

Green field

N. N. MULYE & ASSOCIATES

ARCHITECTS, SURVEYORS, LOSS ASSESSORS & GOVERNMENT APPROVED VALUERS

Off. : 1, Madhumalti, Gawand Path, Near State Bank Colony, Naupada, Thane (W) - 400 602.
TEL-FAX :- (022) - 2542 66 93, 2540 8537

E-mail :- nnmulye@gmail.com

N.N.MULYE
B. ARCH. F.I.I.A F.I.V

B.N.MULYE
B.E. (CIVIL.) M.V. (P & M) M. I. E.

Call 7029340087 Q 313363.

18th February 2017

VALUATION REPORT

Valuation of the property being Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 for **SHRI. UTTAM SARAT CHAUDHURI.**

- | | |
|--|---|
| 1) Valuation done by | Mr. Naresh N. Mulye |
| 2) Date as on which valuation is made | 18 th February 2017 |
| 3) Reference | Bank of Maharashtra |
| 4) Name of the applicant / registered owner in whose name the property stands registered | Shri. Uttam Sarat Chaudhuri |
| 5) Survey No. of the property | S. No. 5 of Mouje Kalwa (W), Taluka & District Thane – 400 605 |
| 6) Situation of the property | It is about 1 km. away from Kalwa Railway Station on the west side. |
| 7) Particulars of the Property | Shop No. 6 on ground floor in a building No. 41 |
| 8) Whether leasehold or freehold (Land) | Freehold |
| 9) Municipal Limit | Thane Municipal Corporation |
| 10) Built up Area of Shop No. 6 | 210.00 sq.ft. |
| 11) Ready reckoner rate | Rs. 9,848.00 per sq.ft.
(Building is more than 10 years & less than 20 years hence 20% rebate on above rate as per ready recknor. Rate to be adopted is Rs. 7,878.00 per sq ft) |

- 12) Fair / Market rate prevailing in the said locality Rs. 18,000.00 per sq.ft.
- 13) Value of the Shop No. 6
210.00sq.ft.xRs.18,000.00per sq.ft. Rs. 37,80,000.00
- 14) Nature of construction & other details. It is ground + 3 upper floor R.C.C. frame structure with inside height 9'. The shop has M.M. tiles flooring with skirting, rolling shutter, brick walls with sand face cement plastering from outside, niroo finish cement plastering from inside, false ceiling, laminated / glass partitions for cabin, partition behind rolling shutter, concealed electrical wiring etc. The building has underground and overhead water storage tank
It is a road facing shop
- 15) Year of construction 1999
- 16) Allowing depreciation @ 3.5 % for the life of 60 years and age of 18 years on construction cost only assuming it at Rs 1,800/- per Sq ft. of built-up area.
210.00sq.ft.xRs.1,800.00x 12.49% Rs. 47,212.00
- 17) NET value of the Property (Shop No. 6)
Rs. 37,80,000.00 – Rs. 47,212.00 Rs. 37,32,788.00
- SAY Rs. 37,33,000.00**
- 18) Expected life of the property (60 - 18) 42 years
(Provided it is maintained periodically with regular upkeep & repairs)

Having verified all the details of items mentioned from 1 to 18, we certify that the present fair market value of Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha NAGAR, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 in my opinion as stated **Rs. 37,33,000.00 (Rupees Thirty Seven Lakh Thirty Three Thousand only)** is fair and reasonable.

B. N. Mulye
B. N. MULYE
B.E. (CIVIL)
CHARTERED ENGINEER
M.V. (P & M)
REGISTERED VALUER



ASSUMPTION & LIMITING CONDITION

We assume that **Shri. Uttam Sarat Chaudhuri** is having clear & marketable title for Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 & is free from all encumbrances.

DOCUMENT INSPECTED

- 1) Articles of agreement dated 16th August 1999 between M/s. Purnima Builders (Sellers) & Shri. Uttam Sarat Chaudhuri (Buyer).
- 2) Society maintenance bill No. 6532 dated 01/06/2014.
- 3) Electricity bill for Janaury 2017, Consumer No. 000020312726.

DECLARATION

We hereby declare that

- a) The valuation is an estimate of value; it is neither a statement of value nor a fixing of value.
- b) The information furnished in this report is given by the owner and is true and correct to the best of my knowledge and belief.
- c) We have no direct or indirect interest in the property valued.
- d) We have inspected the property on 18th February 2017. (B.N.M.)
- e) Our report does not cover check of ownership, title clearance or legality. This valuation is purely an opinion & has no legal or contractual obligation on our part. The rates are based on current market condition & these may vary with time.
- f) Our report does not cover check of structural stability of structure and adequacy of R.C.C. design for same. It is assumed that it is of standard R.C.C. design commensurate to its loading.
- g) This report is valid for the purpose & reference mentioned in it.
- h) We assume that architectural plan is sanctioned by competent authority.
- i) The valuation amount arrived does not cover effects of demonetization

Place : Thane

Dated : 18th February 2017

B. n. mulye
B. N. MULYE
 B.E. (CIVIL)
 CHARTERED ENGINEER
 M.V. (P & M)
 REGISTERED VALUER
 R. No. CCIT/THN/CAT-II/46/2015-16



ASSUMPTION & LIMITING CONDITION

We assume that **Shri. Uttam Sarat Chaudhuri** is having clear & marketable title for Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 & is free from all encumbrances.

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- h) We assume that architectural plan is sanctioned by competent authority.
- i) The valuation amount arrived does not cover effects of demonetization

Place : Thane

Dated : 18th February 2017

B. n. mulye
B. N. MULYE
 B.E. (CIVIL)
 CHARTERED ENGINEER
 M.V. (P & M)
 REGISTERED VALUER
 R No. 0000000000



DISTRESS SALE VALUE –

Distress sale value of the property being Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 is Rs. 37,33,000.00 x 80% = Rs. 29,86,400.00 (Rupees Twenty Nine Lakh Eighty Six Thousand Four Hundred only) for **SHRI. UTTAM SARAT CHAUDHURI.**

GOVERNMENT STAMP DUTY VALUE –

Government stamp duty ready reckoner value of Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 is 210.00 sq.ft. x Rs. Rs. 7,878.00 per sq.ft. = Rs. 16,54,380.00 (Rupees Sixteen Lakh Fifty Four Thousand Three Hundred Eighty only) for **SHRI. UTTAM SARAT CHAUDHURI.**

B. N. Mulye
B. N. MULYE
 B.E. (CIVIL)
 CHARTERED ENGINEER
 M.V. (P & M)
 REGISTERED VALUER
 R. No. CCIT/THN/CAT-I/46/2015-16



Photos of Shop No. 6 on ground floor in a building No. 41 known as **VIKRANT CO-OP. HSG. SOC. LTD. (Regn. No. TNA / HSG / 4420 / 91-92)** on S. No. 5 of Mouje Kalwa situated at Manisha Nagar, near Manisha Nagar Gate No. 1, Kalwa (W), Taluka & District Thane – 400 605 for **SHRI. UTTAM SARAT CHAUDHURI.**



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VIKRANT HOUSING SOCIETY LIMITED

OPERATIVE

Registered under the M.C.S. Act. 1960 (Registration No. 4420 Date 03.7.1991)
VIKRANT CO-OP. HSG. SOCIETY LTD.
Reg. No. TNA / HSG. / 4420 / 91 92.
Manisha Nagar, Kalwa Thane - 400 605.

Serial No. 35

Authorised Share Capital Rs. 3,00,000 Divided into 6,000 Shares each of Rs. 50/- only

Member's Registration No. 35

THIS IS TO CERTIFY that ~~Shri~~ Smt. M/s Parvina Builders

of Kalwa is the Registered Holder of (5) Shares from No. 176
to 180 of Rs. 250/- (Rs. Two Hundred fifty only.)

in **THE VIKRANT CO-OPERATIVE HOUSING SOCIETY LIMITED** Kalwa, Thane 400 605 subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Kalwa this 11th
Day of Nov. 1991 .

[Signature]

L. K. KOUJALGI Chairman

[Signature]

S. S. BHALERAO Hon. Secretary

[Signature]

U. M. Kapadnis Member of the Committee

P. T. O.

SHI
Fla



विहीचे ठिकाण कलेक्टर गांधीद का.

दुफाव नं. २८ हावे

सजुकरांक नंबर 628 दिनांक 24

नाम V. C. Chaudhuri

हजेर 544

दिनांक

11 APR 2000


(श्री. व. क. च. च. च. च.)

दतन-१
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DEED OF DECLARATION

I, Mr. Uttam sarat chaudhuri, adult having address at 37/1, akashya co. op. Hsg. soc. Kalwa, Manisha Nagar, Thane - 400 605, do on solemn affirmation state and declare that.

I intend to record the Agreement for sale dated 16th August, 1999 executed with M/s. PURNIMA BUILDERS, Manisha Nagar, Bombay - Poona Road, Kalwa, Thane (W).

I say that, M/s. PURNIMA BUILDERS, had entered into Agreement for Sale dated 16th August, 1999 and confirmed that they had sold us Shop No.41 admeasuring 210 sq.ft. Built-up area, as mentioned in the said agreements dt. 16th August, 1999 for Rs.2,10,000/-.

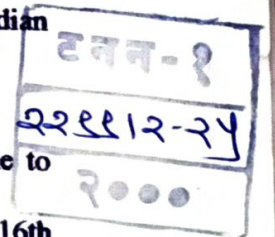
I say that the said M/s. PURNIMA BUILDERS, entered into Agreement for Sale dt. 16th August, 1999 and confirmed the sale of Shop No.41 admeasuring 210 sq. ft. Built-up area, more particularly described in the Agreement for Sale dated 16th August, 1999 Which is attached to this declaration as Annexure 'A'.

I say that the said Agreement for Sale 16th August, 1999 Was not registered as its registration is optional under section 18 of the Registration Act, 1908.

I say that I now intend to registered the said Agreement for Sale dated 16th August, 1999, I am aware of the fact that the said Agreement for Sale dated 16th August, 1999 cannot be lodged for Registration today, as it is time - barred under the provision of section 25 of the Indian Registration Act, 1908.

I further say that the M/s. PURNIMA BUILDERS, are not available to present physically for lodging the said Agreement for Sale dated 16th August, 1999 with confirmation deed.

I feel it is absolutely necessary to bring the fact that M/s. PURNIMA BUILDERS had entered into a Agreement for sale dated 16th August, 1999 regarding Shop No.41, admeasuring 210 sq.ft. Built-up area and therefore I am executing this Deed of Declaration.



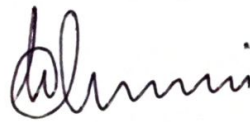
SCHEDULE OF PROPERTY

All that piece and parcel of Shop No.41 admeasuring 210 sq.ft Built-up area, at S. No.5 being lying and situate at Mouje Kalwa, Thane (W) within the limits of Thane Municipal Corporation.

I say that what is stated herein above is true and correct to the best of my knowledge and belief.


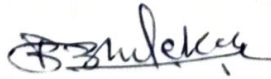
Dated this 11th April, 2000.

DECLARANT



MR. UTTAM SARAT CHAUDHURI

WITNESSES :-


GOVIND CHAUDHURY

2. Ravindra J. Bhulekar





विकाचे ठिकाण
जोडा पत्राचे पत्ता: कावा, ठाणे
बलुमूल्य 1301.4 दिनांक 18/9/99 किंमत रु. 20/-
नांव कार. कार. यादवी
एस्ते रवि चार्जेकर

Impounded under section 38,
of Bombay Stamp Act 1958



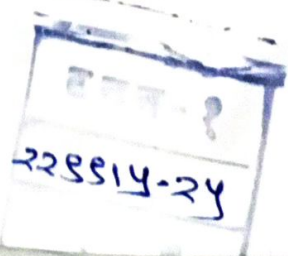
संगीताबी. मोस्तेकर
संगीताबी. मोस्तेकर

Collector of Stamp, Thane

AGREEMENT

ARTICLES OF AGREEMENT made at Kalwa (Thane) this _____ day of 16th Aug 99 **BETWEEN M/S. PURNIMA BUILDERS**, "Manisha Nagar" Bombay Poona Road, Kalwa, Thane, hereinafter for brevity's sake called the **SELLERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm of **MESSERS PURNIMA BUILDERS**, the Survivors or Survivor of them the heirs, executors, administrators of the last survivor their/his or her assigns) of the **ONE PART AND SHRI UTTAM SARAT CHAUDHURI** _____ Age 34 Occupation Buisiness, residing at 32/1 Akashya Co.op. Hoc. Soc. Kalwa. Manisha Nagar Thane 400605 Indian Inhabitant, hereinafter called the '**BUYER**' (which expression shall unless repugnant to the context or meaning thereof include his/her executors, administrators, and permitted assigns of the **OTHER PART**;

...2/-



Late SHRI DAYALAL CHAGANLAL ACHARYA, an Adult of Bombay was absolutely seized and possessed of all the pieces or parcels of land more particularly described in the First Schedule hereunder written having Survey Nos. as under :

Sr.No.	Sur.No.	H.No.	Area	Assessment	Area in
			A G S A S	Rs. Ps.	H R P
1)	4	1	0-16-04	2.00	00-16-04
2)	4	2	0-11-08	0.97	00-11-06
3)	4	6	0-02-08	0.17	00-2-05
4)	5	1	0-07-08	0.67	00-07-03
5)	5	2	0-04-12	0-31	00-04-05
6)	5	7	0-07-08	0.98	00-07-03
7)	5	8	0-07-12	1.97	00-07-09
8)	5	10	0-10-02	1.51	00-10-01
9)	10	1	3-26-00	10.69	1-47-07
10)	10	3	0-26-04	9.94	0-26-06
11)	10	5(p)	0-22-08	1.64	0-22-08
12)	10	5 (p)	0-10-00	0.60	1-07-02
13)	19	1	2-26-00	5.37	1-07-02
14)	20	-	3-24-00	14.00	1-56-01
15)	21	-	2-32-00	14.00	0-84-02
16)	22	-	4-06-08	14.69	1-16-02
17)	23	1	0-17-08	11.26	0-17-07
18)	23	2	1-31-12	4.84	0-72-07
19)	27	-	3-21-00	5.31	1-05-07
20)	28	-	3-21-00	15.32	1-42-09

Grand Total 28 Acres 25 Gunthas, i.e. 1,38,545.00 Square yards i.e. 1,15,842.00 Sq.Mts. out of which 1,22,645.00 Sq.Yards is shown by red boundary in the plan annexed.

AND WHEREAS he, Mr. DAYALAL CHAGANLAL ACHARYA has agreed to sell to SHRI MANOHAR RAMA SALVI of Kalwa and SHRI DASHRATH KASHIRAM MALI of Thane had agreed to purchase the said land hereditaments and premises more particularly described in the First Schedule hereinunder written as per agreement dated 19th October, 1980, **AND WHEREAS** by the said agreement of sale Shri Manohar Rama Salvi and Shri Dashrath Kashiram Mali, have paid the earnest money to Shri. Dayalal Chaganlal Acharya, **AND WHEREAS** by the said Agreement of Sale dated 19th October, 1980, the said Shri Chaganlal Acharya has agreed to convey the said land hereditaments the premises more particularly described in the 'FIRST SCHEDULE' hereunder written in the name of the person or persons or body or Associate as Shri Manohar Rama Salvi, and Shri Dashrath Kashiram Mali feel it necessary. **AND WHEREAS** Mr. Rajaram Rama Salvi, Mr. Manohar Rama Salvi, Mr. Dashrath Kashiram Mali & Mr. Kashinath Pandurang Patil, have registered the Partnership Deed on the 25th November, 1980 named as **M/s. PURNIMA BUILDERS**.

AND WHEREAS after the death of Mr. DAYALAL CHAGANLAL ACHARYA his heirs : 1) SMT. MADHUKANTA, Widow of Shri. DAYALAL CHAGANLAL ACHARYA, Age 53 Years, 2) MR. MUKESH DAYALAL ACHARYA, Age 26 Years, 3) MR. HARENDRA DAYALAL ACHARYA, Age 23 Years, 4) MR. MANOJ DAYALAL ACHARYA, Age 20 Years, have entered into an Agreement for Development with all the Partners of M/s. PURNIMA BUILDERS on 26-10-1982;

AND WHEREAS they have granted to the partners of M/s. PURNIMA BUILDERS, an irrevocable Power of Attorney on 20-01-1983.

AND WHEREAS the party of the One Part has acquired the possession of the said land hereditaments & premises more particularly described in the First Schedule hereunder written;

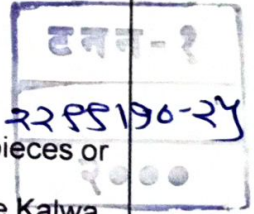
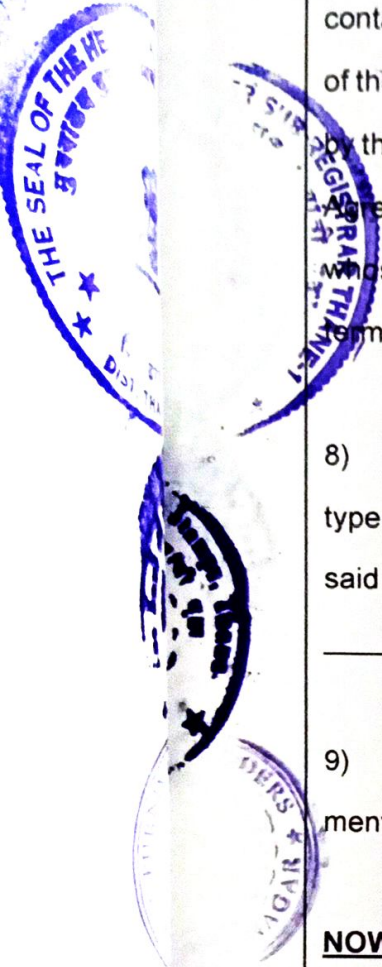
7) These Agreements are for the benefit of the purchasers of all flat/ shop in the buildings, the aim and intent being that the provisions, herein contained shall as far as practicable and applicable benefit all other buyers of the blocks and shall be capable of being enforced against buyer not only by the Sellers but by any at her flat owners concerned to the intent that this Agreement shall as far as possible bind the purchaser of such flat/shop into whose hands, the flats for the time being vest to observe and perform the terms and conditions herein contained.

8) The Buyer has agreed to purchase and acquire from the Sellers type flat/shop No. 6 floor in the Building No. 41 in the said proposed building admeasuring 210 Built up Sq.Ft. (Builtup) i.e. _____ Sq.Meter) approximately. 5.40.5 *Almuni*

9) The Sellers have supplied to the buyer such of the documents mentioned in the Act of the Maharashtra Co-operative Society Act, 1960.

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

1. The Sellers are constructing the said buildings on the said pieces or parcels of the land of 'MANISHA NAGAR' situated at Village Katwa, particularly described in the First Schedule hereunder written (hereinafter for brevity's sake referred to as the "the said plots") in accordance with the plans and specifications which have been kept at the office of the Sellers for inspection and which the Buyer has approved and has also agreed that the Sellers may make such variations and modifications as may be required to be done by the Thane Municipal Corporation, Thane or any other local authority.



2) The Buyer hereby agrees to acquire the Flat/shop as per the plans and specifications seen and approved by him/her. The present cost of flat/shop is Rs. 2,10,000/- (Rupees Two Lakhs Ten Thousands only Only) which shall be paid in the manner given below. The cost for this purpose has been calculated at Rs. 1,000/- per Sq.Ft.

a) By the payment of Rs. 85,000/- (Rupees Eighty five Thousands only Only) of the purchase money as the earnest money on the execution of the agreement.

b) The balance amount will be paid in the manner indicated below :

- | | | |
|----|-----------------------|-------------------------------------|
| 1) | Rs. <u>85,000/-</u> | At the time of booking. |
| 2) | Rs. _____ | After completion of Plinth |
| 3) | Rs. _____ | After completion of 1st Slab |
| 4) | Rs. _____ | After completion of 2nd Slab |
| 5) | Rs. _____ | After completion of 3rd Slab |
| 6) | Rs. _____ | After completion of 4th Slab |
| 7) | Rs. _____ | After completion of 5th Slab |
| 8) | Rs. _____ | After completion of finishing work. |
| 9) | Rs. <u>1,25,000/-</u> | Before possession of flat/shop. |

3) The Seller agree to hand over the possession of the said flat/shop to the buyer on or before the 14th day of August 1999 subject to the availability of the cement steel or other building material subject to any act of God such as earthquake, floods, or any other cause beyond the control of the Sellers and on payment of balance purchase price by the Buyer.

4) Nothing contained in these presents shall be construed as a grant in law of the said land hereditaments and premises or any part thereof

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- 34) Provided that the sellers do not in any way effect or prejudices, right hereby granted in favour of the buyer in respect of the flat/shop agreed to be purchased by the buyer the sellers shall be at liberty to assign, mortgage or otherwise deal with the said land hereditaments and premises and building constructed and or hereafter to be constructed thereon.
- 35) Any delay or indulgence by the sellers in enforcing the terms of this agreement or any forbearance or giving time to the purchaser shall not be considered as a waiver on the part of the Sellers of any breach or non compliance of any of the terms and conditions of this agreement by the purchaser nor shall the same in any manner prejudice the remedies of the sellers.
- 36) Upon execution of this agreement, the purchaser shall pay to _____
Ms Purnima Builders having office at Manisha Nagar
Katwa, Thane - 400605 who has brought about this transaction, brokerage of the rate of 2% on the purchased price of the flat/shop, garage space referred to above.
- 37) If for any reason there is a gross or unreasonable delay on the part of the seller to complete the works the buyer shall have the right to demand and receive the refund of the amounts paid by him from time to time together with interest at the rate of 9% per annum.
- 38) The sellers are not responsible or liable for any internal repairs arised are found out after the possession of the said flat/shop in which case it is presumed to be a duty of the purchaser to check up everything regarding the quality of the materials and workmanship and also the amenities, provided by the sellers before taking the possession of

the said flat/shop if there are any complaints regarding the same should be brought into the notice of the sellers by writing and get rectified or replaced before taking the possession. The sellers are responsible for major repairs regarding plumbing, electric and civil work for maximum period of six months from the date of possession of the said building.

39) The buyer shall pay Rs. 25/- (Rupees Twenty Five Only) for every extra copy of the Agreement to sell required for securing loan or obtaining telephone facility or for some other work which is not caused the vendor if the buyer wants to transfer his/her flat/shop garage in the name of some other party it is necessary for him/her flat / shop garage in the name of some other party it is necessary for him to pay to the vendor a sum of Rs. 250/- (Rupees Two Hundred Fifty Only) towards the legal charges for the transfer of the said flat/ shop garage.

40) General Specification and Amenities are given in the Second schedule.

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

SIGNED, SEALED AND DELIVERED by the
withinnamed SHRI Rajaram Rama Salvi

Partner of **M/s. PURNIMA BUILDERS**

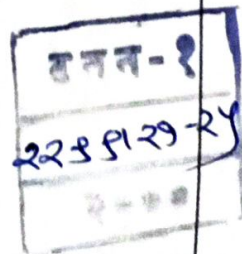
in the presence of Prakash S. Kaalam

1.

2.

PURNIMA BUILDERS

Proprietor



का),
(सी ज
सि.टी.एस.
वक,
पार्क),
:-

602, महान
म्बर: -.

रीनक
ालुका:

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of land or ground of Manisha Nagar (proposed) with the mesuage, tenement or dwelling house standing thereon situate, lying and being at Kalwa, Bombay Poona Road, in the region ration sub-district of Thane and containing by admeasurement 28 acres 25 gunthas i.e. 1,38,545.00 Sq. Yards i.e. 1,15,842.00 Sq.Mtrs. out of which 1,22,645 Sq.Yds. as shown by red boundary in the plan annexed or thereabouts being a portion of the property bearing according to old title deeds survey Nos. as first hereinabove mentioned.

SECOND SCHEDULE ABOVE REFERRED TO
GENERAL SPECIFICATIONS AND AMENITIES

BUILDING

There shall be a building with ground floor commercial and two upper residential floors as shown in plan receiving good light and ventilation.

AMENITIES :

- 1) Building shall be of R.C.C. framed structure with brick walls.
- 2) External side of walls in cem. plaster with snowcem.
- 3) Internal rooms with white wash.
- 4) Marble mosaic tiles in all habitants rooms and passages.
- 5) White glazed tiles in bath for dado and W.C. for flooring dado.
- 6) Loft over W.C. & bath.
- 7) All wooden doors oil-painting
- 8) Aluminium fittings and fixtures for all doors and windows.
- 9) Latest oil painted M.S. Grills work for all windows.
- 10) Main entrance door finished with sunmica externally.
- 11) Each flat with Godrej latch, Brass aldop and letter slit
- 12) Wash basin for size 14" x 18"
- 13) Indirect water supply in kitchen and toilet
- 14) Staircase, with T.W. handrails
- 15) Electric wiring with adequate electric points.

हवन-१
२२९९-२३-२५
२०००

THE THIRD SCHEDULE ABOVE REFERRED TO

- 1) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the roof gutters and rain water pipes and electric wires, in under or upon the buildings and enjoyed or used by the purchaser in common with the other occupiers of other flats and the main entrances, passages, landings, staircases of the building as enjoyed by the purchaser used by him/her in common as aforesaid and the boundary walls of the building compounds, terraces, etc.
- 2) The cost of cleaning and lighting the passages, landings, staircases and other parts of the buildings so enjoyed are used by the purchaser in common as aforesaid.
- 3) The costs of the decorating the exterior of the building.
- 4) The costs of salaries of clerk, bill collectors, sweepers etc.
- 5) The cost of working and maintenance of water pump and lights and other service charges.
- 6) Thane Municipal Corporation and other local taxes and other assessment.
- 7) Insurance of Building
- 8) Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

द्वान-१
२२९९-२४-२५
२०००

Sadanand Bhaskar Bhise
B.A. LLB.
Advocate

Resi : Phone 50 16 61
Bhise House
7, Kharkar Ali,
Thane.

Date :

TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE

Subject Matter

Property situated at Village Kalwa,
Taluka and Dist. Thane, comprising of survey
Nos. & Hissa Nos. 4/1, 4/2, 4/6, 5/2, 5/7, 5/8,
5/10, 10/1, 10/3, 10/5p, 10/5p, 19/1, 20/0, 21/0,
22/0, 23/1, 23/2, 27/0 and 28/0 admeasuring
about 26 acres and 17 Gunthas owned by Shri
Dayalal Chaganlal Acharya of Bombay.

On the careful perusal of the papers and the documents concerned,
relating to abovementioned property and on the basis of the information
sought from my clients **M/s. PURNIMA BUILDERS** and on the following
search report of the said property I am of the opinion that the said property
is free from all encumbrances.

I therefore certify that the title to the said property is clear and
marketable.

Thane 27 November, 1980.
Thane 27 November 1980

2288-24-24
ADVOCATE

Sadanand B. Bhise
B.A. LL.B.

ADVOCATE