पावती

Original/Duplicate

Friday,July 31 ,2015
5:08 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6554 दिनांक: 31/07/2015

गावाचे नाव: जुहू
दस्तऐवजाचा अनुक्रमांक: बदर17-6257-2015
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अँग्रीमेंट
सादर करणाऱ्याचे नाव: मेसर्स दिशा कंस्ट्रक्शन चे पार्टनर महेंद्र जे शाह तर्फे मुखत्यार योगेश एम मेहता

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2520.00
पृष्ठांची संख्या: 126	
एकूण:	रु. 32520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 5:27 PM ह्या वेळेस मिळेल.

सह.दु.नि.का.अंधेरी6

बाजार मुल्य: रु.96614000 /-
भरलेले मुद्रांक शुल्क : रु. 4926000/-

मोबदला: रु.76353000/-

सह. दुय्यम निबंधक, अधेरी - ६
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002614266201516E दिनांक: 30/07/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 2520/-

Yogesh

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 1/8/15

Valuation MHADA

The Society :- Tulip CHS LTD
The Developers :- M/s. Disha Construction
The Property :- Village - Juhu
CTS No.196(pt)
Area :- Area of Plot = 522.sq.mtr 522.56

Zone :- ASR 2015 – 38/193
Land Rate - Rs. 189200/- per sq.mtr
Const.Cost - Rs. 25000/- per sq.mtr .

Existing Area :- 5249 sq.ft carpet i.e. 585.39 Builtup

New Area : 1010.91 Builtup

Free Fungible : 585.39 X 35% = 204.88 sq.mt

Market value

FSI Permissible	=	522.76 X 3	=	1567.68 sq.mt
Fungible FSI	=	1567.68 X 35%	(+)	548.68 sq.mt
Total FSI	=			2116.36 sq.mt

Less :

1) New Area
Given to Society member = (-) 1010.91 sq.mt
2) Area Surrender to Mhada = (-) 388.53 sq.mt
Net Builtup Area Available to Developer = 716.92 sq.mt

Value Of Develop Area

716.92 X 189200 = Rs. 13,5641,264/- --- (A)

Less (Premium Paid to MCGM)

(548.68 – 204.88 = 343.80)
(343.80 X 189200/- X 0.60) (-) Rs. 3,90,28,176/- --- (B)

Net Value of Developer Area (A - B) = Rs. 9,66,13,088/-
Say Rs. 9,66,14,000/-

THE SEAL OF THE JOINT (SUB) REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. - ६ ★ सत्यमेव जयते ★ मुंबई उपनगर जिल्हा, (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

Consideration (Society)

1) C/C for member Given area
(1010.91 x 25000 x 1.05)..... = Rs. 2,65,36,387/- .....(A)

2) Rent ..... = Rs. 2,07,86,040/- .....(B)
(5249 x 100 x 24 + 5249 x 100 x 9 + 5249 x 110 x 6)

3) Corpus / hardship ..... = Rs. 2,36,20,500/- ....(C)
(5249 x 4500)

4) Brokerage (1 month) ..... = Rs. 5,24,900/- .....(D)
(5249 x 100)

5) Shifting (1 time) ..... = Rs. 2,00,000/- --- (E)
(10 x 20000)

बंदर - 919/
6240 2 922
2094

6) Car Parking..... = Rs. 8,59,375/- --- (F)
(10 x 13.75 x 25000 x 0.25)

7) Development charges
(1010.91 X 2/100 X 189200)..... = Rs. 38,25,283/- --- (G)

Total Consideration = A To G = Rs. 7,63,52,485/-

Say Rs. 7,63,53,000/-

M.V. Rs. 9,66,14,000/- is higher than Consideration Rs. 7,63,53,000/-

M.V.	Rs. 9,66,14,000/-
Article	5 (g -a)
Stamp Duty	Rs. 48,31,000/-
R.F.	Rs. 30,000/-

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६