

DATE: 15th June 2017

CERTIFICATE OF VALUE

1. Intended Use : Principle/Collateral Security Against Financial Assistance.
2. Intended User : BANK OF INDIA;
KALWA WEST BRANCH.
3. Client : SHRI. YOGESH MOHAN MAHADIK.
4. Owner of the Assets : SHRI. BALASO BANDU MOHITE.
5. Classification of Asset : BLOCK PREMISES.
: [Area of the Block = 54.83Sq. m. = 590sft Built-up]
6. Situated At : Block no. B-104, First Floor,
Eskay Complex Building no. 'B' CHS Ltd,
Near Prashant Corner, Mumbai Pune Road,
Kalwa (W), Dist - Thane - 400605.
7. Date of Inspection : 15th June, 2017.
8. Key Person & Identified By : SHRI. YOGESH MOHAN MAHADIK.
Mobile no. 9820026600
9. Date of Valuation : 15th June, 2017.
10. Purpose : To assess the Fair Market Value of the assets offered as
Principle/Collateral Security to the BANK OF INDIA: KALWA
WEST BRANCH, against the Financial assistance.
11. Structural Stability : Good. Occupancy Certificate by The Thane Municipal
Corporation dated 22.11.2016 is on records. Completion in the
year 1997-98 as reported.
12. Residual Life Left : Over 41 years under normal conditions & general maintenance.

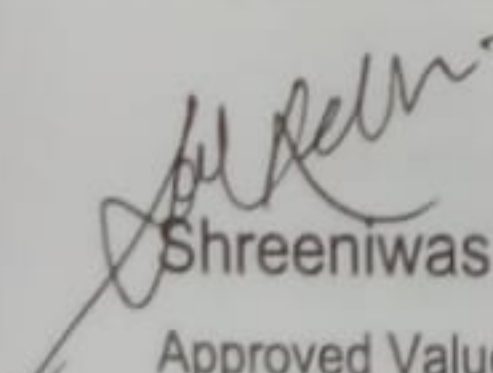


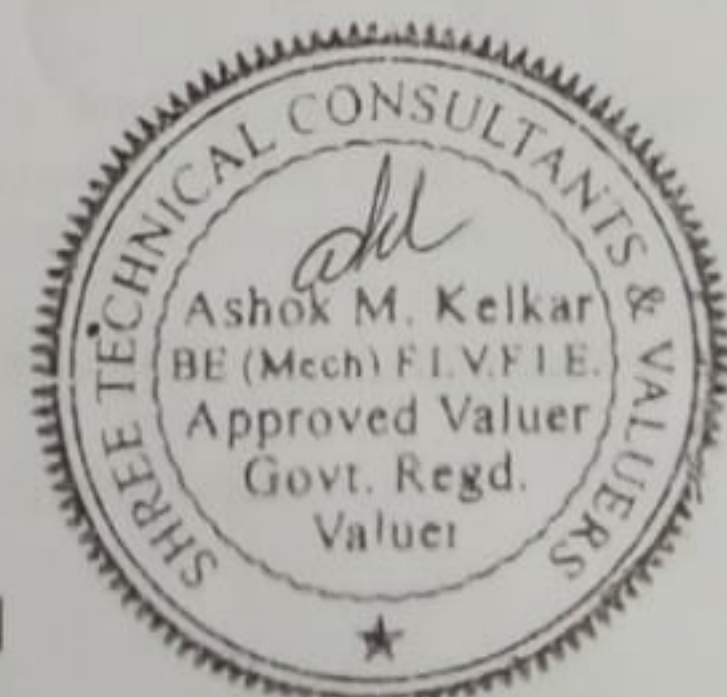
VALUATION

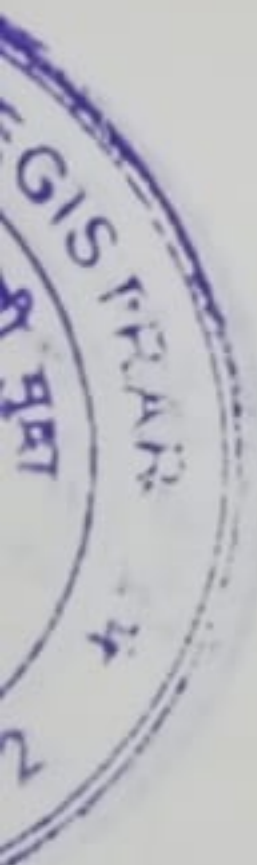
We hereby certify that, the above property i.e. BLOCK PREMISES described in the Annexure A - 1, P - 1, P - 2 & P - 3 forming the part of this certificate and are enclosed, is assessed by us, for the purpose recorded herein above and in our considered opinion, it is valued at

1. Fair Market Value of Block 590sft Built-up @ Rs.11500/- per sft Built-up 67,85,000.00
Fair Market Value Rs.67,85,000/- [Rupees Sixty-seven Lakh Eighty-five Thousand only].
2. Distress sale Value can be estimated as 61,06,000.00
3. Government Value is Rs. 38,66,000.00
4. Cost of Construction for insurance purpose is considered as Rs.2000/- per sft

For SHREE TECHNICAL CONSULTANTS & VALUERS


Shreeniwas Kelkar B.E. [Civil.], A.I.V
Approved Valuers
Ashok Kelkar B.E. [Mech.], F. I. V. & F.I.E.
APPROVED VALUERS [F - 8209] & CHARTERED ENGINEER [F - 108272 / 4]
AKH





Share Certificate No. 8 Member's Regn. No. 8 No. of Shares 5

(12)

Share Certificate

ESKAY COMPLEX BLDG. B Co-operative Housing Society Ltd.
CO. OP. HSG. SOC. LTD.
Mumbai-Pune Road,
KALWA, Thane - 400 605.

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

Regn. No. TNAJ CTNA/HSG/CTC/14140/2002 Date 1.11.2002

This is to certify that Shri/Smt/Mrs. SUNIL M. WAIDANDE & MRS
ARUNA SUNIL WAIDANDE is the Registered Holder of five fully paid up share
of Rs. FIFTY each numbered from 36 to 40 both inclusive, in
ESKAY COMPLEX BUILDING B Co-operative Housing Society Ltd., Kalwa

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on _____

this 25th day of February 2009

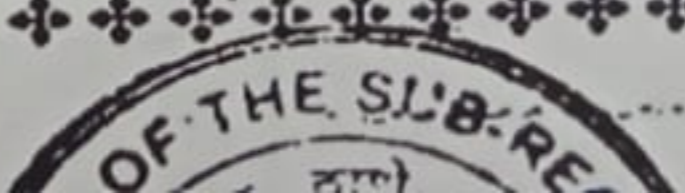


M. C. Member
Authorised
M.C. Member

Secretary
Secretary

Chairman
Chairman

(P.T.O.)



Date 30-06-2

MRS. N. R. PRABHUSALGAONKAR
B. A. (Spl.), LL.M., C.A.I.I.B.
ADVOCATE, HIGH COURT
MOB: 9323119122
RES: 25430631

OFF: 6, DNS Towers, Court Naka, Thane (W) 400 601.
RES: F-3/501 & 504, Ratu Park, Thane (W) 400 601.

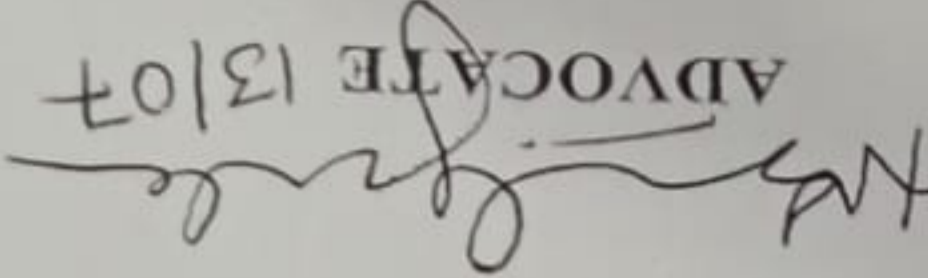
CERTIFICATE

THIS IS TO CERTIFY That I have seen all the Original Documents in respect of the property situate at Kalwa bearing Flat No. 104,

admeasuring 590 Sq. Ft. (built-up area) on the 01st Floor in the Society known as "ESKAY COMPLEX BLDG. B CO-OPERATIVE HOUSING SOCIETY LTD." standing on the piece and parcel of land bearing Survey No. 30, Hissa No. 1/A(PT) lying, being and situate at Village Kalwa, Mumbai Pune Road, Taluka & District Thane (West)- 400 605 in the Registration District and Sub-District Thane within the limits of Thane Municipal Corporation in the name of MR. YOGESH MOHAN MAHADIK which had been in the custody of ICICI BANK LTD.WHO WERE THE ORIGINAL FINANCIERS TO THE SELLER MR. BALASO BANDU MOHITE OF THE SAID PROPERTY.

On the basis of the Original Title Deeds, it is certified that MR. YOGESH MOHAN MAHADIK has got a valid, clear, absolute, marketable and free from all encumbrances title over the flat shown above.

Date : 13/07/2017


ADVOCATE 13/07

The Branch Manager,
Bank of India,
1st Floor, Navjeevan Apt,
Station Road, Kalwa (W),
Thane - 400 605

Share Certificate No. 8 Member's Regn. No. 8 No. of Shares 5

Share Certificate

(19)

ESKAY COMPLEX BLDG. B Co-operative Housing Society Ltd.
CO. OP. HSG. SOC. LTD.

Mumbai-Pune Road,
KALWA, Thane - 400 605.

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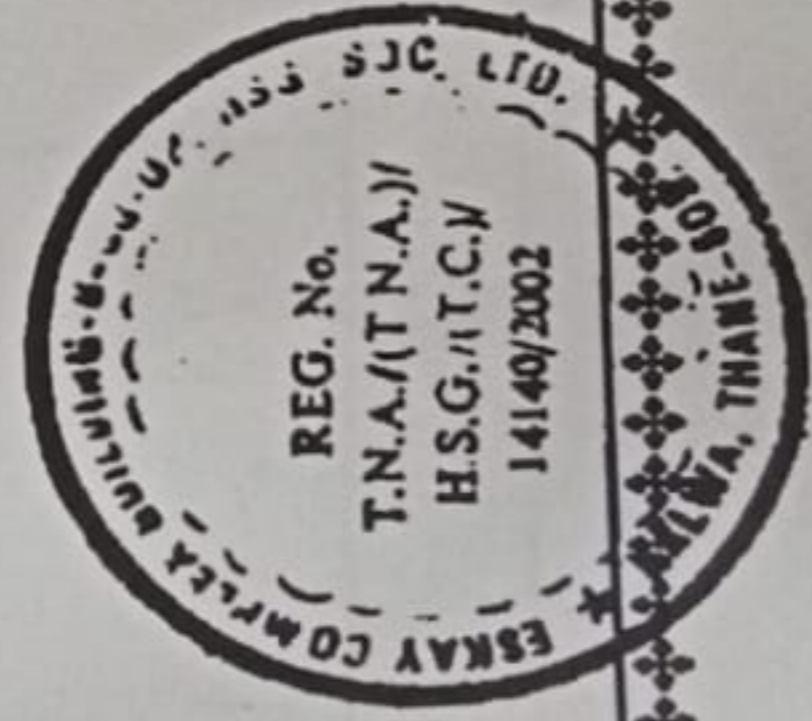
Regn. No. TNAJ (TNA) (HSG) (CTS) 14140/2002 Date 1.11.2002

This is to certify that Shri/Smt/Mrs. SUNIL M. WAIDANDE & MRS ARUNA SUNIL WAIDANDE is the Registered Holder of Five fully paid up share of Rs. FIFTY each numbered from 36 to 40 both inclusive, in ESKAY COMPLEX BUILDING B Co-operative Housing Society Ltd., Kalwa

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on

this 25th day of February 2002

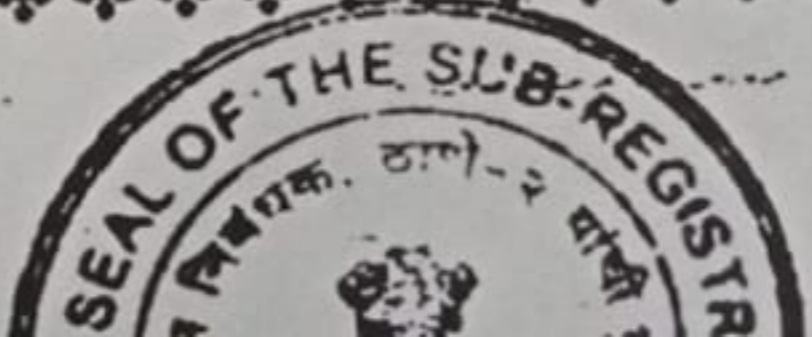


[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

(P.T.O.)



Share Certificate No. 8 Member's Regn. No. 8 No. of Shares 5

Share Certificate

(13)

ESKAY COMPLEX BLDG. B Co-operative Housing Society Ltd.
CO. OP. HSG. SOC. LTD.

Mumbai-Pune Road,
KALWA, Thane - 400 805.

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

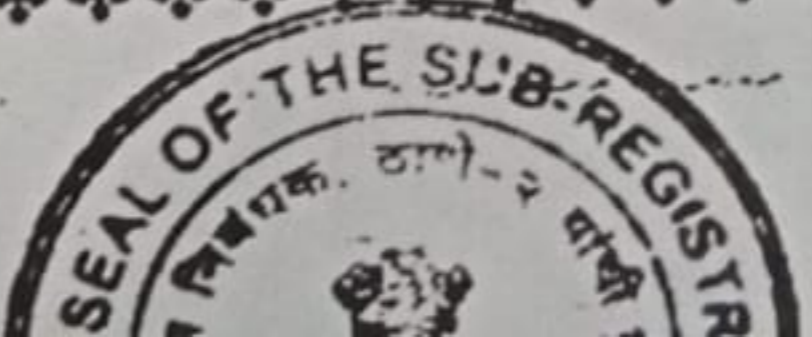
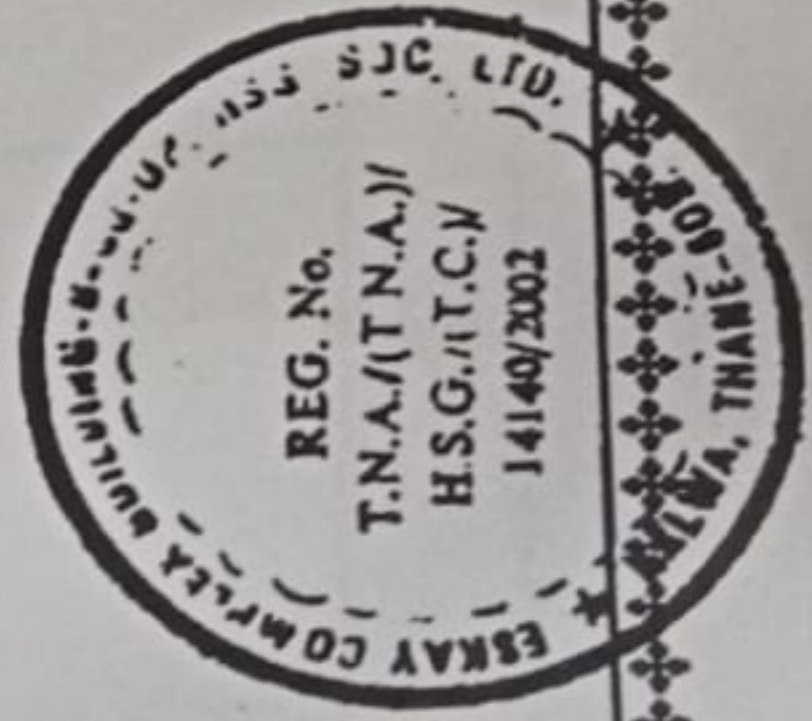
Regn. No. TNAJ CTNA) (HSG) (CTS) 14140/2002 Date 1-11-2002

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ARUNA SUNIL WAIDANDE is the Registered Holder of Five fully paid up share
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M. C. Member
Authorised
M.C. Member

Secretary
Secretary

M. S. Subiorkar
Chairman

(P.T.O.)

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Regn. No. TNA/CTNA/HSG/CTC/14140/2002 Date 1.11.2002

This is to certify that Shri Sunil M. Waidande & Mrs Aruna Sunil Waidande is the Registered Holder of Five fully paid up share of Rs. FIFTY each numbered from 36 to 40 both inclusive, in ESKAY COMPLEX BUILDING B Co-operative Housing Society Ltd., Kalwa

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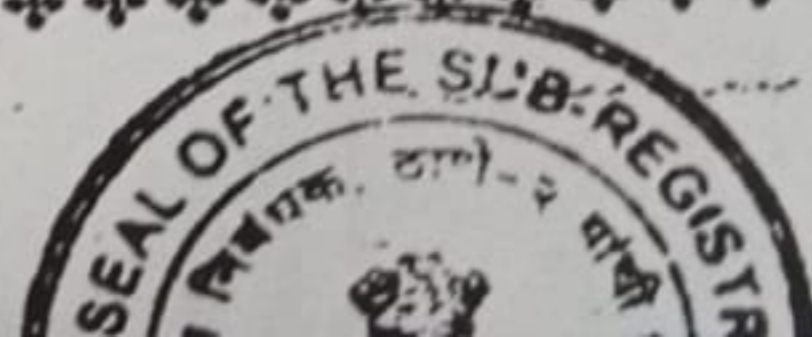


[Signature]
Authorised
M.C. Member

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Secretary

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Chairman

(P.T.O.)



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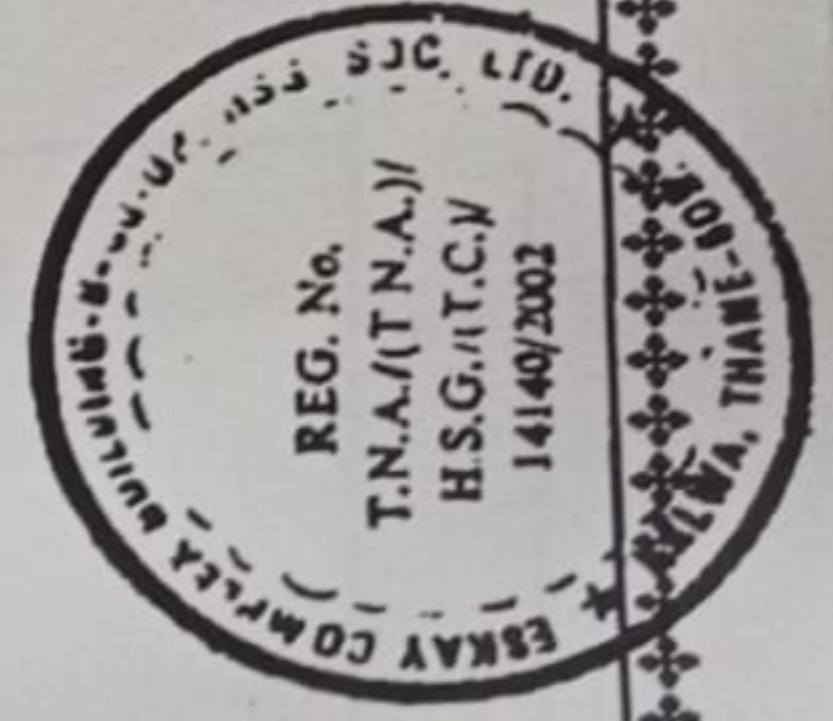
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Given under the Common Seal of the Said Society on

this 25th day of February 2002

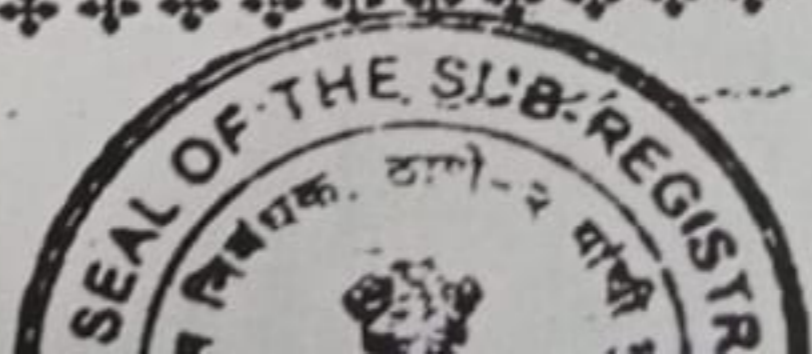


[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

(P.T.O.)



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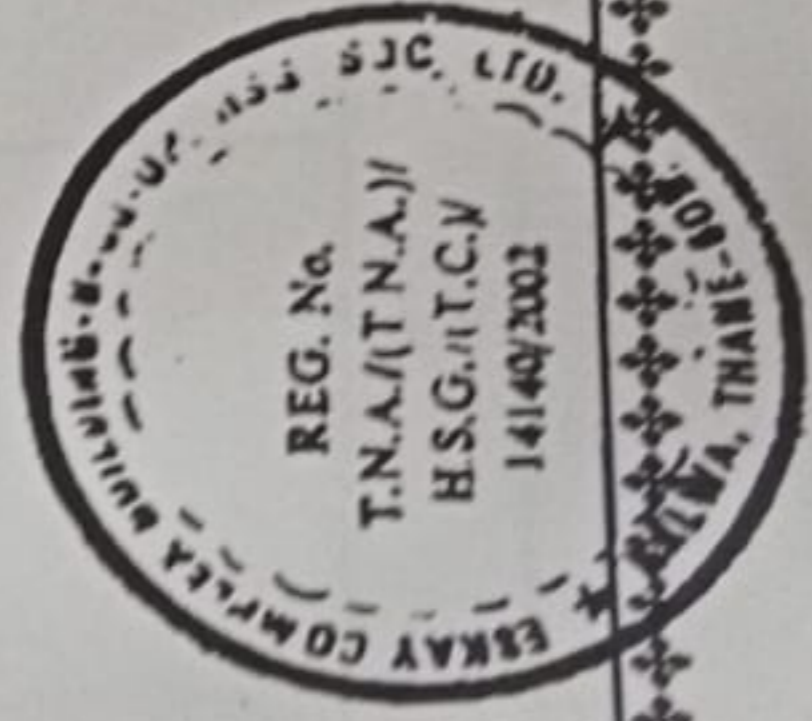
Regn. No. TNAJ CTNA) (HSG) (etc) / 14140/2002 Date 1.11.2002

This is to certify that Shri Smt. Mrs. SUNIL M. WAIDANDE & MRS
ARUNA SONIL WAIDANDE is the Registered Holder of Five fully paid up share
of Rs. FIFTY each numbered from 36 to 40 both inclusive, in
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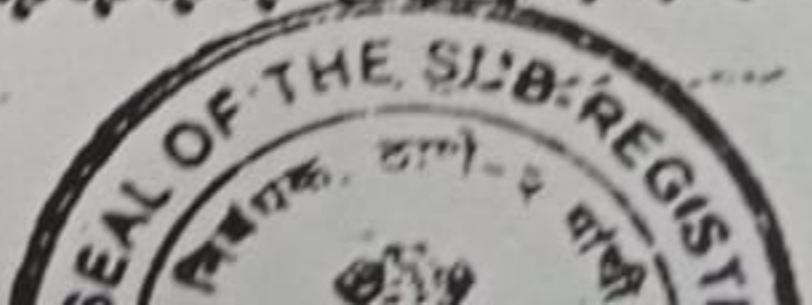


M. C. Member
Authorised
M.C. Member

Secretary
Secretary

Chairman
Chairman

(P.T.O.)



Share Certificate No. 8 Member's Regn. No. 8 No. of Shares 5

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(12)

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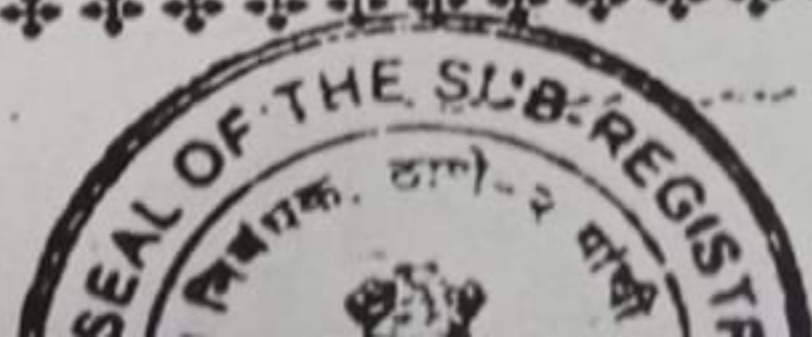
Regn. No. TNA (TNA) / HSG / CTC / 14140/2002 Date 1.11.2002

This is to certify that Shri Smt. SUNIT M. WAIDANDE & MRS ARUNA SUNIT WAIDANDE is the Registered Holder of Five fully paid up share of Rs. FIFTY each numbered from 36 to 40 both inclusive, in ESKAY COMPLEX BUILDING B Co-operative Housing Society Ltd., KAWA

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on

this 25th day of February 2009



M.C. Member
Authorised
M.C. Member

Secretary
Secretary

Chairman
Chairman

(P.T.O.)

H. G. BHATIA B.A., LL.B.
ADVOCATE

Tel: 339399
11, Santosh Apartments, 2nd Floor,
Shivaji Nagar, Maharashtra, THANE-400 0

२१११ - २
३३/२०१७
३३/२२
Re :

Date : 6th April, 1994

In the matter of Plot No.7, Survey No.30
Bombay Pune Road, Kalwa, Thane, admn.
980.2 sq.yds = 820.5 sq.mtrs. (Eight
Hundred Twenty Point Five Sq.Meters)
situated at Revenue Village Kalwa, Regd.
Dist. & Sub-Dist. of Thane and the limits
of the Thane Municipal Corporation.

CERTIFIED that the title of the above mentioned property
of M/s. ESKAY CONSTRUCTION CO., of Kalwa, through its
Mananaging Partner Shri AKHTAR KADAR KALOKHE, has got
MARKETABLE TITLE and is free from encumbrances as per
the documents placed before me.

Place : Thane
Dated : 6th April, 1994

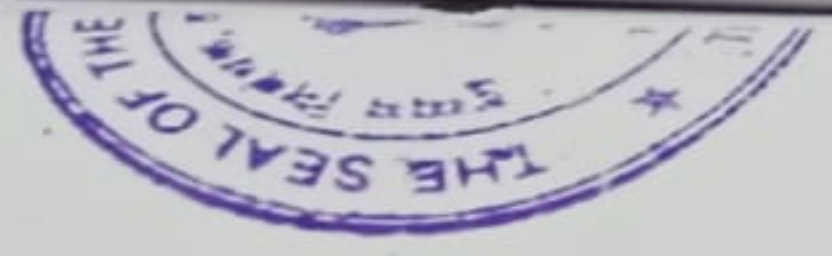
H.G. Bhatia
H. G. BHATIA
Advocate

२१११ - २
३३/२०१७
२००९

२१११ - २
३३/२०१७
३३/२२



३३/२२
श्री. बापोजी रत्न कर्नाडे, ए.ए.ओ.
पुणे



ESKAY

CONSTRUCTION COMPANY

Jabeen Apts., Near Umamaharaji Dargah,
Station Road, Kalwa, Dist. Thane-400 605.

Date: 15-7-2001.

TO :

Mrs. Simha Pinhas Pezarkar
B/104, Eskay Complex,
Old Bombay Poona Road,
KALWA-THANE - 400 605.

त न न - २
दस्तावेज क्र. ९९९९/२०१०
३३/२२

Sub : N.O.C. for Sale of Flat.

Dear Sir,

This is to confirm and state that, you have purchased a Flat No. 104, on 1st Floor, in "ESKAY COMPLEX" 'B' Wing Kalwa, Thane, vide agreement for Sale dated 2nd September, 1994 and duly Registered the same vide Receipt No. CHA-2429/94 dated 2nd September 1994.

RECEIVED

We have NO OBJECTION what so ever in Selling, transferring your Flat No. 104, 'B' Wing in "ESKAY COMPLEX" Kalwa, Thane to the prospective Purchaser of your choice.

We have received all the dues pertaining to your Flat, till this date. We are issuing the N.O.C. For Sale of your Flat No. 104, on 1st Floor, in B Building Eskay comp. on your Request.

Thanking you,

१
११३९६१२३-४०
२००१

Yours faithfully,

For Sales Commission Co

M. K. Kulkarni



त न न
दस्तावेज क्र. ९९९९/२०११
१६/३५

श्री. ...

ट न न - २
दस्त क्रमांक ६२३३/२०१७
३५/१८२



दस्ताक्रमांक व वर्ष: 518/2011

Friday, January 14, 2011

2:57:40 PM

दुय्यम निबंधक: सह दु.नि.ठाणे २

पॉटली ६३ म.

Page. 63 m. 8.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळवा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व वाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 2,800,000.00

वा.मा. रु. 1,919,500.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 30 वर्णन: झोन नं. 14/52 10क - स.नं. 30/1अ - रुम नं. 104, 1 ला मजला, इस्कें कॉम्प्लेक्स विल्डींग नं. बी को.ऑ.ही.सो.नि. कळवा, ठाणे क्षेत्र 54.83 चौ.मी. विल्डअप

(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुबी देण्यात असेल तेव्हा (1)

(5) दस्ताऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अराल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) सुनिश सुतोहर सायदे, गार/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: कळवा, ठाणे, तालुका: -; पिन: -; पॅन नम्बर: -

(6) दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अराल्यास, वादीचे नाव व संपूर्ण पत्ता

(2) विरुद्ध युनिल वायटडे -; घरे/फ्लॅट नं.: -; पिन: -; पॅन नम्बर: -

(7) दिनांक: करून दिल्यावा

14/01/2011

(8) नोंदणीचा

14/01/2011

(9) अनुक्रमांक, खंड व पृष्ठ

518 /2011

(10) वाजारगावाप्रमाणे मुद्रांक शुल्क

रु 1226000.00

(11) वाजारभावाप्रमाणे नोंदणी

रु 280000.00

(12) रोरा



ठाणे महानगरपालिका

गा.पालिका कार्यालय, डॉ. आंबेडकर रोड, चंडनवाडी, पश्चिम घाटी, ठाणे - ४०००२९.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

उत्तर क्र. - २
दस्तावेज क्र. ३/२०१०

of V.P. 85055/2 dtd.

Sente / 1 1 1113
Date S / 11 / 1993

To
Shri. Shashikant V. Deshmukh (Architect)
Ats., Ram Maruti Road,
Madhuban Naupada, Thane.

Sub : Proposed building on S.No.30, H.No.LA(P), Sub-Plot No.7 at Kalve, Thane. (Amended letter).

Ref : Your letter dtd.29-9-93 under No.62/814/93

Sir,

I have to inform you that the plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office of building permit under No.TMC/TDD/2431 dtd.7-1-93 and following additional conditions :

1. That the RCC design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- Three sets of amended plans duly signed and stamped are hereby returned in token of the municipal approval.
2. Commencement Certificate upto plinth level only.

Your faithfully,

277-9
CITY ENGINEER 99326/25-10
2009

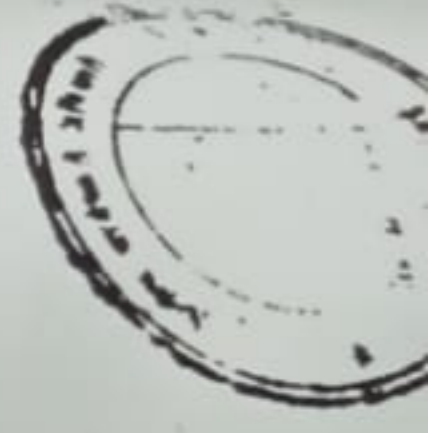
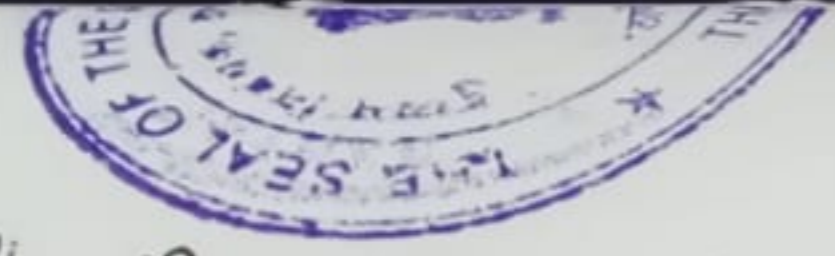
Copy forwarded for information to the owner :
Copy forwarded for information to DAC zone please.



उत्तर क्र. - २
दस्तावेज क्र. 3/2099
92/34

Ach

श्री. बाळीबाबू इ.नू. क.प. 1050



ठ न न - २
दस्त क्रमांक १३३/२०१०
१०/२



Certificate No. 154



THANE MUNICIPAL CORPORATION, THANE
(Regulation No.37)
Occupancy Certificate
(Under Amnesty Scheme)

V.P. No. 85055 TMC/100/45 Date 22/11/2016
Application of Chairman Eskay Complex, Bldg. 'B' C.H.S. Ltd. (Bldg. 'A') Dated 26/10/2016

To, Chairman Eskay Complex, Bldg. 'B' C.H.S. Ltd. (Bldg. 'A')
Opp. Sahyadri Society, Old Mumbai Pune Road,
Kalwa, Thane - 400 605.

Sub :- Occupation Certificate Under Amnesty Scheme.

Ref. V.P. No. 88055

The part/full development work/of building / part building No. Eskay complex Bldg. 'B' (Bldg. 'A')

Tenement No. As Below, situated at opp. Sahyadri Society Road/Street Old Mumbai Pune Road

Ward No. - Sector No. VIII S. No./C.T.S. No./F.P. No. 30 H. No.1/Apt sub Plot 7

Village Kalwa is fit for occupation as per Licensed Structural Engineer License No. TMC Lic No. 1026 and

Occupation is regularised as per the Conditions of Amnesty Scheme Vide G. B. Resolution No. 409 dt. 24.01.2014.

Conditions :

1. Undertaking / Declaration Dt. 19/10/2016 shall be binding upon the applicant.

- Flat No.: 001 to 003 (Excluding Olla,) 004 (Excluding enclosed Stilt & Olla)
- 101 to 104, (Excluding enclosed terrace)
- 201 to 204 - (Excluding enclosed terrace)
- 301 to 304, (Excluding enclosed terrace)
- 401 to 404 - (Excluding enclosed terrace)

Office Statement

मंजूर नकारानुसार संयुक्त व करणे तसेच विकास निधीपरिषदेच्या आदेशानुसार परवानग्या न देऊ संयुक्त व करणे, अशा पारंपरिक व धार रक्क अस्तित्वात असून अजून ३ वर्षेअधिकार व अधिकार. त्यासाठी जाणे.

Occupation certificate is issued on applicant's request with clear and unambiguous data as per Resolution No. 409 Dt. 24/01/2014 and as per applicant's request to symphetically authorise the occupation of the tenement/s / shop/s / office/s. This Occupation Certificate is limited to the tenement/s / shop/s / office/s prescribed in the certificate. This Occupation Certificate can not be taken as basis for any claim of compensation, grant of right/Title or otherwise.

Your faithfully

Executive Engineer
Town Planning Department
Municipal Corporation, Thane
Date: 22/11/2016



Copy to

- 1) Dy. Mun. Commissioner (Tax and Assessment)
- 2) Dy Mun. Commissioner (Encroachment)

पं. नं. - २

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२२

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



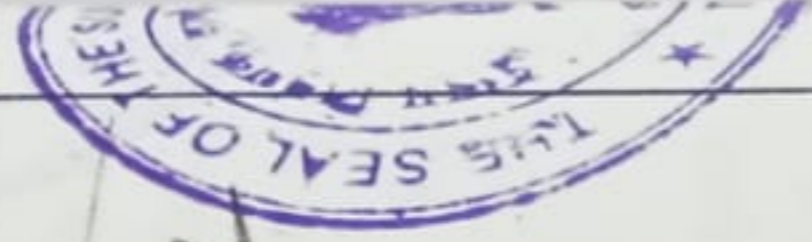
SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"

Balaso

MR. BALASO BANDU MOHITE

in presence of

- 1) *Bhagwati*
- 2) *Gyelan K S*



SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFeree"



MR. YOGESH MOHAN MAHADIK

in the presence of

- 1) *Bhagwati*
- 2) *Gyelan K S*

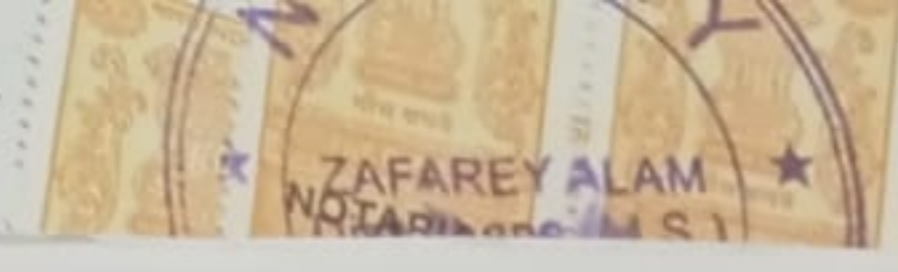
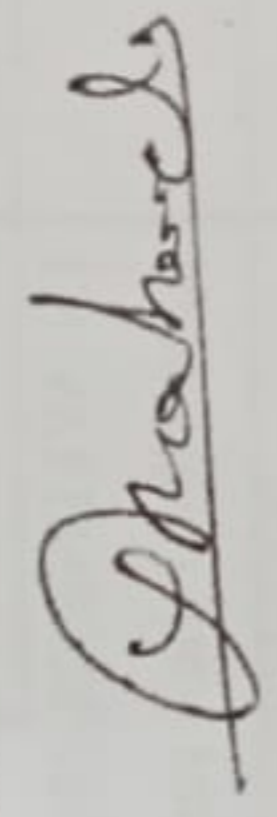
Yogesh



93/22

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 104, admeasuring 590 Sq.Ft. Built-Up area, on 1st Floor, in the society known as "Eskay Complex Bldg. B Co-Operative Housing Society Ltd", standing on the plot of land bearing Survey No. 30, Hissa No. 1/A(PT), Village - Kalwa, lying, being and situated at Mumbai Pune Road , Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



पुणे - २

१५/०२/२०१७

१५/०२

:: RECEIPT ::

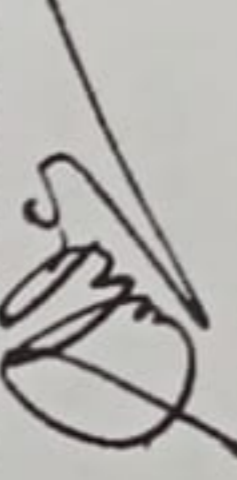
RECEIVED of and from **MR.YOGESH MOHAN MAHADIK (TRANSFEREE)** a sum of **Rs.13,00,000/- (Rupees Thirteen Lakhs Only)** as the **Earnest Money Payment** against the sale of **Flat No. 104,** admeasuring **590 Sq.Ft. Built-Up area,** on **1st Floor,** in the society known as **"Eskay Complex Bldg. B Co-Operative Housing Society Ltd", Village - Kalwa,** lying, being and situated at **Mumbai Pune Road , Kalwa, Thane (W)-400605,**in the following manner :

Sr. No.	Rupees	Cheque No./NEFT	Dated	Drawn on
1)	50,000/-	55909	28/04/2017	DNS Bank
2)	2,00,000/-	RTGS	28/04/2017	DNS Bank
3)	50,000/-	RTGS	28/04/2017	DNS Bank
4)	1,00,000/-	RTGS	12/05/2017	BANK OF INDIA
5)	4,00,000/-	RTGS	12/05/2017	BANK OF INDIA
6)	4,75,000/-	RTGS	30/05/2017	DNS Bank
7)	25,000/-	RTGS	02/6/2017	DNS Bank

*Subject to realization of Cheque.

Rs. 13,00,000/-


I SAY RECEIVED

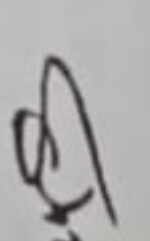


MR.BALASO BANDU MOHITE

"TRANSFEROR"

WITNESSES :-

1) 

2) 



92/2019

The TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.

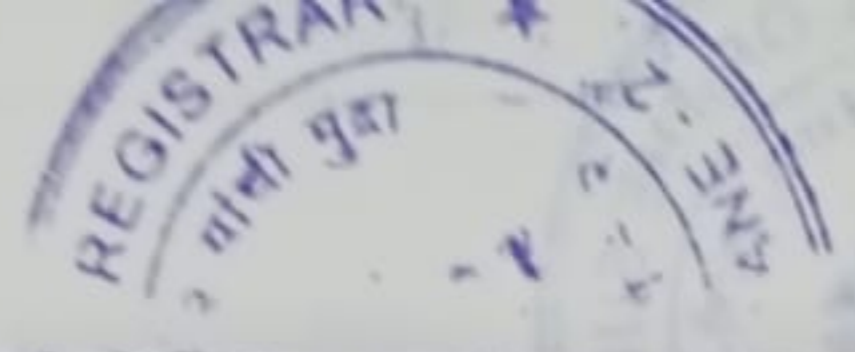
The TRANSFEREE are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, applications etc. executed. The TRANSFEROR hereby undertakes to render the fullest co-operation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.

The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.

The TRANSFEROR shall indemnify and keep indemnified the TRANSFEREE for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.

The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.

This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.



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Electricity Bills, Society's Maintenance and other charges, etc. upto date of possession will be cleared by TRANSFEROR. The TRANSFEREE declare that, they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

9. The TRANSFEROR further declares that, he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREE in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of the defect in title.

10. The TRANSFEROR shall obtain the necessary No Objection Certificate (NOC) from the "Eskay Complex Bldg. B Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFEROR has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREE herein.

11. It is mutually agreed by and between the parties that, the consideration includes the cost of the said shares annexed to the said premises and various deposits TRANSFEROR to the said society.



[Handwritten Signature]

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12. The TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.

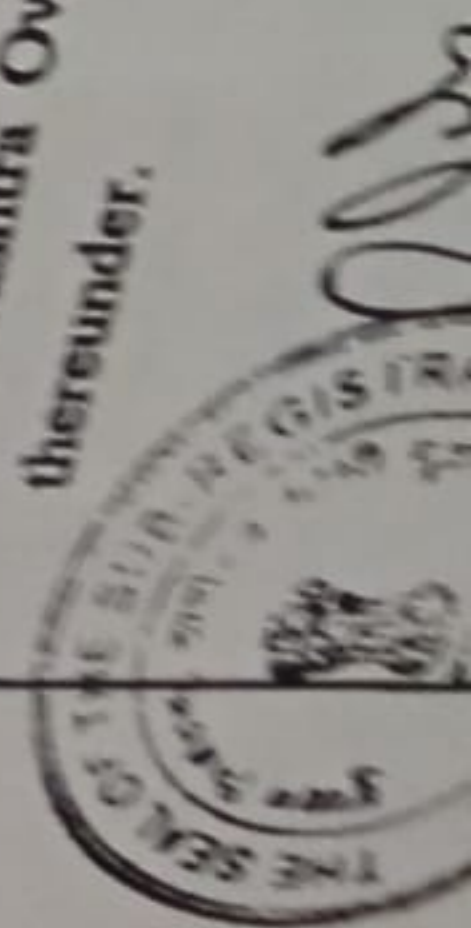
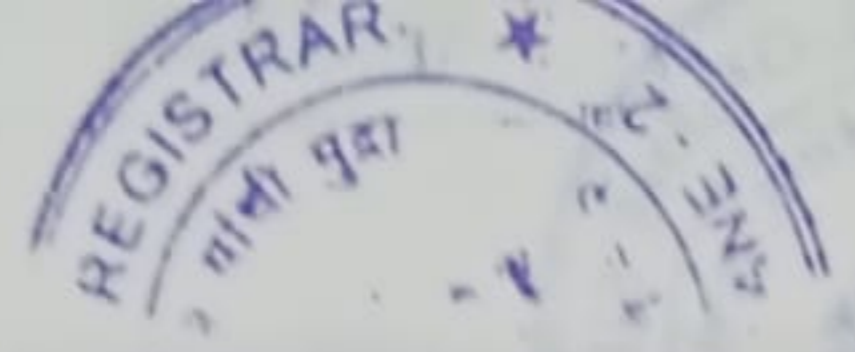
13. The TRANSFEREE are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, applications etc. executed. The TRANSFEROR hereby undertakes to render the fullest co-operation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.

14. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.

15. The TRANSFEROR shall indemnify and keep indemnified the TRANSFEREE for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.

16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.

17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.



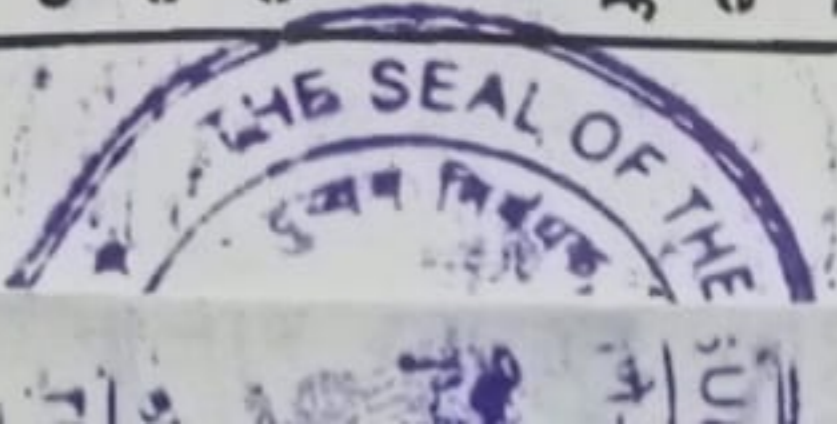
12

AND WHEREAS believing the aforesaid representations the TRANSFEREE offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for Lump-sum Price / Consideration of Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only)

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREE hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 104, admeasuring 590 Sq.Ft. Built-Up area, on 1st Floor, in the society known as "Eskay Complex Bldg. B Co-Operative Housing Society Ltd", standing on the plot of land bearing Survey No. 30, Hissa No. 1/A(PT), Village - Kalwa, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a Lump-sum Price of Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.



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previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

6. The TRANSFEREE hereby agrees that, on becoming the members of the said society, the TRANSFEREE shall abide by all the bye-laws, rules and regulations adopted by the society. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the Electricity Meter installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard.

7. The TRANSFEREE, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREE can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on his behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

8. The TRANSFEROR hereby declare that, the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by his i. e. all the liabilities towards Municipal Taxes,



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approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREE that :

- A) He is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature

whatsoever of the said premises.



- 4 -
[Signature]

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Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to MR.SUNIL MANOHAR WAIDANDE and MRS. ARUNA SUNIL WAIDANDE of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of the "Eskay Complex Bldg. B Co-Operative Housing Society Ltd." a society registered under Registration No. TNA/(TNA)/HSG/(TC) / 14140/2002 dated 01/11/2002 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR is holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 8, bearing Distinctive No. 36 to 40 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own free will and interest has decided to sell the aforesaid premises on OWNERSHIP BASIS

AND WHEREAS the TRANSFEREE being in the possession of the said premises permanently suitable accommodation, came to know of the same,



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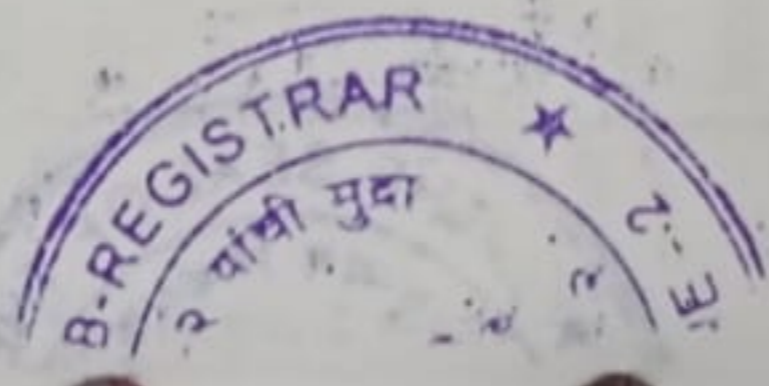
F) The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.

G) Neither the TRANSFEROR nor any of his predecessors in title has / had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.

J) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREE on the various term and conditions as stated herein.



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दस्त क्रमांक २३३/२०१७

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 7th day of June, 2017

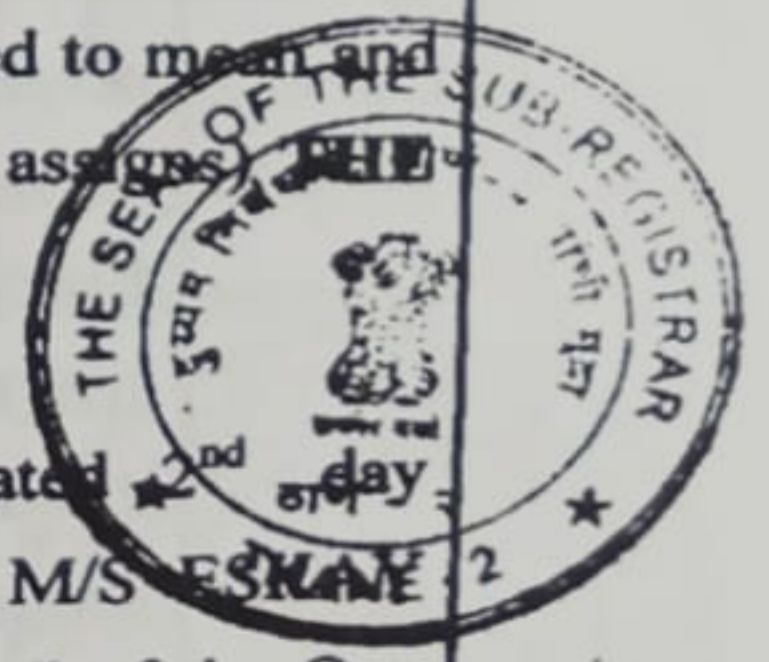
BETWEEN

MR. BALASO BANDU MOHITE, age 56 years, PAN: AMFPM1737K, Indian inhabitant having address at Flat No. 104, 1st Floor, Eskay Complex Bldg. B Co-Operative Housing Society Ltd., Mumbai Pune Road, Kalwa, Thane -400605, hereinafter referred as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MR. YOGESH MOHAN MAHADIK, age 31 years, PAN: APIPM1073J, Indian inhabitants having address at Flat No. 305, 3rd Floor, Jai Matadi Apartment, Aai Nagar, Kalwa, Thane-400605, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) **PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 2nd day of September 1994, Document No. 2429/1994 between M/S. **ESKAY CONSTRUCTION Co.**, therein referred to as the "Builder" of the One Part and MRS.SIMHA PINHAS PEZARKAR, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in Flat No. 104, admeasuring 590 Sq.Ft. Built-Up area, on 1st Floor, in the society known as "Eskay Complex Bldg. B Co-Operative



[Signature]

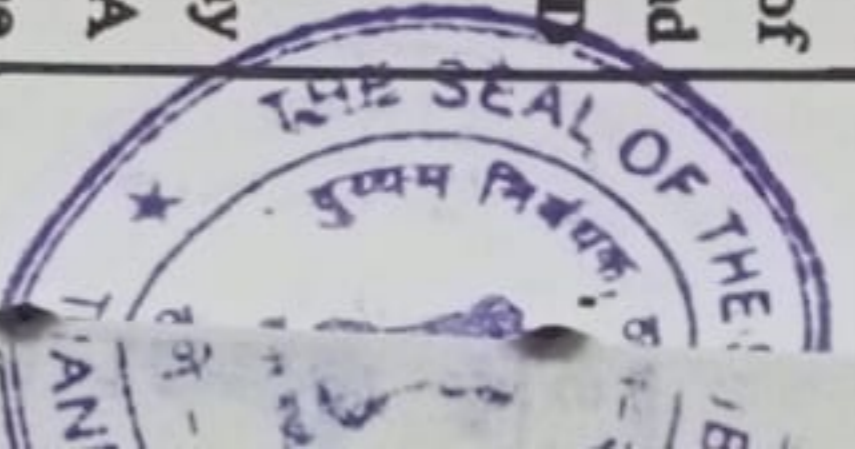
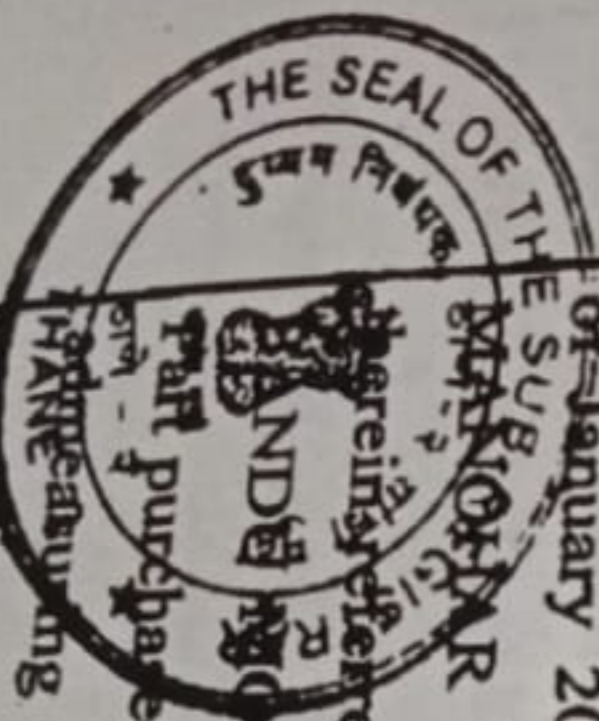
[Signature]

2/22

Housing Society Ltd", standing on the plot of land bearing Survey No. 30, Hissa No. 1/A(PT), Village - Kalwa, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

WHEREAS by virtue of a Registered Agreement dated 20th day of December 2001, Document No. 11397/2001 between MRS.SIMHA PINHAS PEZARKAR, therein referred to as the "Vendor" of the One Part and MR.SUNIL MANOHAR WAIDANDE and MRS. ARUNA SUNIL WAIDANDE, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in Flat No. 104, admeasuring 590 Sq.Ft. Built-Up area, on 1st Floor, in the society known as "Eskay Complex Bldg. B Co-Operative Housing Society Ltd", standing on the plot of land bearing Survey No. 30, Hissa No. 1/A(PT), Village - Kalwa, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

WHEREAS by virtue of a Registered Agreement dated 14th day of January 2011, Document No. TNN2-518-2011 between MR.SUNIL MANOHAR WAIDANDE and MRS. ARUNA SUNIL WAIDANDE, therein referred to as the "Vendor" of the One Part and MR.BALASO MANOHAR WAIDANDE, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in Flat No. 104, admeasuring 590 Sq.Ft. Built-Up area, on 1st Floor, in the society known as "Eskay Complex Bldg. B Co-Operative Housing Society Ltd", standing on the plot of land bearing Survey No. 30, Hissa No. 1/A(PT), Village - Kalwa, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"



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Share Certificate

13

ESKAY COMPLEX BLDG. B

OP. HSG. SOC. LTD.

Co-operative Housing Society Ltd.

Mumbai-Pune Road,

Kalwa, Thane - 400 605.

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

Regn. No. TNA/CTNA/HSG/ETC/14140/2002

Date 1.11.2002

This is to certify that Shri/Smt./M/s. SUNIL M. WAIDANDE & MRS

ARUNA SUNIL WAIDANDE is the Registered Holder of Five fully paid up share

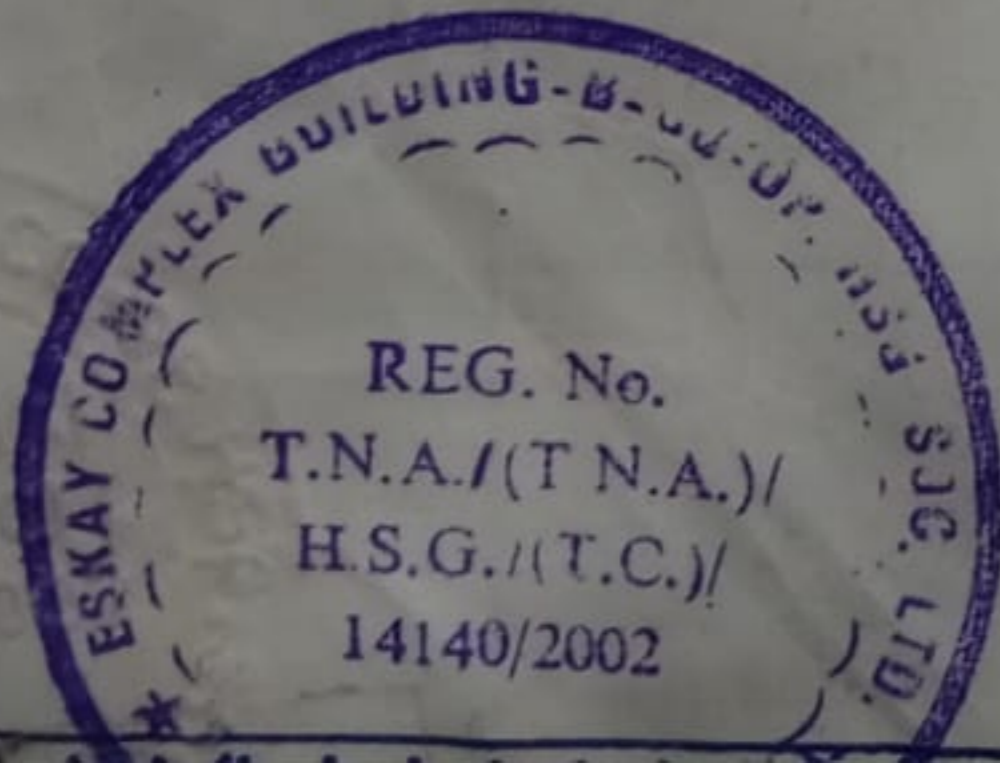
of Rs. **FIFTY** each numbered from 36 to 40 both inclusive, in

ESKAY COMPLEX BUILDING B Co-operative Housing Society Ltd., Kalwa

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on _____

this 25th day of February 2003



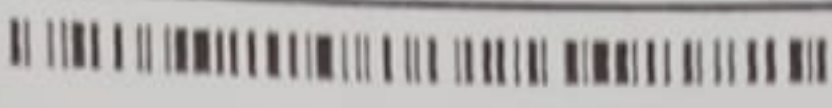
[Signature]
**Authorised
M.C. Member**

[Signature]
Secretary

[Signature]
Chairman

(P.T.O.)

CHALLAN
MTR Form Number-6

SRN	MH002988387201718E	BARCODE		Date	30/06/2017-14:58:07	Form ID	6(1)
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	Full Name	YOGESH MOHAN MAHADIK
Location	THANE		
Year	2017-2018 One Time	Flat/Block No.	FLAT NO 104 1ST FLOOR ESKAY COMPLEX
		Premises/Building	BLDG NO B CHSL

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	10600.00	Road/Street	MUMBAI PUNE ROAD
		Area/Locality	KALWA THANE
		Town/City/District	
		PIN	4 0 0 6 0 5
		Remarks (If Any)	SecondPartyName=BANK OF INDIA-CA=5300000
		Amount In	Ten Thousand Six Hundred Rupees Only
Total	10,600.00	Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332017063016393 127994007
Cheque/DD No.		Date	30/06/2017-14:58:23
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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



सूची क्र. दोन INDEX NO. II

गावाचे नाव : कळवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,800,000.00
वा.भा. रु. 1,919,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 30 वर्णन: झोन नं. 14/52 10क - स.नं. 30/1अ - रुम नं. 104, 1 ला मजला, इस्के कॉम्प्लेक्स विल्डींग नं. बी को.ऑ.हो.सो.लि, कळवा, ठाणे क्षेत्र 54.83 चौ.मी. विल्टअप
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सुनिल मनोहर वायदंडे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कळवा, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वाळासो बडू मोहिते - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कळवा, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 14/01/2011
- (8) नोंदणीचा 14/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 518 /2011
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 122600.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 28000.00
- (12) शेरा



३५११/२७५

536/1317

Monday, July 24, 2017

12:35 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

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पावती क्र.: 1311 दिनांक: 24/07/2017

गावाचे नाव: Kalava

फाईलिंगचा अनुक्रमांक: THN9-1317-2017

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: YOGESH MOHAN MAHADIK

Document Handling

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Filing Fee

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रु. 1300.00

सादरकर्ता BANK OF INDIA यांनी यांचेकडून दि. 19/07/2017 रोजी घेतलेल्या रु.5280000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH003779264201718E Defaced vide 0002094596201718 Dated.24/07/2017.

GRN is MH003019467201718E Defaced vide 0002094594201718 Dated.24/07/2017.

GRN is MH002988387201718E Defaced vide 0002094593201718 Dated.24/07/2017.

S.R. Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र.