.
६६८	२०	गो. मि.		
-	-	-		
६६८	२०	गो. मि.		

आकार

बुडी अथवा

बादा आकार

पाणी

र. रसे
०-०७

कचवेदार

(१३६७)

१) अतिताकडे नागाभाटा जाधव

२) नागोरमा कर्ना नराण नागातरी

३) मुन्डाला देकीदास नागा

(१३६७)

(२०६३)

गांव - जोडे

तासुका - नव्याण

इतर इका.

वर्ष	लागवड करणारांचे नांव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेठ
३/१४	बुड	६६८-२०	गो. मि.	N.A	६६८-२०	गो. मि.

असत बराकुम खरी नक्कल असे

सा. मयलम

बलाठी
सहाय्यी राजा घोडे
पापळो.

बहुकम नंबर ८६६ ६८१
 तन १९९५ के एमिड
 के २९ तारखेत ४ ६४४
 के दरम्यान १०/३ के
 दुय्यम निबंधक बांचे कपरीत
 प्राप्दन दिला.

Signature

कार्यक प्रवाही	
डी वेतली -	
बॉयनी की	
मकलेची की	२६५०-००
(कोलीकोव)	
होन्दाचे मकलेची की	५-००
बायो की	
बादा मकलेची की	
इयाल की	
एकूच की	२६५५-००

Signature

Signature

- श्री नविन आर किसरिया
 सहाज, ध्यापार
 रा-डोबिक्की (पुकी)
 हे.म. शाप वळ्ळूकमन
 तर्के भागीदार जि.वेणार
- श्री यादव राधो मूराजन
 वय ५९, नोवारी
 रा-गणेश नगर डोबिक्की
 (पश्चिम) जि.वेणार

- श्री चंपकांत झ. पाटील
 सहाज, नोवारी
 रा-डोबिक्की

व्याकथित वारासची
 वस्तुएकत्र करून विल्याची
 प्रकृत करतात.

बरे निवेदन करील जाहेत की, हे वस्तुएकत्र
 करून देवत्या उपर निर्दिष्ट इतरात विल्याची
 बोर्डासतात व त्याची बोर्डास करवित्तात.

Signature

(Chandrakant S. Patil)

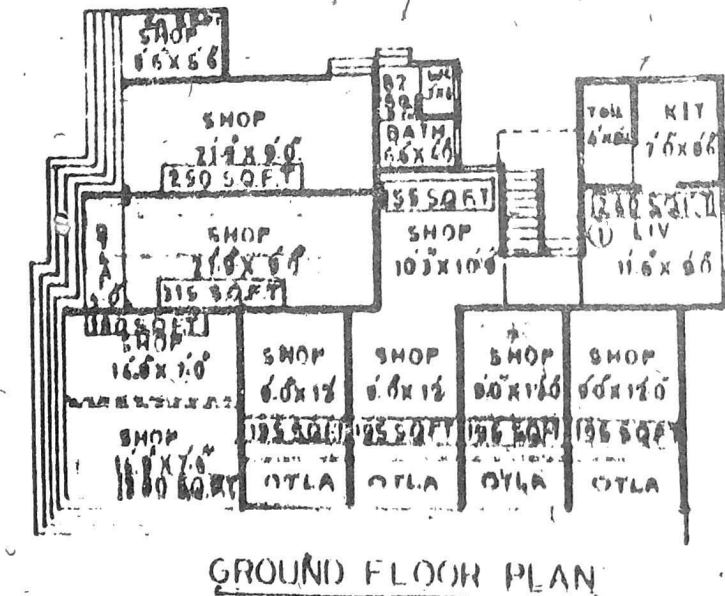
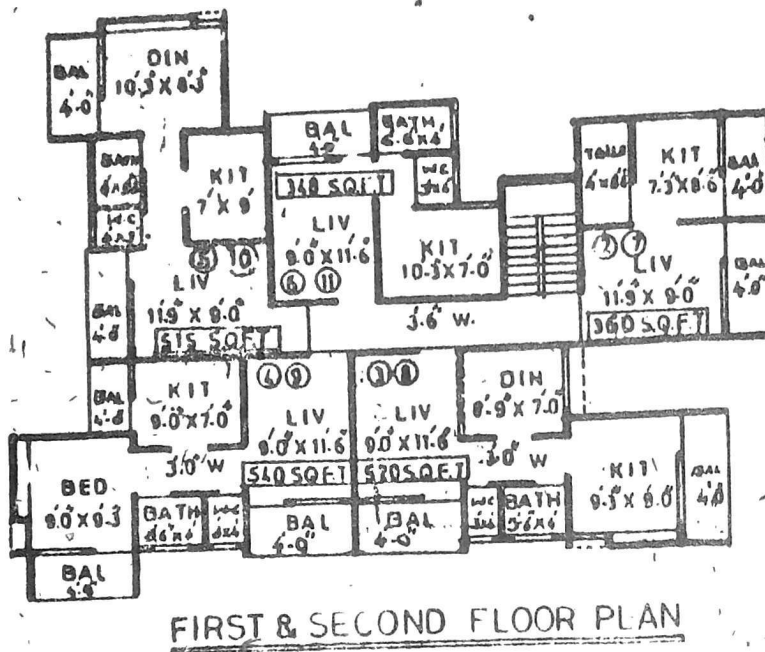
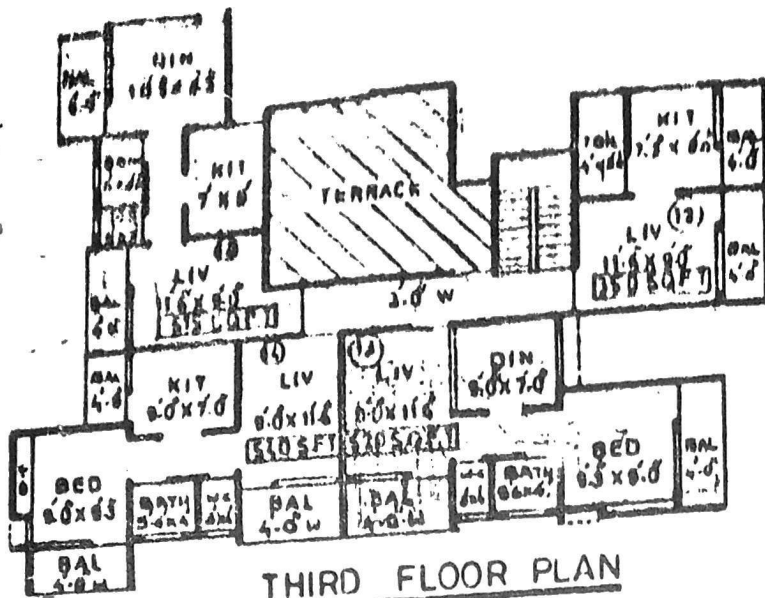
21 APR 1995

Signature
 एम. निबंधक प्रवाही-४

Signature
Signature

४२५
 ५६
 ६२५
 २९





PURCHASER.
 SHREE/SMT:
 FLAT NO: _____ ON FLOOR: _____
 BUILT UP AREA: _____

Note: All Dimensions Are Approximate

PROPOSED RESIDENTIAL BLDG. ON EXISTING PLINTH, S.NO.177
 H.NO.11 P AT VILL CHOLE, TAL KALYAN, DIST. THANE,
 FOR: MANORAMA V. NAGWASHI AND TWO OTHERS

Architect &
 Interior Designers
 Dilip Deshmukh & Associates
 PATIL BHON APPARTMENT BLDG NO
 ROOM NO. 9 NEAR MUNICIPAL
 DUMBIVLI (E) 401600.

JOB NO 128-A

Name of Society Nav Shyam Soni Co-Operative Housing Society Ltd.
(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Regn. No. TNA/KLN/HSG/[T.C.]/8526/96-97 Date 2nd December, 1996

Address : Shyam-Soni Apartment,
Ganesh Nagar, Near Police Chowki
Dombivli (West) - PIN: 421 202
Dist. Thane, Maharashtra

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>001</u>	Certificate No. <u>001</u>
Name(s) of Holder(s) <u>Shri Yadav Ragho Mahajan</u>	
No. of Shares held <u>Five only</u> (In words)	(<u>005</u>) (In bold figures)
Distinctive No.(s) From <u>001 (one)</u> To <u>005 (five)</u> (Both inclusive)	

Given under the Common Seal of the Society this 27th day of Sept. 1997



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the
Committee.

RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,

Empaneled by Various Banks, Insurance Cos., Income Tax

9, Nutan Co-op. Housing Soc., Behind Times Of India Bldg., Near Dr. Godbole's Hospital,
M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

Ph.: 2542 43 98
2533 91 79

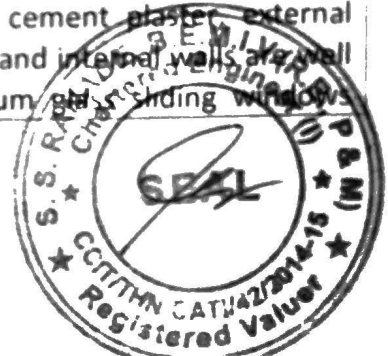
Ref. No. : 2019 0755_Dombivali
To,

Date: 04 – June – 2019

Bank Manager,
Bank of Maharashtra,
Goregaon West Branch,

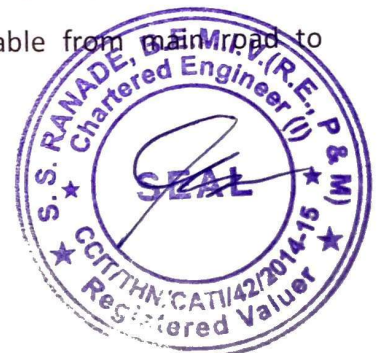
As per your instructions valuation of flat of Mr. Yadav R. Mahajan was undertaken for security purpose. To estimate market value for the same the flat was visited for inspection and verification through valuation angle on 03 – June – 2019 and findings are as follows;

1)	Security, on floor, structure	: One bedroom, hall, kitchen flat on third floor in ground plus three upper floor RCC super structure.
2)	Identification	: Flat No. 13 (as per Society Name Plate – 302) on third floor, in "Nav Shyam Soni CHS Ltd." situated at Ganesh Nagar, near Ganesh Nagar Police Chowky, in Dombivali (W), Dist. Thane. Old S. No. 177A, New S. No. 111, Hissa No. 11 (P) of Mouje Chole. Soc. Reg. No.: TNA / KLN / HSG / (TC) / 8526 / 1996 - 1997.
	Global co-ordinates	
	Latitude	: 19.226100.
	Longitude	: 73.090906.
3)	Location	: Situated at Ganesh Nagar, near Ganesh Nagar Police Chowky, in Dombivali (W), Dist. Thane.
	Municipality	: Within limits of Kalyan Dombivali Municipal Corporation.
4)	First impression	: Flat is in good condition.
5)	Area of flat	: 517 Sft. built up - as per agreement
6)	Owner Documents produced	: Mr. Yadav R. Mahajan. Photocopy of sale agreement dated 21 – April – 1995 between M/s. Shyam Construction and Mr. Yadav R. Mahajan.
7)	Different permissions	: Residential of use of premises.
8)	Type of construction	: RCC super structure with RCC foundations, footings, columns, beams and slabs, internal and external walls are made up of well burnt bricks and coated with cement plaster, external walls are painted with cement paint and internal walls are painted, wooden door and aluminium sliding windows.



		with grills and safety doors, vitrified flooring, granite kitchen platform with inbuilt sink and tiling. False ceiling with spot light, kitchen wooden cabinet and shelf, wardrobes in bedroom, etc. flat is well maintained.
	Constructed in year	: In year 1994 or threabouts.
9)	Quality, Condition Expected residual life	: Ok sound, flat and building are in good condition. : around 35 years - if proper care and periodic maintenance of RCC work is carried out.
10)	Construction authorized	: Yes by Kalyan Municipal Corporation. : Revised C.C. No.: KDMC / NRV / BP / DOM / 168 - 35 dated 01 - June - 1994.
11)	Independent access	: Yes available from mid landing of third floor.
12)	Electrical wiring	: Concealed - good quality.
13)	Water availability	: Yes available inside, from Kalyan Dombivli Municipal Corporation in open tank and then to overhead tank by pump.
14)	Toilet and bath	: Yes available inside - one number
15)	Ventilation	: Good.
16)	Surroundings	: Upper and middle class residential.
17)	Favorable points and Transport	: Facilities and amenities for residential use such as banks, schools, colleges, hospitals, hotels, etc., are available nearby. Dombivali as well as Thakurli railway station is approachable by K.D.M.T. buses and auto rickshaws are available from main road and commute Dombivali railway stations within walking distance.
18)	Booking rates for flats	: Varying from INR 5,000/Sft. to 5,500/Sft. built up - depending upon location and condition of flat and building.
19)	Unfavorable points	: As a residential place - Nil.
20)	Lift	: Not provided.
21)	Demand	: Good.
22)	Estimation of fair market value :	

"Nav Shyam Soni CHS Ltd." situated at Ganesh Nagar, near Ganesh Nagar Police Chowky, in Dombivali (W), Dist. Thane. It is an upper and middle class locality and facilities and amenities for residential use such as banks, schools, colleges, hospitals, hotels, etc., are available nearby. Auto rickshaws and K.D.M.T. buses are available from main road to commute Dombivali railway station.



Market rates for similar flats in this area are varying from INR 5,000/Sft. to INR 5,500/Sft. built up – depending upon location and condition of flat and building. Flat in the subject is well maintained and furnished and building are in good condition. Considering above factors I value the above flat in the subject 517 Sft. built up @ INR 5,000/Sft. built up and hence for the flat fair market value of say INR 28,40,000.00 is reasonable.

After considering information provided by Client during discussion and in papers produced my findings as noted above, my independent inquiry and demand I estimate;

1) Fair market value of above flat at say INR 28,40,000.00 (Rupees Twenty Eight Lakhs Forty Thousand Only)

2) Realizable value (@ 90 % of market value) at say INR 25,55,000.00 (Rupees Twenty Five Lakhs Fifty Five Thousand Only).

3) Distress sale value (@ 80 % of market value) at say INR 22,70,000.00 (Rupees Twenty Two Lakhs Seventy Thousand Only)

4) Stamp duty valuation for flat : (area for stamp duty calculation - considered as per area mentioned in agreement)

1	Stamp duty rate INR./Sq. Mtr. Zone sub zone 9/37 (Stamp duty reckoner for year 2018-19)	INR 59,900/Sq. Mtr.
	Less 10 % as flat is on ground floor (without lift)	
	Total (A)	INR 59,900/Sq. Mtr.
2	Market rate of plot as per Stamp Duty Reckoner (B)	INR 24,000/Sq. Mtr.
3	(C) = Difference between (B) and (A)	INR 35,900/Sq. Mtr.
4	Capital cost of structure applicable as per Depreciation Table (D)	70 %
5	(C) x (D)	INR 25,130/Sq. Mtr.
6	Applicable Stamp duty rate = B + (C x D)	INR 49,130/Sq. Mtr.
7	Stamp duty valuation = Applicable Stamp duty rate x area of premises	INR 49,130/Sq. Mtr. x 48.03 Sq. Mtrs.
8	Valuation as per Stamp duty reckoner	INR 23,59,713/-

5) Valuation for Insurance for replacement for an area measuring 517 Sft. built up @ INR 2,000/Sft. at say INR 10,35,000.00 (Rupees Ten Lakhs Thirty Five Thousand Only)

and is based on information from client, our findings, independent inquiries in vicinity and demand in market and true to our knowledge and ability to judge when visited the place





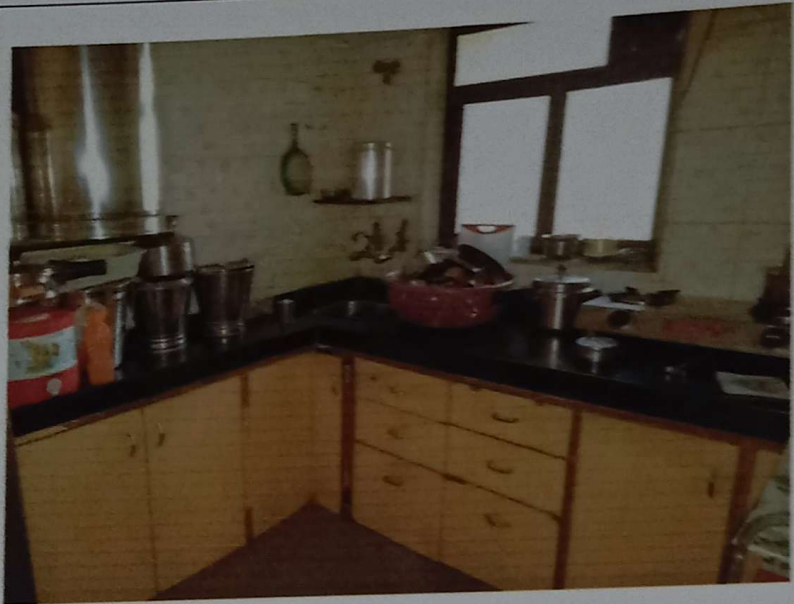
Front view of the building



Entrance of the flat



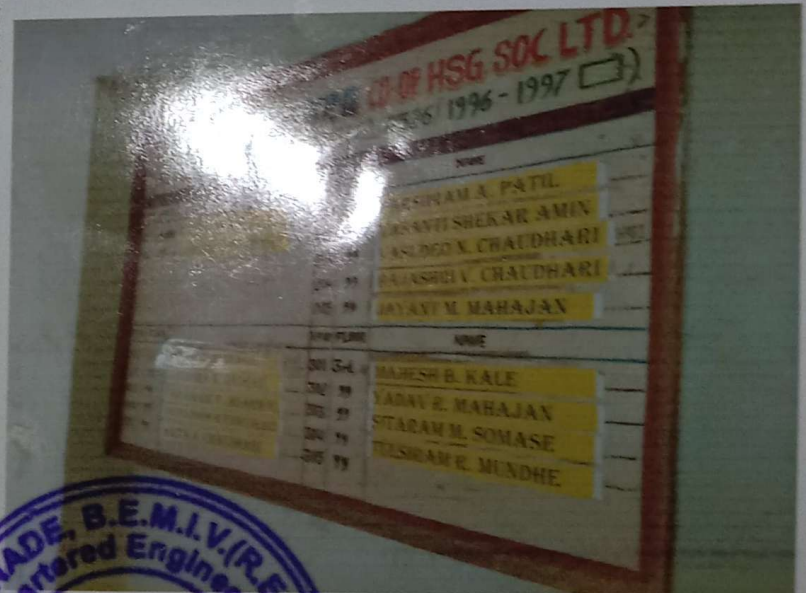
Hall portion of the flat



Kitchen portion of the flat



Bedroom portion of the flat



Society Name Plate

