



Friday, July 08, 2016
11:50 AM

पावती

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

पावती क्र.: 5489 दिनांक: 08/07/2016

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: बरल7-4915-2016
दस्तऐवजाचा प्रकार: बक्षीसपत्र
सादर करणाऱ्याचे नाव: नैमेश मधुभाई पटेल

नोंदणी फी रु. 200.00
दस्त हाताळणी फी रु. 800.00
पृष्ठांची संख्या: 40

एकूण: रु. 1000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:09 PM ह्या वेळेस मिळेल.


सह दु. नि. का. बोरीवली 7

बाजार मूल्य: रु. 3744600 /-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक, बोरीवली क्र.-७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 200/-
डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH002516419201617E दिनांक: 08/07/2016
वैकिचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-

N.M. Patil

13. बाजारमूल्य तक्त्यातील मागदशक सूचना क्र: ___ ज्यामध्ये दिलेली घट/वाढ

14. निर्धारित केलेले बाजार मूल्य रु. 37,44,600/-

मध्यो दर्शवलेला मोबदला: रु. 00/-





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग



मुल्यांकन अहवाल सन 2016-2017

बोरोवलीसपा

1. दस्ताचा प्रकार : - बक्षिष पत्र अनुच्छेद क्र 34

2. सादरकर्त्याचे नाव :- नैमेश मधुभाई पटेल

3. तालुका :- बोरीवली गावाचे नाव :- दहिसर

4. नगरभूमापन क्रमांक /सर्वे नं /अंतिम भूखंड क्रमांक : - 1823,1842

5. मूल्य दर विभाग (झोन) 89 उपविभाग :- 411

6. मिळकतीचा प्रकार:- खुली जमीन / निवासी / कार्यालय /दुकान/ औद्योगिक

7. प्रति चौ.मी.दर 94,800 / / /

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ- 39.50 बिल्ट अप /चौ मीटर

9. मजला क्रमांक: 4 था मजला उदवाहन सुविधा : - नाही आहे

10. कारपार्किंग: नाही गच्ची: नाही पोटमाळा नाही

11. बांधकाम वर्ष: _____ घसारा 00 %

12. बांधकामाचा प्रकार :आर सी सी /इतर पक्के /कच्चे

13. बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना क्र: ज्यामध्ये दिलेली बदल

14. निर्धारित केलेले बाजार मूल्य रु. 37,44,600/-

15. दस्ता मध्ये दर्शवलेला मोबदला: रु. 00/-

16. देय मुद्रांक शुल्क: रु. 500/- भरलेले मुद्रांक शुल्क: रु. 500/-

17. देय नोंदणी फी : रु. 200/-

$$39.50 \times 94,800 = 37,44,600/-$$

लिपिक :

बरल-७		
8895	9	80
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सह दुय्यम निबंधक :



CHALLAN
MTR Form Number-6

GRN	MH002516419201617E	BARCODE		Date	07/07/2016-21:06:02	Form ID	34
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Registration Fee			PAN No. (If Applicable)			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	NAIMESH PATEL		
Location	MUMBAI			Flat/Block No.	FLAT NO 416 CITY VIEW CHS LTD		
Year	2016-2017 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	OVARI PADA		
0030045501	Stamp Duty	500.00		Area/Locality	DAHISAR EAST MUMBAI		
0030063301	Registration Fee	200.00		Town/City/District			
				PIN	4	0	0
				Remarks (If Any)	SecondPartyName: M/S. COLONY F...		
				Amount In	Seven Hundred Rupee		
				Words			
Total			700.00				
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN	REF No.	69103332016070810117	94291409
Cheque-DD Details				Date	07/07/2016-21:07:19		
Cheque/DD No				Bank-Branch	IDBI BANK		
Name of Bank				Scroll No. , Date	Not Verified with Scroll		
Name of Branch							



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8294	3	80
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Mobile No. Not Available



GIFT DEED

THIS DEED OF GIFT is made at Mumbai on this 8th day of July in the year **Two Thousand Sixteen** Between (1) MRS. AMBABEN MADHUBHAI PATEL, wife of Madhubhai Patel, aged 64 years, Occupation: Housewife, holding Election Card No. NIC1906544 (2) MADHUBHAI CHHAGANBHAI PATEL, son of Late Chhaganbhai Patel, aged 68 years, Occupation: Retired (holding PAN card No.AA CPP0693F) both Indian Inhabitant permanent residents of Village Abdasan, Taluka - Idar, Post. - Goral, District: Sabarkantha-383410 (Gujarat) and at present Flat No.416, City View CHS., Harishchandra Mahajan Road, Near Old Police Station, Ovaripada, Dahisar(East), Mumbai-400068, hereinafter called "**THE DONORS**" which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors and administrators) of the One Part AND MR. NAIMESH MADHUBHAI PATEL, son of Madhubhai Chhaganbhai Patel, aged 31 years, Occupation: Service (holding PAN Card No.AXEPP4768P), Indian Inhabitant of Mumbai residing at Flat No.416, City View Co-operative Housing Society, Harishchandra Mahajan Road, Near Old Police Station, Ovaripada, Dahisar (East), Mumbai-400068, hereinafter called "**THE DONEE**" which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators & assigns) of the Other Part.

M. C. Patel
M. C. Patel

N. M. Patel
N. M. Patel

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WHEREAS by an Agreement for Sale dated 12th day of October, 2003 duly registered under Serial No.BDR-6-08849-2003 at Mumbai in the Office of Joint Sub-Registrar-3 Mumbai Suburban District made between (1) Mrs. Vasumati Ganpatlal Joshi, (2) Miss Sonal Ganpati Lal Joshi therein called the Transferors of the One Part and (1) Mrs. Ambaben Madhubhai Patel, (ii) Mr. Madhubhai Chhagbhai Patel, therein called the Transferees of the Other Part, the Transferors thereon, for the valuable consideration mentioned thereon, sold transferred and conveyed unto the Transferees therein, the Donors herein a residential flat admeasuring to 425 square feet are (equivalent to 39.48 square meter) being Flat No.416 on fourth floor of a building No.3, The City View Co-operative Housing Society Limited, a building constructed on the piece and parcel of land bearing CTS No.1823 & 1842 of Village Dahisar, Taluka Borivali situated at Ovaripada, Dahisar(East), Mumbai-400068, hereinafter referred to as "**the said Residential Flat**" (which is more particularly described in the "Schedule" hereunder written);

WHEREAS Donor are having equal right, title and interest in the said residential flat;

WHEREAS Donors are also a lawful joint members of City View Co-operative Housing Society Limited, a housing society duly registered under the Maharashtra Co-operative Societies Act, 1960 vide Regd. No.BOM/WR/HSG./TC/2422 dated 2/2/1987 and as such they are holding a Share Certificate Distinctive No.91 to 95 and the same is lawful, valid and subsisting.

WHEREAS the Donors as joint owners & members of the City View Co-operative Housing Society Limited are seized and well possessed of the said residential flat and paying all the outgoing, maintenance charges, taxes, and all others dues etc., to the Society of the building named, City View Co-operative Housing Society Limited.

WHEREAS the Donors always been looked after by the Donee with great love and affection and the Donee is taking care of the Donors & Donee being young son of the Donors;

M.C. Patel

M.M. Patel



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love	and affection	and the Donee
३०२६	son of the Donors;	

AND WHEREAS out of and in consideration of the great love and affection which the Donors bear towards the Donee and on account of the Donee having taking care of and having looked after the Donors and even now continuing to look after the Donors with great care and affection, the Donors are desirous of making an absolute "Irrevocable Gift" in faovur of the Donee of the said Residential Flat, which is more particularly described in the "Schedule" hereunder written;

AND WEHERAS the Donors are having themselves good right, power and absolute authority to grant, transfer and convey and the said Residential flat as and by way of Gift to the Donee and as such making the Donee named NAIMESH MADHUBHAI PATEL owner of the said Residential Flat having sole right, title and interest therein;

AND WHEREAS the Donee do hereby accepts the said Gift with gratitude as is testified by him by joining in and executing these presents:

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

That for the purpose of effectuating the said desire and in consideration of the great love and affection which the Donors have towards the Donee and in consideration of the Donee having taking care of and having shown affection towards the Donors and for diverse other good causes and considerations, the Donors do hereby GIVE, GRANT, RELEASE, CONVEY, TRANSFER AND ASSURE UNTO THE DONEE out of their free will, without fraud, coercion or undue influence, from anybody whosoever and in full possession of the said Residential Flat, all their right, title and interest in the said Residential Flat being Flat No. 416 situate on 4th floor of Building No.3 of City View Co-operative Housing Society situated at C.T.S. No.1823 & 1842, Village Dahisar, Harishchandra Mahajan Road, Near Old Police Station, Ovaripada, Dahisar(East), Mumbai-400068 and which is more particularly described in the "Schedule" hereunder written in favour of MR. NAIMESH MADHUBHAI PATEL as full and absolute owner of the said Residential Flat TOGETHER with all and singular all the liberties, privileges, easements and advantages, appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever of the Donors TO HAVE AND TO HOLD the said



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N-c-patel

N.M. Patel

Residential Flat hereby granted, released, conveyed and assured or expressed do to be with their appurtenances unto and to the use of the Donee exclusively forever having absolute right, title and interest in the said Residential Flat to the interest and purpose that the Donee shall be the sole and absolute owner of the said Residential Flat SUBJECT to the payment by the Donee of all the maintenance charges, outgoings, rates, taxes and assessments, dues and duties now or hereafter to become payable to City View Co-operative Housing Society Limited, civic authority and/or to or any other local or public body in respect of the said Residential Flat AND the Donors do hereby covenants with the Donee that notwithstanding any act, deed, matter or thing whatsoever by the Donors or by any person or persons lawfully or equitably claiming from under or in trust for them made, omitted or executed knowingly or willingly suffered to the contrary, that they the Donors now have in themselves full right, power and absolute authority to grant, release, convey and transfer their full right in said Residential Flat unto and to the use of the Donee in manner aforesaid AND that it shall be lawful for the Donee from time to time and at all times hereafter peaceably and quietly to hold, possess and enjoy the said Residential Flat hereby gifted with their appurtenances for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Donors or from or by any other person or persons lawfully or equitably claiming by from under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, and released and forever discharged or otherwise by the Donors sufficiently saved, defended, kept harmless and indemnified of and from and against all estate, charges, duties, charges whatsoever either already or to be hereafter had, made, incurred, occasioned and suffered by the Donors or by any other person or persons lawfully or equitably claiming by from under or in trust for them AND I HEREBY that the Donors and all person having or lawfully or equitably claiming, right, title or interest at law or in equity, in the said Residential Flat hereby gifted or any part thereof by from under or in trust for the Donors shall and will from time to time and at all times hereafter at the request of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, matters and assurance in law whatsoever for the further and more perfectly and absolutely granting and assuring title of the said Residential Flat hereby gifted unto and to the use of the Donee in manner aforesaid as by the Donee, his heirs, executors, administrators and assigns or Counsel in law shall or may be reasonably requires AND the Donee DO HEREBY ACCEPT the Gift;



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 Counsel in law
 ACCEPT the Gift;

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 Patel

N.M. Patel

IN WITNESS WHEREOF, the Donors and the Donee have hereunto set their respective hands, the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

"A Residential flat admeasuring to 425 square feet Built Up area (equivalent to 39.48 square meter) being Flat No.416 situate on 4th Floor of Building No.3 named City View Co-operative Housing Society Ltd. at C.T.S. No.1823 & 1842 of Village Dahisar, Overipada, Dahisar (P. No. 100068 falling within R/N Ward of Municipal Corporation of Ahmedabad vide Account No.RN 1700340230023.



SIGNED AND DELIVERED by the

withinnamed "DONORS"

(1) **MRS. AMBABEN MADHUBHAI PATEL**

(through Constituted Attorney
Madhubhai Chhaganbhai Patel

(2) **MR. MADHUBHAI CHHAGANBHAI PATEL**

In the presence of.....

M.C. Patel

M.C. Patel




M.C. Patel

SIGNED AND DELIVERED by the
withinnamed "DONEE"

MR. NAIMESH MADHUBHAI PATEL

In the presence of.....

N.M. Patel




M.V. Bhai

बरल-७		
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13/02/20

7/7/2016

सूची क्र.2

दुय्यम निबंधक : बोरीवली 3 (बोरीवली)

8849368

07/07/2016

Note:-Generated Through eSearch
Module.For original report please
contact concern SRO office.

दस्त क्रमांक : 8849/2003

नोदंणी :

Regn:63m

गावाचे नाव : दहिसर

(1)विलेखाचा प्रकार	करारनामा
(2)भोबदला	रु.480000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 551618
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन .विभागाचे नाव - दहीसर (बोरीवली), उपविभागाचे नाव - 89/411 - भू-उत्तरेस लिंक रोड, पुर्वेस एस.व्ही. रोड, दक्षिणेस नदी व पश्चिमेस रेल्वे लाईन. सदर मिळकत सि.टी.एस. नंबर - 1823 मध्ये आहे. सदनिका क्र. 416, 4था मजला, सिटी व्ह्यू सोसा. विल्डींग न. बांधकाम वर्ष 1982
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 39.5 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-वसुमती गणपतलाल जोशी , सोनल गणपतलाल जोशी ,
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-अंबाबेन मधुभाई पटेल , मधुभाई छगनभाई पटेल ,
(9) दस्तऐवज करून दिल्याचा दिनांक	12/10/2003
(10)दस्त नोंदणी केल्याचा दिनांक	15/10/2003
(11)अनुक्रमांक,खंड व पृष्ठ -	8849/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	11870
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	5520



बरत-७

8849

90

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(Regd. No. Bom./ (W.R.) Hsg. (TC) / 2422 Dt. 2-2-1987)
Ovaripada, Dahisar (East), Mumbai - 400 068.

Date-06.07.2016

TO WHOM SO EVER IT MAY CONCERN



Society has no objection in transferring Flat 416 from Mrs. Ambaben Madhubhai Patel / Mr. Madhubhai Chhaganbhai Patel to Mr. Naimesh Madhubhai Patel (Provided all legal formalities are completed).



Thanking You

For City View CHSL

Seshubh

Secretary

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बरल-७		
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२०१६		

Flat - 416.

THE _____ CITY _____ CO-OPERATIVE HOUSING

(Registered under M.C.S. Act 1960) and Date _____

No. 19

Authorised Share Capital Rs. 300000/- Shares each of Rs. 50/- only

Member's Register No. 01



THIS IS TO CERTIFY that Smt. Vasumati G. Joshi &

Sonal G. Joshi

of Bombay is the Registered Holder of [Five [5]] Shares from No. 91

to 95 of Rs. 250/- [Two hundred Fifty only]

in THE City - View - _____ CO-OPERATIVE HOUSING SOCIETY LTD.

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 Bombay this 25 th

day of June 1987 .

Imlaty Chairman

M. N. Nair Hon. Secretary

Sankar Member of the Committee



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Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	19-6-2004 TR. TO AMIBHAIEN M. PATEL & MADHU BHAI. C. PATEL	3	917095	5
1	Chairman	Hon. Secretary	श्री. मधुबाई म. पटेल	T. D. Patel Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		
5	Chairman	Hon. Secretary		Committee Member



बरल-७

10	98	5894
2088		

मालमत्ता पत्रक

विभाग/मौजे -- बहिसर

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक	क्षेत्र चौ.मी.	धारणाधिकार	शासनाद्वारे दिलेल्या अकारणीय किंवा पडत असलेल्या आणि त्याच्या फेर तपासणीची नियम
१८२३	३५७३८ - ६२५.२ रस्ताखंडीकडे २९४८.६ चौ.मी.	क-१	

मुख्याधिकार

हक्काचा मुळ धारक

[डॉ.कृष्णादिक्षीत - वर्मा]

पट्टेदार

र

इतर सेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा भार (ध)	साक्षात्कृत
१६/१०/१९७८	सबरजि.मुंबई नं. S ३२०५ दि.१८.८.७५ व जबाबाने नोंद केली.	S.I.	[H] श्रीमती नसिब कौर सेमी श्रीमती पागवत कैथ	२४/११/१९७८ न.भू.अ. बोरीवली
१२/६/१९८०	मो.र.क्र.२८६ व न. भू.अ.६ यांचे दि.६.१२.८०चे आदेशाने.	-	रस्ताखंडीकडे गेलेल्या क्षेत्राची दुरुस्ती केली.	०२/१२/१९८० न.भू.अ. बोरीवली

श्री कृष्णादिक्षीत -

खरी नक्कल -

नगर न्याय अधिकारी, बोरीवली.



न.भू.अ.बोरीवली



धर्ज क्र. १३३
 भूमापन कार्य बाबतची ११२१/२
 भूमापन तयार करणेबाबतची २११२/२
 भूमापन तयार करणेबाबतची २१११/२
 भूमापन तयार करणेबाबतची २१११/२
 भूमापन तयार करणेबाबतची २१११/२
 एकूण रकम - ५२

बरक-७
 ४९५ १५ ४०



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक RN1700340230023	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201610BIL05627111 201620BIL05627114	देयक दिनांक 23/04/2016
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पक्षकाराचे नाव व पत्ता : SMT.AMBABEN M. PATEL
 416,CITY VIEW CHS LTD - Overipada
 Dahisar (E) - 68

प्रेषक - सहा. क. व सं. / विभाग : R/N WARD OFFICE, Room No.28, BELOW
 SUDHIR PHADKE FLY OVER BRIDGE
 DAHISAR (W) MUMBAI 68

मालमत्ता क्रमांक, सद्विका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाराचा नाव
 R 7130 (1B)/F416, OVERIPADA DAHISAR (E)HOUSE SAI NAGAR 3 GR W R 7130(1C) SMT BHAGWANT KAINTH & SMT N
 B KAUR

प्रथम करनिर्धारण दिनांक : 01/04/1980 अलजोडणी क्रमांक : - एकूण पोडवली मूल्य : 800225

अक्षरी रूपे Eight Lac Two Hundred and Twenty Five Only
 ३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0
 01/04/2016 ते 31/03/2017

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	226	
जल कर	0	
जल लाभ कर	142	
मलनि.सारण कर	0	
मलनि.सारण लाभ कर	86	
म न पा शिक्षण उपकर	82	
राज्य शिक्षण उपकर	72	
रोजगार हमी उपकर	0	
वृक्ष उपकर	4	
पथकर	103	
एकूण देयक रक्कम	715	
कलम १५२ (अ) नुसार दडायी रक्कम	0	
परताव्यावरील व्याजाची वसूली	0	
अली-बई च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	
आगाऊ अधिदानाचे समायोजन	0	
भरावयाची दिव्य रक्कम	0	
* 30.06.2016 पर्यंत जमावलेली रक्कम	702	
* 31.07.2016 पर्यंत जमावलेली रक्कम	709	
* 31.08.2016 पर्यंत जमावलेली रक्कम	715	
अक्षरी	NIL	NIL
अंतिम दिनांक	14/08/2016	31/03/2017

"To make payment of property tax, please use the following details: IFSC - SBIN00, MICR - 604203, No:- BMCPO RN1700340230023. Name-MCGM Property Tax. Please note, payment through NEFT will be collected against oldest bills first."

* अली-बई इन्स्टीट्यूटच्या माहितीसाठी मागे पाहावे
 Amount Received 2016ACRO/221531
 dt 14.6.2016
 स्वच्छ भारत
 एक कदम स्वच्छता की ओर

बरल-७

8294 92 10



08/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 4915/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) दहिसर

(1)विनेखाचा प्रकार	वक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3744600
(4) भू-मापन,पोटाहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 416,बील्डींग नं 3, माळा नं: 4 था मजला, इमारतीचे नाव: सिटी व्यु को ऑप ही सोसा ली, ब्लॉक नं: ओबरी पाडा, रोड : हरिश्चंद्र महाजन रोड,दहिसर पूर्व मुंबई 400068, इतर माहिती: लिहून देणार 1 व घेणार मध्ये आई व मुलाचे नाते व लिहून देणार 2 व घेणार मध्ये वडील व मुलाचे नाते आहे((C.T.S. Number : 1823,1842 ;))
(5) क्षेत्रफळ	1) 39.50 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंबावेन मधुभाई पटेल तर्फे मुखत्यार मधुभाई छगनभाई पटेल वय:-68; पत्ता:-प्लॉट नं: 416, बील्डींग नं 3, माळा नं: 4 था मजला, इमारतीचे नाव: सिटी व्यु को ऑप ही सोसा ली , ब्लॉक नं: ओबरी पाडा, रोड नं: हरिश्चंद्र महाजन रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:- 2): नाव:-मधुभाई छगनभाई पटेल वय:-68; पत्ता:-प्लॉट नं: 416, बील्डींग नं 3, माळा नं: 4 था मजला, इमारतीचे नाव: सिटी व्यु को ऑप ही सोसा ली , ब्लॉक नं: ओबरी पाडा, रोड नं: हरिश्चंद्र महाजन रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AACPP0693E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-नैमेश मधुभाई पटेल वय:-31; पत्ता:-प्लॉट नं: 416, बील्डींग नं 3, माळा नं: 4 था मजला, इमारतीचे नाव: सिटी व्यु को ऑप ही सोसा ली , ब्लॉक नं: ओबरी पाडा, रोड नं: हरिश्चंद्र महाजन रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AXEPP4768P
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2016
(10)दस्त नोंदणी केल्याचा दिनांक	08/07/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4915/2016
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेज	



मुल्याकनामाटी विचारात घेतलेला नपशीत :-

मुद्रांक शुल्क व नोंदणी शुल्क अन्वयेत :-



Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

बरी प्रत

दुय्यम निबंधक, बोरीवली ७, ७
मुंबई उपनगर जिल्हा.

MUNICIPAL CORPORATION OF GREATER BOMBAY
NO. OR/4185/HS II/AR

THE CITY VIEW CO-OP. HOUSING SOCIETY LTD.
CHIEF EXECUTIVE OFFICER
BOMBAY-400 000.

(Registered under M.C.S. Act 1960) (Registration No. _____ and Date _____)
Bom./C.O.R.)/(Hsg.(TC)/24 22 dt. 2-2-1987.

Authorised Share Capital Rs. 300000/- Divided into 6000/- Shares each of Rs. 50/- only
Member's Register No. 01

THIS IS TO CERTIFY that Smt. VASUMATI G. JOSHI &
Sonal G. Joshi -

of Bombay is the Registered Holder of [Five [5]] Shares from No. 91
to 95 of Rs. 250/- [Two hundred Fifty only -]
in THE City - View - CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the By-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 Bombay this 25th day of June 1987



Chairman J. Joshi
Hon. Secretary H. Joshi
Member of the Committee B. Joshi

P.T.O.

Flat - 416.

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	19-6-2004 Chairman	To: TO AMIBABEN M. PATEL & MADHUBHAI C. PATEL Hon. Secretary	917095 SECRETARY	19 J.D. Patel, Committee Member
2	24.09.16 Chairman Secretary	NAIMESH MADHUBHAI PATEL For CITY VIEW C.H.S. LTD. Hon. Secretary Treasurer	917095 REG. No. 2422 DT. 2-2-87 CITY VIEW CO-OP. HSG. SOC. LTD. ROAD, AM-SR.	19 J Singh Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

MUNICIPAL CORPORATION OF GREATER BOMBAY
NO. GE/4185/HS II/AR

TO:
Shri B.S. Barot,
Architect.

Sub : Permission to occupy the completed bldg.
No. 3 on C.T.S. No. 1842-1823 Ovrripada,
Dahisar (West).

Ref : Your letter dated. 1/4/84.

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of ground floor, shown by you in the red colour in the plans submitted by you on 9.5.83 is hereby granted. Please note that this permission is without prejudice to action under section 353/471 of Bombay Municipal Corporation Act and subject to the following conditions:

1. That the certificate under section 270A of Bombay Municipal Corporation Act shall be obtained from Asstt. Engineer Water Works 'R' Ward and a certified copy of the same submitted to this office.
2. That the water supply for the premises for which occupation is granted will be restricted to 50% of normal requirement and no complaint for short supply of water will be entertained in future.
3. That the D.I.L.R.'s Certificate for transfer of ownership of setback land in the name of M.C.G.B. to be submitted before B.C.C.
4. That the society to be registered before B.C.C.
5. That the requirements of E.E.S.V.D. (Sub) will be completed within 3 months from the date of B.C.C. whichever is earlier.

Yours faithfully,

Sd.
Asstt. Engineer Bldg. Prop. (WS) R

Copy to: 1. Owner - Smt. Bhagwati Kaith & Nasib Kaur Sems.
2. E.E.V. 3. A.E.W.W.R. 4. A.A. & C.R. 5. A.H.S.R. III
6. W.O.'R' 7. Dy. C.E. (D.P.)

For information please.

A.E.D.P. (WS) R

Dahisar flat

MUNICIPAL CORPORATION OF GREATER BOMBAY
NO. OE/4185/HSII/AR

TO:

Shri B.S. Barot,
Architect.

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No. 3 on C.T.S. No. 1842-1823 Ovrripada,
Dahisar (West).

Ref : Your letter dated. 2/4/84.

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2. That the water supply for the premises for which occupation is granted will be restricted to 50% of normal requirement and no complaint for short supply of water will be entertained in future.
3. That the D.I.L.R.'s Certificate for transfer of ownership of setback land in the name of M.C.G.B. to be submitted before B.C.C.
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Copy to: 1. Owner - Smt. Bhagwati Kaith & Nasib Kaur Bsns.
2. E.E.V. 3. A.E.W.W.R. 4. A.A. & C.R. 5. A.H.S.R.III
6. W.O.'R' 7. Dy.C.E. (D.P.)

For information please.

A.E.D.P. (WS)R

Date: 30th July 2020

To,
The Manager,
State Bank of India,
Branch: P. M. Road,
Fort, Mumbai

Subject: Summary of Valuation Report for existing Bank Loan account purpose

Owner Name: Mr. Naimesh Madhubhai Patel

Account Name: M/s. D. M. Metal

Dear Sir,

Please find enclosed here with the Valuation Report bearing Ref. No.: PRKA/REP/2020-21/058 of below mentioned property:

Subject property	Flat No. 416, Fourth Floor, Building No. 3, City View Co-operative Housing Society Limited, near Meenatai Thackeray Udyan, Harishchandra Mahajan Road, off Vrindavan Road, Ovaripada, Parbat Nagar, Dahisar (East), Mumbai – 400 068
Market Value of subject property as on 25 th June 2020	₹ 64,00,000/- (Rupees Sixty Four Lakhs Only)

For Pravin Kulkarni & Associates



Pravin Kulkarni
Panel Valuer



Pravin Kulkarni & Associates

Government Registered Valuer

📍 B/501, Sai Arcade, Shivaji Chowk, Kalyan (W) 421301

🌐 www.prka.in 📞 0251 - 2210051 ✉ info@prka.in

To,
 The Manager,
 State Bank of India,
 Branch: P. M. Road,
 Fort, Mumbai

VALUATION REPORT OF RESIDENTIAL FLAT

I GENERAL:	
1	Purpose for which valuation is made : To ascertain Market Value of 1BHK residential flat for existing bank Loan account purpose.
2	(a) Date of Inspection : 25 th June 2020
	(b) Date on which the valuation is made : 25 th June 2020
3	List of documents produced for Perusal :
(i)	A copy of Gift Deed dated 08 th July 2016 between Mrs. Ambaben Madhubhai Patel & Mr. Madhubhai Chhaganbhai Patel (The Donors) and Mr. Naimesh Madhubhai Patel (The Donee) bearing registration no. BRL7-4915-2016 at sub registrar office, Borivali 7.
(ii)	An Illegible copy of Building Occupancy Certificate bearing No. CE/4185/BSII/AR issued by Municipal Corporation of Greater Bombay.
4	Name of the owner : As per copy of Gift Deed, subject property is owned by Mr. Naimesh Madhubhai Patel.
	Address : Flat No. 416, Fourth Floor, Building No. 3, City View Co-operative Housing Society Limited, near Meenatai Thackeray Udyan, Harishchandra Mahajan Road, off Vrindavan Road, Ovaripada, Parbat Nagar, Dahisar (East), Mumbai – 400 068
	Phone No. : Mr. Naimesh M. Patel: 9323395756
	Details of share of each owner in case of joint ownership : Not applicable
5	Brief description of property : Subject property consists of 1BHK residential flat situated at fourth floor in a ground plus six upper floors residential building having one lift and building approx. 40 years old. Subject property was semi furnished and owner occupied. Name of Mr. N. M. Patel was mentioned on society name board of subject property building. As per our observation at site, repair and maintenance work of subject property building was in progress at the time of inspection. It is situated in a slum residential area of middle class locality approx. 1.3 km away from Dahisar Railway Station. Civic amenities are available



6	Location of the property	:	nearby the subject property.
	(a) Plot No./Survey No.	:	CTS No. 1823 & 1842
	(b) Door No.	:	Flat No. 416, Fourth Floor
	(c) T.S. No./ Village	:	Village Dahisar
	(d) Ward/Taluka	:	Taluka Borivali
	(e) Mandal/District	:	District Mumbai Suburban
	(f) Date of issue and validity of layout of approved map / plan	:	Copy of sanction building plan is not provided to us.
	(g) Approved map / plan issuing authority	:	
	(h) Whether genuineness or authenticity of approved map / plan is verified	:	
	(i) Any other comments by our empaneled valuers on authenticity of approved plan	:	
	(j) No. & Date of Building use certificate	:	Illegible copy of Building Occupancy Certificate bearing No. CE/4185/BSII/AR issued by Municipal Corporation of Greater Bombay.
7	Postal address of the property	:	Flat No. 416, Fourth Floor, Building No. 3, City View Co-operative Housing Society Limited, near Meenatai Thackeray Udyan, Harishchandra Mahajan Road, off Vrindavan Road, Ovaripada, Parbat Nagar, Dahisar (East), Mumbai – 400 068
8	City/Town	:	
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	Not applicable
9	Classification of the area	:	
	High/Middle/Poor	:	Middle class area
	Urban/Semi-Urban/Rural	:	Urban
10	Coming under Corporation limit/ Village Panchayat/Municipality	:	Municipal Corporation of Greater Mumbai
11	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	:	Building Occupancy Certificate is issued by Municipal Corporation of Greater Bombay, hence, we have considered it as free of enactments.
12	Boundaries of the property	:	
	North	:	Access Road
	South	:	Slum area



	East	:	Slum area
	West	:	Slum area
13	Dimensions of the site (As per the Deed)	:	Not applicable as subject property is situated in a multistoried building.
	North	:	
	South	:	
	East	:	
	West	:	
13.1	Dimensions of the site (Actuals)		Not applicable as subject property is situated in a multistoried building.
	North		
	South		
	East		
	West		
14	Extent of the site	:	
	(a) As per the Deed	:	As per copy of Gift Deed, built up area of subject property is 39.48 SMT i.e. 425 SFT.
	(b) Actual	:	As per physical measurement at site, carpet area of subject property is 356 SFT.
14.1	Latitude, Longitude & Co-ordinates of flat	Latitude	19°14'31.9"N
		Longitude	72°51'45.5"E
15	Extent of the site considered for valuation (least of 14a & 14b)	:	425 SFT (Documented Built up area)
16	Whether occupied by the owner /tenant? If occupied by tenant since how long? Rent received per month	:	Subject property was owner occupied at the time of inspection.
II APARTMENT BUILDING:			
1	Nature of Apartment	:	Residential
2	Location	:	
	T. S. No.	:	CTS No. 1823 & 1842 of Village Dahisar
	Block No.	:	Flat No. 416
	Ward No.	:	R-North Ward
	Village / Municipality / Corporation	:	Village Dahisar
	Door No., Street or Road (Pin Code)	:	400 068
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	1980 (reportedly)
5	Number of Floor	:	Ground plus Six upper floors
6	Type of structure	:	framed structure
7	Number of Dwelling units	:	Flats at subject floor

	buildings		
8	Quality of Construction	:	Average
9	Appearance of the Building	:	Average
10	Maintenance of the Building	:	Average
11	Facilities available	:	
	Lift	:	One lift
	Protected Water Supply	:	Available
	Underground Sewerage	:	Available
	Car Parking – Open / Covered	:	Open parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III	FLAT:		
1	The floor in which the flat is situated	:	Fourth Floor
2	Door No. of the flat	:	Flat No. 416
3	Specification of the flat		
	Roof	:	RCC slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden frame with flush doors
	Windows	:	Aluminum Frame & glazed sliding windows
	Fittings	:	Ordinary fittings
	Finishing's	:	OBD paint finishing
4	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5	Electricity Service Connection No. Meter Card is in the name of	:	Consumer No. 900000906351 in the name of Mr. Naimesh Madhubhai Patel.
6	How is the maintenance of the flat?	:	Average
7	Sale Deed executed in the name of	:	As per copy of Gift Deed, subject property is owned by Mr. Naimesh Madhubhai Patel.
8	What is the undivided area of land as per Sale Deed?	:	Details are not mentioned in Gift Deed provided to us.
9	What is the plinth area of the flat?	:	39.48 SMT i.e. 425 SFT (Documented)
10	What is the floor space index (app.)	:	Details not available
11	What is the Carpet Area of the flat?	:	356 SFT (Measured)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential / Commercial purpose?	:	Residential purpose
14	Is it Owner – occupied or let out?	:	Owner occupied at the time of inspection



15	If rented, what is the monthly rent?	:	Not applicable
IV MARKETABILITY:			
1	How is the marketability?	:	Average
2	What are the factors favoring for an extra Potential Value?	:	Nothing specific
3	Any negative factors are observed which affect the market value in general?	:	Nothing specific
V RATE:			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality?	:	₹ 15,000/- per SFT on Built up area basis
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (given details)	:	₹ 14,000/- per SFT to ₹ 16,500/- per SFT on Built up area basis
3	Break – up for the rate (a) Building + Services (b) Land + Others	:	Adopted composite market rate
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,02,800/- per SMT on Built up area basis. (Refer Exhibit C)
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION:			
1	Depreciated building rate	:	₹ 1,353/- per SFT
	Depreciated Replacement cost of Residential flat with Services	:	₹ 5.75 Lakhs
	Age of the building	:	Approx. 40 years old
	Life of the building estimated	:	Approx. 20 to 25 years subject to regular repairs and maintenance
	Depreciation percentage assuming the salvage value as 10%	:	55%
	Depreciated Ratio of the building	:	0.55
2	Total composite rate arrived for valuation	:	₹ 15,000/- per SFT on Built up area basis
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3) ii	:	Adopted composite market rate
	Total Composite Rate	:	



Details of Valuation:

Sr. No.	Description	Quantity	Rate per unit in ₹/SFT	Market Value in ₹
1	Present Value of the Residential flat (including car parking, if provided)	425 SFT	15,000/-	63,75,000/-
2	Wardrobes		considered in market rate adopted	Nil
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits/Electrical fittings etc.			
8	Extra collapsible gates/ grill works etc.			
9	Potential Value, if any			
10	Others			Nil
			Total	63,75,000/-
			Or say	₹ 64.00 Lakhs

VALUATION

A. Basis of Valuation:

This valuation is based on Sales Comparison Method by comparing the prevalent market rate of comparable properties with property under Valuation. The factors which have been considered are size, location, internal condition, age of building, state of repairs, accumulated depreciation, demand & supply of similar properties etc.

B. Assumptions/ Remarks:

1. Special Assumptions/ Remarks:

- 'The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a 'global pandemic' on 11 March 2020, has impacted global financial markets. Market activity is being impacted in many sectors. As at the valuation date, we can consider less weight to previous market evidence for comparison purposes, to inform opinions of value as we are faced with an unprecedented set of circumstances on which to base a judgement. Our valuation is therefore reported on the basis of 'material valuation uncertainty' wherein less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.'
- Copy of sanction plan of subject property building is not provided to us.
- Floor plan indicating location and layout of subject property is not provided to us. Identification of subject property is based on verbal information provided to us by the client and is subject to correction.

