



MANDVI BRANCH  
KANMOOR HOUSE, 281/287, NARSHI NATHA STREET,  
MUMBAI – 400 009  
PHONE No: 022 23750107

**REF : MDV/ADV/NPA/2023-24 /**

**Date : 22.09.2023**

To,

M/s Vastukala Consultants (I) Pvt. Ltd.  
SARFAESI APPROVED VALUER  
Andheri East, Mumbai -400093  
Mobile: 9819597579/9422171100

Sub: Regarding Valuation of House Property of NPA ac  
1. Name: Mr. Sharad Prabhakar Patil

**Address Detail:**

Equitable Mortgage of Flat no 301, 3<sup>rd</sup> Floor, Blue Gaiety, Beegees CHS Ltd, Rambaug Lane No 5, Kalyan West, Thane, Maharashtra – 421 301, situated at S. No. 89, H. No. 2/A & 2/B, S. No. 142A, H.No. 2/2 of Mouje Chikanghar, Taluka – Kalyan, Dist- Thane within registration district Thane and sub registrar Kalyan admeasuring 750 sq. ft built-up area, owned by Sharad P. Patil and Mrs. Jyoti Sharad Patil (as per Registered Agreement for Sale dated 09.01.2003 registered with Sub Registrar, Kalyan-1)

We have to take the possession of the Flat and we need fresh valuation of the property for taking further recovery action under SARFASI Act

As you are one of our SARFAESI approved valuer, Please arrange for the valuation of the property for taking further action under SARFAESI for recovery of Bank's dues at the earliest.

Yours faithfully,

  
(Onkar Nath Thakur)  
Asst General Manager

Place: Mumbai  
Date: 22.09.2023



BOI Mandvi Bo

Flat sale Agg.

Mobile No :- ~~869338574~~

~~89693857~~

8693857425

क. ल. नं. १	
दल क्र.: २९२	२००३
९	२५

Mrs. Kanchan S. Tarte 08/01/2003  
License No. 11/92

Purchaser's Name: Sharda P. Patil

10	20	50	100	500	1000	5000
-	-	1	2	1	4	1

Received Rs. 9750/-  
Licence No. 11/92

Sr No: 10032

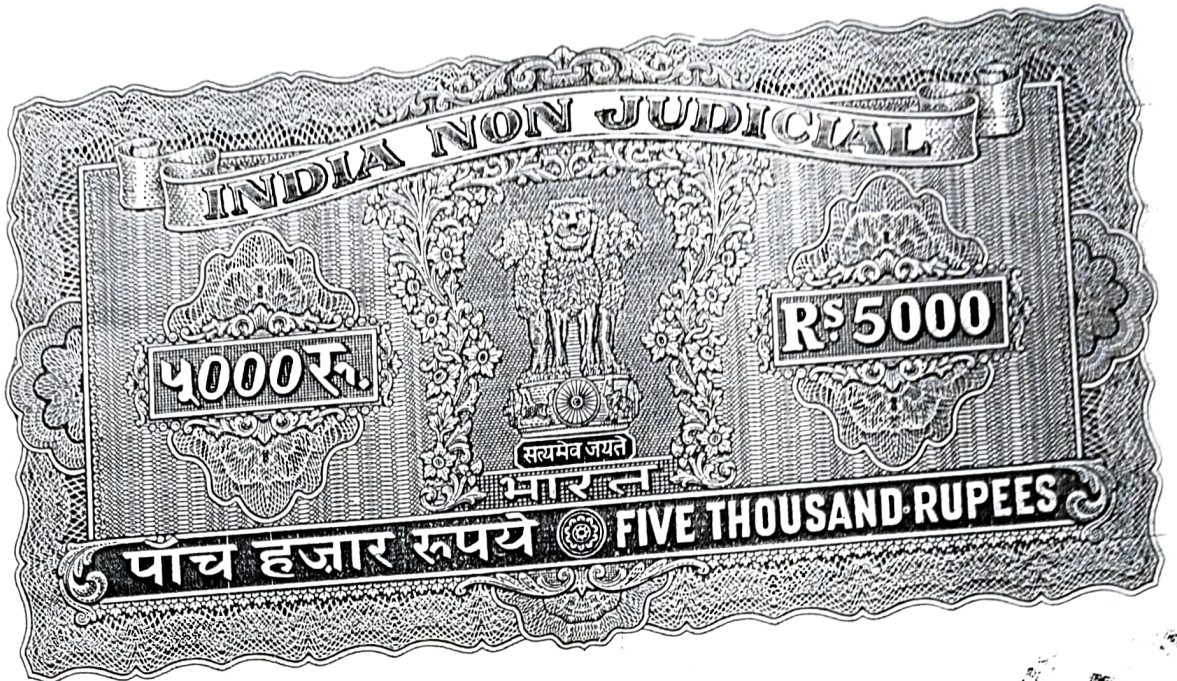
STAMP VENDOR  
Mrs. KANCHAN S. TARTI

Add: Plot No. 121,  
Gandhi Nagar, Dombivli (E)

Handwritten mark resembling a stylized '3' or 'S'.



5000Rs.



8 JAN 2003

Sr. No. .... 10032 ... Date .....  
Prise Rs ... 5000 .....  
Issued to Sharad P. Patil .....  
Through Self .....

*Patil*

License No. 1197  
VENDOR  
MR. MANCHAM E. TARTE  
Add:- Plot No. 121,  
Gandhi Nagar, Dombivli (E).

*Kar*

Sub-Treasury Office  
Kalyan.

1 JAN 2003

क. ल. नं. १
272 2003
2 20

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE  
& ENTERED into at KALYAN on this 9th day of  
January, 2003.

B E T W E E N -

Mr. BHALCHANDRA. C. ADHYARU

*Adhyaru*  
SELLER

AND

Mr. SHARAD. P. PATIL  
Mrs. JYOTI SHARADPATIL

*Patil*  
REGISTRAR  
PURCHASER

1000Rs



Fr. No. 1000/03  
Date 08 JAN 2003  
Issued to Sharad P. Patil  
Through S.A.

Sub-Registrar Office  
Kalyan  
01 JAN 2003

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE  
& ENTERED into at KALYAN on this 9th day of  
January, 2003.

क. स. नं. १
दि. १२/०१/०३
४ २५

BETWEEN -

Mr. BHALCHANDRA C. ADHYARU

*Bhalchandra C. Adhyaru*  
SELLER

AND

Mr. SHARAD P. PATIL  
Mrs. JYOTI SHARAD PATIL

*Sharad P. Patil*  
PURCHASER  
GIST MAR 2003

क. ल. नं. १

दल क्र.: ११२५००३

११ २५

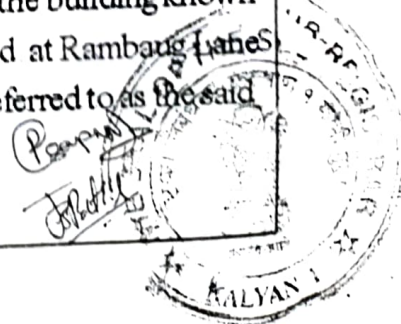
*Adhyaru*  
**Mr. BHALCHANDRA. C. ADHYARU** Age : <sup>55</sup> Years,  
Occupation : service & **Mrs. I. A. B. ADHYARU** (Expired on  
*Adhyaru* 23.10.96) through her legal heirs Mr. Bhalchandra. C. Adhyaru  
Residing at : 20, Sharda Apartment, Rambaug, Lane No. 5  
Kalyan hereinafter to as 'THE VENDOR' ( which expres-  
sion shall unless the hecontext or meaning thereof mean and  
include his heirs , executors, administrators and assigns ) the  
PARTY OF THE FIRST PART.

AND

**Mr. SHARAD. P. PATIL** Age : 40 Years, **Mrs. JYOTI SHARAD PATIL** Age: 35 Years, Occupation : Business/ House hold , Residing at: 9H. Ganeshwar Nagar, Dindayal Marg, Dombivli ( West ) hereinafter regerred to as THE PURCHASER (Which expression shall unless the context or meaning There of mean and include all of the his heirs, executors, administrators and assigns ) of The PARTY OF THE SECOND PART.

AND WHEREAS The Vendor has purchased the said Flat From M/S. Sheetal Construction Company vide agreement dated 25/9/1987 registered with Sub Registrar Kalyan - 1 on 11/7/1996 Vide Registration No 2172/96 and as such is the owner of Flat No. 301, Third floor, admeasuring 750 Sq.ft built-up area in the building known as Beegees Co.Op. Hsg. Soc.Ltd, situated at Rambaug Lanes No.5 Kalyan, Dist. Thane. (hereinafter referred to as the said Flat.)

*Adhyaru* .. 2..



क. ल. नं. १	
दस्तावेज नं.: ११२	२००१
१२	२५

hereunder written as present within the limits of Kalyan Municipal Corporation of its Kalyan Division & also within Ulhasnager Urban Agglomeration of Kalyan area as per Urban Land ( Ceiling & Regulation) Act, 1960 & also within the Registration Sub-District Kalyan, Kalyan Division, Registration District : Thane together with water, electric connection meters, deposits provided in the said Flat and more particularly Electric Meter No. १९१९९०५७०..... Consumer No. ०२००२०५०७२७२ together with the undivided interest in the concerned land and the building and also together with undivided interest in the sinking fund, reserve hereinafter for the sake of brevity and convenience called and referred to as the SAID FLAT.

AND WHEREAS THE VENDOR is also holder of 5 shares in Beegees Co. Op. Hsg. Soc. Ltd, compressed in to Share certificate No....., & Shares Nos. from .... to .... (both inclusive ) of Rs. 50/- each totally amounting to Rs. 250/ bearing Registration No. (TNA / KLN/ HSG/ TC / 4273/1990-1991) Dated 10/4/91 as such member of society also.

THE VENDOR is absolute & sole owner of and otherwise well and sufficiently entitled to Flat No. 301 Third floor area measuring 750 Sq. Ft. of building known as Beegees Co. Op. Hsg. Soc. Ltd in land bearing S. No. 89, H. No 2A & 2B, S. No. 142A H. No. 2/2 according to the 1st Schedule situated at Village : Chikanghar within the limits of the Kalyan Municipal Corporation Kalyan

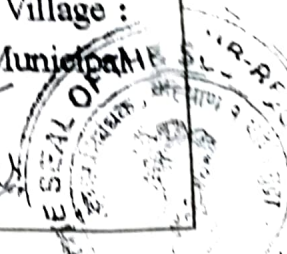
*Kalyan*

*Kalyan*

*P. S. Patil*

*J. S. Patil*

*Kalyan*



Division and in the registration Sub District to Kalyan in the Thane District & particularly described in the Schedule written hereunder & hereafter to as the said Flat for brevity's sake.

The Vendor is occupying Flat No 301 on the Third floor, in the Building known as Begees Co. Op. Hsg. Soc. Ltd AND WHEREAS the purchaser is interested in purchasing said Flat along with membership rights & all possessory rights of the Vendor.

AND WHEREAS Vendor has agreed to transfer the said Flat together with the said membership and share certificate with a right to occupy the said Flat for the total consideration of Rs. 5,00,000/- (Rupees FIVE LACKS ONLY only) & whereas Vendor has agreed to transfer the said Flat on following terms & conditions:

**NOW THEREFORE THIS DEED WITNESSETH**

1. That in the pursuance of the said agreement and in consideration of payment of Rs. 5,00,000/- (Rupees FIVE LACKS ONLY only) to be paid in the following manner the Vendor has agreed to sale and the Purchaser has agreed to purchases all rights title and interest of the aforesaid Flat No. 301 on the Third Floor, is admeasuring 750 Sq. Ft. built-up area in the building known as Begees Co. Op. Hsg. Soc. Ltd

*Adhyam*

*Adhyam*

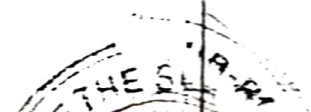
*Adhyam*

*Adhyam*

*Adhyam*

*P. S. P. P. P.*

*J. V. A. C.*



in the land bearing S.No. 89, H.No.2A&2B,S.No 142A, H.No. 2/2 with the limits of Kalyan Sub District ( More particularly described in the Schedule written hereunder and hereinafter referred to as the said co-operative Hsg. Soc. along with right to use and occupy the said Flat for ever.

2  
 Adhyam  
 Adhyam

The Purchaser have on or before the date of execution of the Agreement paid a sum of **Rs. 3,50,000/- (Rupees THREE LAKS FIFTY THOUSANDS only)** to the Vendor being the **Partial** amount towards the purchase of the said Flat and shares, the receipt. Whereof the Vendor doth hereby admit and acknowledge. The balance monetary consideration of **Rs. 1,50,000/- (Rupees ONE LACK FIFTY THOUSANDS only)** after bank loan sanctioned .

(P. S. Patil)  
 Adhyam  
 Adhyam

3  
 4

The Vendor hereby declare that he has paid all the dues and outgoing to the society up to date to handing over possession of the said Flat.

That the Vendor shall handover the possession of the Flat directly to the purchaser and in view of the Transfer of the said Flat and shares and membership rights, the purchaser shall occupy the said subjects to the full/part payment of consideration as specified about.

(P. S. Patil)

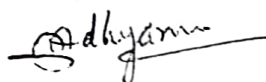
.. 5 ..

Adhyam





- 5 That at the time of handing possession of the said Flat the vendor shall handover all original papers pertaining to the said Flat including share certificate.
- 6 The Vendor hereby declares that he has not entered charged or encumbered the said Flat for share certificate and has not done any act omission Where by he is preventing from transferring the said Flat and has not done or created charges, interest of any person or any Bank or Financial Institution over the said Flat and the said Flat is free from all encumbrances.
- 7 The vendor hereby declares that he has not entered into any agreement for sale for said Flat with any other purchaser prior to this present and vendor to the said Flat is clear and marketable.
- 8 The Vendor & the purchaser have applied to society in connection with the said transfer of Flat No.301 on Third floor under the rule 34 of the Maharashtra Housing Societies Rule, 1961 & the Purchaser is being inducted or admitted as member of the society.
- 9 This agreement shall always being subject to the provisions to the contained in the Maharashtra Co-operative Housing Societies Act, 1960.

 Adhyam

 P. P. M.

 THE SURVEY

क. ल. नं. १।	
दल नं.: ११२	२००१
१६	२५

### SCHEDULE OF THE PROPERTY

A flat No.301, **Third** floor, admeasuring **750** Sq.ft built up area, in the building known as **Beegees** Co. Op. Hsg. Soc. Ltd Situated at Rambaug Lane No. 5 Kalyan, Dist. Thane. consisting of Third floor, without lift at S.No. 89, H. No2A & 2 B, S. No. 142A H. No. 2/2 of Mouje **Chikanghar** Taluka Kalyan, Dist. Thane and within the limits of Kalyan Municipal Corporation, Kalyan Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan and bounded as under :

Onwards East : Tika Ram Building

Onwards West : Property Of Shree Suratkar

Onwards South : Property Of Sitaram A. Pai

Onwards North : D.P.Road

*Sadhyan*

.. 6 ..

*P. P. M.*

*J. P. D.*



क्र. ६६६	
दि. १०/१०/२०२३	
७६	२५

IN WITNESS WHEREOF THE PARTIES HERETO  
HAVE SET AND SUBSCRIBED THEIR RESPECTIVE  
HAND AND SEAL.

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED ASSIGNED

Mr. BHALCHANDRA C. ADHYARU



In the presence of .....

1. Mr. Praduman G. Patil

2. \_\_\_\_\_

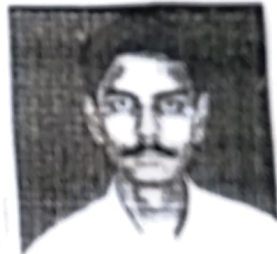
*(Signature)*

*(Signature)*

SELLER

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED ASSIGNEE

Mr. SHARAD P. PATIL  
Mrs. JYOTI SHARAD PATIL



*(Signature)*

PURCHASER

In the presence of .....

1. \_\_\_\_\_

2. \_\_\_\_\_



*(Signature)*

क. नं. १	
दस्तावेज क्र.: २१२	२००३
१८	२५

## RECEIPT

Received Rs. 3,50,000/- (Rupees Three Lacs  
fifty thousands Only) towards the Part/Full  
consideration of the Flat in the  
following manner :-

Amount (Rs. )	Mode of Payment	Date
2,00,000/-	Cheque No: 663074 Central Bank of India, Dombivli (W)	9-1-2003
1,00,000/-	Cheque No: 414982 Central Bank of India, Dombivli (W)	9-1-2003
50,000/-	Cheque No: 414983 Central Bank of India, Dombivli (W)	9-1-2003
3,50,000/-	<u>TOTAL.</u>	

I Say R

3,50,000/-  
Rs. ....

Adhyam  
Mr. BHALCHANDRA. C. ADHYARU

(SELLER)

WITNESS:

1) E. S. CHITRE

HE S... R-H...

कल्याण महानगरपालिका, कल्याण

क. २१२ २००९  
१९ २५



गा.क. क्रमांक / न.क्र. / ए.ए.म.न.क्र. /  
कल्याण महानगरपालिका, ३५०९.  
गायकवाड, कल्याण.  
दिनांक : २५/१२/१९

बांधकाम पूर्णतेचा दाखला

प्रति,  
श्री. / श्रीमती. श्री. अशोक वसुदेव वसुदेव  
अशोक वसुदेव वसुदेव  
अशोक वसुदेव वसुदेव  
अशोक वसुदेव वसुदेव

श्री. / श्रीमती. श्री. अशोक वसुदेव वसुदेव यांचे  
दिनांक १९/१२/१९ चे अर्जासह दाखला देण्यात येतो. त्यांनी कल्याण  
महानगरपालिका तहसील, प्लॉट नं. ३-१२-३९ हि. नं. २/२  
प्लॉट नं. ३-१२-३९ प्लॉट नं. २/२  
तीजे अशोक वसुदेव वसुदेव समभाषणाने /

नगरपालिका / महानगरपालिका यांचे कधीच बांधकाम परवानगी जावक प्रमाण ३५०९  
३५०९/३५०९/३५०९-१७२ दिनांक १९/१२/१९ मन्वये मंजूर केलेला  
भूकाली प्रमाणे राहण्यासाठी / कर्मचारीकडे बांधकाम पूर्ण केले आहे. तरच त्यांना सोबतच्या  
अकाउंटमध्ये दिरक्या रंगाने पुपल्ली दाखविल्या प्रमाणे सद्येच प्वालीस अटीवर राहणे बांधकामाची  
वापर परवानगी देण्यात येत आहे.

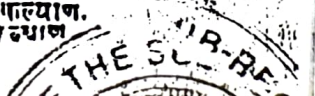
- १) माल मजला : १
- २) पहिला मजला : १
- ३) दुसरा मजला : १
- ४) तिसरा मजला : १
- ५) चौथा मजला : १

अटी : \_\_\_\_\_

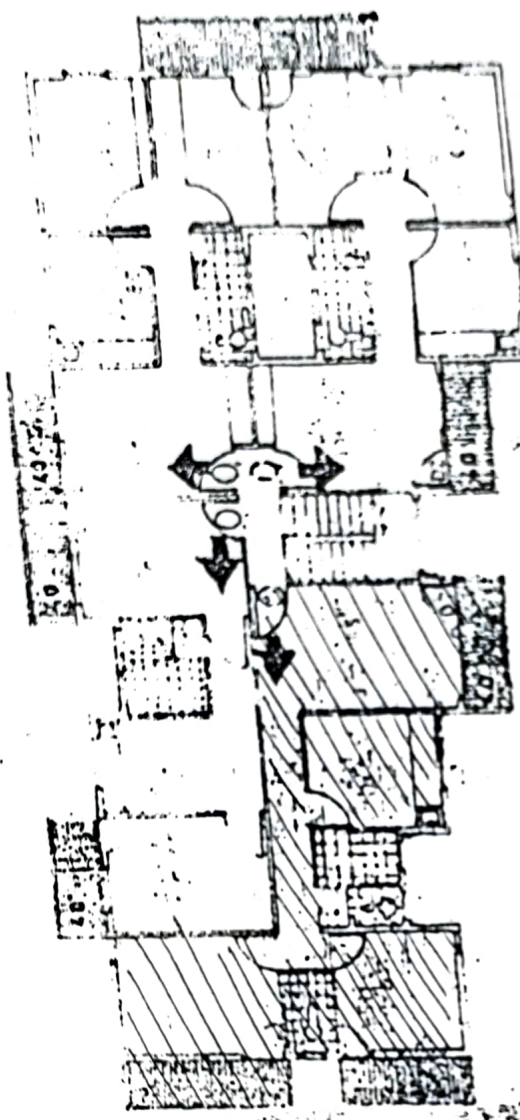
२) \_\_\_\_\_

अशोक वसुदेव वसुदेव  
२५/१२/१९

नगर रचनाकार  
कल्याण महानगरपालिका कल्याण.



310307E



Plot No. 301 enclosed plan.

Shaded area is covered  
by Mr. S.C. Rajgopal  
& Mr. J.S. Rajgopal.

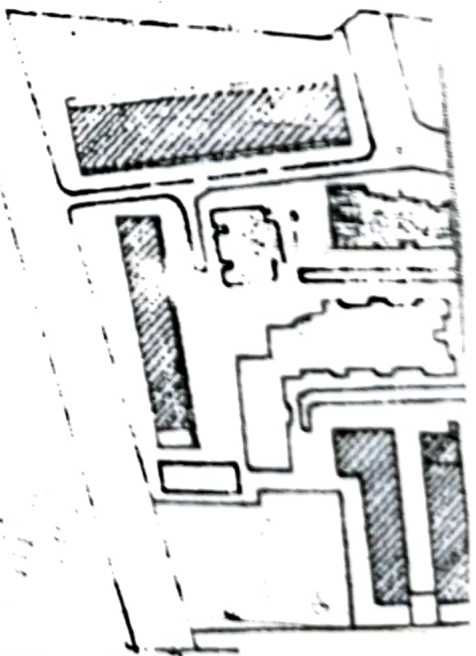


*(Signature)*

*(Signature)*

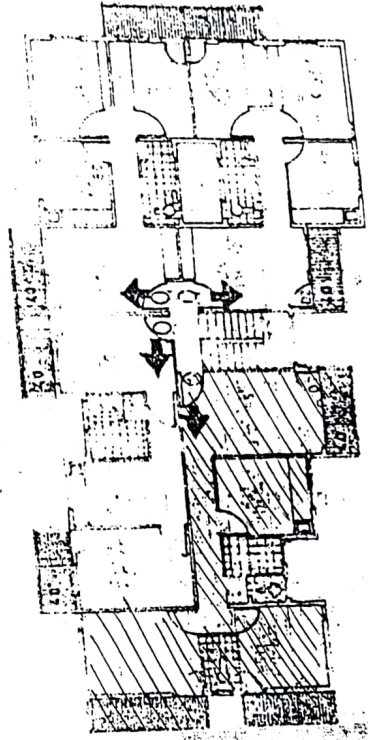
क. ल. नं. १
दस्तावेज नं. 292/2008
23 24

335  
DOUBT



copy

301



क. ल. नं. १
दलक: 292/2008
23 28

Plot No. 301 on West Block  
 Stalled area is located  
 by Mr. B.C. Rajguru  
 & Mr. J.S. Rajguru.



*(Signature)*  
 B. Rajguru

COPY





7/1/2003

दुर्यम निबंधका

दस्त गोषवारा भाग-1

कलन 1

दस्त क्र 212/2003

:26:13 pm

कल्याण 1

स्त क्रमांक : 212/2003

स्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
<p>1. नाव श्री हरद वी ज्योती पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव गंगेश्वर नगर ईमारत नं. - पेट/पत्ताहस्त दिग्दशात मार्ग शहर/गाव टोंडिवली तालुका - जिल्हा -</p>	<p>तिहुन घेणार वय 40 सही</p>		
<p>2. नाव सी ज्योती हरद ज्योती पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव गंगेश्वर नगर ईमारत नं. - पेट/पत्ताहस्त दिग्दशात मार्ग शहर/गाव टोंडिवली तालुका - जिल्हा -</p>	<p>तिहुन घेणार वय 35 सही</p>		
<p>3. नाव भातबंध सी ज्योती पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव शारदा अपा ईमारत नं. - पेट/पत्ताहस्त रामबाग शहर/गाव - तालुका कल्याण जिल्हा -</p>	<p>तिहुन घेणार वय 55 सही</p>		







दस्त गोषवारा भाग - 2

कलना  
दस्त क्रमांक (212/2003)  
212-24

कलना-1-212-2003] चा गोषवारा  
बोझणे - मुल्य : 516000 मोबदला 500000 भरलेले मुद्रांक शुल्क : 9750

पावती क्र.: 212 दिनांक: 09/01/2003  
पावतीचे वर्णन  
नांव: श्री शरद पी पाटील

दस्त हजर केल्याचा दिनांक : 09/01/2003 03:19 PM  
निष्णादनाथा दिनांक : 09/01/2003  
दस्त हजर करणा-याची सही :

*(Signature)*

5160 : नोंदणी फी  
500 : नकल (अ. 11(1)), पृष्ठांकनाची नक्का  
(आ. 11(2)),  
रुजयात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

5660: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 09/01/2003 03:19 PM  
शिक्का क्र. 2 ची वेळ : (फी) 09/01/2003 03:23 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 09/01/2003 03:24 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 09/01/2003 03:25 PM

*(Signature)*  
दु. निबंधकाची सही / कल्याण 1

दस्त नोंद केल्याचा दिनांक : 09/01/2003 03:28 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटयितात.

- 1) जॉर्ज एफ अॅन्थोनी, घर/प्लॉट नं: - *(Signature)*  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: रामबाग नं.-4  
शहर/गाव:-  
तालुका: कल्याण  
पिन: -
- 2) प्रभाकर जी पाटील, घर/प्लॉट नं: - *(Signature)*  
गल्ली/रस्ता: -  
ईमारतीचे नाव: दिनदयाल रोड  
ईमारत नं: -  
पेठ/वसाहत: डोबिवली  
शहर/गाव:-  
तालुका: -  
पिन: -

*(Signature)*  
दु. निबंधकाची सही  
कल्याण 1

दस्त क्रमांक ..... 212 .....  
... 212 ... कल्याण नोंदला

*(Signature)*  
दुयम निबंधक कल्याण-1  
दिनांक... 9 ... 2003

प्रमाणित करण्यात येते की या  
दस्तऐवजा मध्ये  
पाने आहेत.

*(Signature)*  
दु. नि. कल्याण-9

