

19 December, 2014



Thursday, December 18, 2014  
6:56 PM

पावती

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

पावती क्र.: 11959 दिनांक: 18/12/2014

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल4-10381-2014

दस्तऐवजाचा प्रकार: बक्षीसपत्र

गारदर करणाऱ्याचे नाव: रचना संदीप सोन्यालिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

DELIVERED

एकूण:

रु. 30480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 7:08 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ना - 4

वाजार मुल्य: रु.8532000/-

भरलेले मुद्रांक शुल्क: रु. 426600/-

मोबदला: रु.0/-

सह दुय्यम निबंधक कुर्ना-४  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004570153201415R दिनांक: 18/12/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 480/-

*S. Lanthala*

DELIVERED



19 December, 2014

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कुर्ला 4

दम्न क्रमांक : 1038V/2014

नोदणी 63

Regn. 63M

गावाचे नाव : चेंबूर

- (1) विनेखाचा प्रकार वधीमपत्र
- (2) मोबदला रु.0/-
- (3) बाजारभाब(भाबेपट्टयाच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.8,532,000/-
- (4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम) 1525. पालिकेचे नाव: मुंबई मनया इतर वर्णन : सदतिका नं: 802, माळा नं: 8, इमारतीचे नाव: विजयथ्री विल्डींग,विजयथ्री को ऑप ही सो लि, ब्लॉक नं: सेंट अन्वोनी रोड, रोड नं: चेंबूर मुंबई 400071, इतर माहिती: एकुण क्षेत्रफळ 838 चौ फुट कारपेट 93.46 चौ मीटर
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात अनेक तैव्हा.

- (7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.

1) नाव:- सरला राजकुमार अग्रवाल ;वय: 67;  
पत्ता :-प्लॉट नं: 901/902, माळा नं: -, इमारतीचे नाव: विजयथ्री , ब्लॉक नं: सेंट अन्वोनी रोड , रोड नं: चेंबूर मुंबई  
पिन कोड:- 400071  
पॅन नंबर: AADPA6426H

2) नाव:- राजकुमार सत्यनारायण अग्रवाल ;वय: 71;  
पत्ता :-प्लॉट नं: 901/902, माळा नं: -, इमारतीचे नाव: विजयथ्री , ब्लॉक नं: सेंट अन्वोनी रोड , रोड नं: चेंबूर मुंबई  
पिन कोड:- 400071  
पॅन नंबर: AACPA2127J

3) नाव:- संदीप राजकुमार सोन्वालिया ;वय: 37;  
पत्ता :-प्लॉट नं: 901/902, माळा नं: -, इमारतीचे नाव: विजयथ्री , ब्लॉक नं: सेंट अन्वोनी रोड , रोड नं: चेंबूर मुंबई  
पिन कोड:- 400071  
पॅन नंबर: AAHPS6901R

- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1)नाव:- रचना मंदीप सोन्वालिया ;वय:36;  
पत्ता:-901/902, -, विजयथ्री , सेंट अन्वोनी रोड , चेंबूर मुंबई , चेंबूर, MAHARASHTRA, MUMBAI  
Non-Government;  
पिन कोड:- 400071;  
पॅन नं:- AALPT8359C;

2)नाव:- मोनिका विवेक सोन्वालिया ;वय:36;  
पत्ता:-प्लॉट नं: 1001/1002, माळा नं: -, इमारतीचे नाव: विजयथ्री , ब्लॉक नं: सेंट अन्वोनी रोड , रोड नं: चेंबूर ;  
पिन कोड:- 400071;  
पॅन नं:- AVLPS3114R;

- (9) दस्तऐवज करून दिल्याचा दिनांक 18/12/2014

- (10) दम्न नोंदणी केल्याचा दिनांक 18/12/2014

- (11) अनुक्रमांक,खर्च व पृष्ठ 10381/2014

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.426,600/-

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-

- (14) शेरग



बरी कस  
ब. दुय्यम निबंधक कुर्ला-4  
नेबरी-उपजगर विव्हा

मुल्यांकनासाठी विचारात घ्यावेना  
मुद्रांक शुल्क आकारताना निवडलेला अन्वय

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



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग



मुल्यांकन अहवाल सन २०१४

A-1) महानगर पालिका - मुंबई

१. दस्ताचा प्रकार :- व्यवसायपत्र :- अनुच्छेद क्रमांक ३४
२. सादरकर्त्याचे नाव :- रचना संदीप सोन्यालिया
३. तालुका :- कोल्हा
४. गावाचे नाव :- चेंबूर
५. नगरभूमापन क्रमांक/सर्वे क्र./अंतिम भूखंड क्रमांक :- १५२५
६. मूल्य दरविभाग (झोन) :- ९४ :- उपविभाग :- ४४५
७. मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर :- १,४४,९००
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- ९३.४६ क्वेड्रेट / विल्ट अप चौ. मीटर / मुट्टे
९. कारपाकिंग :- \_\_\_\_\_ :- गच्ची :- \_\_\_\_\_ :- पोटमाळा :- \_\_\_\_\_
१०. मजला क्रमांक :- ८ उदवाहन सुविधा :- आह आहे / नाही
११. बांधकाम वर्ष :- १९६९ घसारा :- ४० ४०
१२. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्ध पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्र. :- ४ प्रत्येकचे दिलेले मुद्रांक / वाट
१४. लिट्ट अॅन्ड लायसन्सचा दस्त निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम :-
२. अनामत रक्कम/आगाऊ भाडे :-
३. कालावधी :-
१५. निर्धारित केलेले बाजारमूल्य :- ८५,३२,००० L
१६. दस्तामध्ये दर्शविलेला भोवदला :- \_\_\_\_\_
१७. देय मुद्रांक शुल्क :- ४,२६,६०० L भरलेले मुद्रांक शुल्क :- ४,२६,६०० L
१८. देय नोंदणी फी :- ३०,००० L



[Signature]  
लिपीक

[Signature]  
सह दुय्यम निबंधक  
सह दुय्यम निबंधक कुला-  
मुंबई उपनगर जिल्हा

**IDBI BANK**

करल-४		
90369	2	25
2014	Form ID:	Date: 18-12-2014

**CHALLAN**

MTR Form Number - 6

GRN NUMBER	MH004570153201415R	BARCODE	
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR200-KRL4_JT SUB REGISTRAR KURLA NO 4	Location	PAN No. (If Applicable) PAN-AALPT8359C
Year	Period: From : 18/12/2014 To : 31/03/2099		Full Name RACHNA SANDEEP SONTHALIA
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 802 8 TH FLOOR
0030045501-75	406500.00	Road/Street, Area /Locality	VIJAYSHREE BLDG THE VIJAYSHREE
0030063301-70	30000.00	Town/ City/ District	CHSL ST ANTHONY ROAD CHEMBUR MUMBAI Maharashtra
	0.00		4 0 0 0 7 1
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	436500.00		Rs. Rupees Four Lakhs Thirty Six Thousand Five Hundred Only
Payment Details: IDBI NetBanking Payment ID : 54037687		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014121851404	
Cheque- DD No.		Date	18-12-2014
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



*R. Sonthalia* *for* *Rachna*  
*Comptroller*  
*Santhalia*

90369 | 8 | 28

**CHALLAN**  
MTR Form Number - 6

२०१४  
Form ID: 18-12-2014  
Date: 18-12-2014

GRN NUMBER	MH004574047201415R	BARCODE	
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR200-KRL4_JT SUB REGISTRAR KURLA NO 4	Location	PAN No. (If Applicable) PAN-AALPT8359C
Year	Period: From : 18/12/2014 To : 31/03/2099		Full Name RACHNA SANDEEP SONTHALIA
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 802 8 TH FLOOR
0030045501-75	20100.00	Road/Street, Area /Locality	VIJAYSHREE BLDG THE VIJAYSHREE
0030063301-70	0.00	Town/ City/ District	CHSL ST ANTHONY ROAD CHEMBUR MUMBAI Maharashtra
	0.00	PIN	400071
	0.00	Remarks	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	20100.00	Amount in words	IN Rupees Twenty Thousand One Hundred Only
Payment Details:IDBI NetBanking Payment ID : 54045501		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014121852128	
Cheque- DD No.		Date	18-12-2014
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

*R. Sonthalia*  
*(Signature)*

*Rachna*  
*(Signature)*

*(Signature)*

करल-४		
१०३६९	६	२४
२०१४		



GIFT DEED

THIS DEED OF GIFT executed at Mumbai, this 18<sup>th</sup> day of December Two Thousand and Fourteen BETWEEN M<sup>RS</sup>. SARLA RAJKUMAR AGARWAL, MR. RAJKUMAR SATYANARAYAN AGARWAL and MR. SANDEEP RAJKUMAR SONTHALIA of HINDU, Indian Inhabitants, residing at 901/902 Vijayashree, St. Anthony Road, Chembur, Mumbai - 400071 hereinafter called "THE DONORS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the One Part, and MRS. RACHNA SANDEEP SONTHALIA wife of MR. SANDEEP RAJKUMAR SONTHALIA and MRS. MONICA VIVEK SONTHALIA wife of MR. VIVEK CHANDRPRAKASH SONTHALIA of Hindu, Indian Inhabitants, residing at 901/902 Vijayashree, St. Anthony Road, Chembur, Mumbai - 400071 and 1001/1002 Vijayashree, St. Anthony Road, Chembur, Mumbai - 400071 respectively, hereinafter called "THE DONEES" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators and assigns) of the Other Part:

WHEREAS:- करल-४

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(a) The DONORS are seized and possessed of or otherwise well and sufficiently entitled to Flat bearing no. 802 admeasuring 838 sq. ft. of carpet area on the 8<sup>th</sup> floor of the building known as "VIJAYASHREE BUILDING" belonging to THE Vijayashree Co-operative Housing Society LTD. situated at St. Anthony Road, CTS No. 1525, Chembur, Mumbai 400071 - (Village Chembur, Taluka Kurla, District Mumbai) (hereinafter referred to as "the said Flat").

(b) The DONORS are also the registered members and shareholders of "The Vijayashree Co-operative Housing Society Limited" a society registered under the Maharashtra Co-operative Societies Act, under Registration no. BOM/HSG 1332 of 1967 (hereinafter referred to as "the said Society") and as such member is the registered holder of 30 (thirty) shares of face value of Rs. 50/- (Rupees fifty) each, of the aggregate value of Rs. 1500/- (Rupees One thousand five hundred) bearing distinctive Nos. 1201 to 1230 issued by the said Society (hereinafter referred to as "the said Shares") and bearing Certificate No. 42 of the said society relating to the ownership of the said Flat. The said Flat and the said shares are more particularly described in the schedule hereunder written and are hereinafter collectively referred to as "the said premises".

(c) The DONEES are related to the DONORS as namely MRS. RACHNA SANDEEP SONTHALIA is the wife of MR. SANDEEP RAJKUMAR SONTHALIA and MRS. MONICA VIVEK SONTHALIA is the wife of MR. VIVEK CHANDRAPRAKASH SONTHALIA who is the nephew of MR. RAJKUMAR SATYANARAYAN AGARWAL and MRS. SARLA RAJKUMAR AGARWAL.



A [Signature] [Signature]

(d) In consideration of natural love and affection which the DONORS bears towards the DONEES, the DONORS are desirous of making a gift of the said premises unto the DONEES appearing.

करल-४		
in the manner hereinafter		
90319	✓	22
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(i) MRS. RACHNA SANDEEP SONTALIA

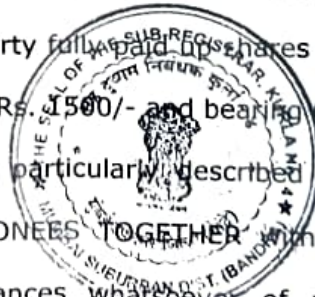
50.00%

(ii) MRS. MONICA VIVEK SONTALIA

50.00%

(e) The DONEES have accepted the said gift by executing these presents in testimony hereof;

NOW THIS INDENTURE WITNESSETH THAT for effectuating the aforesaid desire and in consideration of natural love and affection which the DONORS bears towards the DONEES, the DONORS doth hereby grant, transfers, convey and assign all and singular their rights, title and interest in the said Flat No.802 (admeasuring 838 sq. ft. of carpet area) on the 8th floor of the building known as "Vijayashree Building " situated at St. Anthony Road, Chembur, Mumbai 400071- (Village Chembur, Taluka Kurla, District Mumbai) belonging to The Vijayashree Co-operative Housing Society Limited together with all their rights, title and beneficial interest in the said thirty fully paid up shares of the face value of Rs. 50/- each aggregating to Rs. 1500/- and bearing Certificate No. 42 of the said Society and more particularly described in the Schedule hereunder written unto the DONEES TOGETHER with all their rights, credits, advantages, appurtenances whatsoever of and in the said premises or in any part thereof AND ALL their estate, right, interest, claim and demand whatsoever of the DONORS in to and upon the said premises as aforesaid AND TO HOLD the same unto and to the exclusive use of the DONEES forever absolutely SUBJECT NEVERTHELESS to the payment of all assessments, rates, taxes, cesses, dues and other outgoing hereafter to become payable to the said society and/or to any



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other local or public body or authority in respect thereof AND the DONORS doth hereby represent, warrant and covenant with the DONEES

THAT they the DONORS have good right, full power and absolute authority to grant, release, convey and assure the said premises hereby granted, released, conveyed, and assured or intended so to be unto and to the use of the DONEES in manner aforesaid AND the DONORS doth hereby further represent, warrant and covenant with the DONEES THAT the DONORS have not at any time hereto fore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons or means whereof the said premises hereby assured or any part thereof may be encumbered or affected in any manner whatsoever or whereby the DONORS are in anywise prevented from transferring, granting, conveying and assuring the said premises or any part thereof in the manner aforesaid AND FURTHER THAT the DONORS and every person having or lawfully or equitably claiming any estate, right, title or interest in the said Premises under or in trust for the DONORS shall and will from time to time and at all times hereafter, at the request and cost of the person or persons requiring the same, execute or do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever as may be reasonably required for the further and more perfectly and effectually assuring the said premises and every part thereof unto and to the use of the DONEES AND IT IS DECLARED THAT on execution of this Deed of GIFT the DONEES have become the absolute owner of the said premises and the DONORS have ceased to have any beneficial right, title or interest in the said Premises

90369 2088



IN WITNESS WHEREOF the DONORS as well as the DONEES by way of acceptance of the said gift, have put their respective hands on the day and year first hereinabove written.

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SCHEDULE ABOVE REFERRED TO:

करल-४		
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2028		

Flat No. 802 admeasuring 838 sqft carpet area situated on the 8<sup>th</sup> floor of the Vijayashree Building, The Vijayashree Cooperative Housing Society Ltd., St. Anthony Road, CTS No. 1525, Chembur, Mumbai 400 071- (Village Chembur, Taluka Kurla, District Mumbai)



SIGNED, SEALED AND DELIVERED BY )

The within named MRS. SARLA RAJKUMAR AGARWAL



Sarla R. Agarwal

The DONORS above named



In the presence of  
 1) Abhishek B. Singh  
 2) Pratimesh P. Singh

SIGNED, SEALED AND DELIVERED BY )  
 The within named MR. RAJKUMAR SATYANARAYAN AGARWAL



Rajkumar

The DONOR above named,



In the presence of  
 1) Abhishek B. Singh  
 2) Pratimesh P. Singh

SIGNED, SEALED AND DELIVERED BY )  
 The within named MR. SANDEEP RAJKUMAR SONTALIA



Sandeep

The DONOR above named,



In the presence of  
 1) Abhishek B. Singh  
 2) Pratimesh P. Singh

SIGNED, SEALED AND DELIVERED by )

The within named MRS RACHNA SANDEEP )

90319	99	28
SONTHALIA,		
2028		

The DONEE above named, )

In the presence of \_\_\_\_\_ )

- 1) Abhishek B. Singh *AS*
- 2) Pratimesh P. Singh *PS*

SIGNED, SEALED AND DELIVERED by )

The within named MRS. MONICA VIVEK )

SONTHALIA, )

The DONEE above named, )

In the presence of \_\_\_\_\_ )

- 1) Abhishek P. Singh *AS*
- 2) Pratimesh P. Singh *PS*



*R. Sonthalia*



*Monica*



# THE VIJAYSHREE CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, XXIV of 1961)

ISSUED IN LIEU OF OLD SHARE CERTIFICATE : ST, ANTHONY ROAD, CHEMBUR, MUMBAI - 400 071.  
(Regn. No. BOM-HSG 1332 of 1967)

SHARE NOS. \_\_\_\_\_

— VIDE RESOLUTION DATED \_\_\_\_\_  
THIS IS TO CERTIFY that the person(s) named in this Certificate is / are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

**SHARES OF RUPEES 50/- EACH, FULLY PAID UP.**

Member's Register No. <u>53</u>	Certificate No. <u>42</u>
Name(s) of Holder(s) <u>DMrs. Sarla R. Agarwal DMr. Rajkumar Agarwal</u>	
<u>3</u> Mr. Sandeep Sandhale	
No. of Shares held <u>1230</u>	( <u>30</u> )
Distinctive No.(s) From _____ To _____	
Words) <u>1230</u> (In bold figures)	
Distinctive No.(s) From _____ To _____ (Both inclusive)	

Given under the Common Seal of the Society this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Hon. Secretary

\_\_\_\_\_  
Treasurer



90369	92	2022
१९६८-८		



# मालमत्ता पत्रक

विभाग/गौजे -- चेंबूर

तालुका/न.भु.मा.का. -- न.भू.अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

भार पत्रक नं. / का. पत्र. नं.

१५२५ १५२५

क्षेत्र चौ.मी. धारणाधिकार

सासनाला दिल्या अक्षरपत्रा किंवा भूतिका तपशील आणि त्याच्या फेरितपत्राची किंमत

१८२८.५ [Agri] C

[१६.३०, १८.६६ ते ३१.७.७७] [२८.२० १.८.७७] ५६.४०/१.८.७९ पासून



90319 92 22  
2018

भूविधाधिकार --

हक्काचा मुळ धारक वर्ष १९६६ [शेतीकडे]

पट्टेदार --

इतर भार --

इतर शोरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण
१६/०७/१९७१	मा.उप.विभागीय अधिकारी यांचे कडिल बि शे.नं. LND B: १३२० दि. २०.५.७१	--	H. यशवंत मंगलवा फात्रे	सही - न.भू.अ.क्र. Dwb. २.मुंबई
१६/०७/१९७१	बिनशेती आदेश एल.एन.डी.बी. क्र. १३२०/२०.५.७१ मा. उप विभागीय अधिकारी मुंबई यांचे कडिल डी.एल.एन. एल. एन्ड. डी. बी. क्रमांक १३२०/२०.५.७१ बिनशेती सान्याची नोंद घेतली.	--		सही - न.भू.अ.क्र. Dwb. २.मुंबई
२८/११/१९७२	मा.उप.वि.अ.मु.उप.नं. L.NDB १३२०/५.४.७२ बिनशेती सा-याची नोंद घेतली.	--		सही - न.भू.अ.क्र. Dwb. २.मुंबई
०६/०८/१९८३	सुधारित बि शे.मा.उपविभागीय अधिकारी आदेश क्रमांक LND B १३२० dt. ३१.१२.८१ मुंबई उपनगर यांचेकडिल आदेशान्वये नोंद घेतली.	--		सही - १९८१-०८-१० मि.मि.पू.अ.अ.स.स.स. तथा न.भू.अ.क्र. ८.८
०२/०८/१९९९	अर्ज, जबाब, नोंदणीकृत दस्तऐवज, सूची क्र. II SR NO ९०/२६६८ व सूची क्र. II SR २१५/६९ व मा.न.भू.अ. चेंबूर यांचेकडिल दि. ४.८.९९ ने आदेशान्वये खेरीने धारक सद्दरी नांव दाखल करून यशवंत मंगलवा फात्रे यांचे नाव कमी केले.	S I	(H) विनयश्री को. ओपरेटिव्ह हाऊसिंग सोसायटी लि.	सही - १९८१-०८-१० मि.मि.पू.अ.अ.स.स.स. तथा न.भू.अ.क्र. ८.८
१६/०३/२०१०	एक्सचेंज डीटो अर्ज, जबाब व सह. जिल्हा निबंधक वगैरे - २ (अभिप्रेक्षा) मुंबई जिल्हा यांचेकडिल नोंदणीकृत एक्सचेंज डीटो दस्त. क्र. बी ओ एम/३९७७/७१ दिनांक १६/१०/१९७१ अन्वये ११.४.७३ चौ.मी. क्षेत्रास धारकाचे नाव दाखल केले.	--	भा. १) अंजली राजेश्वर नाथ २) राजेश्वर नाथ क्षेत्र ११४.७३ चौ.मी.	फे. रफ्तार क्र. १२२३/२०१३ सही - १६/०३/२०१३ न.भू.अ.चेंबूर





Tuesday, February 01, 2011

11:24:36 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 925

गावाचे नाव चेंबूर

दिनांक 01/02/2011

दस्तऐवजाचा अनुक्रमांक वदर13 - 00924 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव:सरला आर. अग्रवाल

नोंदणी फी	:-	14850.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (95)	:-	1900.00
एकूण रु.		16750.00

आपणास हा दस्त अंदाजे 11:39AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-कुर्ला 3

वाजार मुल्य: 1483000 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 56800 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: युनियन बँक ऑफ इंडिया, चेंबूर प.; बँका उपायगा विभाग.

डीडी/घनाकर्पा क्रमांक: 262472; रक्कम: 14850 रु.; दिनांक: 25/01/2011

हा दुय्यम निबंधक कुर्ला क्र. 3



2831

Chembur Branch

Sr. No. Customer Copy

Date 25/01/17

Acct. No. 01837200010056-001 bank A/c Stamp duty

Type of Document	Special Adhesive
Type of Stamp	Rs. 56806
Franking Value	Rs. 10
Service Charges	Rs. 56810
Total	Rs. 56810

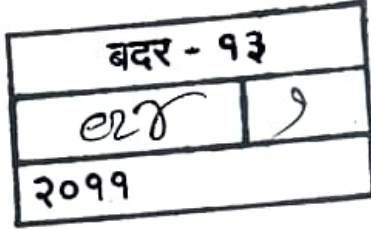
Name and address of stamp duty paying party

SHREE KRISHNA HOMES PRIVATE LIMITED  
148 Sindh Society,  
Chembur,  
Mumbai - 400 071.

Cheque / DO No. 262468

Drawn on Bank VBL ch

I hereby apply for the stamping of the above documents and declare that the information provided by me in the application form is true and correct. I accept that this Ltd. is entitled to the stamp duty on the above documents. I have confirmed that amount to be franked and am fully responsible for the stamp value. I will not hold this Ltd. responsible if the value of stamp franked turns out to be incorrect. I agree to submit the original franked document if the impression is distorted. I agree to pay a service charge of Rs. 10/- per impression to this Ltd. over and above the amount of stamp.



*R Agarwal*  
*Sandhya*

*Kerns*

*Authorized Signatory*  
*1st*

THIS AGREEMENT made at Mumbai this 1st day of Feb in the Christian Year Two Thousand Ten BETWEEN **SHREE KRISHNA HOMES PVT. LTD.**, (PAN No.

AAMCS2603J) a company incorporated under the provisions of the Companies Act, 1956, having its Corporate Office at "Sethna Manor", 6th Floor, 6th Road, Chembur, Mumbai - 400 071 hereinafter referred to as **"THE DEVELOPERS"** [which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns] of the FIRST PART.

**VIJAYASHREE CO-OPERATIVE HOUSING SOCIETY LIMITED** (PAN No. AAAJT0508N), a Society registered under Maharashtra Co-operative Societies Act, 1960 under Section BOM/HSG/1332 of 1967 and having its registered office

*Sarla R Agarwal*

IDBI BANK LTD. (CHEMBUR)

Industrial Development Bank Of India Ltd. Shop No. 12-16, Surya Estate-4, Station Road, Chembur, Mumbai-400071.

भारत 53489  
170959  
SPECIAL ADHESIVE  
JAN 25 2017  
14:48

D-5-ST/PV/C.R.1007/08-05/2071-74

INDIA  
R 00568001-P85509  
STAMP DUTY MAHARASHTRA



Vijayashree, St. Anthony's Road, Chembur, Mumbai - 400 071, hereinafter referred to as "**THE SOCIETY**" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns] of the SECOND PART; AND **MRS. SARLA R. AGARWAL** (PAN AADPA6426H), wife of Mr. Rajkumar S. Agarwal, **MR. RAJKUMAR S. AGARWAL**, (PAN AACPA21774) so Satynarayan Sonthalia, aged 67 years; and **MR. SONDHIA** (PAN AALPT6901R), son of Mr. Rajkumar S. Agarwal, aged 33 years, all of Mumbai, Indian Inhabitants residing at 10/11 Vijayshree, St. Anthony Road, Chembur, Mumbai - 400 071, hereinafter collectively referred to as "**THE MEMBER ALLOTTEES**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] of the THIRD PART:

**WHEREAS:**

a. By a Conveyance dated 14<sup>th</sup> December, 1933 registered with the Sub-Registrar of Assurance, Bandra, Mumbai at Serial No.1311 of 1935 of Book No. I executed between Mr. Megashyam Narayan Rele, therein referred to as the Vendor and Mrs. Sheebhai Manglya Shanwar Mhatre therein referred to as the Purchaser, the said Purchaser purchased and acquired all that piece or parcel of agricultural land situate lying and being at Chembur, Taluka Kurla in the Registration Sub-District of Bandra District Bombay Suburban bearing Survey No. 85 Hissa No. 3 admeasuring 2365.72 sq. yards equal to about 1979.20 sq. meters

H  
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K



# VIJAYASHREE CO OPERATIVE HOUSING SOCIETY LIMITED.

Regn. No. BOM / HSC / 1332 of 1967  
CTS NO. 1525, 85, ST. ANTHONY'S ROAD CHEMBUR, MUMBAI- 400071

Bill No : 1683      Period: 01.05.2017 To 31.05.2017      Bill Date: 01.05.2017  
Flat No : 802  
Name: Mrs. Rachna S. Sonthalia

Sr. No.	Particulars	Amount
1	Property tax	1844
2	Sinking fund	480
3	Water charges	232
4	Insurance	45
5	Electricity charges	1000
6	Repairs Maintenance Fund/Charges	1727
8	Pest control	91
9	Service charges	2902
10	Lift Maintenance	417
11	Annual maintenance contract	380
12	Non Occupancy charges	0
13	Legal expenses	0
14	Interest on delayed payment received-	0
15	Misc. Income / Charges	0
<b>Total</b>		<b>9,118</b>
Less / Add (-) Excess / (+) Arrears		0.00
<b>Add / Less: F.D. Interest received on Security Deposit</b>		<b>0.00</b>
<b>Net Payable</b> Rupees Nine Thousand One Hundred Eighteen Only		<b>9,118.00</b>

**Due Date : 15.05.17**

E. & O.E.

1. Cheque should reach the Society office latest by 15<sup>th</sup> of each month.
2. Overdue interest @ 21% p.a. will be charged.
3. Please write Flat No. & Mobile No. behind the Cheque.
4. Please contact Hon. Secretary for any deviation within 15 days of receipt of the bill. Corrections if needed will be undertaken in the next monthly bill.

**For VIJAYASHREE CO OPERATIVE HOUSING SOCIETY LTD.**

**Hon. Secretary & Treasurer.**

Payment received in the previous month

Ch. No	Date	Bank	Amount
837392	03.04.17	Corporation Bank	5611.5
042113	03.04.17	Oriental Bank Of Commerce	5611.5

No Signature required as it is generated by computer

*Rachna R. 45591 - Paid 5/5/17*  
*Monica R. 45591 - Paid*



Scan code to download our MOBILE APP

Your Electricity Bill for JUN-17

Your bill amount payable (roundsum)

₹ 3690.00  
Due by\* : 18.07.2017 \*

\*Refers only to current bill amount. Previous overdue balance is payable immediately.

Round sum bill payable (after discount of ₹: 31.21) on or before discount date 04-07-2017 ₹:3660.00

Round sum bill payable (including DPC of ₹: 46.11) after due date ₹:3740.00

#Payable until one month after due date, thereafter interest applicable as per MERC tariff order

### Track your consumption

Bar Graph	Units(kWh)	Month/Yr
	235	MAY-17
	486	APR-17
	231	MAR-17
	243	FEB-17

Units consumed : 423  
JUN-17

D.S. Shah

DILIP SHAH  
Business Head (East Division)  
(For Reliance Infrastructure Ltd.)

Account No : 152382965	Bill Date : 27-06-2017
Name : RACHNA SANDEEP SONTHALIA & MONICA VIVEK SONTHALIA	
Address : 802 VIJAYASHREE CHS LTD ST ANTHONY ROAD NEAR UTTAM SOCITEY CHEMBUR MUMBAI 400071	
Bill Distribution No : EAST/EZ4-TILAK NAGAR/07/451/03B/003B/001	
Cycle No : 07	Tariff : LT I (B)
Type of Supply : THREE PHASE	Bill No : 100577529221
	Category : RESIDENTIAL

### Important message

- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Your consumption has increased more than 30% as compared to May-17
- Tentative meter reading date for your JUL-17 bill is 22-07-2017.
- If you pay after due date Delayed Payment Charges of ₹ 46.11 will be included in your next month's bill.
- It is recommended to install appropriate rating MCB with enclosure near the point of commencement of supply.
- Every electrical installation having sanctioned load 2 Kw and above shall be controlled by an earth leakage protective device.
- It is recommended to use Flame Retardant Low Smoke (FRLS) wires.



### Contact us

For all Your queries (24 hrs):  
1800-200-3030 (toll free) & 3030 3030  
9022 81 3030

www.relianceenergy.in

Join us on:

Your nearest Customer Care Centre/Internal Grievance Redressal Cell(IGRC):

i)Tilak Nagar, Road no-3, Chembur, Mumbai 400 089 Fax: 30092022 ii)Saklnaka Junction., Andheri-Kurla Road, Mumbai 400 072 Email: energy.helpdesk@relianceada.com

(Only for grievances, unresolved by IGRC reach Consumer Grievance Redressal Forum at E-7,MIDC,Andheri(E), Mumbai 400 093 Tel: 3009 4247.E -mail:consumer\_forum@cgrfrnfra.org.in website: cgrfrnfra.org.in)



paytm | RELIANCE Energy

Pay your Electricity Bill on Paytm & get Attractive Cashback!

Download the Paytm App or log on to www.paytm.com

For Advertising on this Bill : Email:info@sessaasai.com

Abbr. in receipt: 'Q' for cheque, 'C' for cash. E.&D.E.  
CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK A. M. 5. 2016 / 3061 C. R.770/M-1 dated 30.11.2016

If paying by cheque, please remember:

- Cheque should be Account payee of local clearing and post-dated
- Always attach payment slip. Do not staple
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
- Make cheque payable to Reliance Infrastructure Ltd. A/C No.:152382965



0152382965400003690180720170000374000000366004072017

b/f :7.86

07/451/03B  
003B/001/A02

JUN-17 152382965 /4/

Round Sum payable Rs: 3690.00	Discounted Amount(Round sum) Rs: 3660.00	Amount after due date (Round sum) Rs: 3740.00
Due date: 18.07.2017	Discount date: 04-07-2017	

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises

Payment Slip

CHARTERED ENGINEERS  
& GOVT. REGISTERED VALUERS

PANEL VALUERS AND TECHNICAL APPRAISERS  
FOR BANKS, FINANCIAL INSTITUTIONS &  
INCOME TAX DEPT.

IBBI REGISTERED VALUERS UNDER THE  
INSOLVENCY AND BANKRUPTCY CODE 2016



*Sandeep Sandeep  
Rajkumar Uniform*  
**a.v.shetty &  
associates**

103, NAVIN ASHA, FIRST FLOOR,  
126-A, DADASAHEB PHALKE ROAD,  
DADAR (E), MUMBAI - 400 014.  
E-MAIL ADDRESS : rtnaks@gmail.com

PHONE : 2411 5420  
2411 5442  
2416 8955  
FAX : 91-22-2415 2664

*SPM 2021*

Ref. No. AVSA/PNB/27308/2020

Appendix - I

Date: 12.10.2020

The Manager, Punjab National Bank, MCC2, Nariman Point, Mumbai.

S.No.	Particulars	Content
<b>I</b>	<b>Introduction</b>	
1)	Name of the Valuer	<b>A.V. Shetty &amp; Associates</b>
2)	Date of Valuation	Date of visit : 07.10.2020 in presence of representative of owners
3)	Purpose of Valuation	To assess the 'Fair Market Value' of the said property secured to the <b>Punjab National Bank, MCC2, Nariman Point, Mumbai</b>
4)	Name of Property Owner/s (Details of Share of each owner in case of joint & co-ownership)	<b>Mrs. Rachna Sandeep Sonthalia</b> (Wife of Mr. Sandeep Rajkumar Sonthalia) & <b>Mrs. Monica Vivek Sonthalia</b> (Wife of Mr. Vivek Chandraprakash Sonthalia) vide Gift Deed dt. 18.12.2014 from Donors Mrs. Sarla Rajkumar Agarwal & 2 others.
5)	Name of Bank /FI as applicable	<b>Punjab National Bank, MCC2, Nariman Point, Mumbai</b>
6)	Name of the Developers of the Property (In case of developer built property)	M/s. Sri Krishna Homes
7)	Whether occupied by the owner / tenant ? if occupied by tenant, since how long ?	Owned & occupied by owners / Donees



II		Physical Characteristics of the Asset	
1)	Location of the property in the City	} Flat no. 802 on the 8 <sup>th</sup> floor, in the building known as 'Vijayshree' Co-op. Hsg. Soc. Ltd., 85, St. Anthony Road, on land bearing CTS No. 1525, Sy. No. 85/3 village Chembur, Mumbai 400 071.	
2)	Municipal Ward No.		
3)	Postal address of the property	Flat no. 802 on the 8 <sup>th</sup> floor, in the building known as 'Vijayshree' Co-op. Hsg. Soc. Ltd., 85, St. Anthony Road, CTS No. 1525, Sy. No. 85/3, village Chembur, Taluka Kurla Mumbai Suburbamn District.	
4)	Latitude, Longitude and Co-ordinates of the site	19° 3'18.58"N & 72°54'17.12"E	
5)	Area of the Plot / land (supported by a plan)	--	
6)	Layout plan of the area in which the property is located	Available with owners	
7)	Development of surrounding area	Well Developed area	
8)	Details of Roads abutting the property	St. Anthony Road, Chembur, Mumba 400 071	
9)	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N. A.	
10)	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A.	
11)	Demarcation of the property under valuation on a neighborhood layout map	Co-ordinates : 19° 3'18.58"N & 72°54'17.12"E Google Map attached	
12)	Description of adjoining properties	On or towards East : by Road On or towards West : by Nala On or towards North : by Amrish Building On or towards South : by Road	
13)	Survey No. if any	CTS No. 1525, Sy. No. 85/3village Chembur, Mumbai Suburban Dist.	
14)	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations / additional construction with details (full details of specifications to be appended along with building plans and elevations)	RCC Framed Stilts + Podium + 13 upper level building having adequate floor height. Brick / CC Block masonry walls plastered & painted on both sides have been provided with sufficient number of wooden frame flush laminated doors & safety gate. And aluminium frame glazed windows for proper light & ventilation. 2nos. Lifts provided	
15)	Plinth area, Carpet area and Saleable area to be mentioned separately & clarified	1,006sqft. (93.46sqmt.) <b>Builtup area</b> (2 BHK flat ) & 838sft Carpet Area	
16)	Any other aspects	--	



III	Town Planning Parameter	
1)	Master Plan provisions related to the property in terms of land use	Available with owners
2)	Planning area / Zone	MCGM
3)	Development Controls	As above
4)	Zoning Regulations	--
5)	FAR /FSI permitted and Consumed	Permissible FSI : 1.0
6)	Ground Coverage	--
7)	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz., setbacks, height restrictions etc..	N.A.
8)	Comment on surrounding land uses and adjoining properties in terms of usage	Mixed Area (Upper Middle Class) located at about 1km – 2km distance from Chembur railway station
9)	Comment on unauthorised constructions if any	Nil
10)	Comment on demolition proceedings if any	Nil
11)	Comment on compounding / regularisation proceedings	Nil
12)	Comment on whether OC has been issued or not	Details available with owners
13)	Any other aspects	Nil



IV	Legal Aspects	
1)	Ownership documents	Copy of Gift Deed dt. 18.12.2014
2)	Names of owner/s (in case of joint or co-ownership, whether the shares are undivided or not ?)	<b>Mrs. Rachna Sandeep Sonthalia</b> (Wife of Mr. Sandeep Rajkumar Sonthalia) & <b>Mrs. Monica Vivek Sonthalia</b> (Wife of Mr. Vivek Chandraprakash Sonthalia) vide Gift Deed dt. 18.12.2014 from Donors Mrs. Sarla Rajkumar Agarwal & 2 others.
3)	Comment on dispute/ issues of landlord with tenant / statutory body / any other agencies, if any in regard to immovable property	Nil
4)	Comment on whether the Property is independently accessible ?	Yes
5)	Title verification	--
6)	Details of leases if any	N. A.
7)	Ordinary status of freehold or Leasehold including restrictions of transfer	Freehold
8)	Agreements of easements if any	N.A.
9)	Notification for acquisition if any	N.A.
10)	Notification for road widening if any	Not known
11)	Possibility of frequent flooding / submerging	Not known
12)	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening applicability of CRZ provisions etc.(Distance from sea-coast/ tidal level must be incorporated)or	Nil
13)	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Nil
14)	Comment on transferability of the property ownership	Transferable
15)	Comment on existing mortgages / charges / encumbrances on the property if any	Details not available



16	Comment on whether the owners of the property have issued any guarantee (personal / corporal) as the case may be	Not known
17)	Building plan sanction, illegal constructions if any done without plan sanction / violations	Details available with owners
18)	Any other aspect	Nil

<b>V</b>	<b>Economic Aspects</b>	
1)	Details of ground rent payable	N.A.
2)	Details of monthly rents being received if any	Rental Income : ₹ 1,00,000/pm
3)	Taxes and other outgoings	Details not available
4)	Property Insurance	Details not available
5)	Monthly maintenance charges	Details not available
6)	Security Charges	--
7)	Any other aspect	Nil

<b>VI</b>	<b>Socio-cultural aspects</b>	
1)	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby etc..	Mixed Area (Upper Middle Class) located at about 1km – 2km distance from Chembur railway station
<b>VII</b>	<b>Functional and Utilitarian Aspects</b>	
	Description of the functionality and utility of the assets in terms of : 1) space allocation 2) Storage spaces 3) Utility of spaces provided within the building 4) Any other aspect	Provided as per Architectural Design





<b>VIII</b>	<b>Infrastructure availability</b>	
	a) Description of aqua infrastructure availability in terms of 1) Water Supply 2) Sewerage / Sanitation 3) Storm water drainage	As per regulations of MCGM .
	b) Description of other physical infrastructure facility viz. 1) Solid Waste management 2) Electricity 3) Road & Public transportation connectivity 4) Availability of other public utilities nearby	
	c) Social infrastructure in terms of 1) Schools 2) Medical facilities 3) Recreation facilities in terms of parks and open spaces	
<b>IX</b>	<b>Marketability</b>	
	Analysis of the market for the property in terms of 1) Locational attributes 2) Scarcity 3) Demand and supply of the kind of subject property 4) Comparable sale prices in the locality	Good
<b>X</b>	<b>Engineering &amp; Technology Aspects</b>	
1)	Type of construction	RCC Framed Stilts + Podium + 13 upper level building having adequate floor height. Brick / CC Block masonry walls plastered & painted on both sides have been provided with sufficient number of wooden frame flush laminated doors & safety gate. And aluminium frame glazed windows for proper light & ventilation. 2nos. Lifts provided
2)	Materials & technology used	
3)	Specifications	
4)	Maintenance issues	Not known
5)	Age of the building	About 4 – 5 years old
6)	Total life of the building	55 years with proper maintenance
7)	Extent of deterioration	Not observed
8)	Structural safety	--
9)	Protection against Natural disasters viz earthquakes	As per Architectural Design.
10)	Visible damage in the building if any	Not Observed
11)	Common facilities viz Lift, water pump, lights, security systems etc.	2 Nos. lifts Water Pump, lights, Security System are provided as per approved plans
12)	System of air-conditioning	N.A.
13)	Provision for firefighting, Copies of plans and elevations of the building to be included	As per regulations of MCGM

XI	Environmental Factors	
1)	Use of Environment friendly building materials, Green building techniques if any	--
2)	Provision for rain water harvesting	--
3)	Use of solar heating & lighting systems etc., Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic etc.	--

XII	Architectural and aesthetic quality	
1)	Descriptive account of whether the building is modern, old fashioned etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc..	Modern Residential Bldg. 2BHK Flat .

XIII	Valuation	
1)	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures final valuation arrived at has to be presented here.</p>	<p>The 'Fair Market Value' of the said property has thus been assessed based on local enquires using "Market Value" method taking into account age of the structure, location and infrastructural facilities / Amenities available</p> <p>RR Rate : Village Chembur Taluka Kurla Mumbau Suburban Dist. Zone : 98/445 Residential : ₹ 178,060/sqmt BUA (copy attached)</p> <p>We have considered ₹ 25,000/sqft. for the purpose of this valuation</p>

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is ₹ **2,51,50,000/-** (Rupees two crores fifty one lakhs & fifty thousand only) The other details are as under :





Ref. No. AVSA/PNB/27308/2020

Date : 12.10.2020

Under instructions from **The Manager, Punjab National Bank, MCC2, Nariman Point, Mumbai**, we visited the property, situated at Flat no. 802 on the 8<sup>th</sup> floor, in the building known as 'Vijayshree' Co-op. Hsg. Soc. Ltd., 85, St. Anthony Road, village Chembur, Mumbai 400 071, owned jointly by **Mrs. Rachna Sandeep Sonthalia** (Wife of Mr. Sandeep Rajkumar Sonthalia) & **Mrs. Monica Vivek Sonthalia** (Wife of Mr. Vivek Chandraprakash Sonthalia), vide Gift Deed dt. 18.12.2014 from Donors Mrs. Sarla Rajkumar Agarwal & 2 others. The purpose of visit was to inspect the said property so as to assess the 'Fair Market Value' as on **07.10.2020** and thus prepare its valuation report for the purpose of availing Bank credit facilities.

"The 'Fair Market Value' of any immovable property is the warranted price expressed in terms of money which the said property is estimated to bring, at any given time and place, where buyers and sellers act without compulsion and with full knowledge of all the uses to which the property is adapted and for which it is capable of being used. The warranted price is further contingent on the sellers ability to convey title with all rights inherent in the property and allowing sufficient time for the transaction to mature normally under cash or cash equivalent terms of sale.

**Description** : The said property comprises residential premises on the 8<sup>th</sup> floor, in Stilts + Podium + 13 upper level, RCC framed building, having adequate floor height, admeasuring about **1,006sqft. (93.46sqmt.) Builtup Area & 838sft Carpet Area** The Building is around 4 - 5 years old, and its estimated future life is about 55 years with proper maintenance. The premises is provided with Vitrified tiles flooring. The masonry walls plastered and painted on both sides have been provided with sufficient number of wooden frame flush laminated doors & safety gate and aluminium frame glazed windows for proper light and ventilation.

**Location** : The said property is situated in Mixed area(Upper Middle Class), located at about 1km -2km distance from Chembur Railway Station

**Amenities** :All the basic infrastructural facilities like roads, power, water and telecommunication have been provided for, with civic amenities like schools, markets, hospitals, hotels and banks available within 1km - 2km radius and with public modes of transport services being available.



The 'Fair Market Value' of the said property has thus been assessed based on local enquires using "Market Value" method & taking into account the factors mentioned as above and briefly listed below :

- A) Extent and Survey Number.
- B) Location, accessibility, distance from the centre of the town.
- C) Developments – infrastructural facilities etc.
- D) Market value of land - as estimated by local enquiries
- E) Building - type of construction, age, future life, depreciation.
- F) Dues/Outgoings - Details not available

The 'Fair Market Value' of the said property has been worked out as under :

1,006sqft. Builtup Area @ ₹ 25,000/sqft. ₹ 2,51,50,000/-

Therefore, to the best of our knowledge and belief, the "Fair Market Value" of the said property is ₹ 2,51,50,000/- (Rupees two crores fifty one lakhs & fifty thousand only) and the "Realisable Value" of the said property is ₹ 2,26,25,000/- (Rupees two crores twenty six lakhs & twenty five thousand only) and the "Forced Sale Value" of the said property is ₹ 2,01,25,000/- (Rupees two crores one lakh & twenty five thousand only) and the 'Insurable Value' (Reinstatement Value of the structure) is ₹ 20,00,000/- (Rupees twenty lakhs only) as on the date of valuation (07.10.2020) and the same may be considered to be true and fair.

  
Signature of the  
Registered Valuer

DATE : 12.10.2020  
PLACE : Mumbai.



- 1) Date of purchase of immovable property : Gift Deed dt. 18.12.2014
- 2) Purchase price of immovable property : N. A.
- 3) Book Value of immovable Property: Not Applicable
- 4) Realisable Value of immovable property : ₹ 2,26,25,000/- ( Rupees two crores twenty six lakhs & twenty five thousand only)
- 5) Distress Sale value of the immovable property : ₹ 2,01,25,000/- (Rupees two crores one lakh & twenty five thousand only)
- 6) Guideline value (value as per Circle Rate), if applicable, in the area where immovable property is situated : ₹ 1,66,41,430/- (Rupees one crore sixty six lakhs forty one thousand four hundred thirty only)



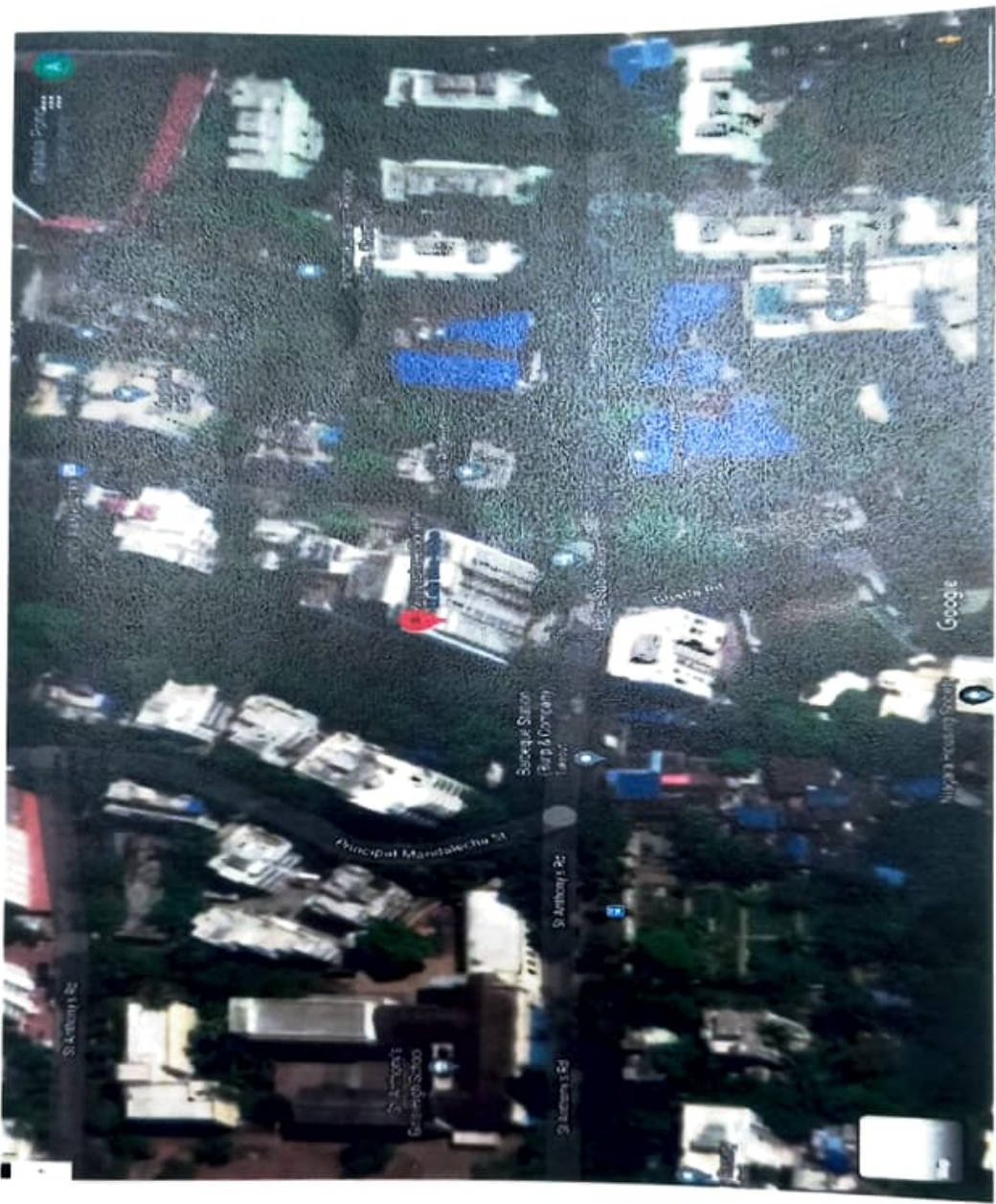
Place : Mumbai  
Date : 12.10.2020

  
**a.v.shetty & associates**  
CHARTERED ENGINEERS & GOVT. REGISTERED VALUERS  
APPROVED VALUERS & TECHNICAL APPRAISERS FOR BANKS, FINANCIAL INSTITUTIONS & INSURANCE COMPANIES  
INSURANCE SURVEYORS & LOSS ASSESSORS, ENLISTED AS PER THE REQUIREMENTS OF THE COMPACT ACT, 1956

Signature  
(Name and official seal of the Approve Valuer)

Encl :

- 1) Declaration from the valuer – Appendix iv
- 2) Model code of conduct for valuer – appendix v
- 3) Photograph of owner with property in the background
- 4) ~~Screen shot (in hard copy) of global positioning system (GPS) / Various applications (Apps) / Internet sites (e.g. : Google Earth) etc..~~
- 5) ~~Layout plan of the area in which the property is located~~
- 6) ~~Building plan~~
- 7) ~~Floor plan~~
- 8) Any other relevant documents / extracts





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**

**FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\***  
[CHE/ES/0320/M/337(NEW) of 15 June 2017]

To,  
**M/S SHREE KRISHNA HOMES PVT. LTD. C.A. TO OWNER THE VIJAYASHREE CHS LTD**  
**6, 369, Sethana Manor, 6th Road, Chembur, Mumbai-400 071..**

Dear Applicant/Owners,

The full development work of Residential building comprising of Still + podium + 1st to 12th +13 (pt.) upper floors on plot bearing C.S.No./CTS No. 1525 of village CHEMBUR-W at \_\_\_\_\_ is completed under the supervision of Shri. **ASHISH NARENDRA BHATT**, Licensed Surveyor, Lic. No. B/262/LS, Shri. **Vikas V. Gokhale**, RCC Consultant, Lic. No. STR/G/42 and Shri. **Ansari Ishtiyaque Ahmed**, Site supervisor, Lic.No. A/6/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/R-V/59** dated **25 June 2014**. The same may be occupied and completion certificate submitted by you is hereby accepted.

**Copy To :**

1. Asstt. Commissioner, M/W Ward
  2. A.A. & C., M/W Ward
  3. EE (V), Eastern Suburb
  4. M.I., M/W Ward
  5. A.E.W.W., M/W Ward
  6. Architect, **ASHISH NARENDRA BHATT**, SHOP NO 13&14, BASEMENT GROUND FLOOR, RUNWAL COMMERCIAL COMPLEX, NEXT TO SANTOSHI MATA TEMPLE, LBS MARG, MULUND (WEST)
- For information please

Document certified by  
**Kishore Gobindram**  
**Shahdadpuri.**

Name : **Kishore Gobindram**  
**Shahdadpuri**  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 17 Jun 2017 16:42:39

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
M/W Ward