

A G R E E M E N T F O R S A L E  
A N D  
T R A N S F E R

THIS AGREEMENT FOR SALE is made and entered into at **BHAYANDAR** on this 21<sup>st</sup> day of **MAY 2015**

B E T W E E N

**Mr. Shankar Manohar Dewoolkar** an adult Indian Inhabitant owner of Flat No. **402** on **Fourth** Floor, in **Sonam Annapoorna Bldg. No. 2**, Co. op. Hsg. Soc. Ltd., Situated at, Golden Nest Phase VII, Mira Bhayandar Road, Bhayandar (E), Dist. - Thane - 401 105, hereinafter called and referred to as the **TRANSFEROR**. (Which expression shall mean and include **her** respective legal heirs, executors administrators. till the last survivors administrators and permitted assigns) of the **ONE PART**.

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दस्त क्रमांक 3500 / 2014
2 / 28

(1) **Mr. Dinesh Kumar Gulabchand Yadav** (2) **Mr. Sanjay Kumar Gulabchand Yadav** (3) **Mr. Ajay Kumar Gulabchand Yadav** all are adult Indian Inhabitants residing at Flat No. 308, Kol Dongri Sahar Road, Andheri (E) Mumbai -400069 hereinafter called and referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall be deemed to mean and include **their** respective legal heirs, executors, administrators, till the last survivor and permitted assign) of the **SECOND PART**.



*Dewoolkar*

*Ryadav*  
*Sanjay*  
*Ajay*



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WHEREAS The Transferor is the sole and absolute owner and is in exclusive use, occupation and possession of or otherwise well and sufficiently entitled to the Flat premises bearing No. **402** on **Fourth** Floor, in **Sonam Annapoorna Bldg. No. 2**, Co. op. Hsg. Soc. Ltd., Situated at, Golden Nest Phase VII, Mira Bhayandar Road, Bhayandar (E), Dist. - Thane - 401 105

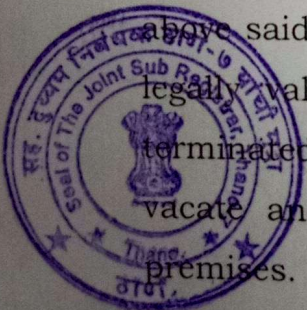
AND WHEREAS by and under an Agreement for sale dated **10<sup>th</sup> December 2002** entered into by and between **M/s. Sonam Builders** hereinafter called and referred to as "BUILDER" of One Part, and with **Sulabha Gangaram Gurav** therein called as the purchasers of other part, acquired the said FLAT premises on Ownership Basis on Payment of Full and Final Sale consideration thereof mentioned herein and took possession thereof. The said Agreement for sale was

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दस्त क्रमांक 3500 / 2002.
3 / 28

registered on **12/12/2002** vide document no. **TNN4-05953-**

AND WHEREAS **Sulabha Gangaram Gurav** have sold and transferred the above Flat premises to **Mr. Shankar Manohar Dewoolkar** vide agreement sale dated **17<sup>th</sup> April 2007**. The said Agreement for sale was registered on **17/04/2007** vide Document No. **TNN7-03364-2007**.

AND WHEREAS The Transferor herein confirmed that the above said Agreement is executed between above parties is all legally valid existing and subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacate and peaceful physical Possession of the said FLAT premises.



*Dewoolkar*

*Rajadav*

*Sanjay*

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AND WHEREAS  
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AND WHEREAS  
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**NOW THESE**

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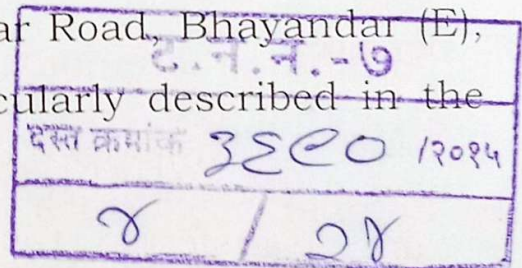


AND WHEREAS The Transferor herein has assured, represented and has further confirm that the title of the FLAT premises herein is clear, marketable and free from all types of encumbrances, and absolute right, title and interest of selling the above said FLAT premises to whomsoever he want without any type of consent/hindrance/encumbrances from anybody.

AND WHEREAS The Transferor herein have agreed to sell transfer, to assign his right, title and interest and shares under this Agreement and in respect of the said FLAT premises on terms, conditions and obligations hereinafter mentioned.

**NOW THESE PRESENTS WITNESSETH AS FOLLOWS :**

1). The Transferor is the sole and exclusive owner of the Flat premises bearing No. **402** on **Fourth** Floor, in **Sonam Annapoorna Bldg. No. 2**, Co. op. Hsg. Soc. Ltd., Situated at, Golden Nest Phase VII, Mira Bhayandar Road, Bhayandar (E), Dist. - Thane - 401 105 (More particularly described in the schedule hereunder written).



2) The TRANSFEREES herein has agreed to purchase from the Transferor, and the Transferor has agreed to sell the above FLAT premises as mutually agreed on lumpsum sale consideration amount of **Rs. 41,00,000/- (Rupees Forty One Lakh Only)** free from all types of encumbrances and charges and being FULL & FINAL settlement for his claim for the said FLAT premises on Ownership Basis subject to the terms, conditions and obligations contained in this Agreement.



*Bhavadan*

*Sanjay*

*AKR*

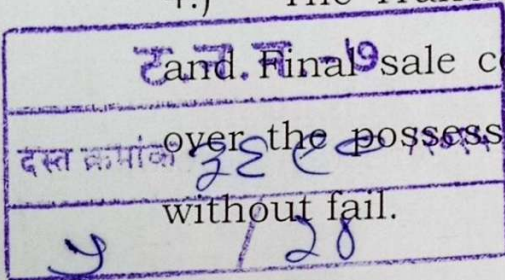
*Shweta*



3) The TRANSFEREES has paid the sum of **Rs. 8,55,000/- (Rupees Eight Lakh Fifty Five Thousand Only)** being as a Part Payment of total sale consideration amount to the Transferor in respect of the above said FLAT premises herein above mentioned (the payment and receipt hereof the Transferor hereby subject to realization confirm, admit and acknowledge).

3 A) The balance amount of **Rs. 32, 45,000/- (Rupees Thirty Two Lakh Forty Five Thousand Only)** shall be paid on/or before 45 days.

4.) The Transferor hereby state that after receiving the Full and Final sale consideration amount shall immediately hand over the possession of FLAT premises to the TRANSFEREES without fail.



5.) The Transferor do hereby assure, state, covenants and declare:-

A) That The Transferor herein confirm that the above given said Agreement, executed between the above given parties is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said FLAT premises since the date he purchased.

B) That the said **FLAT** premises are free from all types of encumbrances, Liabilities, claims and demands of any nature whatsoever including lispendis.



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C) That, he has not mortgaged, transferred, assigned or in any of this way encumbered or alienated his rights, title and interest and confirms that the title said FLAT premises herein is clear, marketable and free from all types encumbrances and liabilities in the said **FLAT** premises, on or before the date of execution of this Agreement for Sale and Transfer.

D) That no suit is pending in respect of the said FLAT premises nor therein an attachment nor proceedings going on, nor the said FLAT premises is subject to any charge attachment, lien, claim in favour of the any GOVT. Central or State, local Body or public authority taxes, dues rate, levies etc.

E) That after the Full and Final sale consideration amount of the Agreement the TRANSFEREES are entitled to hold, possess, occupy and enjoy the said FLAT premises without any interruption from the Transferor herein.

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F) That he has right and absolute authority to enter into the Agreement sand that he has not done or performed or caused or suffered to be done or performed any acts, deeds, matters or things whatsoever whereby he may be prevented from entering onto the Agreement of said FLAT premises as purported to be done hereby or whereby the TRANSFEREES hereby may be Obstructed or prevented or hindered in enjoying the rights, to be conferred in favour of the whereby the quiet, vacant and peaceful physical possession of the TRANSFEREES in respect of the said FLAT premises as may be disturbed and in the in the invent of it being found that the Transferor is not entitled to enter into the Agreement, with right, sought or

*Deewankar*



*Sanjay*

महानगरपालिका  
कोटिवासी  
बिनास  
१०५ (१), मुम्बई



11) The Agreement shall always be subject to the provisions contained in the Maharashtra Ownership FLAT Act, 1963 and Maharashtra FLAT Rules, 1964 or any of this provisional law applicable hereto.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT FLAT PREMISES bearing No. **402**, on **Fourth** Floor, admeasuring about area. equivalent to **47.21** Sq. Meter built up, in **Sonam Annapoorna Bldg. No. 2** Co op. Hsg. Soc. Ltd., bearing registration No. **(TNA/(TNA)/HSG/(TC)/14647/2003-2004)**, Situated at bearing Old survey No. **53**, New survey No. **14**, Hissa No. **2**, Revenue Village - **Goddeo**, Situated at Golden Nest Phase VII, Mira Bhayandar Road, Bhayandar (E), Dist. - Thane - 401 105.

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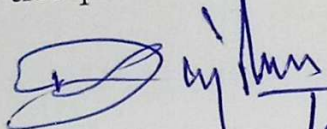
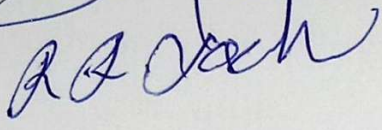
IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals to these present the day and the year hereinabove written.

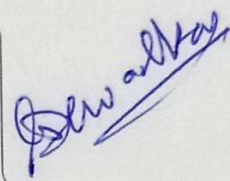
SIGNED SEALED & DELIVERED

By the within named "TRANSFEROR"

Mr. Shankar Manohar Dewoolkar

In the presence of -----

- 1. 
- 2. 





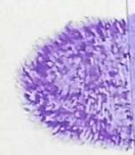
SIGNED SEALED & DELIVERED

By the within named "TRANSFEREES"

(1) Mr. Dinesh Kumar Gulabchand Yadav

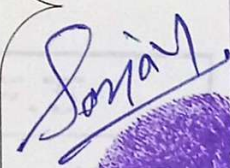
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दस्ता क्रमांक 3800	1/2014
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(2) Mr. Sanjay Kumar Gulabchand Yadav

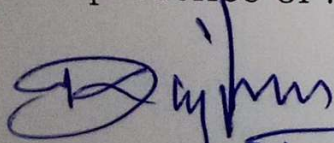
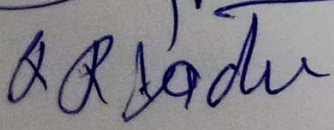
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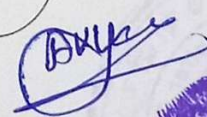


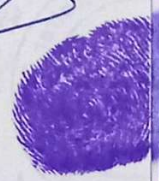


(3) Mr. Ajay Kumar Gulabchand Yadav

In the presence of .....

- 1. 
- 2. 









# महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१५

१. दस्ताचा प्रकार : ..... करारनामा ..... अनुच्छेद क्रमांक... २५-B.
२. सादरकर्त्याचे नांव : ..... दिनेश कुमार गुल्बर्गाकर २१६९
३. तालुका : ..... ६१०
४. गांवाचे नाव : ..... ११६६९
५. नगरभुमापन क्रमांक/सर्व्हे क. /अंतिम भुखंड क्रमांक : ..... १४/२
६. मूल्य दरविभाग (झोन) : ..... ५५ ..... उपविभाग ..... ३/१८
७. मिलकतीचा प्रकार : खुली जमीन निवासी कार्यालय दुकान औदयोगिक  
प्रति चौ. मी. दर : ..... २०२००/-
८. दस्तात नमुद केलेल्या मिलकतीचे क्षेत्रफल : ४.७.२/ कारपेट/बिल्ट अप चौ. मीटर/फूट
९. कारपार्किंग : ..... गच्ची : ..... पोटमाळा : .....
१०. मजला क्रमांक : ..... चौथा ..... उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष : ..... घसारा : .....
१२. बांधकामाचा प्रकार : आरआरसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजामुल्यदर तवत्यातील मार्गदर्शक सूचना क्र. : ..... ज्यान्वये दिलेली घट/वाढ ३३०० /२०१५  
९२ / २२
१४. लिक्व्ह अँड लायसन्सचा दस्त : १ प्रतिमाह भाडे रक्कम : .....  
निवासी/अनिवासी २. अनामत रक्कम /आगवू भाडे : .....  
३. कालावधी : .....
१५. निर्धारित केलेले बाजारमूल्य : ..... ३३५०००० ✓
१६. दस्तामध्ये दर्शविलेली मोबदला : ..... ४१००००० ✓
१७. देय मुद्रांक शुल्क : ..... २४६००० भरलेले मुद्रांक शुल्क : ..... २४६००० ✓
१८. देय नोंदणी फी : ..... ३०००० ✓

लिपिक

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सह दुय्यम निबंधक

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# मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

## MIRA BHAYANDAR MUNICIPAL CORPORATION

उभयपती शिवाजी महाराज मार्ग, भाईंदर (प.), पिन कोड - ४०१ १०१.

गण/नस/५३/२०६२/२००३-०४

दिनांक ३१/१२/०३

५४/१ ते ४, ५, ५५/१, ६, ८, ५६/५, ६, ७, ११, ७४/५ ते ८, ११, ७५/२, ८ व ३४४/२  
 व येथील मंजूर रेखांकन नकाशांमधील वास्तुविशारद प्रस्तावित गोल्डन नेस्ट फेज ७,  
 ९, व १० मधील या खालील तक्त्यात नमुद केल्याप्रमाणे इमारतीचे बांधकाम पूर्ण झाले  
 बाबतचा दाखला वास्तुविशारद मॅ. लिंड कन्सल्टन्स यांनी सादर केला आहे.

अ. क्र.	प्रस्तावित फेज क्र.	इमारत क्रमांक	इमारतीचे स्वल्प	इमारतीच्या त.
१.	७	१२	तळ + चारमजले	०१
२.	८	स्ल-एम	तळ + चार मजले	०२
३.	९	५, ६	तळ (स्टील्ट + राहिवॉस) + सात मजले	०२
४.	१०	अ, बी, ई	तळ [वाणिज्य + राहिवॉस] + सात मजले	०३
५.	१०	सी, डी	तळ [वाणिज्य + राहिवॉस] - सात [फार्ट]	०२

उक्त इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्य झाल्या बाबतचा दाखला मॅ.  
 राजलक्ष्मी प्रोजेक्ट कन्सल्टन्सी व इमारतीच्या प्लाढिंग बाबतचा दाखला मॅ. एस.एन.  
 मेहता सॅनीटेरन यांनी सादर केला आहे. याबाबत अहवाल तयार करून देण्यात येईल.  
 ५, ६, अ, बी, सी, डी व ई या इमारतीचा बांधकाम करणेस व बांधकाम संपल्या नंतर  
 पुरवठा वीजेस महानगरपालिकेला हस्तगत नाही. शहरातील पाण्या व वीज पुरवठा  
 यंत्रणेला नुकतेच येथील विजेचे वाटो व वीज यंत्रणेबाबतचे नुकतेच घेतले  
 धारणा घेण्यात येईल.



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 दस्त क्रमांक ३६९० /२०१५  
 १६ / २४





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 3690/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) गोडदेव

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला		4100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		3340000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपा इतर वर्णन ; इतर माहिती: मौजे-गोडदेव वार्ड क्र- एम, उपविभाग 3/18 सदनिका क्र.402, चौथा मजला, सोनम अन्नपूर्णा विल्डिंग न. 2, को.ऑप. हाउसिंग सो. लि न्यू गोल्डन नेस्ट फेस -VII, मीरा भायंदर रोड भायंदर पूर्व ठाणे 401105 ( ( Survey Number : 14 ; HISSA NUMBER : 2 ; ) ) इतर हक्क :	
(5) क्षेत्रफळ	1) 47.21 चौ.मीटर पोटखराब क्षेत्र : 0 NA	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-शंकर मनोर देऊलकर - - वय:-38; पत्ता:-प्लॉट नं: सदनिका क्र. 402, माळा नं: चौथा मजला, इमारतीचे नाव: सोनम अन्नपूर्णा विल्डिंग न. 2, को.ऑप. हाउसिंग सो.लि , ब्लॉक नं: न्यू गोल्डन नेस्ट फेस -7 , रोड नं: मीरा भायंदर रोड भायंदर पूर्व ठाणे 401105, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AIBPD7661B	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिनेश कुमार गुलाबचंद यादव - - वय:-36; पत्ता:-सदनिका क्र. 308, तिसरा मजला, कोल डोंग्री सहर रोड, अन्धेरी पूर्व मुंबई , - , अन्धेरी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400069 पॅन नं:-ACGPY4659P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-संजय कुमार गुलाबचंद यादव - - वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र. 308, माळा नं: तिसरा मजला, इमारतीचे नाव: कोल डोंग्री सहर रोड, ब्लॉक नं: अन्धेरी पूर्व मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AFXPY0194F	
(9) दस्तऐवज करून दिल्याचा दिनांक	3): नाव:-अजय कुमार गुलाबचंद यादव - - वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र. 308, माळा नं: तिसरा मजला, इमारतीचे नाव: कोल डोंग्री सहर रोड, ब्लॉक नं: अन्धेरी पूर्व मुंबई , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-ADAPY3949F	21/05/2015
(10) दस्त नोंदणी केल्याचा दिनांक		21/05/2015
(11) अनुक्रमांक, खंड व पृष्ठ		3690/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क		246000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क		30000
(14) शेर		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक वर्ग २  
ठाणे क्र. ७



Ref. No. : 7780/2015-16/512/SBP-Dadar-W

Date: 07/07/2015

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

At the request of the Manager of State Bank of Patiala, Dadar (W) Branch, Mumbai the Residential Flat in Bhayander (E), District Thane was inspected to assess its value and the details are as furnished below:

01. Date of inspection : 3rd July 2015
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**  
302, Arenja Arcade,  
Sector - 17, Vashi.
03. List of document handed over to the valuer :  
: 1. Certified copy of Agreement for Sale made between Mr. Shankar Manohar Dewoolkar (Transferor) & Mr. Dinesh Kumar Gulabchand Yadav, Mr. Sanjay Kumar Gulabchand Yadav, Mr. Ajay Kumar Gulabchand (Transferees) dated 21/05/2015.  
2. Certified copy of Index II No. 3690/2015 dated 21/05/2015.
04. Details of enquires made/visited to govt. offices for arriving fair market value : -
05. Sub-registrar value/guideline value/rate : = ₹ 33,40,000/-
06. Fair market value of the property : = ₹ 42,00,000/-
07. Factors for determining its market value : Making market survey
08. Conservative market value of the property : ≅ ₹ 37,80,000/-
09. Distress value of the property (15% less than the market value) : = ₹ 35,70,000/-
10. Present / expected income from the property. : ₹ 8,000/- to ₹ 10,000/- per month rent
11. Any critical aspects associated with property : No

(Page 1)





12. Property details

- Name(s) and address(es) of the owner / owners (As per Agreement) : **Mr. Dinesh Kumar Gulabchand Yadav**  
**Mr. Sanjay Kumar Gulabchand Yadav**  
**Mr. Ajay Kumar Gulabchand Yadav**  
Flat No. 402, 4th Floor,  
Sonam Annupurna CHS Ltd., Building No. 2,  
New Golden Nest Phase VII,  
Bhayandar (E), District No. Thane - 401 105.
- Survey No. / Hissa No. : Survey No. 14, Hissa No. 2, Village of Goddeo,
- If the property is under joint ownership/ co-ownership share of each such owner/are the share is undivided : Joint Ownership
- Name of the previous Owner / Owners : Mr. Shankar Manohar Dewoolkar
- Member present during inspection : Mr. R. R. Yadav (Broke)
- Brief description of the property (Whether open land, property, land area, built-up area, No. of floors etc): : Ground + 4 storied building, RCC frame structure
- Carpet area (As per measurement) : 503 Sq. ft. (46.73 Sq. m.)
- Built up area (As per Index No. II) : 508 Sq. ft. (47.21 Sq. m.)
- Saleable area (As Provided) : 635 Sq. ft. (58.99 Sq. m.)
- Dimension of the site (As per deed) : N. A.
- Dimension of the site : **As per Deed**  
North :-  
South :-  
East :-  
West :-  
: **As per Actual**  
North :-  
South :-  
East :-  
West :-
- Location of the property : Flat No. 402 , 4th floor  
(Plot/Door No., Survey No. etc) -
- Postal address : As Above





- Boundaries of the property :
  - North : Road then Building No. 13 Sonam Jyot CHS Ltd.
  - South : Building No. 3
  - East : Building No. 1
  - West : Building No. 4 then Road
  
- Route map : Map Attached
  
- Any specific identification marks (like electric pole No., dug well etc) :
  - Nearest Landmark : Sai Baba Mandir / Mahalaxmi Sweet Mart
  
  - Nearest Bus Stop : New Golden Nest ( Main Road)
  
- Location : Situated app. 2 km from Bhayandar Railway Station
  
- Whether covered under Corporation / Municipality : Mira Bhayandar Municipal Corporation
  
- Whether covered under any land ceiling of State/Central Government : -
  
- Is the land freehold/leasehold : Freehold Land
  
- Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. : N. A.
  
- Type of the property-Whether :
  - 1. Agriculture :
  - 2. Industrial :
  - 3. Commercial :
  - 4. Institutional :
  - 5. Government :
  - 6. Non-Government :
  - 7. Others (Specify) : Residential
  
- In case of Agriculture land : N. A.
  - 1. Any conversion to Property site is obtained :-
  - 2. Whether the land is dry or wet :-
  - 3. Availability of irrigation facilities :-
  - 4. Type of crops grown :-
  - 5. Annual yield or income :-





- Year of acquisition / purchase : 21/05/2015
- Value of purchase price : ₹ 41,00,000/-
- Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Sellers possession
- Classification of the site :
  - a. Population group : Urban  
(Metro/Urban/Semi urban/Rural)
  - b. High/Middle/Poor class : Upper Middle Class
  - c. Residential/non residential : Residential
  - d. Development of surrounding area : Developing area
  - e. Possibility of any threat to the property (Floods, calamities etc.) : No
- Proximity of civic amenities (like school, hospital, bus stop, market etc) : Basic civic amenities are with in reach
- Level of the land (Plane, rock etc) : Plane
- Terrain of the Land : N. A.
- Shape of the land (Square/rectangle etc) : Rectangle
- Type of use to which it can be put (for construction of Property, factory etc): Residential
- Any usage restrictions on the property : N. A.
- Whether the plot is under town planning approved layout? : Mira Bhayandar Municipal Corporation
- Whether the plot is intermittent or corner?: Intermittent
- Whether any road facility is available? : N. A.
- Type of road available (B.T/Cement Road etc) : B. T. Road
- Front Width of the Road? : N. A.
- Source of water & water potentially : Yes





- Type of Sewerage System : Under Ground
- Availability of power supply : Yes
- Advantages of the site : N. A.
- Disadvantages of the site : N. A.
- Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : N. A.
- General Remarks : --

13. Rent details:

- Is the building owner occupied/tenant/both?: Sellers possession  
If partly owner occupied, specify portion & extent of area under occupation : N. A.  
Name of the tenant/lessees/licensees etc. : N. A.  
Portion in their occupation : N. A.
- Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars. : N. A.
- If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant? : N. A.
- Has any standard rent has been fixed for the premises under any law relating to the control of rent? : N. A.
- Present/expected income/rent from the property : ₹ 8,000/- to ₹ 10,000/- per month rent

14. Valuation of the property :

**Part I: (Valuation of land)**

1. Dimensions of the plot : -
2. Total area of the plot : -
3. Prevailing market rate : -
4. Guideline rate obtained from the Registrar Office : N. A.
5. Assessed/adopted rate of valuation : N. A.
6. Estimated value of the land : N. A.



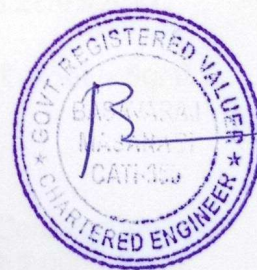


7. The conservative value of the land : N. A.

**Part II: [Valuation of building property]**

**a. Technical details of the building :**

- Type of building  
(Residential/Commercial/Industrial) : Residential
- Year of commencement of construction: -
- Year of completion of construction : 2002
- Estimated future life of the building : 47 years
- No. of floors and height of each floor  
including basement : G + 4 storied building
- Description of Property : Two bedrooms, living room, kitchen,  
bath & toilet
- Plinth area of each floor : N. A.
- Type of construction  
(Load bearing/RCC/Steel framed) : RCC framed structure
- Condition of the building
  - External : Good  
(excellent/good/normal/poor)
  - Internal : Good  
(excellent/good/normal/poor)
- Whether the building/property is  
constructed strictly according to the  
sanctioned plan, details of variations  
noticed if any and effect of the same  
on the valuation. : -





b. Specification of Construction :

Sl. No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	Yes
c.	Joinery/Doors & Windows	Wooden flush door & aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Sand face plaster
f.	Flooring, Skirting	Vitrified flooring
g.	Master Bedroom	One bedroom with attached EWC & bath
h.	Kitchen	Black Granite kitchen platform with Steel sink & full tiling
i.	Any special finishing	-
j.	Whether any weather proof course is provided	N. A.
k.	Drainage	Available
l.	Compound wall (Height, length and type of construction)	Yes
m.	Electric installation (Type of wire, Class of fittings)	Yes, concealed wiring
n.	Plumbing installation (No. of water costs & wash basins etc)	EWC, bath with concealed plumbing & full tiling
o.	Bore well	N. A.
p.	Wardrobes, if any	N. A.
q.	Development of open area in the Property	-

Agreement Value : ₹ 41,00,000/- dated 21/05/2015  
 Market value as per stamp duty : ₹ 33,40,000/- dated 21/05/2015

Government Stamp Duty Rate as per Ready Reckoner Book - 2015 : ₹ 70,700/- Sq. m. (₹ 6,568/- Sq. ft.)

c. Details of valuation :  
 Replacement Cost for insurance purpose

: = Built up area X Construction rate  
 = 508 Sq. ft X ₹ 2,000/- Sq. ft.  
 = ₹ 10,16,000/-  
 = ₹ 10,20,000/-

Summary of Valuation

: The Valuation of the flat is based on the prevalent rate in the area. The unit market rate of ₹ 8,500/- Sq. ft. is considered area for assessment.





Prevailing market value of Flat (A) : = Built up area X Market rate  
 = 508 Sq. ft. X ₹ 8,500/- Sq. ft.  
 = ₹ 43,18,000/-

Depreciation : Deduct depreciation by straight line method and taking a original cost of ₹ 1,200/- Sq. ft. of built up area.

$$= \frac{\text{Total Life of Bldg.} - \text{Future Life}}{\text{Total Life}} \times (100\% \text{ less Salvage Value})$$

$$= \frac{13}{60} (508 \text{ Sq. ft.} \times ₹ 1,200/-) \times 90\%$$

(D) = ₹ 1,18,872/-

Present market value of the Flat After taking depreciation : = (A) - (D)  
 = ₹ 43,18,000/- - ₹ 1,18,872/-  
 = ₹ 41,99,128/-  
 ≅ ₹ 42,00,000/-

Part III :

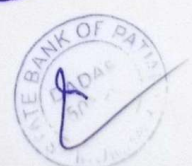
Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any

**SUMMARY OF VALUATION:**

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 42,00,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
<b>TOTAL</b>		<b>: = ₹ 42,00,000/-</b>
The overall conservative value of the property (10 % less than the market value)		<b>: = ₹ 37,80,000/-</b>

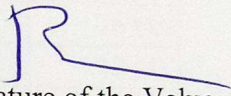


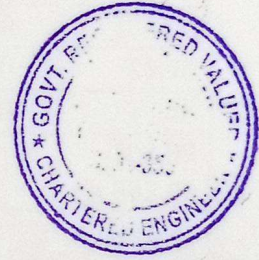


I/We Certify that :

- The property is being valued by I / our representative personally.
- The rates for valuation of the property are in accordance with the Govt. approved rates.
- There is no direct/indirect interest in the property valued.
- The fair value of the property is ₹ 42,00,000/- (Rupees Forty Two Lakhs Only).
- The legal aspects were not considered in this valuation.

Date : 07/07/2015  
Place: Navi Mumbai

  
Signature of the Valuer





Carpet area as per measurement:

Description	Length in ft.	Width in ft.	Multiply Factor	Total area in Sq. ft.
Living Room	14.00	9.42	1.00	131.88
Balcony	9.50	5.00	0.50	23.75
Bath	6.50	4.00	1.00	26.00
WC	4.00	3.00	1.00	12.00
Passage	10.58	3.42	1.00	36.18
Kitchen	9.50	6.50	1.00	61.75
Bedroom 1	12.00	9.00	1.00	108.00
Bedroom 2	9.33	9.17	1.00	85.56
Balcony	6.50	5.50	0.50	17.88
<b>Total</b>				502.99 ≅ <b>503.00</b>

