

Friday, December 15, 2017
5:03 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 12028 दिनांक: 15/12/2017

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: बदर17-11532-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मुजित गोविंद जाधव

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	

एकूण: रु. 30840.00

सह. दु. नि. का. अंधेरी-6

स. दु. नि. का. अंधेरी-6
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु. 5603000/-

मोबदला रु. 6500000/-

भरलेले मुद्रांक शुल्क : रु. 325000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008307298201718S दिनांक: 15/12/2017
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 840/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 15/12/17





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१७ - १८

१. दस्ताचा प्रकार :- खुली जमीन अनुच्छेद क्रमांक :- २५
२. सादरकर्त्याचे नांव :- सुनील गोविंद जाधव
३. तालुका :- कोल्हापूर / ५
४. गावाचे नाव :- मांगरा
५. नगरभुमापन क्रमांक / सर्व्हे क्रमांक / अंतिम भुखंड क्रमांक :- ५९, ५९११
६. मूल्य दरविभाग (झोन) :- ४६ उपविभाग :- २२५
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- ६५०००/- १३१०००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४०.५० चौ. मीटर
९. कारपार्किंग :- —, गच्ची :- —, पोटमाळा :- —
१०. मजला क्रमांक :- ६ वा उदवाहन सुविधा :- आहे
११. बांधकाम वर्ष :- २००५ घसारा :- — %
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- —
२. नविन इमारतीत दिलेले क्षेत्र :- —
३. भाड्याची रक्कम :- —
१५. लिव्ह अन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :- —
निवासी / अनिवासी २. अनामत रक्कम / आगाऊ भाडे :- ५६,०३,०००/-
१६. निर्धारित केलेले बाजारमुल्य :- ५३,३५,८००/-
१७. दस्तामध्ये दर्शविलेला मोबदला :- ६९,००,०००/-
१८. देय मुद्रांक शुल्क :- ३,२९,०००/- भरलेले मुद्रांक शुल्क :- ३,२९,०००/-
१९. देय नोंदणी फी :- ३०,०००/-

बदर - १७/		
११५३२	१	४२
२०१७		

लिपिक



सह दुय्यम निबंधक सुनील जाधव

हमीपत्र

आम्ही

१) लिहून देणार : M/s Sai Ashish Marketing

Private Limited.

बदर - १७१		
९९५३२	२	४२
२०१७		

२) लिहून घेणार :- Sujit Gouind Jadhav

Sadhika Sujit Jadhav

या हमीपत्राद्वारे सह दु.नि. अॅप्री-६ यांना हमी देतो कि, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (कर पार्किंग) याची विक्री, हस्तांतरण होत नाही.

दिनांक :-

ठिकाण :- मुंबई

सही

१) लिहून देणार :-

Sai

२) लिहून घेणार :-

Sujit Jadhav

Summary 1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201712154294			15 December 2017,04:51:23 PM	
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	46-मोगरा (अंधेरी)				
उप मूल्य विभाग	46/224भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि रुद वि.यो रस्ता व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#45				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	
	67400	131100	144200	202700	
बांधीव क्षेत्राची माहिती	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>वदर - 96/</p> <p>997323 82</p> <p>20 औद्योगिक मोजमापनाचे एकक चौरस मीटर</p> </div>				
मिळकतीचे क्षेत्र-	40.7चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.131100/-
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.137655/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= ((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार नविन दर}) + \text{खुल्या जमिनीचा दर}$ $= ((137655-67400) * (100 / 100)) + 67400$ $= \text{Rs.137655/-}$				
A) मुख्य मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 137655 * 40.7$ $= \text{Rs.5602558.5/-}$				
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेझोनाईन मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य}$ $= A + B + C + D + E + F + G + H$ $= 5602558.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.5602558.5/-}$				

Home

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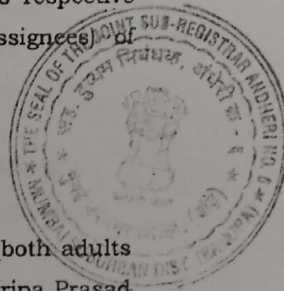
बदर - १७/		
११५३२	Ε	८२
२०१७		

AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai on this 15th day of **December, 2017** between **M/s. Sai Ashish Marketing (India) Private Limited** .(CIN:U51900MH2000PTC129401) (PAN NO. **AAFCS53916G**) a Private Limited Company incorporated under the Companies Act, 1956 and having its registered office at Gala No.108, 1st Floor, Link Way Industrial Estate, Link Road, Malad (West), Mumbai 400064 (hereinafter referred to as the "**VENDOR HEREIN**", which expression unless it be repugnant to context or meaning thereof shall deem to mean and include its respective heirs, successors, executors, administrators and assignees) of **First Part;**

AND

Mr. Sujit Govind Jadhav PAN No. **ACLPJ7590H** and **Mrs. Sadhika Sujit Jadhav** PAN No. **AKBPJ1440Q** both adults Indian inhabitants, residing at Flat No.304, Andheri Kripa Prasad Co-operative Housing Society Ltd., Dawood Baug Lane, Bhardawadi, Andheri (West), Mumbai 400058 (hereinafter referred to as the "**PURCHASERS HEREIN**", which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, successors, executors, administrators and assignees) of the **Second Part;**



For M/s. SAI ASHISH MARKETING PRIVATE LIMITED

Initials of Purchasers *[Signature]* Initials of Vendor _____

Director



WHEREAS Mr. Damodaradas B Bhuta and two others were entitled for all that piece & parcel of land admeasuring 2,416.70 sq. meter bearing Survey No 55 Hissa No 1 (part) corresponding CTS No 45, 45/1 situated at Village Mogra, Taluka Andheri in Mumbai Suburban District Pin Code 400 069 along with structure standing thereon (hereinafter referred to as "the said land")

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WHEREAS by a registered Deed of Conveyance dated 15.02.1991 between Mr. Damodaradas B. Bhutandtwo others- the Vendors therein **AND** 1) Mrs. Kunnudben H. Gandhi 2) Mrs. Shaila S. Gandhi 3) Mrs. Minal B. Gandhi- the Buyers therein; the Vendors subject to the existing rights of then tenants and occupants sold, transferred and conveyed the said land to the Buyers therein for the consideration and on the terms and conditions contained therein. The Deed of Conveyance is registered at the Office of Sub-Registrar of Assurances at Bandra under Serial No.APBBJ-875-1991 dated 7thMarch, 1991.

WHEREAS by Deed of Declaration/Deed of Rectification dated 4th January, 1992 Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. 45 and 45/1 and the area admeasuring 2,333 sq. meters to 2,416.70 sq. meters.

WHEREAS by Deed of Release dated 25thJuly, 1998 between Mrs. Minal B. Gandhi- the Releasor therein **AND** Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. Gandhi- the Releasees therein; the Releasor released her 1/3rd undivided right, title and interest in the said land to the Releasees for the consideration and on the terms and conditions contained therein.

WHEREAS the said Release Deed was not presented for registration as per provisions contemplated in Indian Registration Act. Therefore, by registered Deed of Rectification cum Confirmation dated 10th September, 2003 entered between Mrs. Minal B. Gandhi- the Releasor therein **AND** Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. Gandhi- the Releasees therein; both the parties confirmed execution of Release Deed dated 25th July, 1998 and also rectified the mistake is CTS No.45 & 45A to CTS No.45 & 45/1 and the area admeasuring 2,333 sq. meters to 2,416.70 sq. meters. The Deed of Rectification cum Confirmation was registered at Office of Sub-Joint Registrar of Assurances at Bandra under No.BDR4-7055-2003 dated 19th September, 2003.

Initials of Purchaser SSS Initials of Vendor S Shw



WHEREAS Municipal Corporation of Greater Mumbai (MCGM) vide its letter No.CE/7227/WS/AK of 2003 dated 2nd June, 2003 granted its IOD in favour of Mrs. Shaila S. Gandhi and others in respect of the development work to be executed on the said land. MCGM vide its letter No.CE/7227/WS/AK of 2003 dated 20th July, 2003 issued Commencement Certificate in favour of Mrs. Shaila S. Gandhi and others.

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WHEREAS by Registered Development Agreement dated 24th November, 2003 between Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. Gandhi the Owners therein **AND** M/s. Fixwell Industrial Engineers Ltd. now known as Pacific- Harish Industries Ltd.- the Confirming Party therein **AND** Neelkanth Construction Company- the Developer therein; the Owners agreed to grant the development rights and the Confirming Party agreed to surrender its tenancy rights in respect of the said land in favour of the Developers for the consideration and on the terms and conditions contained therein. The Development Agreement is registered at Office of Joint Sub-Registrar of Assurances at Bandra under Serial No.BDR4-099093-2003 dated 24th November, 2003.

WHEREAS Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. Gandhi also executed Irrevocable Power of Attorney dated 24th November, 2003 in favour of the partners of Neelkanth Construction Company.

WHEREAS Mrs. Kunnudben H. Gandhi and Mrs. Shaila S. Gandhi signed letter of possession dated 24th November, 2003 and thereby handed over the peaceful possession of the said land to Neelkanth Construction Company to construct residential building to be known as **SWAPNALOK APARTMENT**, consisting of Wings A, B, C and D each comprising Ground (part) + Stilt + Seven Upper Floors as per approved plans and specifications. The MCGM granted Full Occupancy Certificate No CE/7227/WE/AK on 05th July, 2005.

WHEREAS M/s. Fixwell Industrial Engineers Ltd. now known as Pacific- Harish Industries Ltd. through its director Mr. Kirti Kumar S. Gandhi executed declaration cum Indemnity dated 24th November, 2003 and thereby indemnified Neelkanth Construction Company in respect of any claim against the said land from any person/s.

Initials of Purchasers SSS Initials of Vendor S Shw



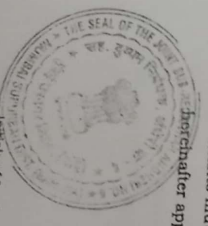
WHEREAS by Registered Agreement for Sale dated 4th November, 2005 between Neelkanth Construction Company- the Builders therein **AND** Sai Ashish Marketing India Private Ltd. ("the Purchaser therein") and the Vendor herein; the Builders agreed to sell and the Purchaser therein agreed to purchase Flat No. 612 admeasuring 438 sq. feet (built up area) on 6th Floor in B wing of the building known as **SWAPNALOK APARTMENT**, Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai 400069 situated on the land bearing Survey No. 55, Hissa No. 1 (Part) corresponding CTS Nos. 45 & 45/1, village Mogra, Taluka Andheri and Mumbai Suburban District Pin Code 400 069 (hereinafter referred as "the said Flat No. B-612") for the consideration and on the terms and conditions contained therein. The Agreement for the said Flat No. B-612 is registered at Office of Joint Sub-Registrar of Assurances at Andheri under Registration No. BDR9-10898-2005 vide Receipt No. 10891 dated 18th November, 2005.

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No. 10891
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WHEREAS various Flat Purchasers, joined, formed and registered Swapnalok Apartment Co-Op. Housing Society Ltd, under Maharashtra State Co-Op. Societies Act 1960 vide Registration No. MUM/WKE/HSG/TC/13529/2006/170706. The Society issued ten fully paid shares of Rs 50/- each bearing distinctive Nos. 206 to 210 (both inclusive) entered in Share Certificate No. 042 to the Vendors herein on being admitted as its Member.

WHEREAS the Purchasers herein are need of residential accommodation and therefore have requested the Vendors herein to sell to them the said Flat No. 612 on what is more particularly called on **OWNERSHIP BASIS** and on the terms and conditions contained hereunder written.

WHEREAS after deliberation, the Vendors herein have agreed to sell to the Purchasers herein and the Purchasers herein have agreed to purchase from the Vendors herein the said Flat No. B-612 on **OWNERSHIP BASIS** free of any liabilities or encumbrances for a lump-sum price of Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only), subject to deduction of TDS @1% i.e. Rs. 65,000/- (Rupees Sixty Five Thousand Only) and on the terms conditions and covenants mutually agreed upon by and between parties hereto as hereinafter appearing.



Initials of Purchasers: SSS Initials of Vendor: SLV

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

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That pursuant to arrangement and agreement hereinafter the Vendors herein doth hereby agree to sell to the Purchasers herein and the Purchasers herein hereby agree to purchase and acquire on what is more particularly known as on **OWNERSHIP BASIS**, the Vendor herein's undivided right, title and interest in Flat No. 612 admeasuring 438 sq. feet (built up area) on 6th Floor in B wing of building known as **SWAPNALOK APARTMENT**, situated at Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai 400 069 standing on all that piece and parcel of land bearing Survey No. 55, Hissa No. 1 (Part) corresponding CTS Nos. 45 & 45/1, village Mogra, Taluka Andheri, Mumbai Suburban District Pin Code 400 069 (hereinafter referred as "the said Flat No. B-612") and more particularly described in **SCHEDULE** hereunder written, for a lump-sum price of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only)** subject to deduction of tax at source as per applicable law, to be paid by Purchasers to the Vendors herein as under:

- a. **Rs. 50,000/- (Rupees Fifty Thousand Only)** already paid vide cheque No. 185688 dated 14th November, 2017 drawn on SVC Co-Op. Bank Ltd, Cuff-parade Branch, Mumbai as earnest money and **Rs. 2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only)** being Part consideration paid vide cheque No. 185691 dated 12th December, 2017 drawn on SVC Co-Op. Bank Ltd., Cuff-parade Branch, Mumbai (receipt of which the Vendors herein doth admit and release the Purchasers herein forever from each part of the same);
- b. **Rs. 65,000/- (Rupees Sixty-Five Thousand Only)** towards deduction of tax at source as per applicable law (being 1% of the total consideration) to be deposited with the Registrar of Assurances in name of the Vendors herein, within the prescribed time limit.
- c. Balance Consideration of **Rs. 61,70,000/- (Rupees Sixty One Lakhs Seventy Thousand only)** to be paid to the Vendors herein by the Purchasers hereinafter availing loan from Bank or Financial Institution or Housing Finance Company, but in any case, within 45 (forty-five) days from execution of these presents.



Initials of Purchasers: SSS Initials of Vendor: SLV

The Vendors herein hereby undertake, covenant, declare, record, represent and confirm to the Purchasers herein that:

i) They are absolute Owners of the said Flat No. B-612 and are entitled to the said Flat No. B-612 in Swapnalok Apartment CHS Ltd.

ii) They shall, on receipt of the full consideration from the Purchasers herein, shall forthwith handover quiet, vacant and peaceful possession of the said Flat No B-612 in Swapnalok Apartment CHS Ltd., to the Purchasers herein.

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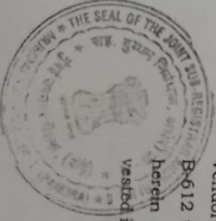
iii) Save and except Vendors herein, no other person has any claim share, right, title or interest whatsoever by way of sale, exchange, encumbrance, lease, mortgage, charge, gift, easement, trust, liability, claim, lis-pendence, Inheritance, tenancy, leave and license, lien or otherwise nor shall it hereafter shall create any such right, title or interest in the said Flat No B-612 in Swapnalok Apartment CHS Ltd.

iv) They are holding the said Flat No. B-612as self-owned property and neither as Trustee for and on behalf of nor as benamidar of any other person or persons.

v) There is no attachment or prohibitory order issued by any Competent Authority or Court prohibiting them from dealing with or selling or transferring the said Flat No. B-612as contemplated under these presents.

vi) There are no proceedings pending in any Court as on date concerning, touching or affecting the said Flat No. B-612 nor is any complaint filed with any judicial / quasi judicial authority or in any police station, the subject matter of which is the said Flat No. B-612;

vii) There are no circumstances or factors which prevent the Vendors herein from dealing with, transferring or selling Flat No. B-612 to the Purchasers herein or which prevent the Purchasers herein from acquiring the same or getting same transferred to or vested into them;



Initials of Purchasers SSS Initials of Vendor SLV

viii) On the Purchasers herein being put into possession, the Purchasers herein shall, as absolute Owner, be entitled to own and quietly and peacefully possess, occupy and enjoy the said Flat No. B-612without any hindrance, denial, interruption or eviction from the Vendors herein or any person or persons claiming by under or through them;

ix) The Vendors herein have not entered nor shall hereafter enter into any agreement to assign, transfer or deal with or dispose off or otherwise alienate in any other manner ~~per~~ shall it has encumbered the said Flat No. B-612in Swapnalok Apartment CHS Ltd.

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x) That no amount remains due and payable by the Vendors herein to the said Swapnalok Apartment CHS Ltd. or to any person(s) in respect of the said Flat No. B-612upto the date of execution of these presents and the same, if any, become due and payable, shall be forthwith paid and discharged by them.

xi) They declare and confirm that on receipt of any part payment from the Purchasers herein and/ or their Banks or Financial Institution or Housing Finance Company, the same shall be adjusted against the aggregate purchase consideration referred to in para herein and the Purchasers herein shall be deemed to be released from their liability towards the consideration to that extent, and they undertake to not to raise any issue or dispute in this regards with the Purchasers herein.

xii) The Vendors herein agree to indemnify and shall continue to keep indemnified the Purchasers herein from and against all the claims or demand made by any person or authority including Income Tax Authority, Municipal Authority, in respect of the said Flat No. B-612towards unpaid liability accrued till date of their possession, and assure the Purchasers herein that they shall and will pay the same as and when the demand is made or settle the matter with the concerned authorities so that the transfer of the said Flat No. B-612 carried out without hindrance.



Initials of Purchasers SSS Initials of Vendor SLV

1. The Purchasers herein hereby undertake, covenant, declare, record, represent and confirm to the Vendors herein as under:

i) They at the earliest shall apply to any Bank or Financial Institution or Housing Finance Company for loan for paying the balance consideration to the Vendors herein and shall ensure that balance payment of consideration is completed with 45 (forty-five) days from date of execution of these presents.

ii) They shall handover to the Vendors herein income tax challan or any other relevant document evidencing deposit of the tax deducted at source into Government Treasury in name of the Vendor herein.

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iii) It is agreed between parties that **TIME IS ESSENCE** of this Agreement for Sale and both parties shall strictly adhere to the timelines as set in this Agreement for Sale for performing their respective part of the Agreement.

iv) Upon being put in possession of Flat No.612 the Purchasers herein agrees to become member of Swapnalok Apartment CHS Ltd., and shall observe and perform all the terms, conditions, agreements covenants and provisions on which Vendors herein had held Flat No.612, and shall also observe, perform and abide by the bye-laws, rules and regulations adopted by or of the Society or which it proposes to adopt from time to time shall pay and discharge all present and future rates, regularly monthly outgoings, municipal taxes, ground rent, society charges etc. as may be required by the said Society from time to time, from the date of completion of the sale.

2. The Vendors herein further covenants with Purchasers herein as under:

i) They shall hand over to the Purchasers herein all Original Title Deeds of the said Flat No B-612 together with any other ancillary documents relating to their title on execution of these presents and before the Purchasers herein applying for Loan to Bank or any Financial Institution or Housing Finance Company.



Initials of Purchasers

SSS

Initials of Vendor

C dev

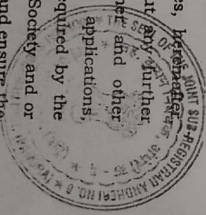
ii) They shall handover to the Purchasers herein quiet, vacant and peaceful possession of Flat No. B-612 on receipt of balance consideration of **Rs.61,70,000/- (Rupees Sixty One Lakhs Seventy Thousand Only), inclusive of Rs.2,15,0000/- (Rupees Two Lakhs Fifteen Thousand Only)** to be paid on or before the execution of these presents.

बिंदू - 90/	
They shall sign all documents for effectively transferring the electricity/Water/Mahanagar Gas meters 99/33-99 as also MTNL Telephone connection of the said Flat No. B-612 along with the deposits held, if any, in favour of the Purchasers herein.	82
	2090

iv) The outgoing in respect of Flat No. B-612 by way of maintenance charges, property taxes, electricity charges, Mahanagar Gas charges, Telephone charges, TV cable charges etc. till the date of handing over vacant possession of Flat No. B-612 as also any demands made by the Society towards repairs and painting of the building and any other dues, if any, payable to the said Society before handing over vacant possession of Flat No. B-612, will be paid by them on or before the date of handing over physical and legal possession to the Purchasers herein and the expenses for the period thereafter will be paid by the Purchasers herein.

v) They shall on receipt of full consideration of **Rs.65,00,000/- (Rupees Sixty Five Lakhs Only)** shall sign and execute all necessary writings for effectuating the transfer and sale herein; including the prescribed Transfer Forms and other required letters, undertakings, declarations, deeds, writings etc. for getting the Purchasers herein enrolled as member of Swapnalok Apartment CHS Ltd.

vi) It shall also from time to time and at all times, hereinafter, whenever demanded by Purchasers herein without any further charges shall make, sign and execute, all further and other appropriate letters, undertakings, forms, applications, declarations, deeds etc., as may reasonably be required by the Purchasers herein and/or its legal counsel and or Society and or any Authorities to effectuate the transaction herein and ensure the proper and absolute transfer and vesting of Flat No.612 with Purchasers herein as Owners thereof and the holders of Five Shares in the said Society, subject to its bye-laws and regulations without any claim being made thereto by Vendors herein or any person/s claiming by, under or through Vendor herein.



Initials of Purchasers **SSS** Initials of Vendor **CLW**

vii) (a) The transfer fees/charges payable to the said Society in respect of the transfer of the said Flat No.612 or any Contribution to the Amenities Fund or any such sum by whatever name called for this purpose by the said Society shall however be borne and paid by Vendors herein and the Purchasers herein in equal shares.

(b) The Stamp Duty and Registration Charges incidental to this Agreement for Sale and all other documents to be executed in pursuance of this Deed including the Deed of Sale, if any, shall be borne and paid by Purchasers herein alone.

बिंदू - 90/	
99/33-99	82
	2090

viii) **PROVIDED ALWAYS** that if any disputes, difference or question at any time hereafter arises between the Vendors herein and the Purchasers herein or their respective representatives, in respect of the constructions of these presents or concerning anything herein contained or arising out of these presents or as to rights, liabilities or the duties of parties, the same shall be subject to the exclusive jurisdiction of the Courts of Mumbai.

ix) This Agreement for Sale shall always be subject to the provisions of applicable laws for the time being in force in India and specifically in the State of Maharashtra.

x) In event the Purchasers herein fail to pay balance consideration within 45 (forty five) days agreed hereinabove, the Vendors herein shall give 15 (fifteen) days' notice to the Purchasers herein to pay the same. If the Purchasers herein fail to pay the same within expiry of the Notice Period then the Vendors herein may cancel this Agreement for Sale and shall forfeit, an amount of **Rs 2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only)** received as earnest money/ part consideration. In such case Agreement for Sale is cancelled then the Purchasers herein shall attend to Office of Sub-Registrar of Assurances for registration of Cancellation Deed.

xi) In event, Vendors herein fails to handover physical possession of the said Flat No. B-612 and convey clear and marketable title to the Purchasers herein immediately (within maximum seven working days) after payment of full consideration of **Rs.65,00,000/- (Rupees Sixty Five Lakhs Only)** then the Purchasers herein shall give 15 (fifteen) days' Notice to Vendors herein demanding physical possession of Flat No B-612 and conveyance of absolute, clear and marketable title from them. If the Vendors herein fails to handover physical possession and



Initials of Purchasers **SSS** Initials of Vendor **CLW**

conveyance of clear and marketable title to the Purchasers herein within the Notice Period, then Vendor herein shall within 15 (fifteen) days after Notice period shall refund to Purchasers herein entire consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) together with interest @18% p.a. from the date of each payment till date of refund plus amount of stamp duty and registration fees paid by the Purchasers herein and further lump-sum compensation of Rs.1,00,000/- (Rupees One Lakhs Only). In such case this Agreement for Sale would stand cancelled and the Vendors herein shall attend to Office of Sub-Registrar of Assurances for registration of Cancellation Deed. Affixes 1/6/1 connection with preparation, execution and registration of the Cancellation Deed shall be borne exclusively by the Vendors herein.

xiii) It is agreed and confirmed by the Vendors herein that any amount/a paid under this Agreement for Sale by the Purchasers herein to the Vendor herein, the Purchasers herein shall stand released to extent of that amount/s.

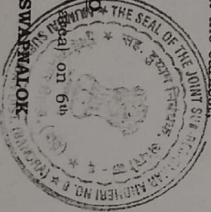
2096	99329E	82
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3. This Agreement for Sale will automatically operate as Sale Deed/Conveyance upon compliance of all the terms, conditions and obligations as stipulated herein by parties herein by the Vendors herein and the Purchasers herein, including that of the Vendors herein handing over vacant and peaceful physical possession of the said Flat No. B-612 to the Purchasers herein against the receipt of full and final consideration by the Vendors herein from the Purchasers herein.

However, the Vendors herein shall execute separate Sale Deed at the request and expenses of the Purchasers herein at the earliest, if demanded by the Purchasers herein.

THE SCHEDULE ABOVE REFERRED TO

Flat No. B-612 admeasuring 438 sq. feet (built up) on 6th Floor in B wing of the building known as **SWAPNALOK APARTMENT**, situated at Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai 400069 standing on land bearing Survey No.55, Hissa No.1 (Part), CTS Nos. 45 and 45/1, village Mogra, Taluka Andheri and Mumbai Suburban District bounded as under:-



Initials of Purchasers

SS

Initials of Vendor

SLV

On or towards the North :By the property belonging to D.U. Bhuta
On or towards the South :By public road

On or towards the East :By public road
On or towards the West :By property belonging to I.D. Bhuta

99329E	82
--------	----

SIGNED & DELIVERED BY THE PARTIES HERETO AT MUMBAI ON 15 TH DAY OF DECEMBER, 2017

SIGNED & DELIVERED BY WITHINAMED

VENDOR HEREIN M/s. Sai Ashish Marketing (India) Pvt. Ltd. through its Director

Mr. S.D.TIWARI (PAN NO.ADDPT5459L)

Authorised Pursuant to Resolution passed in Board Meeting of its Directors passed on 3rd November, 2017

SIGNED & DELIVERED BY WITHINAMED PURCHASERS HEREIN

MR. SUJIT GOVIND JADHAV

MRS. SADHIKA SUJIT JADHAV

In presence of Witnesses:

1. *Sadhika*

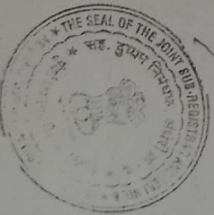
2. *Sujit*



Mr. S. D. TIWARI (PAN NO. ADDPT5459L)
S. Law



Sadhika
Sujit



Initials of Purchasers

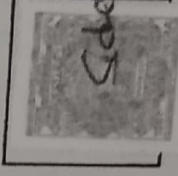
Initials of Vendor

99432-96/		
99432-96/	82	

RECEIPT

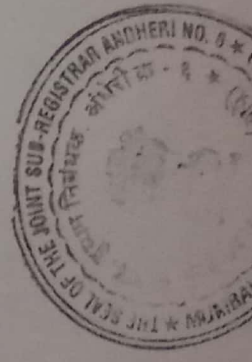
RECEIVED from **Mr. Sujit G. Jadhav and Mrs. Sadhika S. Jadhav**, the within named Purchasers herein sum of **Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only)**; being earnest money and part consideration towards **Flat No. B-612 of Swapnalok Apartment CHS Ltd, Andheri (East) Mumbai 400 069** stated hereinabove:-

Date	Cheque	Bank Name	Amount
14.11.2017	185688	ShamraoVithal Co-Op. Bank Ltd.	50,000/-
12.12.2017	185691	ShamraoVithal Co-Op. Bank Ltd.	2,15,000/-
Total			2,65,000/-

WE SAY RECEIVED

FOR Sai Ashish Marketing INDIA PVT. LTD.
For M/S. SAI ASHISH MARKETING (P) PVT. LTD.

S Jadhav
Director

Authorised Signatory



:- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्र. एमयू.एग/डब्ल्यूकेई/एचएलजी/टीसी/१९२५६/२००६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे व्ही.एन. रजि. सी.सी. लि. ४५

स्वयंप्रचालित अपार्टमेंट को-ऑप. हीसिंग

सीटीएस नं. ४५ आणि ४५/१, व्हिलेज डेविंशि, मोगरा

खेन, रजत बुक कंपनी जवळ, विलसेन पेन समोर,

अंधेरी (पूर्व), मुंबई-४०० ०६९.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे

दुर्गाकरण "गृहनिर्माण संस्था" संस्था अर्ज उपवर्गीकरण "भाडेकठ सहभागीदारी गृहनिर्माण संस्था" आहे.

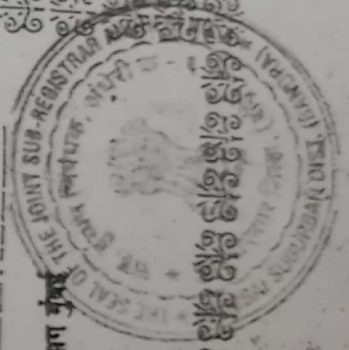


सही --- Prasad Dek
{ प्रसाद डोक }

दुदा उप निबंधक

सहकारी संस्था के/पूर्व विभाग मुंबई

दिनांक १०/०७/२००६



BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/7227/W/SAK 35 JUL 2005

FULL OCCUPANCY CERTIFICATE

वर्दर - १७/		
११५३२	२८	४२
२०१७		

To,
Shri Nikhil D. Samani, Owner,
5, Shiv darshan,
Old Nagardas Road,
Andheri (East).
Mumbai.

Sir,

The full development work of Residential building comprising of Ground (Pt.) + Still (Pt.) 7 upper floors on plot bearing CTS No. 45, 45/1 of Village Mogra situated at Andheri (East), completed under the supervision of Architect Shri Harish D. Gandhi. Architect License No. CA/84/8223, may be occupied on the following conditions :

- 1) That the Cf. under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations Cf.
- 2) That the Sub station for Reliance Energy will be completed before BCC or 3 months whichever is earlier.

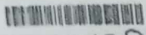
A set of certified completion plan is attached herewith.

Yours faithfully,

[Signature]
Executive Engineer Building Proposal
(Western Suburbs) H & KE Wards



Summary1 (GoshwaraBhag-1)



शुक्रवार, 15 डिसेंबर 2017 5:03 म.नं.

दस्त गोषवारा भाग-1

बदर17

दस्त क्रमांक: 11532/2017

बदर - 97/

99432 89 82
2017

दस्त क्रमांक: बदर17 /11532/2017

बाजार मुल्य: रु. 56,03,000/- मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,25,000/-

दु. ति. मह. दु. ति. बदर17 यांचे कार्यालयात

पावती:12028

पावती दिनांक: 15/12/2017

अ. क्रं. 11532 वर दि.15-12-2017

सादरकरणाराचे नाव: सुजित गोविंद जाधव

रोजी 4:42 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकुण: 30840.00

सह. सुजित गोविंद जाधव, अधीर - ६

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

सह. सुजित गोविंद जाधव, अधीर - ६

मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 15 / 12 / 2017 04 : 42 : 25 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 12 / 2017 04 : 45 : 13 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजदूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांनी सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कर्तृत्वधारक जे संपूर्णपणे जबाबदार राहतील.

Sdel

लिहून देणारे (दिनांकासाठी स्वाक्षरी)

लिहून देणारे (दिनांकासाठी स्वाक्षरी)

S.S. Sathur

प्रमाणित करणेत घेते की, या दस्तामध्ये एकूण ४२ पाने आहेत.

सह. सुजित गोविंद जाधव, अधीर क्र. ६
मुंबई उपनगर जिल्हा





15 December, 2017

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. अंधेरी 6

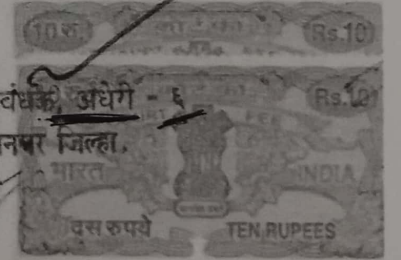
दन्त क्रमांक : 11532/2017

नोंदणी 63

Regn. 63m

गावाचे नाव : मोगरा

(1) विलेखाचा प्रकार	ऋणरनामा
(2) मोबदला	रु.6,500,000/-
(3) बाजारभाव(भातपट्टेबाबतचा वाणिज्यपत्रकार आकारणी देतो की पाट्टेदार ये तमुद करणे)	रु.5 603,000/-
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम)	45, 45/1, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: मदनिका क्र वी/612, माळा नं: 6 वा मजला, इमारतीचे नाव: स्वप्रलोक अपार्टमेंट,बी विंग, ब्लॉक नं: ऑप विल्लिन पेन कं.,अंधेरी पूर्व,मु 400069, रोड नं: मोगरा व्हिलेज लेन
(5) क्षेत्रफळ	40.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स साई आशिप मार्केटिंग इंडिया प्रा. ली. चे मंचालक गम डी तिवागी वय: 40; पत्ता :-108, 1 ला मजला, लिंक वे इंडस्ट्रीयल इस्टेट, मालाड पश्चिम, मुंबई, लिंक रोड, लिवर्टी ग्राउंड , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400064 पॅन नंबर: AAFCS5391G
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1)नाव:- सुजित गोविंद जाधव ; वय:45; पत्ता:-304, -, अंधेरी कृपा प्रसाद को ऑप हौ सो ली, भरडावाडी, अंधेरी पश्चिम, मुंबई, दाउद बाग लेन, अंधेरी रा स्टडीऑण , MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400058; पॅन नं:- ACLPJ7590H; 2)नाव:- साधिका सुजित जाधव ; वय:45; पत्ता:-304, -, अंधेरी कृपा प्रसाद को ऑप हौ सो ली, भरडावाडी, अंधेरी पश्चिम, मुंबई, दाउद बाग लेन, अंधेरी रा स्टडीऑण , MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400058; पॅन नं:- AKBPJ1440Q;
(9) दम्नगेवज करून दिल्याचा दिनांक	15/12/2017
(10) दन्त नोंदणी केल्याचा दिनांक	15/12/2017
(11) अनुक्रमांक,खंड व पृष्ठ	11532/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.325,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) श्रेण	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारनात निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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

सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 10898/2005

नोंदणी :

Regn:63m

-Generated Through eSearch Module, For
nal report please contact concern SRO office.

गावाचे नाव : मोगरा

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	रु. 892500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1175213
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - मोगरा (अंधेरी), उपविभागाचे नाव - 46/224 - भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि. रुंद वि. यो. रस्ता व पश्चिमेस रेल्वे लाईन. सदर मिळकत सि. टी. एस. नंबर - 45 मध्ये आहे. ----- सदनिका क्र 612, 6 वा मजला, बि विंग, स्वप्नलोक अपार्टमेंट बांधीव मिळकतीचे क्षेत्रफळ 40.7 चौ. मी. आहे.
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	नाव: - निळकंठ कंन्स्ट्रक्शन कं चे भागीदार निखिल धिरजलाल सामानी - - ,
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव: - साई आशिष मार्केटींग इंडिया प्रा लि चे अॅथो सिग्नेटरी नितीन पावसकर - - ,
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2005
(10) दस्त नोंदणी केल्याचा दिनांक	18/11/2005
(11) अनुक्रमांक, खंड व पृष्ठ	10898/2005
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	42550
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	11760

बदर - 96/		
99432	30	82
2096		

SAI ASHISH MARKETING (I) PVT LTD

108, Linkway Industrial Estate, Link Road, Malad West, Mumbai -400064

BOARD RESOLUTION

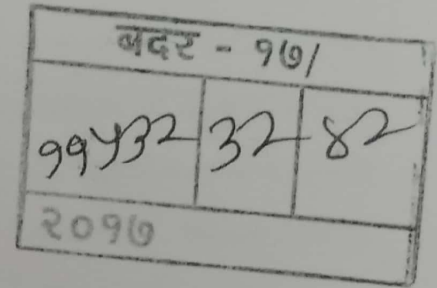
BOARD RESOLUTION PASSED IN MEETING OF BOARD OF DIRECTORS
OF SAI ASHISH MARKETING (I) PVT. LTD., HELD ON 3rd NOV, 2017 AT
ITS REGISTERED OFFICE MUMBAI.

MEMBERS PRESENT:

DIRECTOR/S

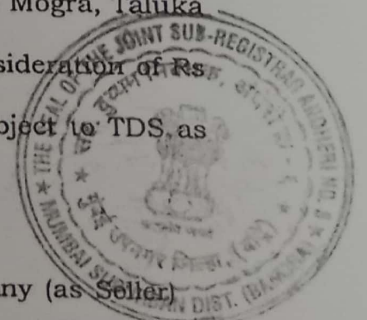
1- R G Patel

2- S D Tiwari



The Offer received from Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav for purchasing on Ownership basis the Company's property viz. Flat No. B-612 admeasuring 438 sq. feet (built up area) on 6th Floor in B wing of the building known as **SWAPNALOK APARTMENT**, situated at Mogra Village Lane, Opp. Wilson Pen Co., Andheri (East), Mumbai 400069 standing on land bearing Survey No.55, Hissa No.1 (Part), CTS Nos. 45 and 45/1, village Mogra, Taluka Andheri and Mumbai Suburban District., for a lump-sum consideration of Rs 65,00,000/- (Rupees Sixty Five Lakhs Only), all inclusive, subject to TDS, as applicable.

The draft of Agreement for Sale to be executed by the Company (as Seller) with Mr. Sujit Govind Jadhav & Mrs.Sadhika Sujit Jadhav (as joint Purchasers) for sale and transfer of the said Flat No B-612 as stated hereinabove to them and in their favour, was also placed before the Board.



For M/S. SAI ASHISH MARKETING (I) PVT. LTD
R. G. Patel
Director

R. G. Patel



SWAPNALOK APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.

CTS No. 45 & 41/1, Village Mogra, Mogra Lane, Near Rajat Book Co., Opp. Wilson Pen,
Andheri (East), Mumbai-400 069.

(Registered under the Maharashtra Co-operative Societies Act, 1960)
Registration No. MUM/WKE/HSG/TC/13529/2006/dl. 17/07/2006.

Share Certificate No. 042 Member's Regn. No. J-042

No. of Shares 50

B-612

SHARE CERTIFICATE

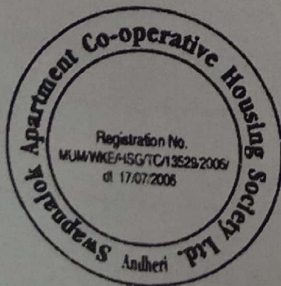
(AUTHORISED SHARE CAPITAL OF RS. 2,00,000/- DIVIDED INTO 4,000 SHARES OF RS. 50 EACH)

This is to certify that Shri. / Smt. / M/s. Sai Ashish
Marketing India Pvt. Ltd.

is the Registered Holder of five fully paid up shares of Rs. FIFTY
Each numbered from 206 to 210 both inclusive, in
Swapnalok Apartment Co-operative Housing Society Ltd. subject to the Bye-law of the said Society.

Given under the Common Seal of the said Society

at MUMBAI this 6th day of MARCH 20 11



[Signature]

Authorised
M.C. Member

[Signature]

Secretary

[Signature]

Chairman

P.T.O.



SWAPNALOK APARTMENT CO-OPERATIVE HSG. SOC. LTD.

CTS No. 45 & 45 / I, Mogra Village

Mogra Lane, Near Rajat Book Co., Opp. Wilson Pen Co. Andheri (E), Mumbai - 400 069.

Reg. No. MUM/WKE/HSG/TC/13529/2006

NOC
of Society

The Managing Director,
Abhyudaya Co-op Bank Ltd..
Parel Village, K.K. Tower.
G.D. Amberar Marg, Mumbai 400 012

Date: 10/04/2019

Dear Sir,

Sub: Flat No 612 on 6th floor in "B" wing of Swapnalok Apartment Co-Operative Hsg. Soc. Ltd. Situated at Mogra lane, Mogra Village, Near Rajat Book Co., Andheri (E), Mumbai-400069

We hereby certify that **Mr. Sujit Govind Jadhav and Mrs. Sadhika Sujit Jadhav** is a bonafide member of our society holding 5 Shares of face value of Rs.500.00 each under Share certificate bearing no. 42 (Forty Two) representing Distinctive Nos. 206 to 210. Share **Mr. Sujit Govind Jadhav and Mrs. Sadhika Sujit Jadhav** has been allotted flat no. B-612 admeasuring 438 sq. fts. built-up/ carpet approx. in the society's building mentioned above.

We confirm that the plot on which the said building is constructed and the building are unencumbered and it is duly conveyed / transferred by the previous owner of our Society. Vide an agreement / Convevance dated 27/05/2011 registered at Sr. No BDR/1/6207/2011. at the office of sub - Registrar of Assurances at BDR-1.

It is further certified that NO LIEN has been registered on the said flat in the books of society in favour of any person / financial institution / Government agencies/ Court of Law etc. earlier and there is no suit/ proceeding pending in any court / before Govt. authorities of the above said flat.

The society has No Objection to your granting loan to the said **Mr. Sujit Govind Jadhav and Mrs. Sadhika Sujit Jadhav** and his/ her mortgaging the flat to you. The society has noted your lien on the said flat and hereby undertakes not to allow **Mr. Sujit Govind Jadhav and Mrs. Sadhika Sujit Jadhav** to sell, transfer, assign or encumber his/ her rights on the said flat to any other person or body without obtaining No objection Certificate in writing from you. In the event of the Bank enforcing its right to sell the in flat in settlement of its dues, the society will admit the person proposed by the Bank as a member and necessary transfect of interest in property, in favour of said purchaser.

Thanking You,

Yours Faithfully
Swapnalok Apartment CHS. Ltd.

B. U. Joshi. M. M. Gandhi
Chairman Secretary Jt. Secretary Treasurer



Handwritten signature



13:17





THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

Loan Information of Applicant & Guarantors

Registered Office : 'Cosmos Tower', Plot No.6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007


Branch _____

Date : / / 20


For Loan Information of Applicant & Guarantors

For the Loan Proposal of : _____

1. Applicant

Particulars	Personal Details	Office / Business Details
Name	Sujit Govind Jadhav	 Signature: <i>Sujit</i>
Address	B-612, Swapnalok Apt. CHSL, Mogda lane, Near Andheri Subway Andheri (E), Mumbai - 400 069.	
Tel.No.		
Mob. No.	9870423957.	
E-mail	SujitJadhav01@yahoo.co.in	
Aadhar No.	4734 5017 8634	
Pan No.	ACLPJ7590H.	

2. Co-Applicant

Particulars	Personal Details	Office / Business Details
Name	Sadhika S. Jadhav	 Signature: <i>Sadhika Jadhav</i>
Address	B-612, Swapnalok Apt CHSL, mogda lane, Near Andheri - Subway Andheri (E), Mumbai. 400 069.	
Tel.No.		
Mob. No.	9867425008	
E-mail		
Aadhar No.	849017240933	
Pan No.	AKBPJ1440Q.	





ABHYUDAYA CO-OP. BANK LTD.
(Multi-State Scheduled Bank)

KAKODE ASSOCIATES
CONSULTING PRIVATE LIMITED
VALUERS EXCELLENCE RELATIONSHIPS

KACPL/SVC/MS/YA/CJ/MG/17-18/3280

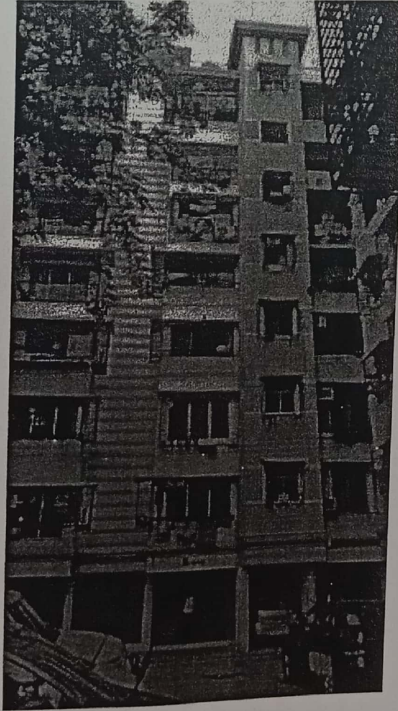
December 19, 2017

**VALUATION REPORT OF
IMMOVABLE PROPERTY FOR**

Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav.

PROPERTY ADDRESS

Flat No. B/612, Swapnalok Apartment Co-Op Hsg. Soc. Ltd.,
Mogra Village Lane, Opp. Wilson Pen Co., Andheri (E), Mumbai 400 069.

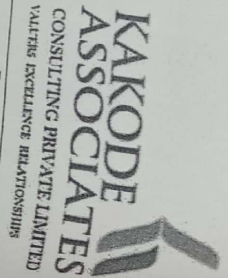


SVC Co. Operative Bank Ltd.
Cuffe Parade Branch, Mumbai.

102, Samarth Estate, Lt. Prakash Kotnis Marg,
Near Hinduja Hospital, Mahim (W), Mumbai - 400 016.
Tel: 022 24472040/41/42
Email: info@kakode.com | Web: www.kakode.com
CIN: U74140MH2015PTC269853

13:17





KACPL/SVC/MS/YA/CJ/17-18/3280

December 19, 2017.

VALUATION REPORT

Name & Address of Branch

The Branch Manager,
SVC Co-operative Bank Ltd.,
Cuffe Parade Branch,
1st Floor, E Wing, Maker Tower,
Cuffe Parade, Mumbai - 400 005.

01. **Subject**
To ascertain fair market value of the residential flat.
02. **Requested By**
By official of SVC Bank, Cuffe Parade Branch
03. **Date Of Inspection**
November 27, 2017.
04. **Survey in presence of**
Mr. Badeshi.
05. **Name of the Applicant's**
Mr. Sujit Govind Jadhav &
Mrs. Sadhika S. Jadhav.
06. **Phone No. of Applicant's**
9870423957.
07. **Address of the Applicant's**
Flat No. 304, Andheri Kripa Prasad
Co-Op Hsg. Soc. Ltd.,
Dawood Baug Lane, Bhandrawadi,
Andheri (W), Mumbai 400 058.
08. **Address of the Property being valued**
Flat No. 612, 6th Floor, B-Wing,
Swagnalok Apartment Co-Op Hsg. Soc. Ltd.,
Mogra Village Lane, Opposite Wilson Pen Co.,
Andheri (E), Mumbai 400 069.
09. **Landmark**
Opposite Wilson House.
10. **Plan / Survey / CTS No.**
Survey No. 55, Hissa No. 1 (part),
C.T.S. No. 45 & 45/1 of village Mogra.
11. **Owner / purchaser of the property**
Mr. Sujit Govind Jadhav &
Mrs. Sadhika S. Jadhav.

102, Smanth Estate, L. Prakash Koonis Marg,
Near Hindia Hospital, Malim (W), Mumbai - 400 016
Tel: 022 24472046/4142
Email: info@kakode.com | Web: www.kakode.com
CIN: U74140MH2015PTC269833

12. **Seller / developer of the property**
M/s. Sai Ashish Marketing (India) Private Limited.
13. **Type of occupation - Owner / Tenant occupied**
Tenanted to Mr. Badeshi having a monthly rent of Rs. 26,000/-
14. **Type of the Property**
Residential flat.
15. **Location**
Swagnalok Apartment Co-Op Hsg. Soc. Ltd.,
Mogra Village, Andheri (E).
16. **Type of Locality**
Residential.
17. **Classification of locality - Higher Class / Middle class / poor Class.**
Middle class.
18. **Distance from Station**
Approx. 1 km from eastern side of Andheri Railway Station.
19. **Civic amenities**
Available nearby.
20. **Type of Land**
Non-Agricultural.
21. **Boundaries**
East - Chawl.
West - Chawl.
North - Chawl.
South - Road.
22. **Tenure of land**
Free-hold.
23. **Type of Structure**
RCC frame + Brick wall partitions.
24. **Number of Floors in Bldg**
Ground (gp) + stilt (pb) + 7 upper floors.
25. **Number of Lifts**
One lift is provided for the said building.
26. **Property details**
Hall - 1, Bedroom - 1, Kitchen - 1, Bath - 1,
WC - 1, F.B - 2
27. **Floor on which the property is located**
Sixth floor.
28. **Area of the premises as per agreement**
438 sq. ft. (Built-up)
365 sq. ft. (Carpet)
29. **Actual area of the premises as per measurements**
Flower bed
34 sq. ft. (Carpet)

3280 KACPL/SVC/MS/YA/CJ/MGR/17-18/Sujit Govind Jadhav (29.11.2017)

Area calculation for valuation			
	Carpet area in sq.ft.	Build-up area in sq. ft.	Saleable area in sq. ft. (with 40% loading)
Flat No. 612			
Flower bed	365	438	511
30. Area adopted for valuation	34		
31. Stage of Construction/Project	Flat No. 612 : 511 sq. ft. (Saleable), Flower bed : 34 sq. ft. (Carpet).		
32. Exterior	Completed.		
33. Interior	Cement paint		
	Flooring	Vitrified tiles.	
	Windows:	Aluminium sliding windows with safety grills.	
	Doors	Wooden doors.	
	W.C.	Indian.	
	Bath	Ceramic tiles.	
	Paint	Distemper.	
34. Quality of Construction	Good.		
35. Age of the Property	11 years.		
36. Estimated Residual life	49 years with proper, periodic & preventive maintenance.		
37. Residential / commercial/ Industrial & No. of wings	Residential.		
38. Separate Compound Wall	Yes, brick wall compound.		
39. Garden	Yes.		
40. Paving/concreting around the Bldg	Paver blocks.		
41. Car Parking	Stilt space for parking.		
42. First impression of the building	Good.		
43. Plans approved by	Brihanmumbai Mahanagarपालिका.		
44. Name of the Society	Swapnalok Apartment Co-Op. Hsg. Soc. Ltd.		
45. Society Registration No.	MUM/WKE/HSG/TC/13529/2006.		
46. Share certificate No.	042.		
47. Share certificate Details	5 shares of Rs. 50/- each bearing distinctive Nos. 206 to 210.		
48. Property Tax	Rs. 3,258/- for the year 2017-18.		

3200 KACGP, SFC/AS/KA/CMG/17-18 Signl/General/Adhar (09.11.2017)



49. Water Availability Municipal water.
50. Compliance to sanctioned Plans Full Occupancy Certificate No. CE/7227/WSAK dated July 5, 2005, issued by Brihanmumbai Mahanagarपालिका. It is presumed that the construction is as per the approved Plans.
51. Valuation Method Composite Rate Method.
52. Valuation Methodology
The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **saleable area** for the premises, which is an increase of 40% over that of its carpet area. We have considered the flower bed based on its carpet area only.
- The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset could exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the international Valuation Standards Committee, London). Thus, the characteristics of the Market Value are-
- It is a free will sale.
 - It is an estimated amount and not a predetermined or an actual sale price.
 - It is time-specific as on the given date.
 - It depends on purpose of valuation.
 - Buyer & seller are actuated by Business principles. They are unrelated and are acting independently.
 - Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.
- The realizable value of the said residential premises is considered at 85% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 75% of its present market value.
53. Documents seen
- Registration receipt No. 12028 and registration No. BDR17-11532-2017 dated December 15, 2017 indicating purchase price Rs. 65,00,000/- and market value Rs. 56,03,000/-
 - Index No. II dated December 15, 2017 indicating an area of 40.70 sq. mt.
 - Property taxes receipt No. KE11102920090042 dated May 5, 2017, indicating an amount of Rs. 3258/- for the year 2017-18.
 - Agreement for sale dated December 15, 2017 executed between the vendor - M/s. Sai Ashish Marketing (India) Pvt. Ltd. and the purchasers - Mr. Sujit Govind Jadhav & Mrs. Sadhika Sujit Jadhav.

3200 KACGP, SFC/AS/KA/CMG/17-18 Signl/General/Adhar (09.11.2017)



5) Full Occupancy Certificate bearing No. CE/7227/WS/AK issued by Brihanmumbai Mahanagarपालिका for Ground (P) + Stilt (P) + 7 upper floors.

6) Share Certificate No. 042 of 5 fully paid up shares of Rs.50/- each bearing distinct numbers 206 to 210.

54. Stamp Duty Ready Reckoner Rate 2017-18 Rs. 1,31,100/- per sq. mtr. (Page No. 127, Zone 46/224)
i.e. Rs.12,179/- per sq. ft. on built-up area.

i. Guideline Value (Agreement Built-up area)		Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.
ii. Current Fair Market Value		438	12,179	53,34,402
Flower bed (Saleable)		511	17,500	89,42,500
Flower bed (Carpet)		34	5,500	1,87,000
Total				91,29,500

56. Basis for recommended rate
Location, quality of construction, life of the building and its residual life, supply, demand, local enquiries, market feedback of investigations etc.

57. Remarks if any
 > The said flat is 1 BHK residential flat.
 > All the civic amenities are within the proximity of the building.
 > Round the clock security service provided for the building.
 > We note that the market value is much higher than ready reckoner value and the margin provided by local estate brokers.

58. Suggested sum assured for Fire Insurance cover (Replacement Cost)
The fire Insurance needs to be purchased on Replacement or Restatement basis. It means one can get the new construction cost for the property if destroyed by fire, earthquake, etc., which is estimated at **Rs. 8,00,000/-**.

59. Special Features that add to Value.	Nil
60. Agreement Date	December 15, 2017.
61. Registration value in Rs.	Rs. 65,00,000/-
62. Registration Date	December 15, 2017.
63. Registration No.	11532-2017
64. Village	Mogra
65. Registrar's Value (Stamp duty purpose)	Rs. 56,03,000/- (Year - 2017).
66. Any Negative Features	Nil.

Thus, the Fair Market Value, Realizable Value & Distress Value of the said property is as detailed below:

Summary of Valuation	
Fair Market Value (FMV)	Rs.91,29,500/-
Realizable Value (85% of FMV)	Rs.77,60,000/-
Forced / Distress Sale value (75% of FMV)	Rs.68,47,000/-
Insurable Value	Rs.8,00,000/-

Declaration:

- The Valuation is based on our site visit & the information given by the party.
- The valuation is subject to clear and marketable title and adequacy of engineering / structural design.
- We have taken the physical measurement of the said premises.
- We have based our valuation report on the area which is identified in the agreement or that observed by us at the time of inspection, whichever is lower.
- This valuation report will remain valid only for the purpose for which it is made. Market value is defined elsewhere in this report.
- This value can go down in case of a forced sale. However, it is possible to fetch a higher price in case needy buyer is found.
- We have no interest in assets valued in this report.
- This report is issued to the best of our knowledge & ability & is without any prejudice.
- Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges, etc., if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- The Documents provided to us are assumed to be authentic & latest and that no changes or transfers have taken place with respect to the said property (including change of ownership, approvals, etc.). The Bank to check correctness or provided documents.
- We have not checked the title clearance or the legality of the said property. This valuation report is purely an opinion and has no legal or contractual obligation on our part.

for KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.

ANIL B. PAI KAKODE
Director & Govt. Approved Valuer

ASHOK S. AKERKAR
Associate Director & Govt. Approved Valuer