



14 OCT 2004

116

श्री. विजय गाविंदजी ठक्कर

26 OCT 2004

★ परवाना धारक मुद्रांक विक्रेता ★

दु. नं. ४, न्यु मोची बिल्डींग, अंधाजी धाम मंदिराजवळ,
एच. जी. रोड, मुलुंड (प.)

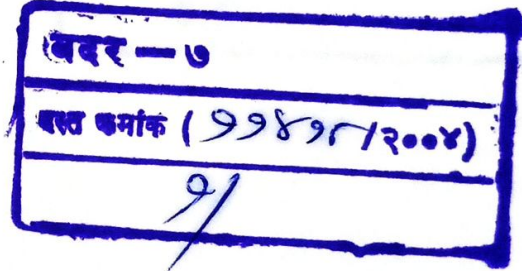
क्रमांक 0603

सर्वश्री/श्री/श्रीमती. Prashant S. Narkar
शांना रु. या न्यायकेतार मुद्रांक पेपर विकला

सही

२५६७८९६९

परवाना धारक मुद्रांक विक्रेता



DECLARATION

I SHRI PRASHANT SHRIRANG NARKAR aged about 36 years, Hindu, Adult, Indian Inhabitant, of Shop No.6, Ground Floor, Shreenath Apartment-II, Lokmanya Tilak Road Extention, Mulund (East), Mumbai-400081, hereby declare as under:



No.

14 OCT 2004

116

श्री. विजय गोविंदजी ठक्कर

★ परवाना धारक मुद्रांक विक्रेता ★

दु. नं. ४, न्यु मोची बिन्डींग, अंबाजी धाम मंदिराजवळ,

क्रमांक 10684 श्री. शं.ड. मुलुण्ड (प.)

सर्वश्री/श्री/श्रीमती. Prashant S. Naikar

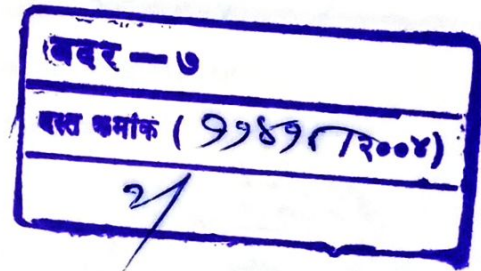
यांना रु. सा न्यायकेतर मुद्रांक पेपर विकला

सही

2.6 OCT 2004

२५६७८९९९

परवाना धारक मुद्रांक विक्रेता



That as per Agreement for Sale dated 27th September 1993 I had purchased from **SHRI JAGDISH CHAMPAKLAL THAKER & SMT RAVILAXMI CHAMPAKLAL THAKER** as the Transferors and myself as the Transferee, a Shop bearing No.6 on the

2/10

Ground Floor of the building known as Shreenath Apartments-II, situated at Lokmanya Tilak Road Extention, Mulund (East), Mumbai-400081, on the terms and conditions specified in the said Agreement.

That I have paid full and final consideration of Rs.2,00,000/- (Rupees Two Lacs Only) to the Transferors and they have handed over the vacant and peaceful possession of the said Shop to me.

That I state, declare and confirm that the aforesaid agreement dated 27th September 1993 is still in force and valid and the terms and conditions of the said agreement are binding on me.

बन्धन
रकम (१९९९/१२००४)
3/

That I have got the said agreement adjudicated from the Office of the Dy. Inspector General of Registration & Dy. Controller of Stamps (Enforcement) Bombay and paid difference stamp duty.

That the said agreement remained to be lodged for registration before the Sub Registrar of Assurance, as provided under the Registration Act 1908 and admit the execution thereof. That I now desire to lodge registration, and admit execution thereof and to ratify and to confirm thereof with the Office of the Sub Registrar of Assurance, Chembur, on the same terms and conditions noted out therein and ratify and confirm and agree to abide by the same and every part



PMS

thereof as if the said agreement for sale dated 27th September 1993 is duly registered under the Registration Act 1908 and shall take effect in all respect thereto.

That due to certain circumstances the Transferors **SHRI JAGDISH CHAMPAKLAL THAKER & SMT RAVILAXMI CHAMPAKLAL THAKER** are not able to come to the Office of the Sub Registrar of Assurance and therefore I alone wish to register the said agreement for sale. Therefore, I am making this declaration for registering the said Agreement in the Office of the Sub Registrar of Assurance, Chembur.

That whatever stated above is true and correct to the best of my knowledge and belief.

Solemnly declared at Mumbai, this 30 day of October 2004.

Prashant

(SHRI PRASHANT SHRIRANG NARKARI)



THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

As per the Agreement for Sale (Ex. 'A') annexed hereto of the Shop bearing No.6 admeasuring 245 Sq. Feet Built Up Area on the Ground Floor of the Building known as Shreenath Apartments-II, situated at Lokmanya Tilak Road Extention, Mulund (East), Mumbai-400081, bearing Survey No.132, Hissa No.1, C.T.S. No.870, Village Mulund (East), Taluka Kurla, in the registration Sub District of Mumbai.

बदर
वस्त क्रमांक (११४१/१२००४)
५१

PM



11/2004
2:31 pm

दुय्यम निबंधकः
कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7
दस्त क्र 11418/2004
E1

क्रमांक : 11418/2004
गाचा प्रकार : घोषणा पत्र

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव : प्रशांत श्रीरंग नारकर
पत्ता : घर/फ्लॉट नं: शॉप नं 6, तळ मजला, श्रीनाथ
अपार्टमेंट -2, लोकमान्य टिळक रोड, मुलूंड (पू) मुं 81
वल्ली/रस्ता :
भारतीचे नाव :
भारत नं :
ड/वसाहत :

लिहून देणार

वय 36

सही

Prashant Narakar



नाव :
पत्ता : घर/फ्लॉट नं :
वल्ली/रस्ता :
भारतीचे नाव :
भारत नं :
ड/वसाहत :
हर/गाव :
लुका :
नं :
नम्बर :

लिहून घेणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही



श्री. प्र. (1000, 0107) - 31-08-08 को. वि. 90X
 श्री. प्र. (1000, 0107) - 31-08-08 को. वि. 90X
 दिनांक 31 अक्टूबर 1988

OFFICE OF THE

Dy. Inspector
 Controller of stamps (Enforcement)

सबसा. २६-म

Shree Chhabra House,
 Fort, Mumbai-400 023

Gen. 26-M

मुंबई

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
 भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरवण्याचे

जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे
 नाव/पदनाम आणि पत्ता
**श्री. प्रभात श्रीरंग नारकर, बि.
 सं. ७३-बी-३, वृंदावन, थाने
 सं. ७३-बी-३, वृंदावन, थाने**

विभागीय अधिकाऱ्याने वि कोषागारात भरवण्याचे

कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/
 भारतीय स्टेट बँकेने/हिनाबाब स्टेट बँकेने भरवण्याचे

सेख्यांचे बर्गीकरण

विभाग :

प्रधानशीर्ष

0030 मुद्रांक व नॉदणी

उपप्रधानशीर्ष 103 [8] दंड

गोपनीय

साणक रकमेतांक

0 0 3 0 0 9 9 V

बरोबर आहे, वेसे स्वीकारावे व पावती द्यावी.

रुपये २५०/-



दिनांक

Dy. Inspector General of Stamps

and Controller of Stamps

Mumbai

श्री. प्र. (1000, 0107) - 31-08-08 को. वि. 90X
 श्री. प्र. (1000, 0107) - 31-08-08 को. वि. 90X
 दिनांक 31 अक्टूबर 1988

(१) भागे पहा

बंद १७
 बस्त क्रमांक (१९४९/१२००४)

TRUE COP
 Jt. Dist. Registrar
 Mumbai
 9/7



विक्रीके ठिकाने विजय टायरिंग मंदिर ठाणे
अनुक्रमांक... *enr* ... किंमत रु... *2000*...

नाव... M/S. *...* GADA.



3 aur
वि. नं. *...*
सं. नं. *...*
सं. नं. *...*
997

ARTICLES OF AGREEMENT made at Bombay, this
27th day of September in the Christian Year One
thousand Nine Hundred and Ninetythree BETWEEN
Shri JAGDISH CHAMPAK LAL THAKER and Smt. RAVILAXMI
CHAMPAK LAL THAKER both of Bombay, Indian Inhabitant
residing at 6, Panfair Niwas, S.N. Road, Mulund (West),
Bombay-400 080, hereinafter called the " TRANSFERORS "
(which expression shall unless repugnant to the context
or meaning thereof mean and include ^{their respective} ~~his~~ heirs,
executors and administrators) of the One Part A N D
Shri PRASHANT SHRIRANG NARKAR, Indian Inhabitant, residing
at Bldg. No. 73, B-3, Brindaban, Thane (West) 601, hereinafter
called the " TRANSFEREE " (which expression shall
unless repugnant to the context or meaning thereof mean
and include his heirs, executors, administrators and
assigns) of the Other Part:

...
...
x *...*

Received from Shri-Prashant S. Narkar
of Rs. 40,000/- (Rs. Forty thousand only)
towards Stamp duty.

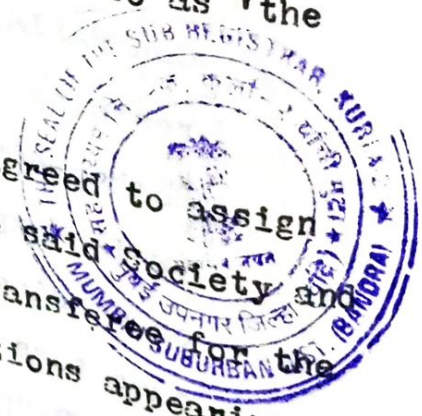
Certified under chapter IV, Section 38/40/41/ of the
Bombay Stamp Act, 1958 that the 40,000/- of the
Stamp duty and Penalty of Rs. 250/-
(Rs. Forty thousand two hundred fifty only)
have been paid in respect of the instrument.

[Signature]
COLLECTOR

बदर - ७
पत्र क्रमांक (१९८७/२००४)
२

WHEREAS Transferees are the member of the Shreenath
Apartment-II, Co-Operative Housing Society Ltd., having regi-
stration No. BOM/WT/HSG/1983 of 1986 dated 7.4.1986 (herein-
after referred to as 'the Said Society') and holds five fully
paid up shares of Rs. 50/- each of the said Society and a shop
being Shop No. 6 on the ground floor of the said Society's
Building Shreenath Apartments-II situated at Lokmanya Tilak
Road Extention, Mulund (East), Bombay-400 080 admeasuring
245 Sq.ft. Built-up area (hereinafter referred to as 'the
said Shop').

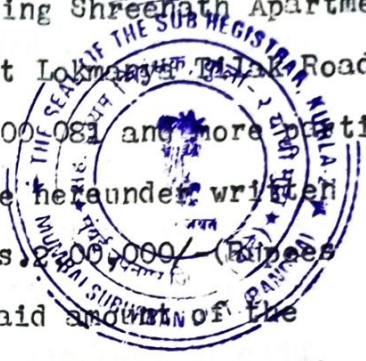
AND WHEREAS the Transferees have agreed to assign
the said fully paid up five shares of the said Society and
their interest in the said shop to the Transferee for the
consideration and on the terms and conditions appearing
hereinbelow-



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO as follows -

[Signature]
[Signature]
X *[Signature]*

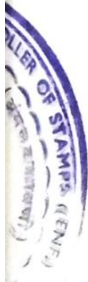
1) The Transferor will assign to the Transferee the fully paid up five shares of Rs.50/- (Rupees Fifty only) each bearing Nos.141 to 145 (both inclusive) entered in the Share Certificate No.29 standing in the name of the Transferors in the books of the said Society, together with interest of the Transferors in the said shop having total Built-up area of 245 Sq.ft. on the ground floor in the Building Shreegadh Apartment II of the said Society situate at Lokmanya Balak Road Extention, Mulund (East), Bombay-400 081 and more particularly described in the Schedule hereunder written for the total consideration of Rs. 2,00,000/- (Rupees Two Lakh only) in lump sum. The said amount of the consideration shall be paid by the Transferee to the Transferors simultaneously with the execution of this Agreement (the payment and receipt whereof the Transferors do hereby admit and each of them DO TH hereby acknowledge)



बदल - 6
 बत कामांक (११८१/१३०४)
 १३/

2) The transfer of the said shares and the said shop in the Books of the said Society from the name of the Transferor to that of the Transferee will be made by executing by both the parties the transfer form prescribed under the bye-laws of the said Society and submitting the same to the Office of the said Society accompanied by the Application of the Transferee for the membership with admission fee.

3) The said shop is at present in possession and occupation of the Transferors. The Transferors shall hand over quiet, vacant and peaceful possession of the said shop to the Transferee simultaneously with the execution hereof.



P.S.W.

Handwritten signature or initials.

4) The taxes and all other outgoings in respect of the said shop will be paid by the Transferors till the said shop is put in possession of the Transferee and thereafter the same shall be paid by the Transferee.

5) The Transferors declares that their title to the said shop is clear and the said shop is free from all sort of encumbrances i.e. mortgage, pledge, hypothecation, leave and licence etc.

बंदर - 6
बस्त क्रमांक (9989 / 2004)
98

6) The Transferee shall abide himself by the rules and regulations of the said Society and pay the taxes and all other outgoings in respect of the said shop with effect from he takes over possession of the said shop, as and when the same become due for payment and keep the Transferors indemnified in respect thereof till the time the Transferee is admitted as the member of the said Society.



7) The Transferors and the Transferee will execute necessary documents as and when required for proper effect to what is agreed herein and to transfer the said shares and the said shop in the name of the Transferee from that of the Transferors in the books of the said Society.

8) The Transferors hereby declares that they have not done, committed omitted or knowingly and willingly suffered any thing to the contrary so as to prevent them from transferring the said shares and the said shop to the Transferee in the manner agreed herein and they have in themselves this day good right, full power and absolute authority to assign the said shares and their interest in the said shop to the Transferee as agreed herein.

PSW
X 20/11/2011

9) The Society charges if any for transferring the said shop in the name of the Transferee shall be paid by the Transferors and the Transferee in equal shares.

10) Stamp duty including registration charges of this Agreement shall be borne and paid by the Transferee alone.

बिंदर - ७
रुस्त कमांक (११४१/२००४)
१५/

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

-THE SCHEDULE ABOVE REFERRED TO-



A SHOP PREMISES admeasuring 245 sq. ft. built-up area being Shop No.6, ground floor of the Building Shreenath Apartments-II situated at Lokmanya Tilak Road Extention, Mulund (East), Bombay-400 081 erected on plot of land bearing Survey No.132 Hissa No.1, C.T.S.No.870 of Village Mulund (East), Bombay Suburban District, Taluka Kurla, within the limits of Municipal Corporation of Greater Bombay 'T' Ward.

SIGNED, SEALED AND DELIVERED
by the within named TRANSFERORS
Shri JAGDISH CHAMPAKLAL THAKER
and
Smt. RAVILAXMI CHAMPAKLAL THAKER
in the presence of

[Handwritten signature]
K. P. Gaud
२०११/१२/१५/२०१२

११४१/२००४
१४



SIGNED, SEALED AND DELIVERED
by the within named TRANSFEREE
Shri PRASHANT SHRIRANG NARKAR
in the presence of Bhavesh K. Gandhi

P. S. Naras

बदल - ७
बदल क्रमांक (१९८९/२००४)
१६१

RECEIVED of and from the within named
Transferee a sum of Rs. 2,00,000/- (Rupees Two Lakh
only) in full and final consideration of the said
shop by Pay order bearing No. 001769, 001773
dated 27-9-93 drawn on Bank of Maharashtra
Vikhroli (E) Bombay 40083.

to be paid by him to us.

Rs. 2,00,000/-



WE SAY RECEIVED

1.



Full 2.



TRANSFERORS

Witnesses-

1. *K. P. Gule*

2. *B. Gandhi*

SHARE CERTIFICATE

SHARE CERTIFICATE

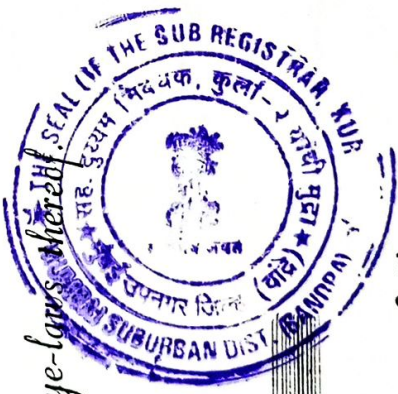
Shreenath Apt. II Co-op. Hsg. Society Ltd.

Regd. No. BOM/WT/HSG/1983 of 1986 dtd. 7-4-86
L. T. Road Extn., Hanuman Chowk, Mulund (East), BOMBAY-400 081.

This is to Certify that Shri Jagdish C. Thakkar and
Smt. Lavilaxmi C. Thakkar

is/are the Registered Holder/s of five fully paid-up
Shares Numbered 141 to 145 inclusive, of

Rs. Fifty each in the above named SHREENATH APT. II. CO. OP. HSG. SOC. LTD.
subject to the Bye-laws thereof.

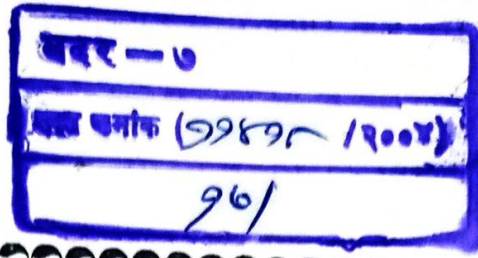


Given under the Seal of the said
this 15th day of September 1987

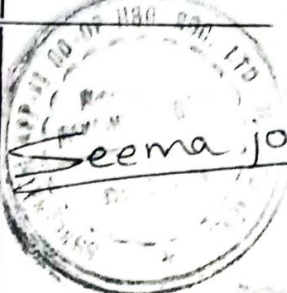
Rs. 250/-

Alan Colaco
Hon. Secretary

[Signature]
Chairman



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

No. of transfer	Ledger folio & Name & Address	Ref. No. of Transferee	Signature
	Shri PRASHANT SHRIRANG NARKAR <div data-bbox="606 672 1117 940" style="border: 2px solid blue; padding: 5px; margin: 10px auto; width: fit-content;">बदर - ७ बदल क्रमांक (११४१०/२००४) ११</div>		 Seema Joshi



N. N. MOHITE & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS & REGISTERED VALUERS

Office: 1, Madhumalti, Gawand Path, Near State Bank Colony, Naupada, Thane-400 602. ★ TEL.: 542 66 93
Res: 4, Bharat Sadan, S. V. Road, Opp State Bank Colony, Naupada, Thane-400 602. ★ TEL.: 540 85 37
FAX: 542 66 93

REPORT NO. 704/VAL/97

July 2, 1997

VALUATION REPORT

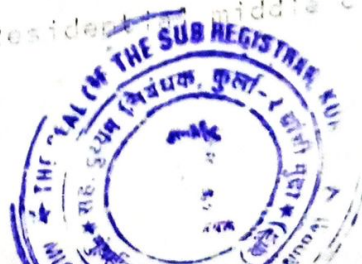
Valuation of the property being Shop No. 6, Ground floor, in residential cum Commercial building known as SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED, (Reg. No. BOM/WT/HSG/1983 of 1986 dt. 1-1-1986) Lokmanya Tilak Road extension, Hanuman Chowk, Mulund(E), Bombay - 400 081, for Mr. PRASHANT SHRIRANG NARKAR.

Pursuant to the instructions received from Mr. Prashant S. Narkar, owner of the property, we have visited the property being Shop No. 6, Ground floor, in SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED, Lokmanya Tilak Road extension, Hanuman Chowk, Mulund(E), Bombay - 400 081, bearing S.No. 132, H.No. 1, C.T.S. No. 870, village Mulund, Taluka Kurla, Bombay suburban District 'T' ward, on 2nd July 1997, and inspected the same with a view to ascertain the fair and reasonable market value of the property as on the date of valuation.

LOCATION & NATURE OF THE PROPERTY

The property being Shop No. 6, in SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED, Lokmanya Tilak Road extension, Hanuman Chowk, Mulund(E), Bombay - 400 081, bearing S.No. 132, H.No. 1, C.T.S. No. 870. It is about 0.5km. away from Mulund Railway Station. Buses & Auto-Rickshaws are available nearby. It is situated in a well developed Residential middle class locality.

बदर-७
बदर क्रमांक (१९८९५/१००४)
१२१



ये.क.म. (२०,००,०००)-११-६७ पीके १० एच १७४
 शा.प., विद्युत् विभाग, क. सकीर्ण-१००७/प्रक ६६/कोषा-४
 दिनांक २२-ऑक्टोबर १९६७.

मुंबई

भरणा करणाऱ्याने भरणाबाबते

विज्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे
 नाव/पदनाम आणि पत्ता
**श्री. पुरांत श्रीरंग नारकर, बि.
 ३३-बी, ३ बूंदवावन, धासे
 [मि.] -४०० ६०१**

भरणा करणाऱ्यात बंधीच्या प्राधिकारपत्राचा तक्रार आहे आणि
 भरणा करण्याचा उद्देश

मुद्रांक पत्र

भरणा केलेली रक्कम रुपये **४०,०००/-**

(अक्षरी) रुपये **चाळीस हजार पावत**

भरणा करणाऱ्याची स्वाक्षरी

दिनांक **१५/७/१९७१**

विभागीय अधिकाऱ्याने किंवा कोषागाराने भरणाबाबते

भरणाचे वर्गीकरण

विभाग

स्थानशील **००३० मुद्रांक व नोंदणी**

पत्रधानशील **१०३ (३) मुद्रांक शुल्क**

गोपनीय

भरणक संख्यांक

० ० ३ ० ० १ ० ० ५

बरोबर आहे, पैसे स्वीकारले व पावती घाली.

दिनांक

१०-७-६७

ये.क.म. कोषागार/केंद्र, ये.क.म. कोषागाराने भरणाबाबत आणि ये.क.म. कोषागाराने भरणी नियम २६-म

OFFICE OF THE

Dy. Inspector

Controller of Stamps

Mumbai 37, South-Sea Road, Fort, Mumbai-400 023.

Gen. 26-M

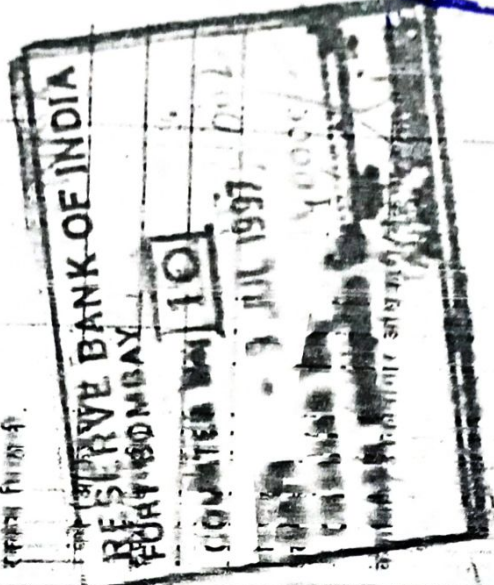
चलन क्रमांक

या ठिकाणच्या कोषागारत/उपकोषागारत भरण्यात आलेल्या रोख रकमेचे चलन

भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

कोषागार/उपकोषागाराने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरणाबाबते

रकम मिळाली



रकम क्रमांक () १२०४

TRUE COPY

Jt. Dist. Registrar
 Mumbai (Cent)
 १/७



नोंदणीपूर्व गोषवारा

99895708

- | (1) विलेखाचा प्रकार | घोषणा पत्र |
|--|----------------|
| (2) मोबदला | रु. 200,000.00 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | रु. 400,000.00 |
| (4) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 20.00 |
| (5) बाजारभावाप्रमाणे नोंदणी फी | रु 4000.00 |
| (6) दस्त निष्पादित केल्याचा | 30/10/2004 |

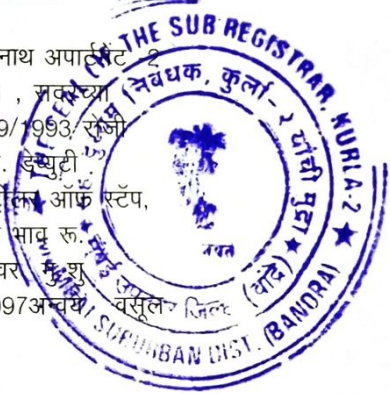
सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती सगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (7) पृष्ठांची संख्या 20
- (8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (9) मालमत्तेचे इतर वर्णन

(1) सर्वे क्र.: 132 गट क्र.: 1 सिटीएस क्र.: 870

(1) वर्णन: शॉप नं 6, तळ मजला, श्रीनाथ अपार्टमेंट, लोकमान्य टिळक रोड, मुलूंड (पू) मुं 81, मुंबई. दस्तासोबत जोडलेला करारनामा दि 27/09/1993 रोजी निष्पादित झालेला असून सदरचा दस्त मा. इन्स्पेक्टर ऑफ रजिस्ट्रेशन अँड डेप्युटी कंट्रोल ऑफ स्टॅप, (अंमलबजावणी) मुंबई कार्यालयाने बाजार भाव रु. 400000/- व मोबदला रु. 200000/- यावर रु. 40000/- क्रं 02,03 दिनांक 09/07/1997 अन्वये करून दस्त अभिनिर्णीत केलेला आहे.



- (10) क्षेत्रफळ
- (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता
- (13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) 245 चौ फूट विल्ट अप

(1)

(1) प्रशांत श्रीरंग नारकर - -; घर/फ्लॅट नं: शॉप नं 6, तळ मजला, श्रीनाथ अपार्टमेंट -2, लोकमान्य टिळक रोड, मुलूंड (पू) मुं 81; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले बदल/दुरुस्त्या कराव्यात.

P. D. ...
(पक्षकाराची स्वाक्षरी)

...
ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

बदल - 3
दस्त क्रमांक (998957008)
20/

निबंधकाची स्वाक्षरी)
निबंधक, कुर्ला-२
उपनगर जिल्हा

STAMPING

Agreement for Sale

ARTICLES OF AGREEMENT made at Bombay this 14th day of MAY in the Christian Year One Thousand Nine Hundred Eighty ~~one~~ FIVE BETWEEN Messrs. NIKHIL CONSTRUCTION COMPANY, partnership firm doing business as Builders at 2/A, Mulund Vaibhav, Zaver Road, Mulund (W), Behind Bank of Madura, Bombay-400 080 hereinafter called THE BUILDERS (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said firm M/s. Nikhil Construction Co., their Survivors or Survivor and their heirs, executors and administrators

of the last survivor) of The One Part AND Shri/Smt. Jagdish Champaklal Thaker & Mrs. Rawlaxmiben Champaklal Thaker of Bombay Indian Inhabitant, hereinafter called THE PURCHASER which expression shall mean and include his/her heirs, executors, administrators and assigns) of The Other Part.

For NIKHIL CONSTRUCTION CO.

Partner
[Handwritten Signature]

8

WHEREAS Smt. Padubai Shaniwar Vaity and others hereinafter referred to as the Original Vendors are seized and possessed of or otherwise well and sufficiently entitled to the piece of land situate at, Mulund (East), Bombay-400 081 bearing Survey No. 132, Hissa No. 1, C.T.S. No. 870 admeasuring 2675.00 Square Metres and more particularly described in the Schedule hereunder written.

AND WHEREAS by the Agreement for Sale dated 14th December 1980 made between the Original Vendors (therein called "The Vendors") and the Builders (therein called "The Purchasers") the Original Vendors agreed to sell to the Builders the said piece of land more particularly described in the Schedule hereunder written for the consideration and on the terms and conditions stated therein.


AND WHEREAS the Builders are desirous of developing the said piece of land more particularly described in the Schedule hereunder written by constructing a building of ground and six upper floors in accordance with the plan and specifications prepared by the Architects Messrs. KARANI & SANGHOI and approved by the Municipal Corporation of Greater Bombay under No. CE/2786/BPES/AT dt 14-8-81.

AND WHEREAS the Builders have entered into possession of the said piece of land more particularly described in the Schedule hereunder written and commenced construction thereon of the said building as per said plan and specifications sanctioned by the Municipal Authorities.

AND WHEREAS the title of the original Vendors to the said piece of land more particularly described in the Schedule hereunder written has been investigated by Shri Kamalakar Dhundiraj Vaidya, B.A., B.Com., LL.B., Advocate, High Court, who has given to the Builders his Certificate of Title a copy whereof is hereto annexed and marked **Exhibit 'A'**.

AND WHEREAS the Purchaser has taken inspection of all the Title Deed and has satisfied himself about the title of Original Vendors to the said piece of land more particularly described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigation of the title of the Original Vendors or to make any requisitions or to raise any objection with regard to any other matters relating thereto.

AND WHEREAS the Purchaser has also taken inspection of the plan and specifications sanctioned by the Municipal Corporation of Greater Bombay and other authorities and of all other relevant documents — such as the contracts with the Architects and Contractors, Sub-Contractors etc. mentioned in Rules of Maharashtra Ownership Flats Act, Rules thereunder.



AND WHEREAS the Builders are entering into separate Agreements in form similar in all respects to this Agreement with several other persons and parties who may agree to take up flats in the same building on Ownership Basis on similar terms and conditions as are herein contained except and subject to such modifications as may be necessary or considered desirable or proper by the Builders with a view ultimately that the Purchasers of all the flats in the said building shall form themselves into a co-operative housing society under the Maharashtra Co-operative Societies Act, 1960, or a Limited Company under the Companies Act, 1956, as the case may be.

AND WHEREAS it has been agreed by and between the Parties hereto that if one or more of such flats are not taken or acquired by any person other than the Builders at the time when the said building is ready for occupation, the Builders will be deemed to be the owners thereof until such time as the said remaining flats are agreed to be sold by the Builders to any other person or Party as they may deem fit.

AND WHEREAS the Purchaser with the full knowledge of the terms and conditions and covenants contained in the said Agreement for Sale and other documents referred to hereinabove has agreed to purchase a premises being ~~Flat/Shop/Garage~~ No. 6..... on Ground floor of the said building at the price and upon and subject to the terms and conditions more particularly hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. The Builders shall construct a building to be known as "SHREENATH APARTMENTS NO. 2" consisting of ground and six upper floors as per the plan, designs and specifications prepared by the Architect Messrs. Karani & Sanghoi, sanctioned by the Municipal Corporation of Greater Bombay copies whereof have been kept by the Builders at the place of business at 2/A, Mulund Vaibhav, Zaver Road, Mulund (West), Behind Bank of Madura, Bombay-400 080 and which the purchaser has approved and has also agreed that the builders may make such variations therein as may be required to be done by the Government, Municipal Corporation of Greater Bombay or any other local authority.

2. The Builders agree to sell and the Purchaser agrees to purchase the said premises being ~~Flat/Shop/Garage~~ No. 6..... on Ground floor of the said building as seen and approved by the Purchaser with such variations and modifications as may be necessary as per the plan a copy whereof is hereto annexed and marked **Exhibit 'B'** at or for the lump sum price of Rs. 67,375-00 (Rupees Sixty Seven thousand Three hundred seventy five only — only)

Shree S.C.

The Built-up area of the said premises is about ¹ 245 Sq. feet.
The said flat contains the amenities, a list whereof is hereto annexed and marked **Exhibit 'C'**.

3. The Purchaser agrees to pay the consideration for the purchase of the said flat as shown below :

- (a) 15 p.c. of the total cost shall be paid as Earnest Money or a deposit on or before the execution of this Agreement (the payment and receipt whereof the Builders do admit and acknowledge).
- (b) 7 p.c. of the total cost shall be paid on or before completion of plinth work;
- (c) 7 p.c. of the total cost shall be paid on or before the casting of the first slab;
- (d) 7 p.c. of the total cost shall be paid on or before the casting of the second slab;
- (e) 7 p.c. of the total cost shall be paid on or before the casting of the third slab;
- (f) 7 p.c. of the total cost shall be paid on or before the casting of the fourth slab;
- (g) 7 p.c. of the total cost shall be paid on or before the casting of the fifth slab;
- (h) 7 p.c. of the total cost shall be paid on or before the casting of sixth slab;
- (i) 7 p.c. of the total cost shall be paid on or before the casting of seventh slab;
- (j) 3 p.c. of the total cost shall be paid on or before completion of all brick work including fixing of doors and windows frames;
- (k) 8 p.c. of the total cost shall be paid on or before completion of inside and outside plaster work;
- (l) 8 p.c. of the total cost shall be paid on or before completion of plumbing and tiling work;
- (m) the balance amount of 5 p.c. shall be paid within 15 days from the date on which a notice is issued to the Purchaser by the Builders offering possession of the said premises.

4. The Purchaser DOTH covenants with the Builders that the Purchaser shall duly and punctually pay the above mentioned instal-

 J.C.

ments within the period stipulated hereinabove time being the essence of the contract. On failure of payment of any of the said instalments as aforesaid or any breach being committed by the Purchaser of the terms and conditions hereinabove mentioned or non-observance thereof, this Agreement shall at the option of the Builders come to an end and all the amounts paid by the Purchaser shall stand forfeited and the Purchaser shall have no claim against the Builders of the said premises.

5. Without prejudice to all other rights under this Agreement and/or any law of the Builders, the Purchaser shall be liable to pay interest at the rate of 18 per cent per annum on all amounts which shall remain due and outstanding after the period of seven days from the date of their becoming due.

6. (a) The possession of the said premises shall be given by the Builders to the Purchaser after the said building is ready for use and occupation and the building occupation certificate shall have been obtained from the Municipal Corporation of Greater Bombay or other relevant authority or Body or Public Authority. Subject to the provisions of Sub-Clauses (b) and (c) hereof, the Builders shall give possession of the said premises to the Purchaser on or before 31st October 1983. The Purchaser shall within seven days of the receipt by him of the written Notice from the Builders that the said premises are ready for use and occupation and that the Building Occupation Certificate has been obtained, take possession of the said premises.

(b) The Purchaser shall be entitled to take possession of the said premises as contemplated in Sub Clause (a) hereinabove only if he has duly observed and performed all the obligations and stipulations contained in this Agreement and on his part to be observed and performed and has also duly paid to the Builders all and whatsoever the amounts payable by him under the Agreement.

(c) Notwithstanding anything contained in this Agreement or in this Clause, the Builders shall not incur any liability if they are unable to deliver possession of the said premises on or before 31st December 1983; if the completion of the said building is delayed by reason of non-availability of steel or cement or on account of civil commotion, riot or any act of God or on account of any notice, order, rule or notification of the Government and/or any other public body or authority or on account of withholding or delay in the grant of

building occupation certificate, water connection and/or any other necessary facilities, permission or sanction by the Government, the Municipal Corporation of Greater Bombay and/or any such other or similar public body or authority.

7. If for any reason, the Builders are unable or fail to give possession of the said premises to the Purchaser within the time stipulated in Clause No. 6 above, or within such extended time as may be agreed between the parties thereto, then the Purchaser shall be entitled to give notice to the Builders terminating this Agreement, in which event, the Builders within four weeks from the receipt of such notice, refund the Purchaser the aforesaid amount of deposit and such further amounts, if any, that might have been received by the Builders from the Purchaser as instalment in part payment in respect of the said premises with interest at the rate of 9 per cent per annum and thereafter, neither Party shall have any claim against the other in respect of the said premises or arising out of this Agreement.

8. Upon possession of the said premises being delivered to the Purchaser, he shall be entitled for use and occupation of the said premises and thereafter, he shall have no claim against the Builders as to any defect in any item of work or construction of the said premises.

9. The Purchaser shall after expiry of period of 15 days after the receipt by the Purchaser of the Notice from the Builders that the said premises are ready for use and occupation be liable to bear and pay all local, municipal taxes and charges for the electricity and other services and outgoings payable in respect of the said premises as provided in Clause No. 10 hereto.

10. Nothing contained in this Agreement shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance and/or such other document as is necessary to a limited company or a co-operative society or incorporated body to be formed of the Purchasers of various premises in the said building as hereinafter stated.

11. The Purchaser shall have no claim save and except in respect of a particular premises hereby agreed to be acquired by him and that all open spaces, lobbies, staircases, terraces, etc., will remain the property of the Builders until the whole property is transferred to the proposed Limited Company or a Co-operative Society or an Incorporated Body hereinafter mentioned, but subject to the rights of the Builders as herein stated.

 3.0.



12. The Builders shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted, by the Municipality and other competent authorities. Such additions, alterations, structures and stories will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the Purchaser hereby consents to the same.

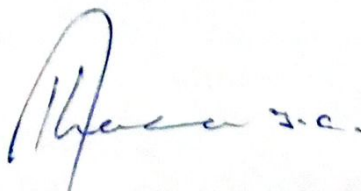
13. Provided that the Builders do not, in any way, affect or prejudice the right hereby granted in favour of the Purchaser in respect of the premises agreed to be purchased by the Purchaser in respect of the premises agree to be purchased by the Purchaser, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title and interest in the said land, hereditaments and premises and the building construction and hereafter to be constructed thereon.

14. As soon as the building is notified by the Builders as complete, each of the flat holders (including Purchaser) shall pay the respective balance of the price payable by them within 15 (fifteen) days of such notice served individually or put up at some prominent place in the said building. If any of the flat holders fail to pay the said arrears, as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting flat Purchaser to the Builders.

15. Under no circumstances the Purchaser shall be entitled to take possession of the said premises unless and until all payments required to be made under this Agreement by the Purchaser have been made to the Builders.

16. The Builders shall, in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement herein, will have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

17. The Purchaser shall from the date of the receipt by him of the Notice from the Builders to take possession of the premises, regularly pay every month provisional amount towards the non-Agricultural Assessment, Property Taxes of the Municipal Corporation of Greater Bombay and all outgoings, expenses and maintenance charges in respect of the said building. The Purchaser hereby agrees to deposit Rs. 1,500/- (Rupees One Thousand Five Hundred Only) towards the proportionate share of the deposit of ground rent, taxes and maintenance charges and deposits for electric and water connections with the Builders and also a sum of Rs. 251/- (Rupees Two Hundred Fiftyone only) towards the share capital of the co-operative society or a Limited Company, as the case may be. The balance of such deposits will be transferred by the Builders to the Co-operative Society or the Limited Company, as the case may be when formed and registered and after the execution of the Deed of Conveyance or other document in its favour.



down, maintaining and repairing and testing drainage and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water and/or electricity to flat premises in respect whereof the Purchaser or the occupier of any other flat premises, as the case may be, shall have made default in paying his share of water charges and electricity charges.

28. The Purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold, for any purpose which may be likely to cause nuisance or annoyance to occupiers of the neighbouring properties nor for any illegal or immoral purposes.

29. The Purchaser will not at any time, demolish or caused to be demolished the premises or any part thereof agreed to be taken by him, nor will be at any time make or caused to be made any additions or alterations of whatever nature to the said premises or any part thereof. The Purchaser shall not permit the closing of the Verandahs or Lounges or balconies or make any alterations in the elevation and put aside colour scheme of the premises to be acquired by him.

30. After the possession of the premises is handed over to the Purchaser, if any, additions or alterations in or about or relating to the said premises are thereafter required to be carried out by the Government, Municipality or any other Authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of the other premises in the said building at their own costs and the Builders shall not, in any manner be liable or responsible for the same.

31. The Purchaser shall not do or permit to be done any other act or thing which render void or voidable any insurance of any flat premises or any part of the said building or cause any increased premium to be payable in respect thereof.

32. The Purchaser shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown in the compound or in any portion of the building.

33. The said building shall always be known as "SHREENATH APARTMENTS No. II" and the name of the co-operative society or limited company or incorporated body to be formed shall bear the same name and this name shall not be changed without the written permission of the Builders.

M. S. C.

34. After the building is completely ready and fit for occupation and after the society or limited company or incorporated body is registered and only after all the premises in the said building have been sold and disposed of by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various flats, premises holders, the Builders will execute a Deed of Conveyance and/or other document in favour of a co-operative society, limited company or an incorporated body.

35. In the event of the society or limited company or incorporated body being formed and registered before the sale and disposal by the Builders of all the flats in the said building, the powers and authority of the Society so formed or of the Purchaser and other Purchasers of flats in the said building shall be subject to the overall control of the Builders in respect of any of the matters covering the said building, the construction and completion thereof and all amenities, appertaining to the same and in particular the Builders shall have absolute authority and control, as regards any unsold premises of which the Agreements are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.

36. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders 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 rights of the Builders.

37. All letters, receipts and/or notices issued by the Builders despatched under Certificate of Posting to the address known to them of the Purchaser will be the sufficient proof of receipt of the same by the Purchaser and shall eventually discharge the Builders. For this purpose, the Purchaser has given the following address :

J. C. Thaker & Mrs. R. C. Thaker
 6, Panfili Niwas, S. V. Road,
 Malad (W) 400080.

38. If the Purchaser neglects, omits or fails in any manner, whatsoever to pay to the Builders any of the amount due and payable by the

[Signature] J. C.

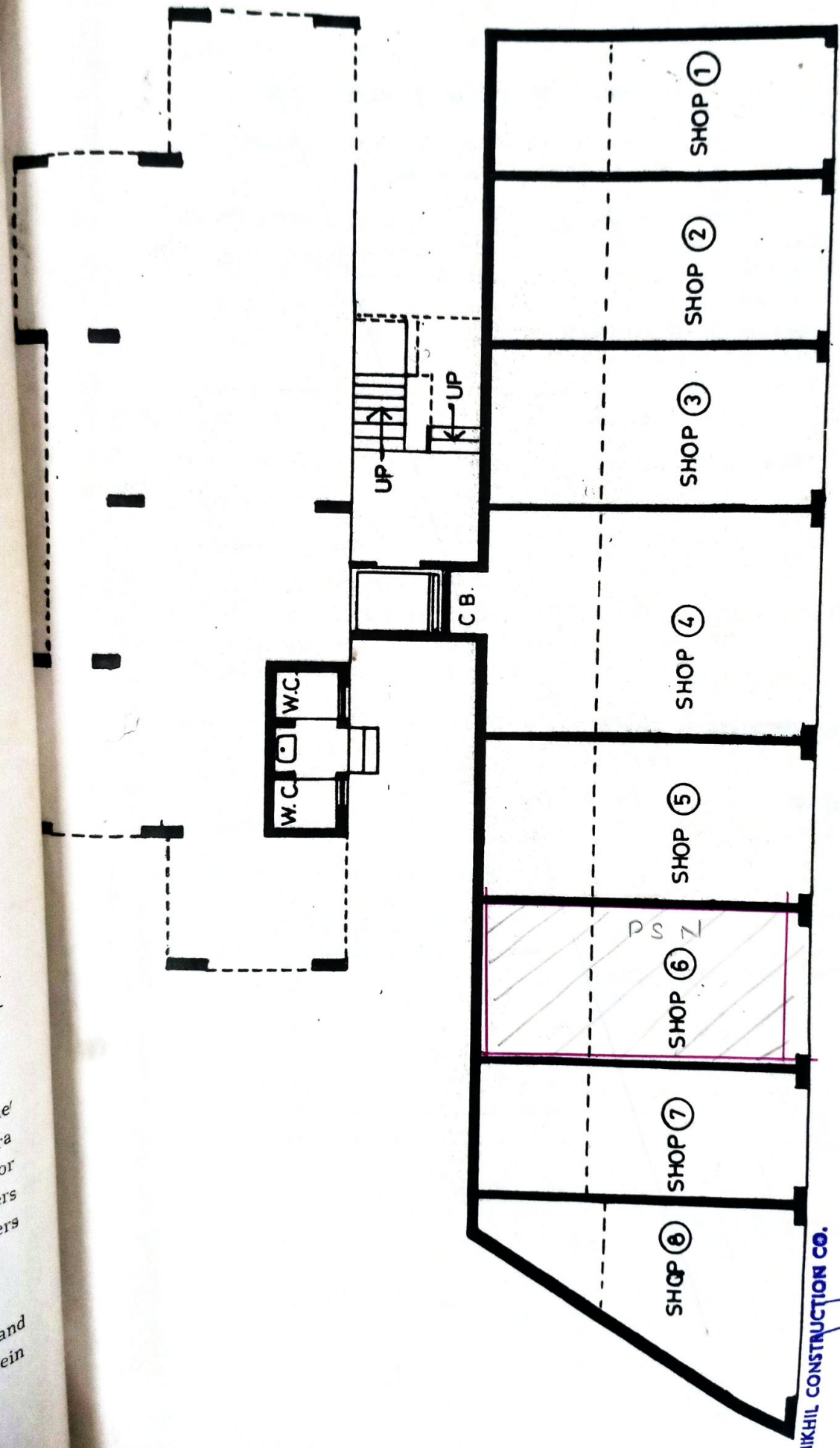
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44'0" WIDE D.P. ROAD

of NIKHIL CONSTRUCTION CO.

[Handwritten signature]
D. S. J. S.
20/01/2018

THE SCHEDULE ABOVE REFERRED TO :

(Property Agreed to purchase by Agreement dated
14th December 1980)


ALL THAT piece or parcel of land or ground admeasuring about 2840.05 Square yards equal to 2675.00 Square Metres, situate lying and being at Mulund (East) in Greater Bombay within the limits of 'T' ward of Municipal Corporation of Greater Bombay bearing Survey No. 132, Hissa No. 1 C.T.S. No. 870 of Village Mulund (East), Taluka Kurla, District Bombay Suburban, Registration District and Sub-District of Bombay City and Suburban District and having following details in the record of Rights :

Survey No. : 132 Hissa No. : 1 Area A. E. As : 0-23-4
Assessment — Rs. As. Ps. : 4-1-0.

and bounded as follows :

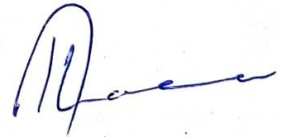
- On or towards NORTH : CTS No. 857 & Nalla.
- On or towards SOUTH : CTS No. 869.
- On or towards EAST : "Vishakha" Society.
- On or towards WEST : CTS No. 891.

SIGNED, SEALED AND DELIVERED)
by the withinnamed BUILDERS)
Messrs. NIKHIL CONSTRUCTION CO.)

For NIKHIL CONSTRUCTION CO.

Partner

in the presence of ...)

SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASER)
Shri/Smt. Taradish Chempaklal)

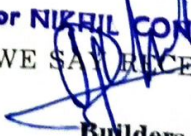

2019/11/21/5/11/5/12

maker & Mrs. Ravilaxmiben Chempaklal
Maker
in the presence of ...)

RECEIVED from the Purchaser a sum of)
Rs. 5,000.00 (Rupees five thousand))
being the amount of Earnest Money as stated)
in Clause No. 3-A hereinabove.)
By Cheque No.)
drawn on)

Witnesses :

- 1.
- 2.

For NIKHIL CONSTRUCTION CO.
WE SAID RECEIVED

Builders Partner

Certificate No. 62

Member's Regn. No. 29

SHARE CERTIFICATE

Shreenath Apt. II Co-op. Hsg. Society Ltd.

Regd. No. BOM/WT/HSG/1983 of 1986 dtd. 7-4-86
Chaphekar Bandhu Marg, Near Hanuman Chawk, Mulund (East), Mumbai - 400 081.

This is to certify that Sh. Prashant S. Narkar

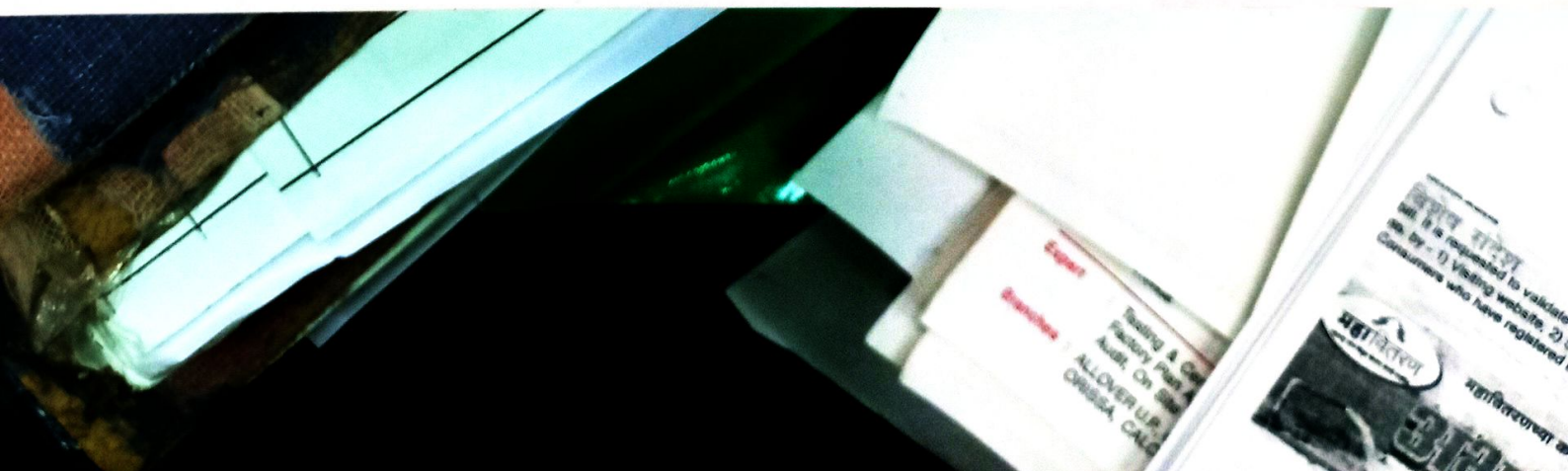
*is/are the Registered Holders of Five Fully paid - up shares of
Numbered 306 to 310 inclusive of Rs. Fifty each in the
above name Shreenath Apt. II Co-op. Hsg. Soc. Ltd. subject to the
bye-laws thereof*

Rs. 250/- given under the Common Seal of the Said
15th day of SEPT. 2016



M. Solanki
Hon. Secretary

M. Narkar
Chairman



3

महावितरण

U: U40109MH2005SCC153645
BILL NO. (GGN): 201801670562672
GSTIN 27AAECM2933K12B

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

बीज पुरवठा देयक
BILL OF SUPPLY जानेवारी-२०१८
GSTIN: 27AAECM2933K12B

Bill No : 201801670562672
File No : 4-510/1000-M
CB 1.0.1

HSN CODE: 27160000
HSN Code 27160000

ग्राहक क्रमांक : 000093077164

MR PRASHANT S. NARKAR

SHREENATH APTS NO II SANE GURUJI NGR L T R MULUND (E) 400081

श्री प्रशांत एस. नरकर

श्रीनाथ अपार्टमेंट्स नं २ साने गुरुजी नगर एल टी आर मुलुंड (इ) ४०००८१

देयक दिनांक :

16-01-2018

देयक रक्कम रु :

1820.00

देय दिनांक :

30-01-2018

या तारखे नंतर भरल्यास :

1830.00

मोबाइल/इमेल : 9773889097 /

बिलिंग युनिट : 4705/NEELAM NAGAR S/DN./MULUND

दर संकेत ** : 73/LT-X B I 0-20KW Pub Ser oth

पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 06/30/9020/0185/3554217

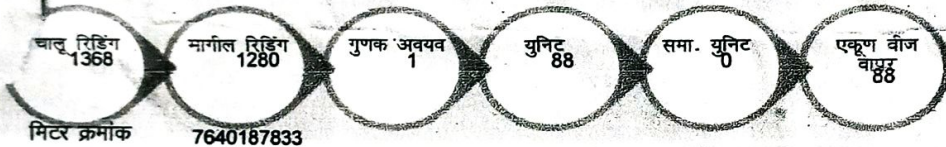
पोत नं : 0

मं. मार : 1 KW

पुरवठा दिनांक : 01-01-1987

चाल रिडिंग दिनांक : 14-01-2018

मागील रिडिंग दिनांक : 12-12-2017



0 25 50 75 100 125

डिसेंबर-2017	95
नोव्हेंबर-2017	122
ऑक्टोबर-2017	120
सप्टेंबर-2017	119
ऑगस्ट-2017	103
जुलै-2017	106
जून-2017	91
मे-2017	87
एप्रिल-2017	77
मार्च-2017	88
फेब्रुवारी-2017	79
जानेवारी-2017	86

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असलेली रक्कम भरण्यासाठी
आहे. QR कोड
दिनांकानुसार
सूट किंवा
करण्यात येईल.

मुख्य अभियंता (वाणिज्य)

विशेष संदेश

Dear Consumer, Thank You for registering your mobile no. with MSEDC. Your registered mobile no. is shown on the bill. It is requested to validate your mobile no. by visiting our website or using mobile app. Remaining consumers are requested to register their mobile no. by - 1) Visiting website, 2) Sending SMS 'MREG <consumer no>' to 9225592255
Consumers who have registered their mobile no. are getting regular services of 1) Meter Reading, 2) Alert for Bill and Outages, 3) Payment Ack



महावितरणच्या कायमस्वरूपी बीज खंडित ग्राहकांसाठी

अभय योजना

३१ मार्च २०१७ पूर्वी कायमस्वरूपी बीजपुरवठा
खंडित केलेल्या घरगुती व कृषी ग्राहकांसाठी

व्याज आकारात १००% माफी विलंब आकारात १००% माफी

मूळ थकबाकी रक्कम ५ हप्त्यात भरण्याची सवलत

थकबाकी रकमेचा पहिला हप्ता व बीज जोडणीसाठी आवश्यक रक्कम भरा आणि बीज पुरवठा सुरू करून घ्या.

SHARE CERTIFICATE

Shreenath Apt. II Co-op. Hsg. Society Ltd.

Regd. No. BOM/WT/HSG/1983 of 1986 dtd. 7-4-86

L. T. Road Extn., Hanuman Chowk, Mulund (East), BOMBAY-400 081.

This is to Certify that Shri Jagdish C. Thakkar and
Smt. Savilaxmi C. Thakkar

is/are the Registered Holder/s of five fully paid-up
Shares Numbered 141 to 145 inclusive, of

Rs. Fifty each in the above named SHREENATH APT. II, CO. OP. HSG. SOC. LTD.
subject to the Bye-laws thereof.

Given under the  Seal of the said

this 15th day of September 1987

Rs. 250/-

Alan Collaco
Hon. Secretary

[Signature]
Chairman



6

Bedmutha & Techno - Associates

CHARTERED ENGINEERS, COMPETENT PERSONS, SURVEYORS & VALUERS

TECHNICAL ADVISORS

A. K. VEDMUTHA
B.E., M.I.E.A., M.I.V.,
M.D.S.T.A. (India)
A.M.S.N.D.T.I. LEVEL (II) S.T.A.

V. K. VEDMUTHA
B.E., M.B.A., A.M.I.E.
A.M.S.N.D.T.I., A.M.I.V.
I.I.S.A.A.M.E.E.

N. A. MAKWANA
B.E. (Mech & Elec.)
A.M.I.E.
T.Engg. (CEI)
M.I. Plant E. (Lond)

K. R. BEDMUTHA
B.E., I.E.M., I.W.M. (Lond)
A.M.I.E., D.D.M. (Bom)
M.Ind I.P.E., F.I.I.S.A., F.I.V.
M.I.I.M.F.I.I.R.A.F.I.I.P.E.

OFFICES :

10, POORNIMA, M. PHULE ROAD,
MULUND (E), MUMBAI-400081.
PH. NOS. : 2569 4422
FAX : 022-2568 1667
E.mail : bedmutha@hathway.com

C.1/90, 11nd Floor,
Janakpuri, New Delhi-58.
Ph. Nos. : 011-2550 4438

Plot No. D.11, MIDC Area,
Satpur Nashik - 422 007.
Ph. Nos. : 2351291/2351292
Fax No. : 95253 - 2351293
E-mail : bedmutha_nsk@sancharnet.in

G.9, Akshaya Apartment,
Pimpri, Pune. 411 018.
Ph. : 9520 - 27474992 / 4111026

C/28, MIDC, Chikalhana,
Auranagabad - 10.
Ph. Nos. : 0240 - 2482246

604, Amar Place,
Opp. Yeshwant Stadium,
Dhantoli, Nagpur-12.
Ph. No. : 0712 - 2539463

46 Abhi Sajani Society,
Near Pushpak Bldg., Khanpur,
Ahmedabad - 1.
Ph. No. : 079 - 2560 1689

B-28, Akshardham Society,
Productivity Road, Baroda - 20.
Ph. No. : 0265 - 2350178
Fax : 2322816

43, Silver Stud Bldg. 7,
Roshan Singh, Bhandari Marg,
Race Course Road, Indore.
Ph. Nos. 0731 - 2431753

62/1, Chandarnagar,
Alambaug Lucknow,
Mob. : 0522 - 3126392

C-3, Kushalnagar,
Inside Gandhinagar,
Gwallior-2.
Mob. : 0751 - 3104436

REF : KRB&TA/MUL/VAL-010/349/2004

Date : 18.10.2004

TO WHOM SO EVER IT MAY CONCERN

Valuation of the property being Shop No. 6, Ground Floor, in residence cum commercial building known as **SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED**, Reg. No. BOM/WT/HSG/1983 of 1986 dt.07.04.1986, Lokmanya Tilak Road extension, Hanuman Chowk, Mulund (E), Mumbai - 400 081, for **Mr. Prashant Shrirang Narkar**.

Pursuant to the instructions received from **Mr. Prashant S. Narkar**, owner of the property, we have visited the property being Shop No.6, Ground floor, in **SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED**, Lokmanya Tilak Road extension, Hanuman Chowk, Mulund (E), Mumbai - 400 081, bearing S.No.132, H.No. 1, C.T.S. No. 870, Village Mulund, Taluka Kurla, Bombay suburban District 'T' ward, on **15/10/2004**, and inspected the same with a view to ascertain the fair and reasonable market value of the property on the date of valuation.

1. Location & Nature of the Property :

The property being Shop No. 6, in **SHREENATH APARTMENTS (II) CO-OPERATIVE HOUSING SOCIETY LIMITED**, Lokmanya Tilak Road extension, Hanuman Chowk, Mulund (E), Mumbai - 400 081, bearing S.No.132, H.No. 1, C.T.S. No. 870. It is about 0.5 km away from Mulund Railway Station. Buses & Auto-Rickshaws are available nearby. It is situated in a well developed Residential Middle Class locality.

..2..

Expert : Testing & Certification of Pressure Vessels. Lifting Tackles, Stability Inspection, Ventilation, Dynamic Balancing, Factory Plan Approvals, N.D.T. Testing, All Formalities of Controller of Explosives & Tech. Govt. Liason Work, Safety Audit, On Site Emergency Plan, Insulation Engineers (Hot & Cold) etc. Risk Analysis.

Branches : ALLOVER U.P., GUJRAT, MAHARASHTRA, A.P., T.N., KARNATAKA, HARAYANA, BIHAR, BENGAL, DELHI, PUNJAB, ORISSA, CALCUTTA, MADRAS etc.

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of the Property :

The property being Shop No.6, is on Ground Floor, in R.C.C. frame Ground + 7 upper floor with one lift Residential cum Commercial structure. It has average height 11'-0" on ground floor. It has Marble tile flooring, niroo finish cement plastering from inside, sand face cement plastering from outside, M.S. rolling shutters, surface electrical wiring, compound wall, C.C.Paving. The built up area of the shop is 245.00 s.ft. The building has underground and overhead water storage tank. We are informed that the building was constructed in the year 1983.

3. Valuation:

Since the property is freehold & owner occupied, we value it on Land & Building basis considering the prevailing rate at the time of valuation.

1	Built up area of the shop	:	245.00 sq.ft
2	Year of Construction	:	1983
3	Assumed life of the structure	:	60 years
4	Age of the structure	:	20 years
5	Assuming the rate of sale for above specification amenities and locality	:	Rs. 5,500.00 per sq.ft of built up area.
6	Value of the 245.00 sq.ft x Rs. 5,500.00 per sq.ft	:	Rs. 13,47,500.00
7	Allowing depreciation @ 32% for life of 60 years & age of 20 years on construction cost only assuming it @ Rs. 500.00 sq.ft. of Built up area	:	Rs. 39,200.00
8	Net Value of the Flat	:	Rs. 13,08,300.00
	Rs. 13,47,500.00 - Rs. 39,200.00	:	
	Say	:	Rs. 13,08,000.00

In my opinion and to the best of my knowledge, the value of the property as stated above **Rs. 13,08,000.00 (Thirteen Lakhs Eight Thousand only)** is fair & reasonable.

(a)

(7)

G. J.

ADV

OFFICE :13, Amrapali & Chitralkhha Hsg. Society, Near Rupee Bank, Charai Branch, THANE (W)-2. ☎: 2536 37
CORRESPONDANCE : B-5, Chandan Apartment, Gr. Floor, Almeida Road, THANE (W)-1. ☎: 2533 32 86
Office Time : 10.30 to 12.30 a.m. & 6 to 9 p.m. Cell : 98211-38174


THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by the State Bank of India Wagale Estate Branch for preparing the Title Verification and Search Report for the property to be Mortgaged for securing the financial assistance from State Bank of India, I, Shri. G. J. Gujare Advocate, resident of Thane, do hereby submit my report as under :

- 1] That Mr. Prashant Shirang Narkar is the purchaser of the property bearing shop no.6 area 245 sq.ft built up Ground floor in Shreenath Apt No-II CHS Ltd., situated at CTS. no.870 L.T road Extension, Mulund (E), Mumbai 81. (The property is more specifically described in the schedule annexed herewith).
- 2] That the purchaser acquired the title by virtue of following documents & transactions.
 - 1] Agreement for sale dt.27/9/93 regd on 3/11/04 alongwith declaration deed dated 30/10/04.
 - 2] Regn. receipt no.BDR-7/11418/04 dt.3/11/04 from sub-registrar office Kurla-2.
 - 3] Stamp duty paid receipt dt.9/7/97 paid through challan of RBI. (ins^{id})
 - 4] Share Certificate bearing No.29 issued by the society.
 - 5] Agreement for sale dt.14/5/85 executed between M/s Nikhil Construction Co. and original purchaser Mr. Jagdish Champaklal Thakkar & Mrs RaviIaxmiben C.Thakkar.
 - 6] Letter dated 4/6/02 issued by society regarding construction of building. In shop no 6
 - 7] Extract of property card from city survey office.
 - 8] Sanctioned plan under v.p.no.CE/2786/BPES/AT dt.14/8/81 issued by Greater Mumbai municipal corporation.
 - 9] Society Registration Certificate No.BOM/WT/HSG/1983 of 1986 dt. 7/4/86.

3] The title of history of last 30 years from this date shows the following chain of transitions

1] On verification from the above documents from sub-registrar office kurla-2, I found that the above shop is situated in a registered society. The society namely Shreenath Apt No.II CHS Ltd., is registered under No.BOM/WT/HSG/1983 of 1986 on 7/4/86. The necessary sanctioned plan is issued under v.p.no.CE/2786/BPES/AT dt 14/8/81 by Greater Mumbai municipal corporation. The construction is as per sanctioned plan. The builders M/s. Nikhil construction co. have rights to sell the shop to the prospective purchasers. The shop was originally conveyed to Mr Jagdish Champaklal thakkar & Mrs RaviIaxmiben Champaklal Thakkar by M/s Nikhil Construction Co. vide agreement for sale dt. 14/5/85. Now the society is formed and



G. J. GUJARE
ADVOCATE
Regn. No. 29/1979


- requirements of a valid contract, including the ingredients mentioned in the Annexure-3 of letter No. DGM/LAW/24/96 dated 10/01/96, have been fulfilled.
- 14] Para 14 is not applicable because this is a shop property.
- 15] These Agreement is also in conformity with the instructions contained in the Zonal Office letter No. DGM/LAW024/96 dated the 10th January, 1996.
- 16] In the instance case a registered housing society is involved which is categorized as ownership under Maharashtra ownership of flat Act.
- 17] I certify that all Agreement for sale is duly stamped, wherever the stamp duty is payable in these documents, in accordance with the provisions of the Bombay Stamp Act, 1958 / Indian Stamp Act, 1959 as amended up to date, Similarly, the relevant documents have been registered / attested, wherever these documents require registration / attestation.
- 18] In result, I have to state that I have made necessary searches at the concerned Sub-Registrar's Office up to date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of purchaser employee would be clear and marketable.
- 19] I have to further add that there is no impediment, if the borrower / mortgagor mortgages the property to the State Bank of India for raising the loan and such property will be good and marketable security for the bank.
- 20] The party will have to comply with the following formalities in order to convey the title to the purchaser. These formalities will be necessary before sanction / disbursement of loan.
The Bank can create valid charge equitable mortgage over the flat mentioned in the schedule below on the basis of original documents at sr.nos.1 to 6 in para no.2 alongwith up to date paid maintenance receipt and NOC from society to mortgage the flat in favour of State Bank of India.

SCHEDULE OF PROPERTY

Shop no.6 area 245 sq.ft built up Ground floor in Shreenath Apt No-II CHS Ltd., situated at CTS. no.870 L.T road Extension, Mulund (E), Mumbai 81 within the limits of Municipal corporation of Greater Mumbai.

Thane
Date : 11 /11/04


[G.J.GUJARE]
Panel Advocate for State Bank of India.


G. J. GUJARE
ADVOCATE
Regn. No. 29/1979