

गावाचे नाव : 1) माजिवडे

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6001000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2735100	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 24, माळा नं: दुसरा मजला, ए विंग, बिल्डींग नं. 54, इमारतीचे नाव: रमण रथी को-ऑप.हौ.सो.लि., ब्लॉक नं: वृंदावन कॉम्प्लेक्स, रोड नं: माजिवडे, ठाणे, इतर माहिती: झोन नं. 6/28/ 4क, मौजे- माजिवडे, येथील सर्व्हे नं.56, 63, 64, 65, 66, 67, 68, 69, 70, 78, 79, 80, 81, 82 and 83, सदनिकेचे क्षेत्र 50.65 चौ.मी. बांधीव ((Survey Number : 56, 63, 64, 65, 66, 67, 68, 69, 70, 78, 79, 80, 81, 82 and 83 ;))
(5) क्षेत्रफळ		1) 50.65 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-अस्मिता संजीव साळवी वय:-48; पत्ता:-प्लॉट नं: 24, माळा नं: दुसरा मजला, बिल्डींग नं. 54ए, इमारतीचे नाव: रमण रथी को-ऑप.हौ.सो.लि., ब्लॉक नं: वृंदावन कॉम्प्लेक्स,, रोड नं: माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:- 400601 पॅन नं:-AGZPS9485N 2): नाव:-संजीव गंगाराम साळवी वय:-56; पत्ता:-प्लॉट नं: 24, माळा नं: दुसरा मजला, बिल्डींग नं. 54ए, इमारतीचे नाव: रमण रथी को-ऑप.हौ.सो.लि., ब्लॉक नं: वृंदावन कॉम्प्लेक्स,, रोड नं: माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:- 400601 पॅन नं:-ACKPS5934K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-राजीव श्रीकांत भानप वय:-47; पत्ता:-प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे, ठाणे प, . पिन कोड:-400601 पॅन नं:-AKLPB4962D 2): नाव:-स्मिता राजीव भानप वय:-45; पत्ता:-प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AGHPB4434E 3): नाव:-शैला श्रीकांत भानप वय:-68; पत्ता:-प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AQZPB7405R
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2013	





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल - २०१९

ट न न - ५
क्रमांक ६०२६ १२०१३
१/१२

A-1) महानगर पालिका - ०१७

अनुच्छेद क्रमांक : २५ ड / ब

१. दस्ताचा प्रकार : करारनामा
२. सादरकर्त्याचे नाव :- राजीव खिडाने ग्रामप
३. तालुका :- ठाणे
४. गावाचे नाव :- माजीवळे
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- ५६, ६३ ते ७०, ७६ ते ७७
६. मूल्य दरविभाग (झोन) :- ६२१४३ उपविभाग :-
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ.मी. दर :- ५४०००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५०.६५ क्व. मीटर / फूट
९. कारपार्किंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- २२१ उदवाहन सुविधा :- नाही आहे / नाही
११. बांधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
१४. निर्धारित केलेले बाजारमूल्य :- २५,९५९,०००/-
१५. दस्तामध्ये दर्शविलेली मोबदला :- ६०,०९,०००/-
१६. देय मुद्रांक शुल्क :- ३,६०,९००/- भरलेले मुद्रांक शुल्क :- ३,६०,९००/-
१७. देय नोंदणी फी :- ३०,०००/-

लिपीक



सह दुय्यम निबंधक



त न न - ५	
दस्त क्रमांक	६०२० / २०१३
६ १०२	

**AGREEMENT FOR SALE AND TRANSFER OF SHARES AND
OCCUPANCY RIGHTS IN A REGISTERED CO-OPERATIVE
HOUSING SOCIETY LIMITED.**

THIS AGREEMENT FOR SALE is made at Thane on this th 16 day of
September, 2013.

R.S. Bhanap.
Bhanap.
S.Bhanap

BETWEEN

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Salvi

1) **MRS. ASMITA SANJEEV SALVI**, age 48 years, Indian Inhabitant, having PAN No. AGZPS9485N, and 2) **MR. SANJEEV GANGARAM SALVI**, age 56 years, Indian Inhabitant, having PAN No. ACKPS5934K, residing at Bldg. No. 54-A, Flat No. 24, 2nd Floor, Raman Rathi Co-op. Hsg. So. Ltd., Brindaban Complex, Thane (W) - 400601, hereinafter called the "**TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART**;

AND

1) **MR. RAJIV SHRIKANT BHANAP**, age 47 years, Indian Inhabitant, having PAN No. AKLPB4962D, 2) **MRS. SMITA RAJIV BHANAP**, age 45 years, Indian Inhabitant, having PAN No. AGHPB4434E, and 3) **SHAILA SHRIKANT BHANAP**, age 68 years, Indian Inhabitant, having PAN No. AQZPB7405R, All residing at C/o. Rajendra Jagtap, E-4/101, Rutu Park, Opp. Wavikar Eye Institute, Majiwade, Thane (W) - 400601, hereinafter called the "**TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS Mrs. Meenakshi Jain and Mr. Praveen Chand Jain had purchased Flat No. 24, on 2nd Floor, admeasuring 545 Sq. Ft. Built-up area (i. e. 50.65 Sq. Mtrs.), of the A - Wing, in the Building No. 54, of the "**BRINDABAN COMPLEX**", which hereinafter is referred to as the "**SAID FLAT**" (more particularly described in the schedule annexed hereafter) from M/s. R. M. Enterprises, having its office address at Mittal Tower, 16th Floor, B - Wing, Nariman Point, Bombay - 21 by Agreement for Sale dated 3rd day of August, 1989 registered under Document No. 8096/89 with Sub-Registrar of Assurances, Thane - 1 on dated 28/12/1989.

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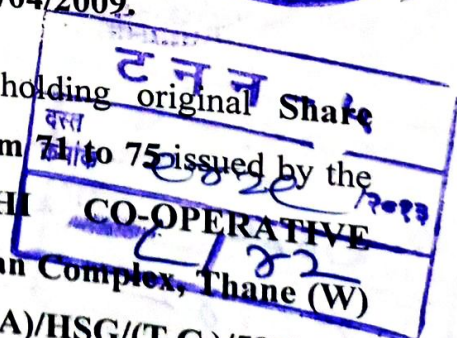
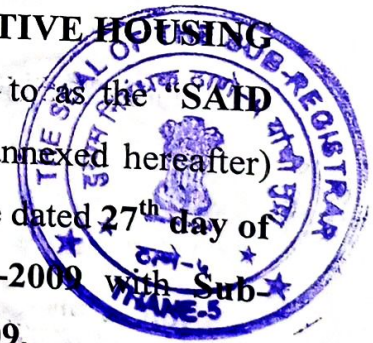
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AND WHEREAS DR. VIDYADHAR GOPAL OKE i.e. TRANSFERORS herein had purchased Flat No. 24, on 2nd Floor, admeasuring 545 Sq. Ft. Built-up area (i. e. 50.65 Sq. Mtrs.), of the A - Wing, in the Building No. 54, of the society known as "RAMAN RATHI CO-OPERATIVE HOUSING SOCIETY LIMITED", which hereinafter is referred to as the "SAID FLAT" (more particularly described in the schedule annexed hereafter) from Mrs. Meenakshi Jain and Mr. Praveen Chand Jain by Agreement for Sale dated 7th day of February, 1996 registered by Deed of Declaration dated 23rd day of April, 2009 under Document No. 01939/2009 with Sub-Registrar of Assurances, Thane -1 on dated 23/04/2009.

AND WHEREAS MRS. ASMITA SANJEEV SALVI, and MR. SANJEEV GANGARAM SALVI i.e. TRANSFERORS herein had purchased Flat No. 24, on 2nd Floor, admeasuring 545 Sq. Ft. Built-up area (i. e. 50.65 Sq. Mtrs.), of the A - Wing, in the Building No. 54, of the society known as "RAMAN RATHI CO-OPERATIVE HOUSING SOCIETY LIMITED", which hereinafter is referred to as the "SAID FLAT" (more particularly described in the schedule annexed hereafter) from Dr. Vidyadhar Gopal Oke by Agreement for Sale dated 27th day of April, 2009 registered under Document No. 03295-2009 with Sub-Registrar of Assurances, Thane -2 on dated 27/04/2009.

AND WHEREAS the TRANSFERORS is holding original Share Certificate No. 16 bearing Distinctive Nos. from 71 to 75 issued by the said society known as the RAMAN RATHI CO-OPERATIVE HOUSING SOCIETY LIMITED, at Brindaban Complex, Thane (W) - 400601, bearing Registration No. TNA/(TNA)/HSG/(T.C.)/5870/93-94 DATED 16/04/1993 (hereinafter known the "SAID SOCIETY").



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NOW IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

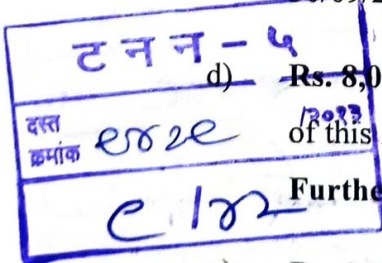
1. The TRANSFEREES has agreed to accept all the rights, title and interests of the TRANSFERORS in the said share certificate as also in respect of the said flat with all its assets and deposits. The TRANSFERORS transfers and assigns to the TRANSFEREES all their rights, title and interests, claims, demands and benefits in respect of the said flat and shares for a total consideration of **Rs. 60,01,000/- (Rupees Sixty Lakhs One Thousand Only)**. The detail of the payment schedule is as under :

a) **Rs. 1,01,000/- (Rupees One Lakh One Thousand Only)** by **Cheque No. 034354** dated **01/09/2013** drawn on **IDBI Bank (Badlapur)**, which has been paid as **Token Money** towards consideration value before the execution of this Agreement.

b) **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** by **Cheque No. 060230** dated **09/09/2013** drawn on **IDBI Bank (Badlapur)**, which has been paid as **Part Payment** towards consideration value before the execution of this Agreement.



c) **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** after registration of this Agreement by **RTGS** on or before **30/09/2013** as the **Part Payment**.



d) **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** after registration of this Agreement by **Cheque** on or before **12/10/2013** as the **Further Part Payment**.

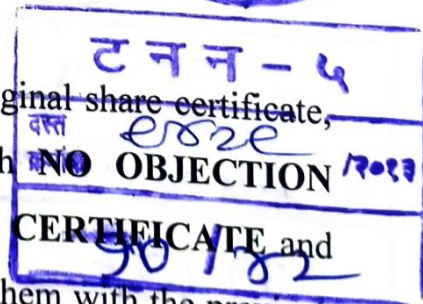
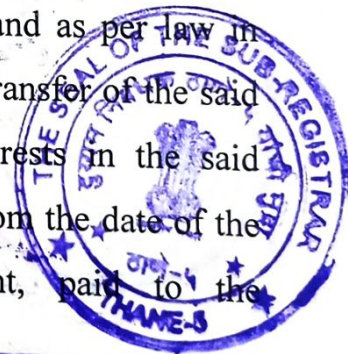
e) **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** after registration of this Agreement by **Cheque** on or before **13/10/2013** as the **Further Part Payment**.

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- f) Balance Rs. 8,00,000/- (Rupees Eight Lakhs Only) shall be arranged by loan from any bank / financial institution directly to the name of TRANSFERORS by Pay Order / D.D. / Cheque as **Full and Final Payment** after registration of this Agreement and within **30 days** from obtaining Mortgage NOC from Society, all Original Document and other related paper required for loan from bank / financial institution from the TRANSFERORS to TRANSFEREE.
2. After realization of the full and final payment, the TRANSFEREES shall be entitled to use and occupation of the said flat and the TRANSFERORS shall have no claim of whatsoever nature against the TRANSFEREES in respect of the said flat. The entire transaction should be completed on **31st December, 2013** and the **POSSESSION** of the flat will be handed over to the TRANSFEREES **after the realization of the cheque/pay order of full and final payment.**
3. The TRANSFERORS shall execute all papers, forms, declarations, documents etc. as required by the said society and as per law in favour of the TRANSFEREES for the effective transfer of the said flat alongwith ownership rights and other interests in the said society in respect of the said flat, immediately from the date of the realization of the full consideration amount, paid to the TRANSFERORS by the TRANSFEREES.
4. The TRANSFERORS will hand over the original share certificate, all chain of original Agreement alongwith **NO OBJECTION LETTER** from the said society, **NO DUES CERTIFICATE** and all other relative documents entered into by them with the previous owner to the TRANSFEREES for the latter's record at the time of application of bank loan of TRANSFEREES.



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THE SCHEDULE ABOVE REFERRED TO

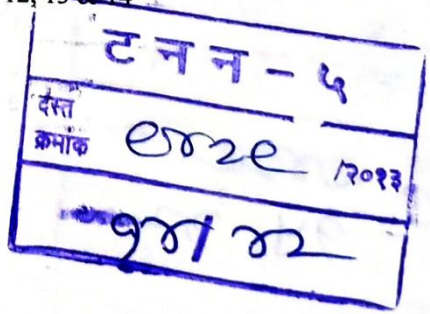
A residential Flat No. 24, on 2nd Floor, admeasuring 545 Sq. Ft. Built-up area (i. e. 50.65 Sq. Mtrs.), of the A - Wing, in the Building No. 54, of the society known as "RAMAN RATHI CO-OPERATIVE HOUSING SOCIETY LIMITED", situated at Brindaban Complex, Majiwade, Thane, Dist. Thane standing all those pieces of parcels of land or ground situated at Thane (in the State of Maharashtra) at Village - Majiwade, Thane District with structures standing and having following R.S. Nos. 13 and 14, Survey Nos. 56, 63, 64, 65, 66, 67, 68, 69, 70, 78, 79, 80, 81, 82 and 83 of Village - Majiwade, Thane District with structures standing thereon and bounded as follows that is to say :

- On or towards the North : By S.Nos.12, 13, 14, 15 & 49.
- On or towards the South : By S. No.27, Gothan Ghosale Tank
Ambe Tank, boundary of Thane City.
- On or towards the East : By S. Nos.67, 54 and 55.
- On or towards the West : By S. Nos.73, 75, 92, 93 & Nalla.

The under mentioned lands out of the property described in the schedule hereinabove.

<u>SURVEY NOS.</u>	<u>HISSA NOS.</u>
56	1, 4, 5, 6 (Part), 8, 10, 11
63	2, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13
64	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12
65	3
66	1, 2, 4, 5, 6 & 7
67	1, 4, 5, 6 & 7
68	1, 2, 3 & 4
69	1 to 13, 15, 16 & 17
70	1, 2, 3, 4, 5, 7 & 9
78	1(Part), 3(Part), 4(Part), 5, 6, 7(Part), 8, 9, 10, 12, 13 & 14
79	1 to 5, 6(Part), 7(Part), 8 & 9
80	1 to 5
81	1 and 3
82	2 to 10
83	1, 2(Part), 4/2 (Part)

Total Area : 1,73,000 Square yards
1,44,650 Square Meters Approximately.



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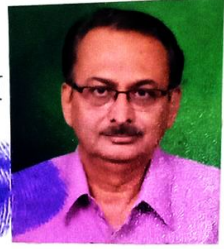
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by)
The withinnamed "TRANSFERORS")



1) MRS. ASMITA SANJEEV SALVI



Asalvi

2) MR. SANJEEV GANGARAM SALVI)
in the presence of)

Salvi

- 1. Visay V. Rahate. *[Signature]*
- 2. Ramesh. C. Paithankar *[Signature]*

SIGNED, SEALED AND DELIVERED by)
the withinnamed "TRANSFEREES")



1) MR. RAJIV SHRIKANT BHANAP



R.S. Bhanap

2) MRS. SMITA RAJIV BHANAP



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टनन-५
वस्तु क्रमांक <i>erze</i> 12023
94/82

3) SHAILA SHRIKANT BHANAP

in the presence of

S Bhanap

- 1. Visay V. Rahate. *[Signature]*
- 2. Ramesh. C. Paithankar *[Signature]*



RECEIPT

RECEIVED with thanks from 1) MR. RAJIV SHRIKANT BHANAP, 2) MRS. SMITA RAJIV BHANAP and 3) SHAILA SHRIKANT BHANAP (TRANSFEREES) a sum of Rs. 16,01,000/- (Rupees Sixteen Lakhs One Thousand Only) as the Part Payment in respect of the sale of Flat No. 24, on 2nd Floor, admeasuring 545 Sq. Ft. Built-up area (i. e. 50.65 Sq. Mtrs.), of the A - Wing, in the Building No. 54, of the society known as "RAMAN RATHI CO-OPERATIVE HOUSING SOCIETY LIMITED", situated at Brindaban Complex, Majiwade, Thane (W) - 400601, in the following manner :

- a) Rs. 1,01,000/- (Rupees One Lakh One Thousand Only) by Cheque No. 034354 dated 01/09/2013 drawn on IDBI Bank (Badlapur).
- b) Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) by Cheque No. 060230 dated 09/09/2013 drawn on IDBI Bank (Badlapur).

*Subject to realization of cheques.

WE SAY RECEIVED

Rs. 16,01,000/-

Salvi

MRS. ASMITA SANJEEV SALVI



Salvi

**MR. SANJEEV GANGARAM SALVI
TRANSFERORS**

WITNESSES :

1. *[Signature]*
2. *[Signature]*

दनन-५	
वस्तु क्रमांक	००२०
	१६/०२

54-A-24 (5)



THE RAMAN RATHI HOUSING SOCIETY LIMITED **CO-OPERATIVE**

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

(Registration No. TNA/(TNA)/HSG/(T.C.)/5870/93-94 Date 16-4-93)

Serial No. 16

Authorised Share Capital Rs. 18 LAKHS Divided into 36,000 Shares each of Rs. 50/- only

Member's Registration No. _____

THIS IS TO CERTIFY that Smt. MEENAKSHI JAIN SUNDHRI.
PRAVEEN CHAND JAIN.

of THANE is the Registered Holder of Five Shares No. from 11
75 of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)

RAMAN RATHI **CO-OPERATIVE HOUSING SOCIETY**

THANE (W) subject to the Bye-laws of the said Society

and that on each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal Of the said Society at THANE (W)

this 14th Day of May 1995



[Signature]
[Signature]

Chairman
Hon. Secretary
Member of the Committee

P. T. O.

Memorandum of the transfers of the within-mentioned Shares

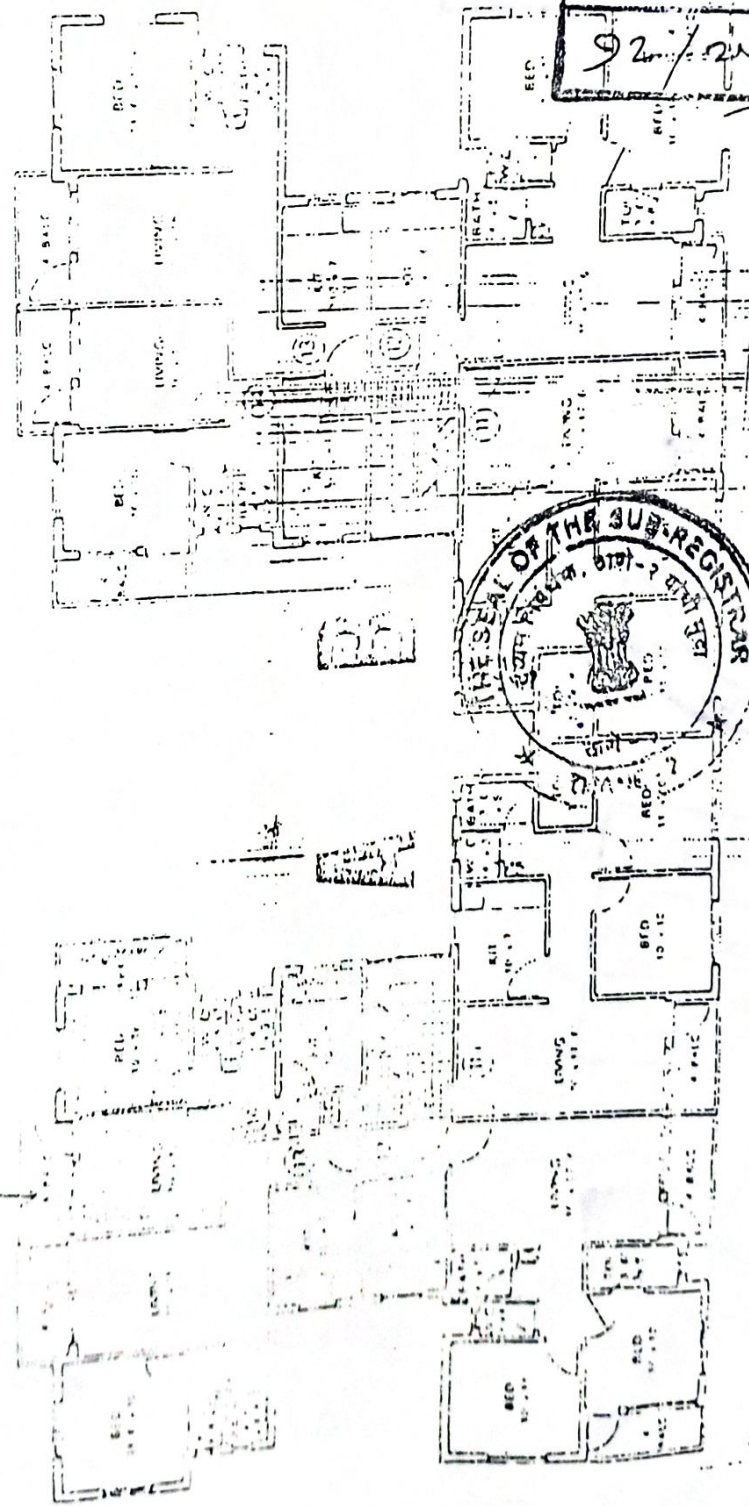
Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the Transfere is recorded
2	3	4	5
25/7/96 J D Mehta Chairman JDN	DR. VIJAYASHAR GOPAL OKE A. Kulkarni Hon. Secretary	16	105 K. M. M. R. M. Committee Member
AGM / 9-8-2009 K. M. M. R. M. Chairman	MRS. ASMITA SANJEEV SALVI & MR. SANJEEV GANGARAJ K. M. M. R. M. Hon. Secretary	16	105 K. M. M. R. M. Committee Member
AGM 27/7/14. J. D. Patil Chairman	Mr. R. S. Bhanap Mrs. S. R. Bhanap Shaila S. Bhanap K. M. M. R. M. Hon. Secretary	16	185 K. M. M. R. M. Committee Member
Chairman	Hon. Secretary		Committee Member
Chairman	Hon. Secretary		Committee Member

APPROX BUILT-UP AREAS
 FLAT NO. 10 = 745 SQ. FT.
 FLAT NO. 11 = 770 SQ. FT.
 FLAT NO. 12 = 570 SQ. FT.
 FLAT NO. 13 = 545 SQ. FT.

NOTE

BUILT-UP AREA OF EACH FLAT INCLUDES
 CARPET AREA AND AREA OF WALLS ONLY.

Flat No. A-20 on 2nd
 floor in Building No. 54



TYPICAL FLOOR PLAN
 BUILDING NO. 54

INITIALS

Mural Tower, 15th Floor, Eastern Road,
 Bombay 400 021 Ph: 2332259, 2332261
 Ganesh Dattaya, Opp. J. J. Road, Eastern Road,
 Food House Ph: 591176 59-4245

**RAJDEE
 RAHEJAS**

Rajeev Chaudhary, 12th Floor, Eastern Road,
 Bombay 400 021 Ph: 2332259, 2332261
 Suresh, Linking Road, Eastern Road,
 Bombay 400 054 Ph: 6145716, 6145715

DR. RAJDEE RAHEJAS
 31/1/2000
 2000
 12/08/2000

दन न-२
 वस्त क्रमांक 3224/2000
 92/20



दस्त क्रमांक :टनन5/9429/2013
दस्ताचा प्रकार :-करारनामा



अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अस्मिता संजीव साळवी
पत्ता:प्लॉट नं: 24, माळा नं: दुसरा मजला,
बिल्डींग नं. 54ए, इमारतीचे नाव: रमन रथी
को-ऑप.हौ.सो.लि., ब्लॉक नं: वृंदावन
कॉम्प्लेक्स,, रोड नं: माजिवडे, ठाणे प,
महाराष्ट्र, ठाणे.
पॅन नंबर:AGZPS9485N

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून देणार
वय :-48

स्वाक्षरी:-

A. Salvi



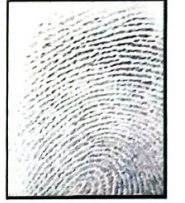
2 नाव:संजीव गंगाराम साळवी
पत्ता:प्लॉट नं: 24, माळा नं: दुसरा मजला,
बिल्डींग नं. 54ए, इमारतीचे नाव: रमन रथी
को-ऑप.हौ.सो.लि., ब्लॉक नं: वृंदावन
कॉम्प्लेक्स,, रोड नं: माजिवडे, ठाणे प,
महाराष्ट्र, ठाणे.
पॅन नंबर:ACKPS5934K

लिहून देणार

वय :-56

स्वाक्षरी:-

A. Salvi



3 नाव:राजीव श्रीकांत भानप
पत्ता:प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे
नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे,
ठाणे प, .,
पॅन नंबर:AKLPB4962D

लिहून घेणार

वय :-47

स्वाक्षरी:-

R. S. Bhanap



4 नाव:स्मिता राजीव भानप
पत्ता:प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे
नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे,
ठाणे प, महाराष्ट्र, ठाणे.
पॅन नंबर:AGHPB4434E

लिहून घेणार

वय :-45

स्वाक्षरी:-

R. Bhanap



5 नाव:शैला श्रीकांत भानप
पत्ता:प्लॉट नं: ई4/101, माळा नं: ., इमारतीचे
नाव: रूतू पार्क, ब्लॉक नं: ., रोड नं: माजिवडे,
ठाणे प, महाराष्ट्र, ठाणे.
पॅन नंबर:AQZPB7405R

लिहून घेणार

वय :-68

स्वाक्षरी:-

S. Bhanap



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिवका क्र.3 ची वेळ:16 / 09 / 2013 07 : 48 : 52 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात



ARCHITECTS, ENGINEERS, SURVEYORS,
INT. DESIGNERS, GOVT. REGD. VALUERS,
ARBITRATORS & FIRE LOSS ASSESSORS.

Vastukala

H.O.: ABOVE SHRIHARI MANGAL KARYALAYA,
PANDURANG WADI, 1ST LANE, DOMBIVLI (E) 421 201
Dist : Thane (O) 0251 - 244 83 71 / 0251 - 280 14 28
Mob.: 98700 70121 / 97694 42655 / 98212 99221
E-mail : vastukala1@rediffmail.com / vdbSpl@gmail.com
chikodikedar@gmail.com • Website : www.vdbSpl.com

SRM
VAL/BOI/5389/01/2020

Approved Date : 24/01/2021

To,
The Chief Manager,
Bank of India,
Thane Main Branch,
Shivaji Path, Post Box No.43
Panch Pakhadi
Thane (W)- 400 601

For BANK OF INDIA

मुख्य प्रबंधक (क्रेडिट) / Chief Manager (Credit)
ठाणे शाखा / Thane Br.

SUBJECT - Desktop Valuation of Residential Flat No. 24 on Second Floor Building No. 54A
in the Building known as "RAMAN RATHI SOCIETY " on Plot bearing Survey
No. 56,63,64, Village Majiwade at Vrindavan Complex , Thane west 400 601
Owned by MR. RAJIV SHRIKANT BHANAP & MRS. SMITA RAJIV BHANAP
Loan Account No.004375110000258

Respected Sir,

As per your verbal request over telephone, we are submitting here with the Desktop Valuation Report for your perusal. If you have any questions, regarding our desktop valuation report or our findings then kindly clear the same within 15 days, also clear our bill immediately.

Thanking you in anticipation,

Sincerely Yours,

Encl : Valuation Report



For Vastukala

Authorized Signatory

**Vastukala**REGD ARCHITECT.
GOVT REGD VALUERS & ENGINEERS

VAL/BOI/5389/2020

Date : 24/01/2021

This report is issued to BOI, Thane Main Branch

DESKTOP VALUATION REPORT

1	Purpose of which valuation is made	This Valuation is to be used for Bank's internal purpose.
2	Valuation initiated by	BANK OF INDIA, Thane Main Branch
3	Date of Valuation	24/01/2021
4	Name of the Owner	MR. RAJIV SHRIKANT BHANAP & MRS. SMITA RAJIV BHANAP
5	Address of the property	Flat No. 24 on Second Floor Building No. 54A in the Building known as "RAMAN RATHI SOCIETY " on Plot bearing Survey No. 56,63,64, Village Majiwade at Vrindavan Complex , Thane west 400 601
6	Flat/ Row House/ Shop/ Bungalow /Factory	Residential Flat
7	Year of the Construction of the Building	1989 approx
8	Date of Agreement/ Index II / old report	old report of DT-29/10/2013
9	Rate Analysis	Civic amenities are available within 3-4 km from the said property and as per the market enquires made by us, the on- going rate in this particular area for the said type of property based on the size, location, frontage, amenities, usage, distance and access from the main road, rail and air transport and demand and supply of similar property etc. is around Rs.10,000/- to Rs. 13,000/- per sq.ft. However, considering the purpose of subject valuation, location of the property, demand & supply, type of construction, specification of building, I have adopted a rate of Rs. 12,000/- per sq.ft is fair & reasonable for valuation of subject property.





Vastukala

REGD ARCHITECT.
GOVT REGD. VALUERS & ENGINEERS

VAL/BOI/5389 /2021

Date : 24/01/2021

This report is issued to BOI, Thane Main Branch

10	Documented Area of Property	As per Documents the Built up area of the flat is 545 sq.ft.
11	Methodology Adopted for valuation	Market Approach
12	Rate Adopted for Valuation	545 sq.ft. x Rs. 12,000/- per sq.ft
13	Fair Market Value of the Property as on date	Rs 65,40,000/- Say : 65,40,000/-

Considering all the factors enumerated above , to the best of our knowledge & ability, we are of the opinion that the Fair Market Value of the above mentioned property as on date would be **Rs 65,40,000/- (Rupees Sixty Five Lakhs Forty Thousand Only)** as on date of valuation 24/01/2021

- **Realizable value** of the above property would be **Rs. 55,59,000/-** (Rupees Fifty Five Lakhs Fifty Nine Thousand Only).
- **Distress Sale Value** as per today's market condition as on date would **Rs. 49,05,000/-** (Rupees Forty Nine Lakhs Five Thousand Only). However higher prices can be realised if needy buyer is found.
- **Guideline Value** would be Rs. 59,03,440/- (Rs Fifty Nine Lakhs Three Thousand Four Hundred Forty Only) as per Ready Reckoner 2019-2020.

This Desktop valuation is carried out by us as per the documents provided by the bank. Due to Covid-19 pandemic situation, visual inspection, physical measurement & latest photographs of the property was not feasible or may be not allowed by the client and hence we have relied upon the documented property area/ information as provided by the bank officials and have adopted the same for this valuation exercise.

Date - 24/01/2021

Place - DOMBIVLI



For Vastukala

Authorised Signatory



Vastukala

REGD ARCHITECT.
GOVT. REGD. VALUERS & ENGINEERS

VAL/BOI/5389/2021

Date : 24/01/2021

This report is issued to BOI, Thane Main Branch

ASSUMPTIONS & LIMITING CONDITIONS

- The Desktop Valuation Report is based on the documents made available to us and required by bank for their internal purpose.
- It is important that the Report is not used out of context or for the purposes for which it was not intended. We shall have no responsibility or liability to any party in the event that the Report is used outside of the purposes for which it was intended, or outside of the restrictions on its use.
- In the course of this exercise we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the client without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects.
- As instructed, and for this valuation we have not inspected the properties. For the purposes of the valuation we have assumed that the properties are in good condition relative to their age and that no significant refurbishment or renovation works are required.
- The Approved Building Plans by Local Government Authorities could not be assessed, as the copy of same has not been furnished to us. We have assumed that the subject property is constructed as per Sanctioned building plan for this valuation exercise.
- We have assume that the subject assets has a clear and marketable title and is free from any legal and physical encumbrances, disputes, claims and other statutory liabilities.
- The Title Clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the concerned authorities.
- Transaction Costs like Stamp Duty, Registration Charges, and Brokerage etc. pertaining to the sale/purchase of subject assets have not been considered while estimating at the Market Value.
- We have assumed that the said property is intact as mentioned in the earlier report.



For Vastukala
Authorised Signatory