



CHALLAN
MTR Form Number-6

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GRN	MH013175569202223E	BARCODE				Date	03/01/2023-14:41:17	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AESPR8062D						
Location	MUMBAI			Full Name	Mr YOGESH HEMANT RANINGA						
Year	2022-2023 One Time			Flat/Block No.	Flat No. 303, Third Floor, Building No. 28/C,						
Account Head Details			Amount In Rs.	Premises/Building	ADARSH 28/C SRA CHS LTD.,						
0030045501	Stamp Duty		297000.00	Road/Street	Sangharsh Nagar, Chandivali, Andheri East,						
0030063301	Registration Fee		30000.00	Area/Locality	Mumbai						
				Town/City/District							
				PIN		4	0	0	0	7	2
				Remarks (If Any)	PAN2=ABFPL5114L-SecondPartyName=Mr SHIVAJI SHRIPATI LOKHANDE-						
				Amount In	Three Lakh Twenty Seven Thousand Rupees Only						
Total			3,27,000.00	Words							
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	02202292023010305803			143491442		
Cheque/DD No.				Bank Date	RBI Date	03/01/2023-14:41:17			Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF INDIA						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						



Department ID :

Mobile No. : 9768307007

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE & EXECUTED ON THIS 03rd Day of JANUARY, 2023 AT MUMBAI;

BETWEEN

MR. SHIVAJI SHRIPATI LOKHANDE (PAN NO. ABFPL5114L, AADHAAR CARD NO. 9943 8169 9666) aged about 56 years; an adult, Indian Inhabitant of Mumbai having address at **Flat No. 303, Third Floor, Building No. 28/C, ADARSH 28/C SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400 072,** HEREINAFTER referred to as the **"TRANSFEROR OR VENDOR"** (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include his heirs, legal representative, executors, administrators, successor -in-charge, till the last survivor and the permitted assigns) of the **ONE PART;**

A N D

MR. YOGESH HEMANT RANINGA, aged about 40 years, Indian, holder of PAN No. AESPR8062D & Aadhaar No. 8195 7884 8606, residing at **B/202, Green Ash CHS, Swapna Nagari, Veena Nagar Phase 2, Near Vasant Garden, Mulund West, Mumbai - 400080,** HEREINAFTER referred to as the **"TRANSFEEEE OR PURCHASER"** (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include his heirs, legal representative, executors, administrators, successor -in-charge, till the last survivor and the permitted assigns) of the **OTHER PART;**

Shivaji Lokhande

Yogesh Raninga

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2023
WHEREAS:

(a) The Transferor herein is seized and possessed of or otherwise well and sufficiently entitled to **Flat No. 303, Third Floor, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), Building No. 28/C, ADARSH 28/C SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai - 400072**, hereinafter referred to as **"THE SAID FLAT"**.

(b) **Originally** the said flat is allotted to **MR. SHIVAJI SHRIPATI LOKHANDE** by The Conservator of Forests & Director, Sanjay Gandhi National Park, Borivali (East), Mumbai - 400066, vide allotment letter outward No. **B/20/Jamin/245/2012-13, Borivali, dated 07/09/2012**, in lieu of his old room premises situated at Damu Nagar, Kandivali, Mumbai;

(c) The Transferor herein is the registered member and shareholder of **"ADARSH 28/C ADARSH 28/C SRA CHS LTD."**, a society registered under the Maharashtra Co-operative Society Act, under registration no. **MUM /SRA /HSG /(T.C.) /12538 - 2014**, (hereinafter referred to as **"THE SAID SOCIETY"**) and being a registered member he hold **5 (Five)** shares of face value of **Rs. 10/- (Rupees Ten Only)** each, of the aggregate value of **Rs. 50/- (Rupees Fifty Only)** bearing distinctive Nos. **101 to 105** issued by the said Society (hereinafter referred to as **"THE SAID SHARES"**) and bearing **Certificate No. 021**



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- (d) AND as such transferor herein has full right and authority to enter in to these present for sale of the aforesaid flat being the owner of the aforesaid flat premises;
- (e) AND the transferor i.e. party of the first part hereby agrees to sell and transfer the said flat to the transferee with all her title, rights, share, interest and claim in the said flat for the total consideration amount of **Rs. 49,50,000/- (Rupees Forty Nine Lakh Fifty Thousand Only)** on the terms and conditions appearing hereafter;

NOW THIS AGREEMENT WITNESSES AS UNDER:



1. The recitals contained hereinabove shall form the integral and operative part of this Agreement for Sale, as if the same are set out and incorporated herein in verbatim.
2. The transferee confirm that reliance on the said representation made by the transferor to the transferee constitute the basis of this agreement to sale in respect of the said flat as mentioned herein above.
3. The transferor has agreed to sale and transfer to the transferee and Transferee agreed to purchase and acquire the said **Flat No. 303, Third Floor, Bldg. No.28/C, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), ADARSH 28/C SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400072**, together with the right, title, interest,

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benefits, deposits, sinking funds and shares etc. at the price or for the total consideration amount of **Rs. 49,50,000/- (Rupees Forty Nine Lakh Fifty Thousand Only)**

4. **TERMS OF PAYMENT OF TOTAL CONSIDERATION:** The Transferee herein has agreed to acquire from the Transferor, and the Transferors have agreed to transfer "the said Flat" at a mutually agreed sale Consideration of **Rs. 49,50,000/- (Rupees Forty Nine Lakh Fifty Thousand Only)** in respect to sale of the said Flat.



Rs. 1,00,000/- (Rupees One Lakh only) has been paid as the **Taken Amount/Part Payment** by the transferee to the transferor by Cheque / Online Transfer and the details of Payment more particularly describe hereinafter in Receipt. (the payment and receipt whereof the Transferor doth hereby admit, confirm and acknowledge);

- ii. and transferee further agreed to pay the **Balance** amount of **Rs. 48,50,000/- (Rupees Forty Eight Lakh Fifty Thousand Only)** within **90 days** period from the date of execution of this agreement for sale by raising a housing loan from any bank or financial institution or through his own contribution.
- iii. And it is further agreed between the parties that peaceful and vacate **possession will be immediately handed over to the transferee after the receipt of FULL AND FINAL PAYMENT** by the transferor.

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5. It is expressly a
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5. It is expressly and mutually agreed between the parties herein that if due to willful default of the either party, the transaction is not complete; in such event the aggrieved party shall have the right to take legal action against the other party in the Court of Law under the Specific Relief Act 1963 or any other law.

6. The transferor hereby further declare that he has full right and absolute authority to enter into this agreement and he has neither done nor performed, any act, deed, matter or things whatsoever whereby transferor may be prevented from entering into this Agreement in respect of the said flat as proposed to be done hereby or whereby the transferee, hereto may be obstructed or prevented or hindered from enjoying the right, agreed to be transferred and be conferred in favor of the transferee herein.



7. The Transferor declare that he has not created any mortgage, transfer, assignment, or nor alienated his rights, title and interest in the said flat in any manner on or before the date of execution of this Agreement to sale, and, confirm that the title of the said flat herein is clear marketable and free from all types of encumbrances or liabilities.

8. The Transferor declare that no Suit or litigation is pending in respect of the said flat nor there is any attachment, mortgage, lien, claim in favor of any individual, Bank, or in favor of Central and State Government, local body or public authority and no rates, taxes, levies or dues of any kind are pending against the said Flat.

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SCHEDULE OF THE PROPERTY ABOVE REFFERRED TO

Flat No. 303, Third Floor, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), Building No. 28/C, ADARSH 28/C SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400 072. The Building is constructed on the land bearing C.T.S. No.-11-A(pt),11-A/191 to 402, 11-D(pt),16, 16/1 to 92, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 & 50(pt) of village-Chandivali, Taluka -Kurla, District - Mumbai Suburban in the year 2010, within the territorial limits of Municipal Corporation of Greater Mumbai "L" Ward.

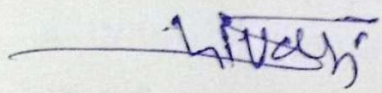


(SAC No. LX1206420670000)



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TO SALE ON THE DATE AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED AND DELIVERED BY THE]
 WITHIN NAMED "VENDOR AND TRANSFEROR"]

		
(SIGNATURE) MR. SHIVAJI SHRIPATI LOKHANDE	(L.H.T.I.)	(PHOTO)

IN THE PRESENCE OF

Witness:

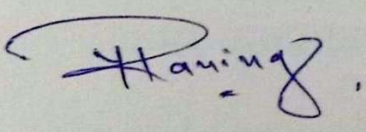


1. Anur. V. Doshi
2. Suresh Tandel





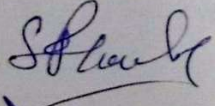
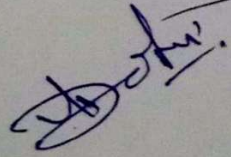


SIGNED AND DELIVERED BY THE]
 WITHIN NAMED "PURCHASER AND TRANSFEREE"]

		
(SIGNATURE) MR. YOGESH HEMANT RANINGA	(L.H.T.I.)	(PHOTO)

IN THE PRESENCE OF

Witness:

1. Suresh Tandel 
2. Anur. V. Doshi 

आदर्श २८/सी एस. आर. ए. सहकारी गृहनिर्माण संस्था मर्यादित

(नोंदणी क्र.: एम. यु. एम / एस. आर. ए. / एच. एस. जी. / (टी.सी.) / १२५३८ / सन २०१४)

इमारत क्र. २८ विंग. सी, संघर्ष नगर, चांदिवली, फार्म रोड, अंधेरी (पूर्व), मुंबई - ४०० ०७२.

दिनांक: _____

दिनांक: २१/१२/२०२३

ना हरकत प्रमाणपत्र

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उपरोक्त संस्थेच्या वतीने आपणास कळविण्यात येते की, श्री. शिवाजी श्रीपती लोखंडे हे संस्थेचे परिशिष्ट २ मध्ये पात्र असून दिनांक ०७.०९.२०१२ रोजी जा.क्र. व/२०/जमीन/२४५/२०१२-१३ नुसार सदनिका क्रमांक २८-सी/३०३, चे वाटप केलेल्या सदनिकेचे क्षेत्रफळ (कारपेट) २२५ चौरस फुट आहे. तरी त्यांनी हि सदनिका विक्रीचे ना हरकत प्रमाणपत्र मिळण्यासाठी संस्थेकडे अर्ज केलेला आहे.

तरी त्यांची संस्थेमध्ये कोणत्याही प्रकारची थकबाकी नाही असे संस्थेच्या दफतरानुसार निदर्शनास येते. त्यांनी सर्व संस्थेची थकबाकी भरली आहे. त्यामुळे आपणास विनंती आहे की, नवीन सक्युलर च्या नियमानुसार महाराष्ट्र झोपडपट्टी क्षेत्र (सुधारणा निर्मूलन व पुनर्वसन) अधिनियम १९७१ मधील कलम ३ (ई) नुसार व झो.पु.प्रा. पुनर्वसन प्राधिकरणाचे परिपत्रक क्र.१४५ दिनांक २४.१०.२०१३ अन्वये सदनिकेचे १० वर्षे पूर्ण झाल्यानंतर हस्तांतरणास/ विक्री करण्यास परीपत्रकानुसार संस्थेस काहीही हरकत नाही.



आपले नम्र,

आदर्श २८/सी एस. आर. ए. सहकारी गृहनिर्माण संस्था मर्यादित

श्री. शिवाजी लोखंडे

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SHARE CERTIFICATE

॥ श्री गणेशाय नमः ॥

स्थापना : २०१२

आदर्श २८/सी एस.आर.ए. सहकारी गृहनिर्माण संस्था (मर्या.)

महाराष्ट्र राज्य सहकारी अधिनियम १९६० अंतर्गत

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी./ (टी.सी.) १२५३८/२०१४

पत्ता : इमारत क्र. २८, विंग सी, संघर्ष नगर, चांदिवली फार्म रोड, अंधेरी (पूर्व), मुंबई-४०० ०७२.

सभासद नोंदणी
क्र. : ०२१

भाग दाखला

भाग दाखला
क्र. : ०२१

अधिकृत भाग भांडवल रुपये १,००,०००/- * १०,००० भागात विभागले * प्रत्येक भाग रु.१०/-

असे प्रमाणित करण्यात येते की, श्री.शिवाजी श्रीपती लोखंडे, सदनिका क्र. ३०३ हे आदर्श २८/सी एस.आर.ए. सह.गृह.संस्था मर्या. या संस्थेचे नोंदणीकृत भाग धारक आहेत, त्यांनी सदर संस्थेचे भाग क्रमांक १०१ पासून १०५ पर्यंतचे एकूण ५ (पाच) भाग घेतले. त्या भागांची प्रत्येकी किंमत रु.१०/- प्रमाणे एकंदर रक्कम रु.५०/- (अक्षरी रुपये पन्नास मात्र) त्यांनी संस्थेकडे भरणा केली आहे.

ते संस्थेचे कायदेशीर सभासद असून, सबब संस्थेच्या नियमांस अनुसरून ही दाखला संस्थेच्या सही शिक्क्यानिशी त्यांना दिला आहे.

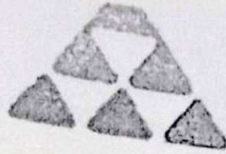


दिनांक : ३०/१२/२०१५

अध्यक्ष

कार्यकारी सदस्य

मानद सचिव



करल-३		
१५३	२३	१०
Slum Rehabilitation Authority		
3rd Floor, Griha Nirman Bhavan,		
Bandra (East) Mumbai 400 051. Fax: 022 26590457		
Tel.: 022-26590519/0405/1879/0993		
E-mail: info@sra.gov.in		

No.SRA/DDTP/316/L/PL/AP/OCC:
Date:

[6 AUG 2010

To,
Shri. John R Dantas,
Licensed Surveyor,
001, Kulshree. Gr. Floor,
R.K.Vaidya Road, Dadar(W),
Mumbai-400 028.



Sub: Amended cum Full OCC for wings 'A,B,C' of bldg under S. R. Scheme under clause no.3.11 read with clause no 3.5 & 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S. Nos.11A(pt), 11A/1901-402, 11D(pt), 16, 16/1-92, 19, 19/1-28, 20(pt), 25(pt), 25/1-32 and 50(pt) of village Chandivali, 'L' ward, Mumbai.

Sir,

The building no.28 wings 'A,B,C' under S.R.Scheme under clause no.3.11 read with clause no 3.5 & 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S.Nos. 11A(pt), 11A/1901-402, 11D(pt), 16, 16/1-92, 19, 19/1-28, 20(pt), 25(pt), 25/1-32 and 50(pt) of village Chandivali, 'L' ward, Mumbai, completed under the supervision of Licensed Surveyor Shri. John R Dantas, Lic. No. D/304/LS, Structural Engineer Shri. S.R.Mahimutra, Lic. No. STR/39 and Site supervisor Shri.P.P.Mohanan, Lic. No.M/151/SS-II may be occupied on the following conditions:

1. This occupation permission is granted for wings 'A,B,C' consists of 143 nos of rehab tenements and 01 nos Society offices.
2. That all remaining conditions of LOI, Layout and IOA shall be complied with before requesting for further occupation permission under the S.R.Scheme.
3. That the SWD arrangement for disposal of storm water and internal means of access shall be developed upto WBM upto each wing entry shall be made as per the requirement of MCGM and

Form ID 5077
completion certificate for SWD and internal access constructed on site from concerned department on MCGM shall be submitted.

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4. That certificate u/s. 270-A of BMC Act shall be obtained from A.E.(W.W.) 'L' ward and a certified copy of the same shall be submitted to this office.
5. That the NOC from Tree Authority shall be submitted before asking OCC to last rehab building in the scheme.
6. That the provision of Rain Water Harvesting System as per the design prepared by the approved consultants in the field shall be made before asking OCC to last rehab bldg in the scheme.
7. That Co-Operative Hsg. Society of the beneficiary of slum dwellers 9PAP's shall be formed and got registered by Conservator of Forest, SGNP, Borivali, with assistance from Niwara Hakk Welfare Center, as NGO and Federation of the various CO-operative Societies for the purpose of maintenance of common amenities shall also be formed and got registered by Conservator of Forest, SGNP, Borivali.
8. Cleaning of all the rehab tenements of the building under reference shall be carried out and surrounding pavement shall also be cleaned before allotment.



A set of certified completion plan is returned herewith.

Yours faithfully,

Sd/-

Dy.Che.Engineer.
Slum Rehabilitation Authority

6 AUG 2010

Copy to:

- 1.M/s. Sumer Corporation.
- 2.The Conservator and Director of Forest,SGNP, Borivali.
- 3.Asst.Municipal commissioner 'L'ward, MCGM.
- 4.A.E.(W.W.)'L' ward, MCGM.

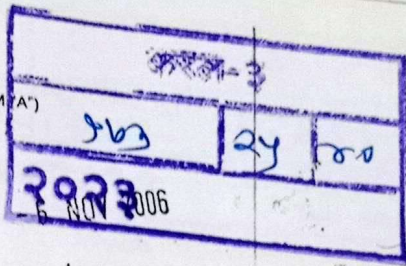
For information please.

Signature
9/8/10

Dy.Che.Engineer.
Slum Rehabilitation Authority

6(1)

SLUM REHABILITATION AUTHORITY
 5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')
No. SRA/DDTP/316/L/PL/AP
COMMENCEMENT CERTIFICATE



To, M/s. Sumer Corporation

Sir, With reference to your application No. 7359 dated 29/06/2006 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 11A(pt) * of village Chandivali ward L situated at L Ward T. P. S. No. _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/DDTP/023/L/PL/101 dt. 23/06/2006 and on following conditions. IOA U/R No: SRA/DDTP/316/L/PL/AP dt. 20/07/2006

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

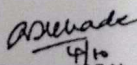


The C.E.O. (SRA) has appointed Shri. A.S. Khade

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level only for rehab bldg. no. 28

* 11A/191-402, 11D(pt), 16, 16/1-92, 19, 19/1-28
 20(pt), 25(pt), 25/1-32, & 50(pt)

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

 Executive Engineer (SRA) III
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

करल-३
१७३ २२/००
२०२३

सदरदेयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक X1206420670000	मालमत्ता करवर्ष २०११-२०१२	देयक क्रमांक २०१११०BIL02925123 २०१११२BIL13175637	देयक दिनांक ०६/०७/२०२१
मालमत्ता: M/SCHANDIVALI FARMS SUMMER		देयक - सहा. क. व सं./ विभाग: Asstt. Assessor & Collector, L Ward, Municipal Office Building, Laxmanrao Yadav Market Building, S. G. Barve Marg, Kurla (West), Mumbai - ४०० ०७०.	
M/S Summer corporation Commerce House, १४० MASTER NAGINDAS MARG FORT Mumbai ४०००२३ Maharashtra			

मालमत्ता क्रमांक, सदरनिका क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
CHANDIVALI FARMS CHANDIVALI VILLAGE VILLAGE CHANDIVLI Mumbai ४०००७२ Floor Fac for Land is set 1

निर्धारण दिनांक: २२/०३/२०१२ जलजोडणी क्रमांक: एकूण भांडवली मूल्य: ₹ १५५०१८६६०
₹ Fifteen Crore Fifty Lakh Eighteen Thousand Four Hundred Sixty Only

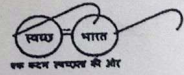
०३/२०१० या तारखे पश्चिची थकवाकी ₹ ० ०१/०४/२०१० या तारखे नंतरची थकवाकी ₹ ०
कालावधी: ०१/०४/२०११ ते ३१/०३/२०१२ (सर्व रकम रपयामध्ये)

कराचे नाव	०१/०४/२०११ ते	३०/०९/२०११	०१/१०/२०११ ते	३१/०३/२०१२
माधारण कर		०		०
कर		०		०
लाभ कर		०		०
निःसारण कर		०		०
निःसारण लाभ कर		०		३५३
प. पा. शिक्षण उपकर		०		३३६
य शिक्षण उपकर		०		१४१०
गार हमी उपकर		०		०
उपकर		०		९६
कर		०		४३२
म १५२ अ नुसार दंडाची रकम		०		०
ण देयक रकम		०		४१५१
मकीय दंड		०		०
नगरपालिका दंड		०		०
ण देयक रकम		०		०
ण देयक रकम		०		०
ण भरलेली रकम		०		४१५१
वयाची निव्वळ रकम		०		०
दानाची निव्वळ रकम		०		०
री रुपये	NIL			Only
निर्णय देय दिनांक		२९/०५/२०१४		०६/१०/२०२१



To make payment through NEFT: SBIN@COLLEC, Beneficiary A/C No:- BMCPOLX1206420670000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

डॉ. संगिता हसनळे
करनिर्धारक व संकलक (प्र)



मालमत्ता लेखा व्रमांकामधील पहिले ११ अंक इमारतीची यू. आइ. डि. (यूनिक आइडेंटिटी) असून, इमारतीच्या दर्शनी भागावर यू. आइ. डि. स्टीकर लावण्याचा

E & OE



गावाचे नाव : चांदिवली

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4950000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4379710.4
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :सदनिका नं: 303, माळा नं: निसरा मजला, इमारत क्र.28/सी, इमारतीचे नाव: आदर्श 28/ सी एस.आर.ए. सहकारी गृह. संस्था मर्यादित, ब्लॉक नं: संघर्ष नगर, चांदिवली, अंधेरी पूर्व, रोड : चांदिवली फार्म रोड PUI: LX1206420670000 ((C.T.S. Number : 11A ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिवाजी श्रीपती लोखंडे वय:-66; पत्ता:-प्लॉट नं: 303, माळा नं: निसरा मजला, इमारत क्र.२८/सी, इमारतीचे नाव: आदर्श 28/ सी एस.आर.ए. सहकारी गृह. संस्था मर्यादित, ब्लॉक नं: संघर्ष नगर, चांदिवली, अंधेरी पूर्व, रोड नं: चांदिवली फार्म रोड, MAHARASHTRA, MUMBAI. पिन कोड:-400072 पॅन नं:- ABFPL5114L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश हेमंत रानिंगा वय:-40; पत्ता:-प्लॉट नं: बी-२०२, माळा नं: -, इमारतीचे नाव: ग्रीन अश सीएचएस, ब्लॉक नं: स्वप्ना नगरी, वीणा नगर फेज २, रोड नं: वसंत गार्डन जवळ, मुलुंड पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AESPR8062D
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	173/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वस्तासोबत देण्यात आलेली सूची-३

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३



D.G. SHAH & ASSOCIATES

DGS-SBI-RACPC/032/2023

18th January 2023

To,
The Manager,
STATE BANK OF INDIA,
RACPC, Sion, Mumbai

VALUATION REPORT (IN RESPECT OF FLAT)

I. GENERAL	
1.	Purpose for which the valuation is made : To assess the fair Market Value for Bank Loan purposes.
2.	a) Date of inspection : 17.01.2023
	b) Date on which the valuation is made : 18.01.2023
3.	List of documents produced for perusal : 1. Copy of Index II Receipt No. Kurla-3/173-2023 dated 03/01/2023 2. Copy of Agreement for Sale dated 03/01/2023 2. Copy of Allotment Letter of Apartment No. 245/2012-13 dated 07/09/2012 3. Copy of Share Certificate No. 21 dated 30/12/2015 4. Copy of Amended cum Full OCC Letter No. SRA/DDTP/316/PL/AP/OCC dated 06/08/2010 issued by SRA 5. Copy of Commencement Certificate No. SRA/DDTP/316/L/PL/AP dated 06/11/2006 issued by SRA
4.	Name of the Owner(S) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : 1. MR. YOGESH HEMANT RANINGA Add. : B/202, Green Ash CHS, Swapna Nagari, Veena Nagar Phase 2, Near Vasant Garden, Mulund (W), Mumbai - 400080 Contact No. :-
5.	Brief description of the property : 1RK Residential Flat located at Flat No. 303, 3rd Floor, "ADARSH 28/C SRA" CHS Ltd., Building No. 28C, Sangharsh Nagar, Chandivali, Andheri (E), Mumbai - 400072, Maharashtra
6.	Location of property
a)	Plot No. / Survey No. : CTS No. 11-A(pt), 11-A/191 to 402, 11-D(pt), 16, 16/1 to 92, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 & 50(pt)
b)	Door No. : Flat No. 303
c)	T.S. No. / Village : Chandivali

Reports Scrutinised

Jenisa
31/01/2023 M
Asst / Dy. Manager / CM



	d) Ward / Taluka	:	Kurla / L Ward	
	e) Mandal / District	:	Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Amended cum Full OCC Letter No. SRA/DDTP/316/PL/AP/OCC dated 06/08/2010 issued by SRA	
	g) Approved map / plan issuing authority	:	SRA	
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Amended cum Full OCC Letter No. SRA/DDTP/316/PL/AP/OCC dated 06/08/2010 issued by SRA	
i) Any other comments by our empanelled valuers on authentic of approved plan	:	No		
7	Postal address of the property	:	Flat No. 303, 3 rd Floor, "ADARSH 28/C SRA" CHS Ltd., Building No. 28C, Sangharsh Nagar, Chandivali, Andheri (E), Mumbai - 400072, Maharashtra	
8	City / Town	:	Andheri (E), Mumbai - 400072	
	Residential area	:	Yes	
	Commercial area	:	--	
	Industrial area	:	--	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	No	
12	Boundaries of the property	:		
	North	:	Internal Road then Darshan CHS	
	South	:	Building No. 32	
	East	:	Internal Road	
	West	:	Open Land	
13	Dimensions of the site	:	A	B
			As per the Deed	Actuals
			Carpet area 225Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.) As per Agreement for Sale	Carpet area 240 Sq. ft. (22.29Sq. m.) as per Actual Measurement
14	Extent of the site	:	-	





D.G. SHAH & ASSOCIATES

15	Latitude, Longitude and Coordinates of the site	:	19.104174 N, 72.901759 E
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	Carpet area 225 Sq. ft. which is considered for valuation.
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenanted
II. APARTMENT BUILDING			
Sr. No	Description	:	
1	Nature of the apartment	:	Residential Building having Ground+7upper Floor R.C.C framed structure
2	Location	:	Andheri (E), Mumbai - 400072
	T.S. No.	:	--
	Block No.	:	--
	Ward No.	:	--
	Village / Municipality / Corporation	:	Village – Chandivali, Municipality :MCGM
	Door No., Street or Road (Pin Code)	:	Flat No. 303, DadasahebPalke Road, Andheri (E) 400072.
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	August 2010 (As per OC)
5	Number of floors	:	Building having Ground+7upperfloorstoried building
6	Type of structure	:	R.C.C framed structure
7	Number of Dwelling units in the building.	:	6ResidentialFlaton 3 rd floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities available	:	
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III FLAT			
1	The floor in which the Flat is situated	:	3 rd Floor
2	Door No. of the Flat	:	Flat No.303
3	Specifications of the Flat	:	
	Roof	:	R.C.C
	Flooring	:	Ceramictype
	Doors	:	Wooden Doors



	Finishing	:	Good
4	House Tax	:	Details not available
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	1. MR. YOGESH HEMANT RANINGA
8	What is the undivided area of land as per Sale Deed?	:	N.A
9	What is the plinth area of the Flat?	:	Carpet area 225 Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.) As per Agreement for Sale
10	What is the floor space index (app.)	:	As Permissible
11	What is the Carpet Area of the Flat?	:	Carpet area 225 Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.) As per Agreement for Sale
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Residential Flat purpose
14	Is it Owner-occupied or let out?	:	Tenanted
15	If rented, what is the monthly rent?	:	App. Rs. 15,000/- per month
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	The building is located in Developed Residential Locality of Andheri (East). Nearest Railway Station Ghatkopar 3-4kms from Location, facilities such as schools, hospitals, ATMs, and markets are available at 0-1 km distance from the building. An extensive network of public transports in the close vicinity makes the project accessible.
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits
V Rate			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	:	Rs. 18,000/- to Rs. 23,000/- per sq. ft. on Carpet area



2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (given details).	:	Location & locality, facilities & amenities, quality of construction, business potential, supply of demand, local nearby enquiry, market feedback of investigation has been considered within easy reach. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value. We estimate Rs. 22,500/- per Sq. ft. on Carpet area for Residential Premises.
3	Break – up for the rate		
	i) Building + Services	:	Rs. 3,000/- per Sq. ft.
	ii) Land + others	:	Rs. 19,500/- per Sq. ft.
4	Guideline rate obtained from the Registrar's Flat (an evidence thereof to be enclosed)	:	Rs. 1,83,290/- per Sq. m. i.e Rs. 17,028/- per Sq. m. on Built up area (Govt. Stamp Duty Ready Reckoner Rate 2022-23)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	Rs. 3,000/- per Sq. ft.
	Replacement cost of Flat with Services (v(3)i)	:	Rs. 3,000/- per Sq. ft.
	Age of the building	:	13 Years Old Building
	Life of the building estimated	:	Balance life of building is 47years with proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	10%
	Depreciated Ratio of the building	:	90: 100
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 2,700/- per Sq. ft.
	Rate for Land & other V (3) ii	:	Rs. 19,500/- per Sq. ft.
	Total Composite Rate	:	Rs. 22,200/- per Sq. ft.



Details of valuation:

Sr.	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1	Value of the Flat	225Sq. ft.	Rs.22,200/-	Rs.49,95,000/-
2	Car Parking	-	-	-
3	Weather shed	-	-	-
4	Kitchen arrangements	-	-	-
5	Superfine finish	-	-	-
6	Interior Decorations	-	-	-
7	Electricity deposits / electrical fittings, etc.	-	-	-
8	Others	-	-	-
	Total Estimated Market value			Rs. 49,95,000/-

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis it is my considered opinion that the Realizable Value of the above property in the prevailing condition with aforesaid specifications is **Rs.49,95,000/-** (Rupees Forty NineLakhs Ninety Five Thousand Only.)

The Distress value is **Rs. 42,45,750/-** (Rupees FortyTwoLakhs Forty Five Thousand Seven Hundred & Fifty Only)

The Govt value as per stamp duty is **Rs. 45,97,560/-**

Insurance Value is **Rs. 8,10,000/-**



For D. G. SHAH & ASSOCIATES

Ar. Dilip Shah
CAT-I/441/1988

PLACE : NAVI MUMBAI

DATE : 18.01.2023

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is _____ (Rs. only).

Date:

Signature
(Name of the Branch Manager with Seal)





D.G. SHAH & ASSOCIATES

ACTUAL AREA AS PER MEASUREMENT AREA

Description	Length in Ft.	Width in Ft.	Total area in Sq. ft.
Living Room	9.75	13.83	134.84
Kitchen	9.25	8.08	74.74
Bath & WC	4.00	7.58	30.32
Total			239.90 ≅240.00

GOVT. STAMP DUTY READY RECKONER RATE 2022-23

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20222023

Language: English

Selected District: मुंबई (उपनगर)

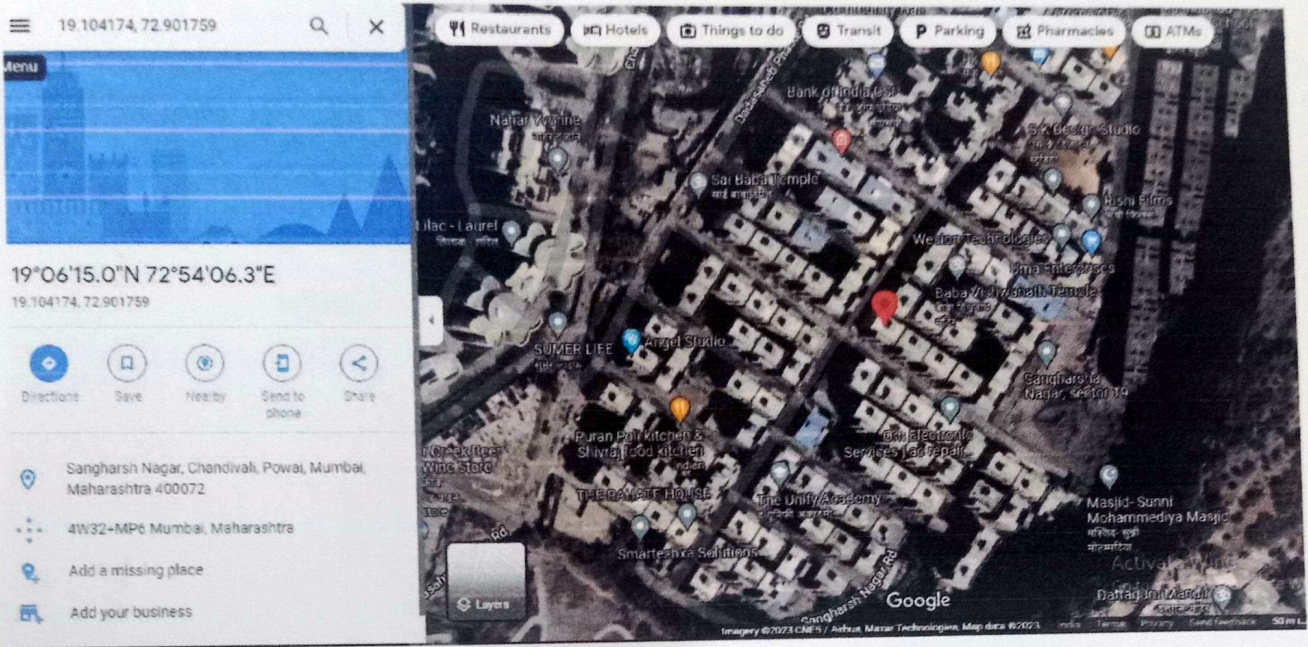
Select Village: चांदिवली - कूली

Search By: Survey No Location

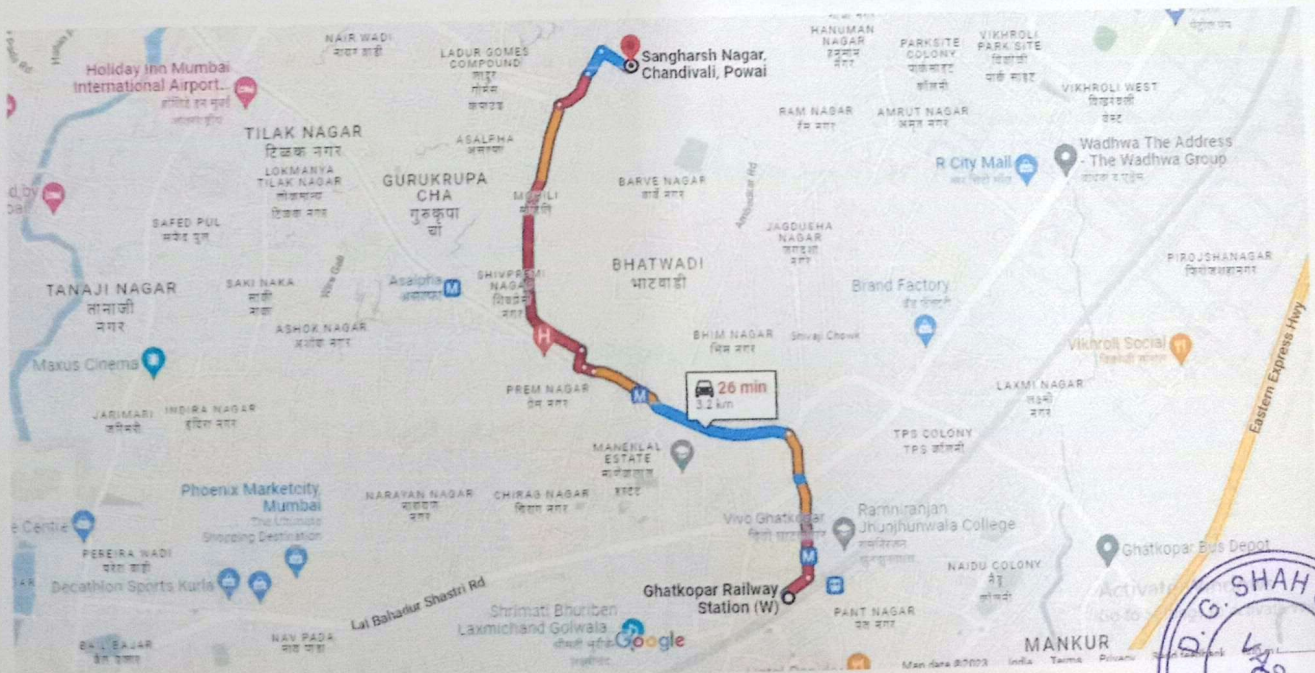
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
Survey No	115 542A . भुभाग. विशेष गृहप्रकल्प खालील मिळकती.	88010	183290	221400	241300	199420	चौरस मीटर
Survey No	115 542 . भुभाग. चांदिवली गावातील सर्व मिळकती.	83820	174560	210860	229810	189920	चौरस मीटर



LOCATION MAP of "ADARSH 28/C SRA" Building



Google map of "ADARSH 28/C SRA" Building to Ghatkopar Railway Station



D.G. SHAH & ASSOCIATES
19/10/23



D.G. SHAH & ASSOCIATES

NET REFERENCE

1RK Flat for sale in Chandivali MHADA, Andheri @ Rs. 21,778/- per Sq. ft. on Carpet area (99acres :225 Sq. ft. Carpet area @ 49 Lakhs)

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > 1 RK Flats in Mumbai > 1 RK Flats in Chandivali > 49.8182 Lacs

Posted on Dec 07, 2022

₹49 Lac @ 21,777 per sq.ft.
Estimated EMR ₹23.129

1RK 1Bath

Studio Apartments for Sale

In Safalya Apartment, Chandivali, Central Mumbai suburbs, Mumbai

WDA STATUS NOT AVAILABLE <https://mahadga.mahadga.com/in/>

Overview Society Owner Details Recommendations

Property (1)



Area
Carpet area: 225 sq.ft. ▼
100% ready

Price
₹49 Lac
@ 21,777 per sq.ft. (negotiable)

Floor Number
1st of 4 Floors

Overlooking
Park/Garden, Main Road, Others

Configuration
1 Room, 1 Bathroom, No Balcony

Address
Safalya Apartment
Chandivali, Central Mumbai suburbs

Facing
West

Property Age
10+ Year Old

1RK Flat for sale in Chandivali MHADA, Andheri @ Rs. 23,529/- per Sq. ft. on Carpet area (99acres :255 Sq. ft. Carpet area @ 60 Lakhs)

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > 1 RK Flats in Mumbai > 1 RK Flats in Chandivali

Posted on Nov 26, 2022 | Ready to move

₹60 Lac @ 23,529 per sq.ft.
Estimated EMR ₹28.822

1RK 1Bath

Studio Apartments for Sale

In MHADA Complex, Chandivali, Central Mumbai suburbs, Mumbai

WDA STATUS NOT AVAILABLE <https://mahadga.mahadga.com/in/>

Overview Dealer Details Recommendations



Area
Carpet area: 255 sq.ft. ▼
100% ready

Price
₹60 Lac
@ 23,529 per sq.ft. (negotiable) (new flat)
Details

Floor Number
2nd of 12 Floors

Configuration
1 Room, 1 Bathroom, No Balcony

Address
MHADA Complex
Chandivali, Central Mumbai suburbs

Property Age
10+ Year Old



FORM-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

Name MR YOGESH HEMANT RANINGA Gender M F T* *Transgender
 Salutation Mr Mrs Ms Dr. Other _____ Date of Birth 25-08-1982
 Marital Status Married Unmarried Other _____ Name of Spouse DIMPLE YOGESH RANINGA
 No. of Dependents 04 No. of Children 02 Name of Father HEMANT RANINGA
 Mother's Maiden Name JAYASHREE RANINGA Category SC ST OBC General
 Nationality INDIAN Residential Status Resident NRI/PIO Religion _____
 Place of Birth MAHARASHTRA Photo Identification (ID) : Type _____
 Photo Identification (ID) : Number 819578848606 Photo ID: Valid Upto _____
 Driving Licence No. _____ Driving Licence Valid Upto _____
 PAN No./GIR No. AFSPR8062D Passport No. _____ Passport Valid Upto _____
 Highest Qualification Attained B.COM Qualifying Year _____



Present Address: Staying at the present address for the past _____ Years and 2 Months. Type of Residence Owned Rented Allotted by employer Other _____
 House /Flat / Apartment No. or Name FLAT NO-A 3306 33TH FLOOR VEERA WADHWAN
 Street Name & No. and Area/Location ATMOSPHERE MULUND GOREGAON LINK ROAD MUL
 Landmark UND WEST MUMBAI
 City MUMBAI District MUMBAI Pin Code 400080
 State MAHARASHTRA Country INDIA
 Telephone (Landline) _____ Mobile (Primary) 9224166777 Mobile (Secondary) _____
 Email (Personal) yogeshh.raninga@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 House /Flat / Apartment No. or Name B-202 GREEN ASH CHS SWAPNA NAGAR VEERA
 Street Name & No. and Area/Location NAGAR PHASE-2 NEAR VAISANT GARDEN MULUND
 Landmark WEST MUMBAI
 City MUMBAI District MUMBAI Pin Code 400080
 State MAHARASHTRA Country INDIA
 Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address:

Name of Org/Employer, Dept. & Floor _____
 Street Name & No. and Area/Location _____
 Landmark _____
 City _____ District _____ Pin Code _____
 State _____ Country _____
 Telephone (Landline) _____ Fax _____ Mobile (Secondary) _____
 Email (Organizational) _____

Repayment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others _____
 Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):

Name: <u>ANUP JOSHI</u> Address: <u>B-301, SWAPNA MAHAL SWAPN NAGAR MULUND WEST</u> Email: _____ Tel: _____ Mob: <u>9869357395</u>	Name: <u>PRETESH PATEL</u> Address: <u>1102, VISHNU TOWER GOSHALA ROAD, MULUND WEST MUMBAI</u> Email: _____ Tel: _____ Mob: <u>9987407975</u>
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