

VK & ASSOCIATES

Govt. Registered Valuers & Chartered Engineers

Punjab National Bank

Branch - Mulund

VALUATION REPORT OF

Flat No. 201, Second Floor, A - Wing, "Bhagayshree Apartment", Near New Hira
Mongi Hospital, Junction of Br. Ambedkar Road & Ganesh Gawde Road, Mulund
(West), Mumbai-400080.

Mrs. Shardadevi Manohar Bafna

Mr. Sunilkumar Manohar Bafna

Mr. Sanjay Manohar Bafna

Mr. Suresh Manohar Jain

A1-203, Sonam AkashCHSL., Phase -VIII, New Golden Nest, Bhayander(E)

Tel: (022)28182819, Mob: 9892602819 / 9819204868

E-mail : kartnikeyan760@gmail.com

MRS. SHARDADEVI MANOHAR BAFNA

MR. SUNILKUMAR MANOHAR BAFNA

MR. SANJAY MANOHAR BAFNA

MR. SURESH MANOHAR JAIN

PUNJAB NATIONAL BANK

BRANCH – MULUND

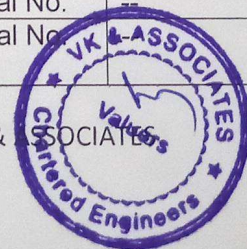
PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	VK & ASSOCIATES A1-203, Sonam Akash Chsl., Phase-VIII, New Golden Nest, Bhayander(E), Mumbai- 401 105 Tel – (022) 28182819 E-mail = vkvaluers@gmail.com
Registration No.: (With State Commissioner of Income Tax)	CAT-I/7/2004-05 CAT-VII/21/2013-14

(Appendix – I)

Format of valuation Report (for all properties of value upto Rs. 5 crores)

Report Ref No	VK / 351/ PNB / 2017 - 2018				
Date of Visit	12.10.2017				
1. Customer Details					
Name : Mrs. Shardadevi Manohar Bafna Mr. Sunilkumar Manohar Bafna Mr. Sanjay Manohar Bafna Mr. Suresh Manohar Jain	Apl. No.	--			
Case Type	Fresh Valuation for VK & Associates				
2. Asset Details					
Address	Flat No. 201, Second Floor, A - Wing, " Bhagayshree Apartment", Near New Hira Mongi Hospital, Junction of Br. Ambedkar Road & Ganesh Gawde Road, Mulund (West), Mumbai-400080.				
Nearby Landmark	Near New Hira Mongi Hospital				
3. Document Details					
Layout Plan	Not Provided	Name of Approving	---	Approval No.	---
Building Plan	Not Provided	--	---	Approval No.	
Commencement Certificate	Not Provided	--	---	Approval No.	



Legal Documents	Yes	List of Documents	<p>We referred to the Xerox copy of the following documents:</p> <ol style="list-style-type: none"> 1. Agreement for Sale dated 25/09/2017 executed Mr. Dharamveer Chiman Vora AND Mrs. Shardadevi Manohar Bafna, Mr. Sunilkumar Manohar Bafna, Mr. Sanjay Manohar Bafna & Mr. Suresh Manohar Jain. 2. Our engineer visited the property on 11.10.2017 and taken few major photographs as available to us at the time of visit and are enclosed herewith for your perusal, verification and records.
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4. Physical Details/Brief Description:
The property under the valuation report Flat No. 201, Second Floor, A - Wing, " Bhagayshree Apartment", Near New Hira Mongi Hospital, Junction of Br. Ambedkar Road & Ganesh Gawde Road, Mulund (West), Mumbai-400080. The Site is walkable distance from Mulund railway station. All civic amenities available nearby & within easy reach.

The building comprises of Basement + Ground + Part Stilt + 05 upper floors, RCC framed structure having RCC slabs, beams, columns, RCC staircase , 1 lift for access upper floors.

Amenities provided at the Flat:

Flooring is Vitrified tiles, concealed wiring, Simple wooden door, aluminum sliding windows, Granite platform in kitchen etc.

Accommodation comes:

1 Living Room + 1 Kitchen + 3 Bedrooms + 2 WC/ Bath (3 BHK)

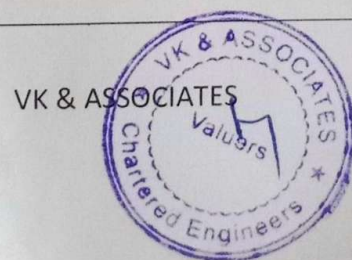
Adjoining Properties	East	West	North	South
	Residential Building	Ganesh Gawde Road	Dr. Ambedkar Road	Under construction building
Matching of Boundaries	Plot Demarcated	Approved land use	Type of property	
	Yes	Residential	Residential (3 BHK)	
No. of rooms	living room	Kitchen	Bedroom	Toilet

As per Brief Description

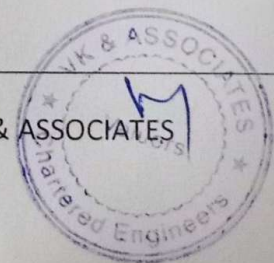
Total no. of Floors	Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure – RCC framed/ stone/BB masonry
Basement + Ground + Part Stilt + 05upper floors	Second Floor	2013, Age- 04 year	56 years (Subject to proper and regular maintenance of the building)	RCC structure

5. Tenure/Occupancy Details				
Status of Tenure	Owned/Rented	No. of years of Occupancy	Relationship of tenants to owner	
	Vacant (under renovation)	NA	NA	

6. Stage of Construction

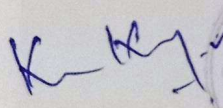


Status of Tenure	Under construction / Completed	If under construction, extent of completion	% completed
Completed	Completed	Completed	100%
Violation if any observed			
Nature and extent of violations		None	
Area Details of the property			
Site area	Plinth area	Carpet area	Saleable area
			Remarks –
As per physical measurement carpet area of the Flat is 1097 sq.ft. (including dry area and balcony)			
As per Sale deed Carpet area is 945 sq.ft. i.e. 87.79 sq.mtrs., with 40% loading saleable area comes 1323 sq.ft., which is consider for valuation.			
Valuation			
Value of the Property at which it can be sold in open market at a particular time free from forced value or sentimental Value. The market value need NOT be the same as the Present value . Market Value may be less than the Present Value. Market Value of any Property gets affected at least by the TEN factors : Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the MOST Important factor "DEMAND ".			
Saleable Area	1323 Sqft		
Rate adopted for valuation	15,000/- per sqft		
Value	Rs. 1,98,45,000/-		
Value	Rs. 1,98,45,000/- (Rs. One Crore Ninety Eight Lakhs Forty Five Thousand Only)		
Rate adopted for valuation	Prevalent market rate: Rs.14,000/- to Rs. 16,000/- per sqft Rate adopted for valuation: Rs. 15,000/- per sq.ft. Factors considered for valuation Location & locality, facilities & amenities, quality of construction, residual life of building, potential, supply of demand, local nearby enquiry, market feedback of investigation and current market scenario		
Valuation as per Government Approved Rates:- As per Ready Reckoner 2017-18			
Page No- 205			
Village/Zone No- Mulund (West), Zone no-89/409			
Residential Building- Rs.1,17,000/- per sq.mtr i-e Rs. 10,870/- per sq.ft			
Realizable Value	Rs. 1,78,61,000/- (Rs. One Crore Seventy Eight Lakhs Sixty One Thousand Only)		
Distress Value	Rs. 1,58,76,000/- (Rupees One Crore Fifty Eight Lakhs Seventy Six Thousand Only)		
Insurance Value(Structure)	Rs. 20,00,000/- (Rs. Twenty Lakhs Only)		
Assumptions/ Remarks/	A) Notes & Limitations: 1. Mr. Sunilkumar Manohar Bafna –accompanied with us at the time of our visit. 2. There is no identification of flat no/owners name found anywhere. B) Assumptions and Limiting Conditions:		



		<ol style="list-style-type: none"> 1. This report is valid only, subject to a legal due diligence report furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners 2. No responsibility is to be assumed for matters legal in nature, nor is any Opinion of title rendered by this report Good title is assumed. 3. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents 4. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.
11.	Declaration	<ol style="list-style-type: none"> 1) The property was inspected by the Mr. Rahul K.Jha on 11-10-2017 2) We does not have any direct/ indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.

PLACE: MUMBAI
DATED: 12-10-2017


 For VK & ASSOCIATES
 AUTH. SIGN.
 (Approved valuer of Punjab National Bank)

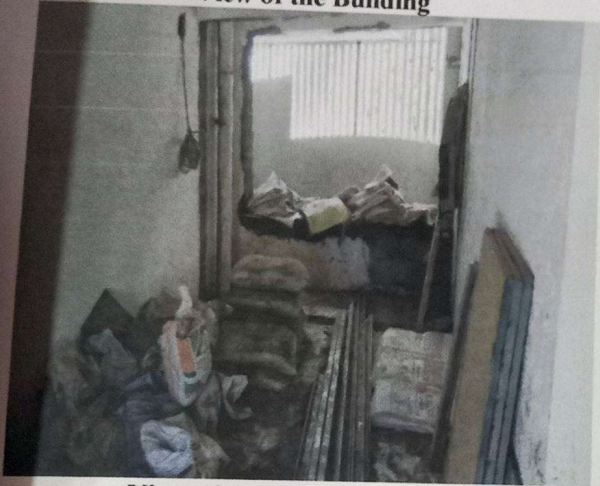
12.	List of Documents enclosed	---
13.	List of photo enclosed	6 photos



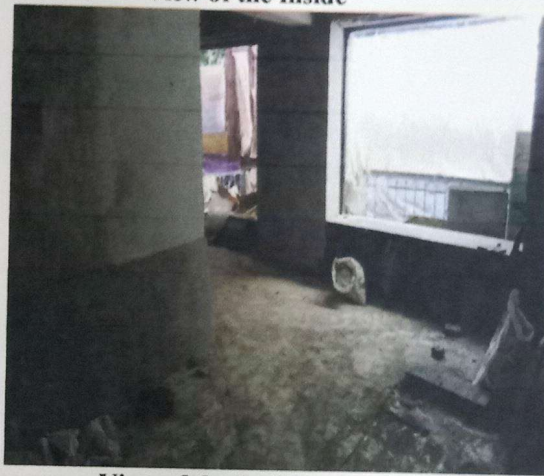
View of the Building



View of the Inside



View of the Inside



View of the Inside



View of the Inside



View of the Inside

Flat No. 201, Second Floor, A - Wing, " Bhagayshree Apartment", Near New Hira Mongi Hospital, Junction of Br. Ambedkar Road & Ganesh Gawde Road, Mulund (West), Mumbai-400080.

M. Sunil Bafna.

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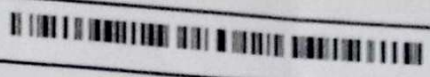
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21/10/17



VK & ASSOCIATES

CHALLAN
MTR Form Number-6

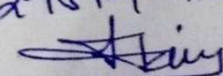
H005367696201718M		BARCODE 		Date 14/09/2017-12:25:40	Form ID 25.2
Inspector General Of Registration			Payer Details		
Stamp Duty		TAX ID (If Any)			
Registration Fee		PAN No.(If Applicable)		AEWPB2504G	
KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name		SHARDADEVI M BAFNA	
MUMBAI		Flat/Block No.		FLAT NO 201 BHAGYASHREE APARTMENT	
2017-2018 One Time		Premises/Building			
Account Head Details		Road/Street		MULUND WEST	
Stamp Duty		Area/Locality		MUMBAI	
Registration Fee		Town/City/District			
Amount In Rs.		PIN		4 0 0 0 8 0	
742500.00		Remarks (If Any)			
30000.00		PAN = AABPV3769L - Second Party Name - DHARAMVEER C VORA			
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		२०१७		२२	
Amount In		Seven Lakh Seventy Two Thousand Five Hundred Rupée			
7,72,500.00		Words		s Only	
Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03006172017091400556	210917M368501
DD No.		Bank Date	RBI Date	21/09/2017-14:47:33	Not Verified with RBI
Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Branch		Scroll No. , Date	Not Verified with Scroll		



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This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 न केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Dharamveer C Vora

शारदा
 M. Sunil Bafna
 संलय बाफना


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(१) SMT. SHARDADEVI MANOHAR BAFNA, having PAN		

No. AEWPB2504G, age 59 years, an Indian Inhabitant, residing at 9, Patel Building, Near Dena Bank, M. G. Road, Mulund (West), Mumbai- 400 080, (2) MR. SUNILKUMAR MANOHAR BAFNA, having PAN No. AJNPS2189J, age 39 years, an Indian Inhabitant, residing at B-30/203, Govind Shanti Nagar, Sector-5, Mira Road (East), Thane - 401 107, (3) MR. SANJAY MANOHAR BAFNA, having PAN No. ANDPB8193K, age 45 years & (4) MR. SURESH MANOHAR JAIN, having PAN No. AIIPJ9246P, age 38 years, both Indian Inhabitants, residing at 9, Patel Building, Near Dena Bank, M. G. Road, Mulund (West), Mumbai- 400 080, hereinafter called "THE TRANSFEREES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS by an Agreement for Sale dated 16th April 2009, registered in the office of Sub-Registrar of Assurances at Kurla under Serial No. BDR-14/02484/2009, for the consideration and on the terms and conditions contained therein, with the confirmation of M/S. METRO DWELLERS PVT. LTD., the (1) MR. CHIMAN R. VORA and (2) MRS. DAMYANTI C. VORA, purchased from the SHRI ANANDKUMAR HIRALAL DARGAR, (hereinafter for the sake of brevity referred to as "the said Developer") the Residential Premises, bearing Flat No. 201, admeasuring 945 Sq. Ft. Carpet area or thereabouts, located on the 2nd Floor, of the building known as "Bhagyashree Apartment", situated at Dr. Ambedkar Road, Mulund (West), Mumbai - 400 080 and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said Flat").

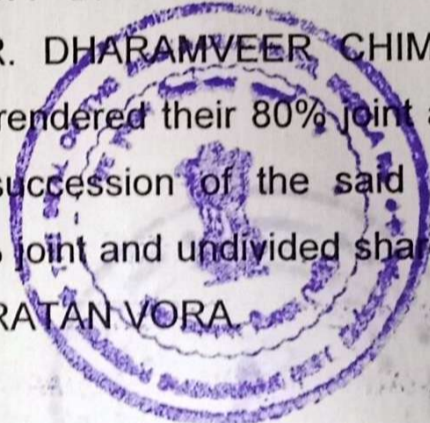
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M. Sunil Bahna.
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AND WHEREAS the said **MRS. DAMYANTI CHIMAN VORA**, died intestate on **9th May 2015**, leaving behind her (1) MR. CHIMAN RATAN VORA (Husband), (2) MRS. PRIYA R. PATEL nee PRIYA CHIMAN VORA (Married Daughter), (3) MRS. MONIKA RAJEN SHAH nee MONIKA CHIMAN VORA (Married Daughter), (4) MRS. NANDITA BHAVESH SHAH nee NANDITA CHIMAN VORA (Married Daughter) & (5) MR. DHARAMVEER CHIMAN VORA (Son), as her only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which she was governed at the time of her death.

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AND WHEREAS by **Release Deed dated 16th January 2016** registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No. **KRL-5/496/2016**, without monetary consideration, with natural love and affection and on the terms and conditions contained therein, the said (1) MRS. PRIYA RAJESH PATEL nee PRIYA CHIMAN VORA, (2) MRS. MONIKA RAJEN SHAH nee MONIKA CHIMAN VORA, (3) MRS. NANDITA BHAVESH SHAH nee NANDITA CHIMAN VORA & (4) MR. DHARAMVEER CHIMAN VORA, , released relinquished and surrendered their 80% joint and undivided right title and interest in succession of the said late DAMYANTI CHIMAN VORA out of 50% joint and undivided share in the said Flat, to the said MR. CHIMAN RATAN VORA.



AND WHEREAS the said **MR. CHIMAN RATAN VORA**, died intestate on **6th May 2016**, leaving behind him (1) MRS. PRIYA R. PATEL nee PRIYA CHIMAN VORA (Married Daughter), (2) MRS. MONIKA RAJEN SHAH nee MONIKA CHIMAN VORA (Married Daughter), (3) MRS. NANDITA BHAVESH SHAH nee NANDITA CHIMAN VORA (Married Daughter) & (4) MR. DHARAMVEER CHIMAN VORA (Son) as his only legal heirs and next of kin

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according to the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

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202 AND WHEREAS by Release Deed dated 29th December 2016 registered in the office of the Sub-Registrar of Assurances at Kurla under Sr. No. KRL-2/12296/2016, without monetary consideration, with natural love and affection and on the terms and conditions contained therein, the said (1) MRS. PRIYA RAJESH PATEL nee PRIYA CHIMAN VORA (2) MRS. MONIKA RAJEN SHAH nee MONIKA CHIMAN VORA (3) MRS. NANDITA BHAVESH SHAH nee NANDITA CHIMAN VORA, released relinquished and surrendered their 75% joint and undivided right title and interest in the said Flat in succession of the said late MR. CHIMAN RATAN VORA to DHARAMVEER CHIMAN VORA, the TRANSFEROR/VENDOR herein.

AND WHEREAS incidental to the holding of the said Flat, the TRANSFEROR/VENDOR is entitled for membership rights of the Co-operative Society, to be formed and registered under the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the sake of brevity referred to as "the said Proposed Society").

AND WHEREAS the TRANSFEREES/PURCHASERS approached the TRANSFEROR/VENDOR and negotiated for sale and transfer of the said Flat in their favour and during the course of negotiations, the TRANSFEROR/VENDOR made following representations in respect of the said Flat i.e.

- There are no suits, litigation, civil or criminal or any other proceedings pending as against him in respect of the said Flat.

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u. Sunil Babu.

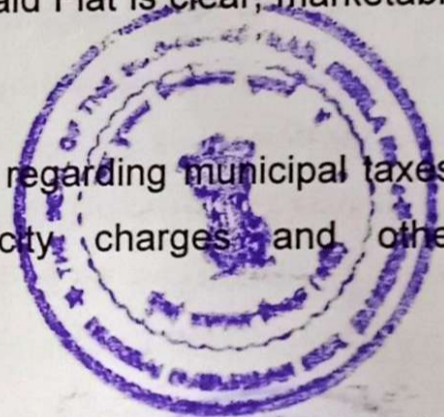
b. There are no attachments or prohibitory orders against the said Flat. The TRANSFEROR/VENDOR have not created any encumbrances or third party interest in against the said Flat and the same is free from all other encumbrances or charges and/or not subject matter of any lispendance or attachments either before or after judgments.

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c. The TRANSFEROR/VENDOR have not received any notice either from Income Tax, wealth Tax, ULC authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.

d. There are no claims of any nature whatsoever by any person or persons or by Government, Municipal Corporation of Greater Mumbai or any other person or authority in or upon or against the said Flat and the title of the TRANSFEROR/VENDOR to the said Flat is clear, marketable and free from all encumbrances.

e. There are no arrears against him regarding municipal taxes, maintenance, outgoings, electricity charges and other charges in respect of the said Flat.



Relying upon the aforesaid representations made by the TRANSFEROR/VENDOR, the TRANSFEREES/PURCHASERS agrees to purchase the said Flat on ownership basis together with fittings and fixtures free from all encumbrances, for the consideration of ₹.1,48,50,000/- (Rupees One Crore and Forty Eight Lakh Fifty Thousand only) and on the terms and conditions appearing hereinafter:

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M. Sunil Balra.

शारदा बाळगा

Charan Kumar Chora

Charan

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO As

follows-

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The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

2. The TRANSFEROR/VENDOR hereby agree to sell, transfer and convey to TRANSFEREES/PURCHASERS his right, title and interest in the said Residential Premises bearing Flat No. 201, admeasuring 945 Sq. Ft. Carpet area or thereabouts, located on the 2nd Floor, of the building known as "Bhagyashree Apartment", situated at Dr. Ambedkar Road, Mulund (West), Mumbai – 400 080 and more particularly described in the Schedule hereunder written together with all profits, credits, advantages, rights and appurtenances whatsoever attached with the said Flat for the consideration of ₹.1,48,50,000/- (Rupees One Crore Forty Eight Lakh and Fifty Thousand only). The said amount of the consideration shall be paid by the TRANSFEREES/PURCHASERS to TRANSFEROR/VENDOR, in the following manner that is to say,

(a) ₹. 40,50,000/- (Rupees Forty Lakh and Fifty Thousand only) by way of part consideration amount paid on or before the execution hereof (the payment and receipt whereof the TRANSFEROR/VENDOR DO hereby admit and acknowledge).

(b) ₹ 1,48,500/- (Rupees One Lakh Forty Eight Thousand and Five Hundred only) being the amount to be deducted by the TRANSFEREES/PURCHASERS towards TDS as applicable by law @ 1% of the total consideration amount. The TRANSFEREES/PURCHASERS shall deposit the same in

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the competent Bank and produce TRANSFEROR/VENDOR.

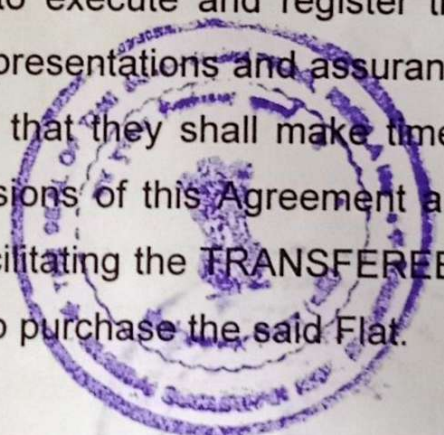
TDS certificate to the		
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AND

(c) ₹.1,06,51,500/- (Rupees One Crore Six Lakh Fifty One Thousand and Five Hundred only) being the balance consideration amount to be paid within a period of 45 days from the date of registration of this agreement or at the time of taking over possession of the said Flat.

(The time being the essence of this Contract)

The TRANSFEREES/PURCHASERS agree that the TRANSFEROR/VENDOR shall in no way be responsible if the TRANSFEREES/PURCHASERS are not in a position to raise housing loan to purchase the said Flat. The TRANSFEREES / PURCHASERS further agree and acknowledge that the TRANSFEROR/VENDOR has agreed to execute and register this Agreement only in good faith and on representations and assurance of the TRANSFEREES/PURCHASERS that they shall make timely payments in accordance with the provisions of this Agreement and the TRANSFEROR/VENDOR is only facilitating the TRANSFEREES / PURCHASERS to raise housing loan to purchase the said Flat.



The TRANSFEREES/PURCHASERS further agree that on default in making any payments when due, the TRANSFEROR / VENDOR shall have the right to terminate this agreement. The TRANSFEREES/PURCHASERS in such event shall be obliged to execute and admit registration of the Deed of Cancellation and hand over all the documents given by the TRANSFEROR/VENDOR to the TRANSFEREES/PURCHASERS to raise housing loan. Further the TRANSFEREES/PURCHASERS agree and confirm that if the

Handwritten signature

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M. Sunil Babna.

22/02/2019

Handwritten signature

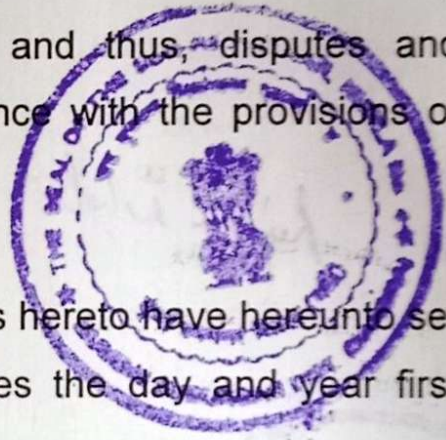
same in any manner prejudice the rights of the TRANSFEROR / VENDOR

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18. In the event of any delay or default on the part of the TRANSFEREES/PURCHASERS in performing their part of the contract as agree herein, the TRANSFEROR/VENDOR shall be entitled to specific performance of this agreement together with right to claim costs, charges and expenses and losses from the TRANSFEREES/PURCHASERS.

19. This Agreement shall be governed by the provisions of the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management and transfer) Act, 1963.

20. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to Sole Arbitrator to be mutually appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.



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-

THE RESIDENTIAL PREMISES bearing Flat No. 201, admeasuring 945 Sq. Ft. Carpet area or thereabouts, located on the 2nd Floor, of the building known as "Bhagyashree Apartment", situated at Dr. Ambedkar Road, Mulund (West), Mumbai - 400 080, standing on the Plot of Land bearing C.T.S. No.

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Signature

M. Sunil Babna
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Signature

1316 and 1316/1 to 4, of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban, within the limits of "T" ward of Municipal Corporation of Greater Mumbai. The building is consisting of Ground + 5 Upper Floors, with lift facility and constructed in the year 2012.

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2019	

SIGNED SEALED AND DELIVERED

By the withinnamed
TRANSFEROR/VENDOR
MR. DHARAMVEER CHIMAN VORA,
PAN: AABPV3769L

x *Dharamveer Vora*



In the presence of

1. *M. Anand*
2. *Rajesh Anand*



SIGN
By th
TRA
(1) S
BAF
PAN:



(2) MR.
BAFN
PAN:



(3) MR.
BAFNA
PAN: A



SIGNED SEALED AND DELIVERED

By the withinnamed

TRANSFEREES/PURCHASERS

(1) SMT. SHARDADEVI MANOHAR
BAFNA,

PAN: AEWPB2504G



(2) MR. SUNILKUMAR MANOHAR
BAFNA,

PAN: AJNPS2189J



(3) MR. SANJAY MANOHAR

BAFNA,

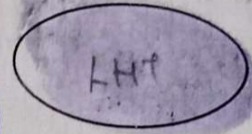
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x

शारदा



x

U. Sunil Bahra.



x

शंजय बाफणा



MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4741/BPES/AT 21 NOV 2012

Shri. Anand H. Dargar C.A. to Owner,
Shriram Apartment,
J.J. Road, Mulund (West),
Mumbai - 400 080.

Sub. : Full Occupation permission for proposed building on plot bearing C.T.S.No. 1315, 1315/1 to 3 & 1316, 1316/1 to 4 of village Mulund at junction of Ambedkar Road and Ganesh Gawde Road at Mulund (West), Mumbai.

करल-४

१००९०
२५/१२

२०१७

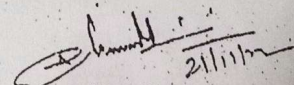
The full development work of building consisting of two wings, Wing 'A' comprising of basement + Gr. (convenience shop) + 1st to 4th + 5th (Pt) upper floors (residential) and Wing 'B' comprising of basement + Gr. (convenience shop) + 1st to 2nd (I.T. Office) + 3rd to 4th + 5th (Pt) to 6th upper floors (residential) on plot bearing C.T.S.No. 1315, 1315/1 to 3 & 1316, 1316/1 to 4 of village Mulund (West), is completed under the supervision of Licensed Surveyor Shri John Dantas, having Licence No. D/304/LS & Shri Prashant Madhav Mane, Licensed Structural Engineer, having Licence No. STR/S/123 is occupied on the following condition:

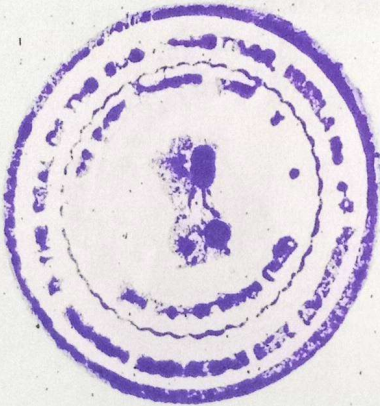
- 1) That certificate under Sec. 270-A of Mumbai Municipal Corporation Act shall be submitted within three months or B.C.C. whichever is earlier.

A set of certified completion plan is returned here with in token of Municipal approval.

Note: This permission is issued without prejudice to action under sections 305,353-A of Mumbai Municipal Corporation Act.

Your's faithfully,


Executive Engineer
(Building Proposal) E.S.-II



हावतरण
U40109MH2005SGC153645
2012/11/21

ग्राहक क्रमांक : 00
CHIMAN R VORA
FLAT NO.203,A WING
चिमण आर वोरा
फ्लॅट नं.203,ए विंग भाय

मोबाइल/हमेल: 916
विलींग युनिट :
दर संकेत :
पी.सी./चक्र+मार्ग-
पोल नं
मंजूर भार
चालू रिडिंग दिनांक

चालू रिडिंग मागील
1

मिटर क्रमांक 7

प्रकाश योजनेचा लाभ घेणे
व्यक्तपण विलींग युनिट

प्रकाश योजनेचा लाभ घेणे
व्यक्तपण विलींग युनिट

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व्यक्तपण विलींग युनिट



9/2017

दुय्यम निबंधक : सट्ट दु.नि. कुर्ली 4

दस्त क्रमांक : 10010/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) मुलुंड

वेळीचा प्रकार
वेळीचा प्रकार
कारणाव(भाडेपट्ट्याच्या
पट्टाकार आकारणी देतो की पट्टेदार
करावे)

करारनामा
14850000
12330630

पान, पोटहिस्सा व घरक्रमांक
(म)
कीवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं: सदनिका क्र 201, माळा नं: 2 रा मजला, इमारतीचे नाव: भाग्यश्री अपार्टमेंट, ब्लॉक नं: डॉ आंबेडकर रोड, रोड नं: मुलुंड पश्चिम, मुंबई 400080, इतर माहिती: सदर मिळकतीचे मोजे-मुलुंड पश्चिम, सी टी एम नं-1316 व 1316/1 ते 4, सदनिकेचे एकूण क्षेत्रफळ 945 चौ फूट कारपेट म्हणजेच 1134 चौ फूट बांधीव. ((C.T.S. Number : 1316 व 1316/1 ते 4 ;))

1) 105.39 चौ.मीटर

वेळी करून देणा-या/लिहून ठेवणा-या
चे नाव किंवा दिवाणी न्यायालयाचा
किंवा आदेश असल्यास, प्रतिवादिचे
ना.

1): नाव:-धरमवीर चिमन बोरा वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं 601/701, माळा नं: -, इमारतीचे नाव: गौरव प्लाझा प्रिमायसेस को ऑप हाऊ सोसा लि, ब्लॉक नं: आर आर टी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AABPV3769L

वेळी करून घेणा-या पक्षकाराचे व
वाणी न्यायालयाचा हुकुमनामा किंवा
असल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:-शारदादेवी मनोहर बाफना वय:-59; पत्ता:-प्लॉट नं.9, -, पटेल विल्डींग, देना बँकेच्या जवळ, एम जी रोड, मुलुंड पश्चिम, मुंबई, मुलुंड डु रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-AEWPB2504G
- 2): नाव:-सुनिलकुमार मनोहर बाफना वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं.बी/30/203, माळा नं: -, इमारतीचे नाव: गोविंद शांती नगर, सेक्टर 5, ब्लॉक नं: मिरा रोड पूर्व, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AJNPS2189J
- 3): नाव:-संजय मनोहर बाफना वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं.9, माळा नं: -, इमारतीचे नाव: पटेल विल्डींग, ब्लॉक नं: देना बँकेच्या जवळ, एम जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-ANDPB8193K
- 4): नाव:-सुरेश मनोहर जैन वय:-38; पत्ता:-प्लॉट नं: फ्लॅट नं.9, माळा नं: -, इमारतीचे नाव: पटेल विल्डींग, ब्लॉक नं: देना बँकेच्या जवळ, एम जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AIIPJ9246P

वेळी करून दिल्याचा दिनांक

25/09/2017

नोंदणी केल्याचा दिनांक

25/09/2017

क्रमांक, खंड व पृष्ठ

10010/2017

कारणावप्रमाणे मुद्रांक शुल्क

742500

कारणावप्रमाणे नोंदणी शुल्क

30000



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

बरी प्रत
(Signature)

सद. दुय्यम निबंधक कुर्ली-४