



Tuesday, December 21, 2004

11:20:32 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8004

गावाचे नाव खारी

दिनांक 21/12/2004

दस्तऐवजाचा अनुक्रमांक टनन4 - 08003 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अनिल श्यामसुंदर मिश्रा

नोंदणी फी :- 6650.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27) :- 540.00

एकूण रु. 7190.00

आपणास हा दस्त अंदाजे 11:35AM ह्या वेळेस मिळेल

दुय्यम निबंधक

टाणे 4

बाजार मुल्य: 531792 रु. मोबदला: 665000रु.

भरलेले मुद्रांक शुल्क: 17000 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 58; रक्कम: 6650 रु.; दिनांक: 17/12/2004

~~XXXXXXXXXX~~
A/C-62049138307
Basivali Br

Scn
11-24
11-29

गावाचे नाव : खारी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 665,000.00
बा.भा. रू. 531,792.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 20 ते 25 वर्णन: विभागाचे नाव - मौजे [गांव] खारी क्रमांक 2 (मिरा भाईदर महानगरपालिका), उपविभागाचे नाव - 2/15 - के) भु- विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सर्वे क्रमांक सदनिका क्र. 311/सी, अर्पण 2 को.ऑ.हौ.सोसा.लि, खारी भाईदर पू.
(1)बांधीव मिळकतीचे क्षेत्रफळ 49.24 चौ.मी. आहे.
- (3)क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रशांत डी. पटेल; घर/प्लॉट नं: 311/सी; गल्ली/रस्ता: -; ईमारतीचे नाव: अर्पण 2 को.ऑ.हौ.सोसा.लि.; ईमारत नं: -; पेठ/वसाहत: जेसल पार्क; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AAQPP6826K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अनिल श्यामसुंदर मिश्रा; घर/प्लॉट नं: 215/डी; गल्ली/रस्ता: -; ईमारतीचे नाव: अर्पण 2 को.ऑ.हौ.सोसा.लि.; ईमारत नं: -; पेठ/वसाहत: जेसल पार्क; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AJFPM9989G.
(2) माया अनिल मिश्रा; घर/प्लॉट नं: यरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.
- (7) दिनांक करून दिल्याचा 10/12/2004
- (8) नोंदणीचा 21/12/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 8003 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 17000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 6650.00
- (12) शेरा

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NOT TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

Ch-99

ठिकाण/Place..... Bhy दिनांक/Date 10/12/04 1
यांच्याकडून/

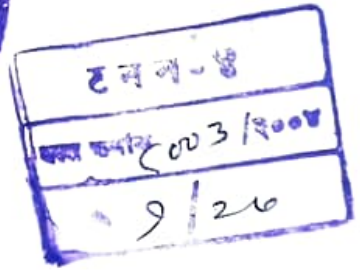
Received from..... A. S. Mishra

₹./Rs..... 17060/- (रुपये/Rupess. Seventeen thousand Sixty Rupees)
याकरिता मिळाले.

on account of.....

रेखापाल वा लेखापाल
Cashier or Accountant.

[Signature]
दुय्यम निबंधक ठाणे केंद्र (पदनाम/Designation)



AGREEMENT FOR TRANSFER

THIS AGREEMENT FOR TRANSFER is made and entered into at BHAYANDAR, this 10th day of December in the christian year Two Thousand Four.

...2

- १) बजाकाराचे नाव A.S. Mishra
 - २) पावती क्र. 9299623
 - ३) बजाक क्र. १४ दिनांक 10/12/04
- [Signature]
वीर बाईराव
M.A. Mishra



BETWEEN

SHRI FRASHANT D. PATEL, adult, Indian Inhabitant, residing at Flat No. 311, Third Floor, C wing, Arpan II Co. op. Hsg. Society Ltd., Sector 'J', Jesal Park, Bhayandar(E), Tal. & Dist. Thane, hereinafter called as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his, heirs, executors, administrators, nominees and assigns) of the FIRST PART.

A N D
- - -



(1) SHRI ANIL SHYAMSUNDAR MISHRA, AND (2) SMT. MAYA ANIL MISHRA, both adult, both Indian Inhabitant, residing at Flat No. D/215, Second Floor, Arpan II Co. op. Hsg. Society Ltd., Jesal Park, Bhayandar(E), Tal. & Dist. Thane, hereinafter called as the "TRANSFEEEE" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, executors, administrators, nominees and assigns) of the SECOND PART.

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M.A. Mishra

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पत्र क्रमांक १००३/२००४
२/२०

AND WHEREAS Transferor herein is the lawful owner and in possession of the Flat No. 311, C wing, on the Third Floor of "ARPAN II CO. OP. HSG. SOCIETY LTD." (Reg. No. TNA/(TNA) /HSG/TC/7298/1994-95), adm. Super Built-up area 530 Sq. Ft., (i. e. 49.24 Sq. Mtrs.) constructed on the land bearing Old Survey No. 159 to 164, New Survey No. 20 to 25, situate, lying and being in the Revenue Village of Khari, Bhayandar(E), Taluka & Dist. Thane, (hereinafter referred to as the said Flat).

AND WHEREAS the Transferor herein had Purchased the said Flat from M/S. KUMAR CONSTRUCTION ASSOCIATES, vide agreement dated 2nd November, 1993.

AND WHEREAS ARPAN II CO. OP. HSG. SOCIETY LTD., (hereinafter referred to as the said Society) is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land together with a building standing thereon of the said Society.

AND WHEREAS , the said Society is duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under the Registration No. TNA/(TNA)/HSG/ (TC)/7298/1994-95.



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M.A. Mishra

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दस्तावेज-९
१०३/१००४
३/२५०

AND WHEREAS till date Society has not issued the Share Certificate, same will be issued in favour of the Transferee, whenever it will be issued by the Society.

AND WHEREAS the Transferor has agreed to transfer to the Transferee the said Flat and his right, title and interest in the said Flat on the terms and conditions contained hereinafter.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor shall sell and transfer to the Transferee the said Flat and his right title and interest in the said Flat No. 311, C wing, admeasuring Super Built-up area 530 Sq. Ft. (i.e. 49.24 Sq. Mtrs.) on the Third Floor of Arpan II Co. op. Hsg. Society Ltd., for the total Consideration of Rs. 6,65,000/= (Rs. Six Lakhs Sixty Five Thousand only) to be paid by the Transferee to the Transferor.

2. a The Transferee herein has paid to the Transferor the sum of Rs. 1,65,000/= (Rs. One Lakh Sixty Five Thousand only) on the execution of this agreement as under:-



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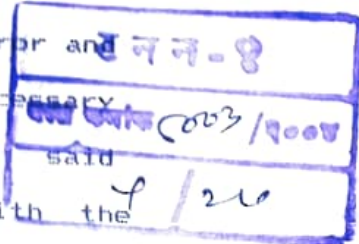
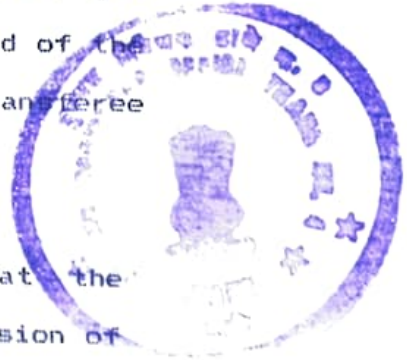
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M.A. Mishra

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१२३-४
२००३/२००४
२२०

Chq.No.	Date	Bank	Amount
635812	11/9/04	Dena Bank Manish Nagar Br. Andheri(W)	1,10,000/=
690367	29/11/04	---	55,000/=

(Cheque Subject to realisation)

- b. Transferee will pay the balance amount Rs. 5,00,000/= (Rs. Five Lakh only) to the Transferor, within 45 (Forty Five) days from the date of this agreement.
3. The Transferor agree to handover to the Transferee all receipts, writings and papers pertaining to the said Flat and incidental rights thereto and shall get transferred the same in the record of the Society to the name of the Transferee after the full & final payment.
4. The Transferor hereby agree that the quiet, vacant and peaceful possession of the said Flat will be given to the Transferee on the full & final payment.
5. It is agreed between the Transferor and Transferee to execute the necessary instrument of Transfer of the said Flat and to lodge the same with the Society.

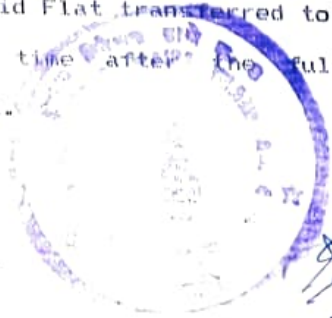


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M.A. Mishra

6. The Transferor further agrees and undertakes to obtain all the necessary sanctions, permissions and sign on all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be necessary and expedient for absolutely and effectively transferring the said Flat in favour of the Transferee.
7. The Transferor shall give all co operation to the Transferee to get the approval of the said Society for the transfer of the said Flat in the name of the Transferee and the admission of the Transferee as the member of the Society.
8. The Transferor shall sign all transfer forms for transfer of the said Flat to the name of the Transferee in the records of the Society and if the Society charges any transfer fees then same shall be paid by Transferee.
9. The Transferee shall be entitled to the said Flat transferred to their name at any time after the full & final payment.

क्र. नं. ४
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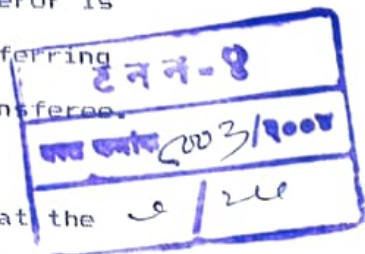
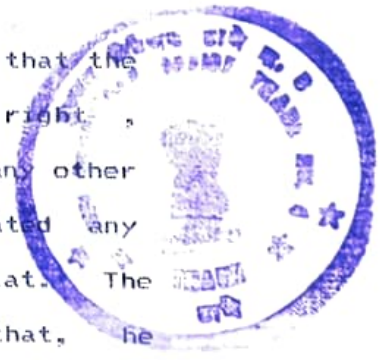


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M.A. Mishra

10. The Transferor hereby agrees and undertakes to pay all the Municipal taxes, water charges, Electric Bill etc., other incidental outgoings charged by the Society for the said Flat upto handing over the possession of the Flat. The Transferee hereby agree and undertake to pay the regular maintenance charges as may be levied by the Society from time to time as when same becomes due towards the maintenance , municipal taxes and other taxes as may become payable under the bye-laws of the Society and under any other law.

11. The Transferor hereby declares that the Transferor has not created any right, title or interest in favour of any other third party or has not created any encumbrances on the said Flat. The Transferor further declares that, he has not received any notice of any nature whatsoever whereby the said Transferor is prevented or prohibited from transferring the said Flat in favour of the Transferee.



12. The Transferor further declares that the Transferor is the only person entitled to the said Flat free from all encumbrances.

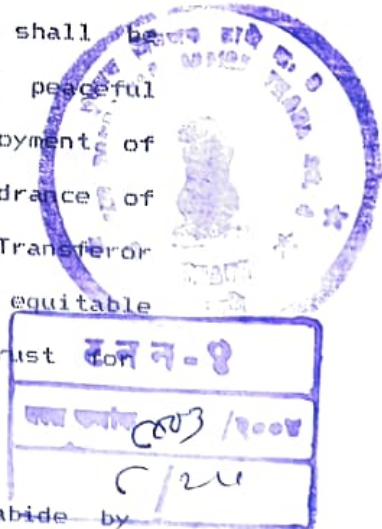
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M.A. Mishra

13. The Transferor has represented and assured to the Transferee that the Transferor has complied with and performed all the obligations on the part of the Transferor to be performed as member of the Society and has in no manner committed any breach of the rules and regulations of the said Society and further that right of the Transferor as such is in no way affected.

14. The Transferor declares that he has absolute right to transfer the said Flat and to handover the Possession thereof to the Transferee, from the date of the handing over of the possession to the Transferee, the Transferee shall be entitled to quiet, vacant and peaceful possession, occupation and enjoyment of the said Flat without any hindrance of any nature whatsoever by the Transferor or any other person lawfully or equitably claiming through under or in trust for the Transferor.



15. The Transferee hereby agree to abide by the rules and regulations and bye-laws of the Society on being admitted as the member and to pay and discharge all the cost demands , contribution , dues in

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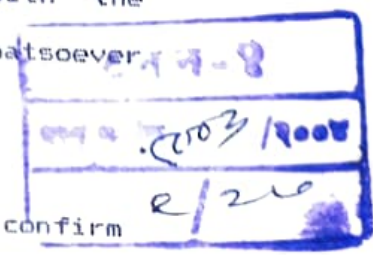
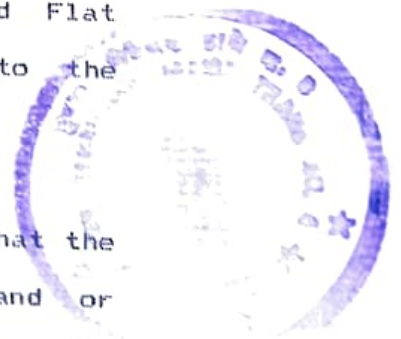
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M.A. Mishra

respect of the said Flat after the date of handing over the possession of the said Flat by the Transferor to the Transferee.

16. The Transferor hereby covenants with the Transferee that the Transferor shall from time to time and at all times hereinafter whenever called upon by the Transferee or their Advocates or Attorneys do and execute or cause to be done and executed at the cost, charge and expenses of the Transferee all such acts, deeds and things including executing the necessary documents as may be reasonably required by the Transferee for more perfectly securing the interest of the Transferee in the said Flat agreed to be hereby transferred to the use of the Transferee.

17. The Transferor further declares that the Transferor has not encumbered and or mortgaged or otherwise dealt with the said Flat in any manner whatsoever except by this Agreement.

18. The Transferor hereby agrees, confirm and declare that :-



X

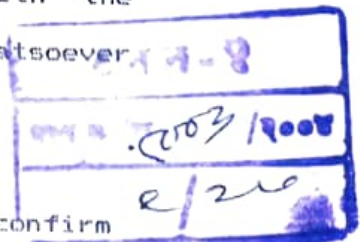
M.A. Mishra

respect of the said Flat after the date of handing over the possession of the said Flat by the Transferor to the Transferee.

16. The Transferor hereby covenants with the Transferee that the Transferor shall from time to time and at all times hereinafter whenever called upon by the Transferee or their Advocates or Attorneys do and execute or cause to be done and executed at the cost, charge and expenses of the Transferee all such acts, deeds and things including executing the necessary documents as may be reasonably required by the Transferee for more perfectly securing the interest of the Transferee in the said Flat agreed to be hereby transferred to the use of the Transferee.

17. The Transferor further declares that the Transferor has not encumbered and or mortgaged or otherwise dealt with the said Flat in any manner whatsoever except by this Agreement.

18. The Transferor hereby agrees, confirm and declare that :-



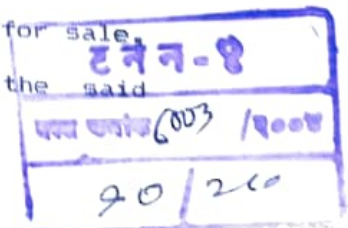
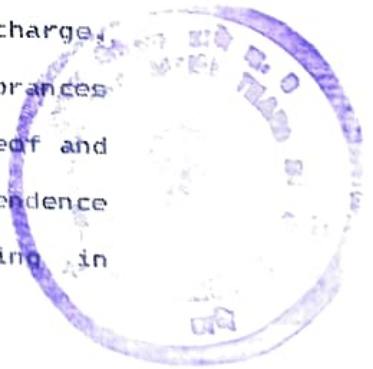
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M.A. Mishra

(a) not withstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming from under or in trust for the Transferor made, done, committed, omitted and knowingly suffered to the contrary the Transferor has in himself good right, full power and absolute authority in his own right to assign and transfer the said Flat in favour of the Transferee.

(b) that, neither the Transferor nor the Society nor any person claiming by from or under in trust for them or any of them have created any trust, charge, mortgage, lien or any other encumbrances on the said Flat or any part thereof and that there is no notice of lispendence or attachment pending or subsisting in respect of the said Flat.

(c) that, the Transferor has not entered into any agreement or document for sale, lease, mortgage or charge of the said Flat or any part thereof.



12. The Transferor hereby agrees and undertakes not to deal with the said Flat in any manner whatsoever or to

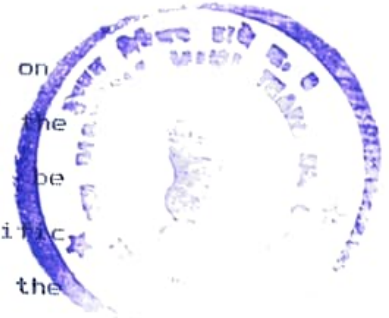
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M.A. Mishra

create any right therein hereinafter. The Transferor hereby agrees to pay all taxes and outgoings payable in respect of the said Flat till handing over the possession of the said Flat.

20. If the transaction is not completed on account of the wilful default on the part of the Transferor the Transferee shall be entitled to require specific performance of this agreement by the Transferor and also claim damages without prejudice to their other rights and remedies in law.

21. If the transaction is not completed on account of the wilful default of the Transferee, the Transferor shall be entitled either to require specific performance of this agreement by the Transferee and also claim damages without prejudice to his other rights and remedies in law.



and न न-४
१००३ / १००४
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22. The Transferee shall be responsible to pay Stamp Duty, Registration charges, in respect of this agreement.

23. This Agreement shall always be subject to the provisions contained in the

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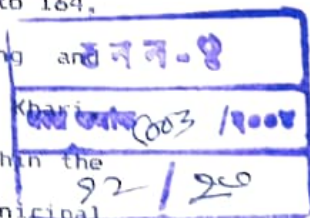
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M.A. Mishra

Maharashtra Ownership Flats Act, 1963 as amended upto date or any other provisions of the law applicable thereto.

24. The Transferor and Transferee do hereby further confirm, covenant and declare that they have entered into this agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

SCHEDULE OF THE FLAT

ALL THAT FLAT PREMISES bearing No. 311, C wing, on the Third Floor of " ARPAN II CO. OP. HSG. SOCIETY LTD." (Reg. No. TNA/(TNA)/HSG/(TC) /7298/1994-95) admeasuring Super Built-up area 530 Sq. Ft. (i.e. 49.24 Sq. Mtrs.) constructed on the land bearing Old Survey No. 159 to 164, New Survey No. 20 to 25, situate, lying and being in the Revenue Village of Bhayandar(E), Taluka & Dist. Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation.



...13

X

M.A. Mishra



IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS AND SIGNATURES THE DAY AND THE YEAR
FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED)
by the withinnamed TRANSFEROR)
SHRI PRASHANT D. PATEL)
In the presence of)

X 

1.

2.



K. K. Pandya (Advocate)
B.Com., LL.B., G.D.C. & A.
B/42, Shanti Edge Apt,
Bhayandar (E), Dist. Thane,

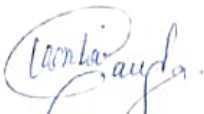


SIGNED SEALED AND DELIVERED)
by the withinnamed TRANSFEREE)
SHRI ANIL SHYAMSUNDAR MISHRA)
SMT. MAYA ANIL MISHRA)
In the presence of)

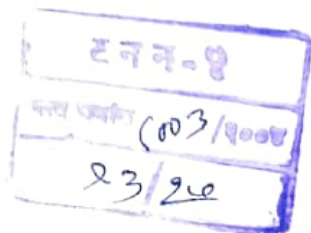

M. A. Mishra

1.

2.



K. K. Pandya (Advocate)
B.Com., LL.B., G.D.C. & A.
E/42, Shanti Edge Apt,
Bhayandar (E), Dist. Thane,



RECEIPT

RECEIVED sum of Rs. 1,65,000/= (Rs. One Lakh Sixty Five Thousand only) from SHRI ANIL SHYAMSUNDAR MISHRA, AND SMT. MAYA ANIL MISHRA, towards the Part Payment of the Flat No. 311, C wing, Third Floor of Arpan II Co.op. Hsg. Society Ltd., situated at Sector 'J', Jesal Park, Bhayandar(E), Dist. Thane, as per this agreement.

Rs. 1,65,000/=

I SAY I HAVE RECEIVED.

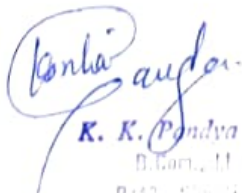
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(TRANSFEROR)

WITNESS :-

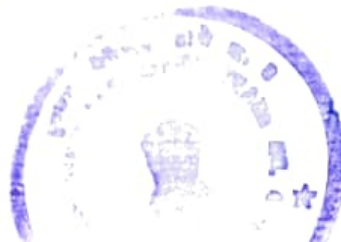
1.

2.



K. K. Pandya (Advocate)
B.Com., M.A., G.D.C. & A.
E/42, S.S. Road, 3rd Apt.
Bhayandar (-), Dist. Thane,

टनन-४
जल कार्ड २००३/२००४
१२/१२०



दूरध्वनी : ८१९ २८ २८ / ८१९ २० ०५ / ८१९ १४ ०० / ८१९ २५ ५१

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उपपती शिवाजी महालाज मार्ग, भाईंदर (प.) पिन कोड-४०१ १०१

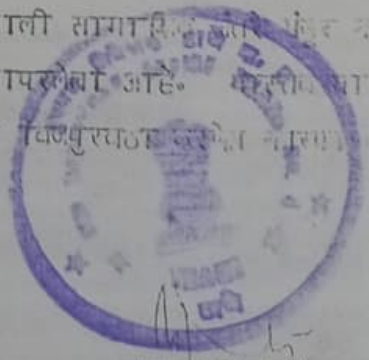
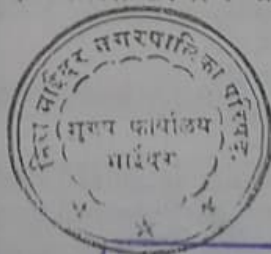


दिनांक ०८/०५/२०१९

- आज्ञा :-
१. मे. कुमार कंस्ट्रक्शन यांचा नकाशा नं. १९.१०.९३ वा अर्ज.
 २. मे. सक्षम प्रॉपर्टी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. मु. टी.३/भाईंदर/राजार/४१५ ते १४७ दि. ४.४.१८ वी मंजूरी.
 ३. मे. सहाय्यक संवाक नगर रचना ठाणे यांचेकडील आदेश क्र. भाईंदर/ठाणे/संवाक/३२४४ दि. १४.७.१८ वी मंजूरी.
 ४. मिरा भाईंदर नगरपालिका जा.नं. ११७४/८७.८८ दि. १०.८.१८ वांधकाम मंजूरी.
 ५. मिरा भाईंदर नगरपालिका जा.नं. नका/नर/७६४/६२७१/९०-९१ दि. ४.८.१३ ची सुधारित वांधकाम मंजूरी.
 ६. मे. नितीन वैद्य वास्तुविशारद यांचा इमारत पूर्णतेचा दाखला.
 ७. श्री. आर.डी मगदूम स्ट्रक्चरल इंजिनियर यांचा इमारतीच्या बांधकाम योग्यतेचा दाखला.

// भोगवटा दाखला //

मिरा भाईंदर नगरपालिका क्षेत्रांत स.नं. १५९ ते १६४ (सुधारित) स.नं. २० ते २५ मधील भाईंदर येथे मे. कुमार कंस्ट्रक्शन यांचा नकाशा नं. १९.१०.९३ वा अर्ज तळमजला अधिक तीन मजल्यांची इमारत बांधून पूर्ण केली आहे. या इमारतीचे बांधकाम मंजूर नकाशाप्रमाणेच आहे. या इमारतीच्या सभोवतालची सामान्य बांधकाम प्रमाणे आहेत. तसेच चढईक्षेत्र निर्देशांक योग्यरित्या वापरले आहे. इमारतीच्या इमारतीचा वापर करणेस व या इमारतीस आवश्यक तो विजयपुराठा वरून नगरपालिकेकडून घेतले जाईल असे ठरविले आहे.



टनन-४
 दिनांक ०८/०५/२०१९
 १८/२०

बांधकाम चालू करण्यापूर्वी जागेवर नियोजित बांधकामाचे चुन्याने लाईन आऊट करून मार्जिन पासत नगरपालिकेची खापी करून घ्यावी. य त्यानंतर खोदकामास सुरुवात करावी. तसेच प्लॉथ तयार झाल्यानंतर ती नगरपालिकेकडून तपासून घ्यावी व साधरची प्लॉथ नगरपालिकेकडून मंजूर विलेव्या प्लॉथ प्रमाणे बासल्यापावतचा दाखला घेतल्यानंतर प्लॉथ तंतरचे काम चालू करण्यात यावे. तसे न झाल्यास ती मंजुरी रद्द करण्यांत येईल व पुढील सर्व परिणामाची जबाबदारी अंजंदाकारवर राहिल.

१०] बांधकाम पूर्ण झाल्यानंतर नगरपालिकेचा वापर परवाना घेतल्याखेरीज जागेचा वापर करता कामा नये.

११] ~~बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.~~

१२] ~~बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.~~

१३] ~~बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.~~

१४] ~~बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.~~

१५] ~~बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.~~

१६] बांधकामाची मुदत दि. ५/१/८३ पासून दि. ३/१/८४ पर्यंत राहिल.

वरील शर्तीपैकी कोणत्याही अटीशर्तीचे उल्लंघन झाल्यास परवानगी रद्द करण्यांत येईल.

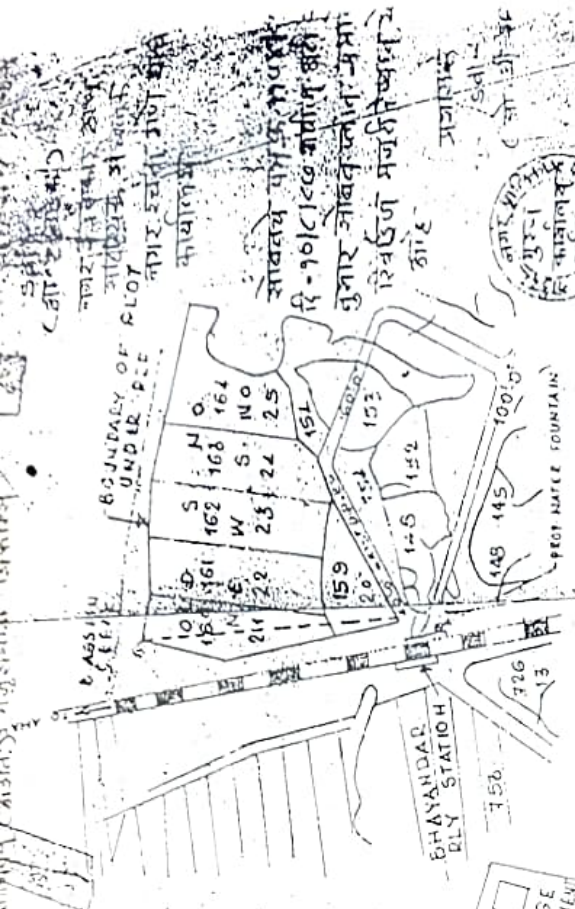
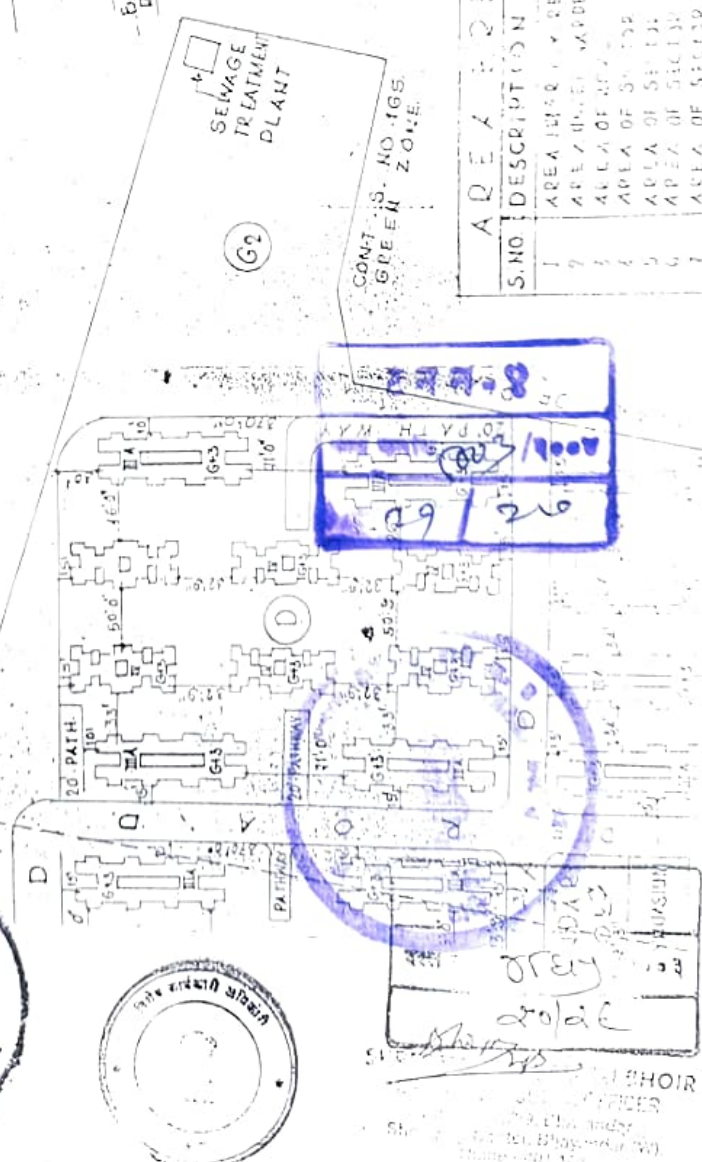
मुख्याधिकारी
 विभागा-भाईदर नगरपालिका परिषद

ट न न - १
 दिनांक २०/२०

AREA IN SQM.
5004.71
5016.44
4516.40
3774.28
2803.79
1857.18
3502.74



OWNERS NAME	S. NO.	ACRES	GUTHKS	ARIAS
SRI. S.D. CHOWDH.	159	8	28	42
MRS. PUSHPA CHOWDH.	160	8	38	15
SRI. Y.S. CHOWDH.	161	8	24	12
	162	8	34	8
	163	8	10	12
	164	8	23	4
AREA OF AMALGAMATED PLOT. 49				160
				12



LOCATION PLAN
SCALE: 600' = 1"

TRUE COPY

BHARAT B. MEHTA
Reg. No. CA 25150

S.NO	DESCRIPTION	AREA	PERCENTAGE OF TOTAL AREA
1	AREA UNDER REVENUE	14270.35	
2	AREA UNDER REVENUE	25560.74	
3	AREA OF OPEN	2283.89	
4	AREA OF S. 159	7172.11	
5	AREA OF S. 160	51109.00	
6	AREA OF S. 161	11032.10	
7	AREA OF S. 162	11025.50	
8	AREA OF S. 163	15210.00	
9	AREA OF S. 164	15210.00	

CHOR
SERVICES
Bh...
Bh...
Bh...

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 665,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे)	रु. 531,792.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 17000.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 6650.00
(6) दस्त निष्पादित केल्याचा	10/12/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. * लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (7) पृष्ठांची संख्या 27
- (8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 20 ते 25
- (9) मालमत्तेचे इतर वर्णन

(1) वर्णन: विभागाचे नाव - मौजे [गांव] खारी क्रमांक 2 (मिरा भाईदर महानगरपालिका), उपविभागाचे नाव - 2/15 - के) भु- विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सर्वे क्रमांक सदनिका क्र. 311/सी, अर्पण 2 को.ऑ.हौ.सोसा.लि, खारी भाईदर पू.

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1) बांधीव मिळकतीचे क्षेत्रफळ 49.24 चौ.मी. आहे.

(1)-

(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(1) प्रशांत डी. पटेल; घर/फ्लॅट नं: 311/सी; गल्ली/रस्ता: -; ईमारतीचे नाव: अर्पण 2 को.ऑ.हौ.सोसा.लि.; ईमारत नं: -; पेठ/वसाहत: जेसल पार्क; शहर/गाव: भाईदर पू.; तालुका: - पिन: -; पॅन नम्बर: AAQPP6826K.

(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) अनिल श्यामसुंदर मिश्रा; घर/फ्लॅट नं: 215/डी; गल्ली/रस्ता: -; ईमारतीचे नाव: अर्पण 2 को.ऑ.हौ.सोसा.लि.; ईमारत नं: -; पेठ/वसाहत: जेसल पार्क; शहर/गाव: भाईदर पू.; तालुका: - पिन: -; पॅन नम्बर: AJFPM9989G.

(2) माया अनिल मिश्रा; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.

पूर्व नोंदणी गोषवारा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

इतर नोंदणी
पक्षकारांचे 003/2004
25 20

पूर्व नोंदणी गोषवारा तपासून पाहिला * तो बरोबर आहे/त्याच्यात नमूद केलेले बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले *बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)

(दुय्यम निबंधक याचे ह.)



Arpan - II Co-operative Housing Society Limited

Regn. No. TNA / (TNA) / HSG / (TC) / 7298 / 94-95 Dt. 21-3-1995

Sector - J, Jesal Park, Bhayandar (E), Dist. Thane - 401 105.

Certificate No. 30

Date 21/08/05

Flat / Shop No. C-311

Member Registration No. 26

Authorised Share Capital Rs.

Divided into

Shares of Rs. 50/- Each

Share Certificate

This is to certify that Shri/Smt. ANIL SHYAMSUMDAR MISHRA
Smt. MAYA ANIL MISHRA of Bhayandar is/are the registered
holder of (five) shares From No. 146 to 150 of Rs. 250/-
(Rupees Two Hundred Fifty only) in **Arpan - II Co-operative Housing
Society Limited, Bhayandar (E)**, subject to the Bye-Laws of the society
and that upon each of such share the sum of Rupees fifty has been paid.

Given under the common seal of the society as on

Day of 21/08 2005

Rs. 250/-

O.P. Malik
Chairman

[Signature]
Hon. Secretary

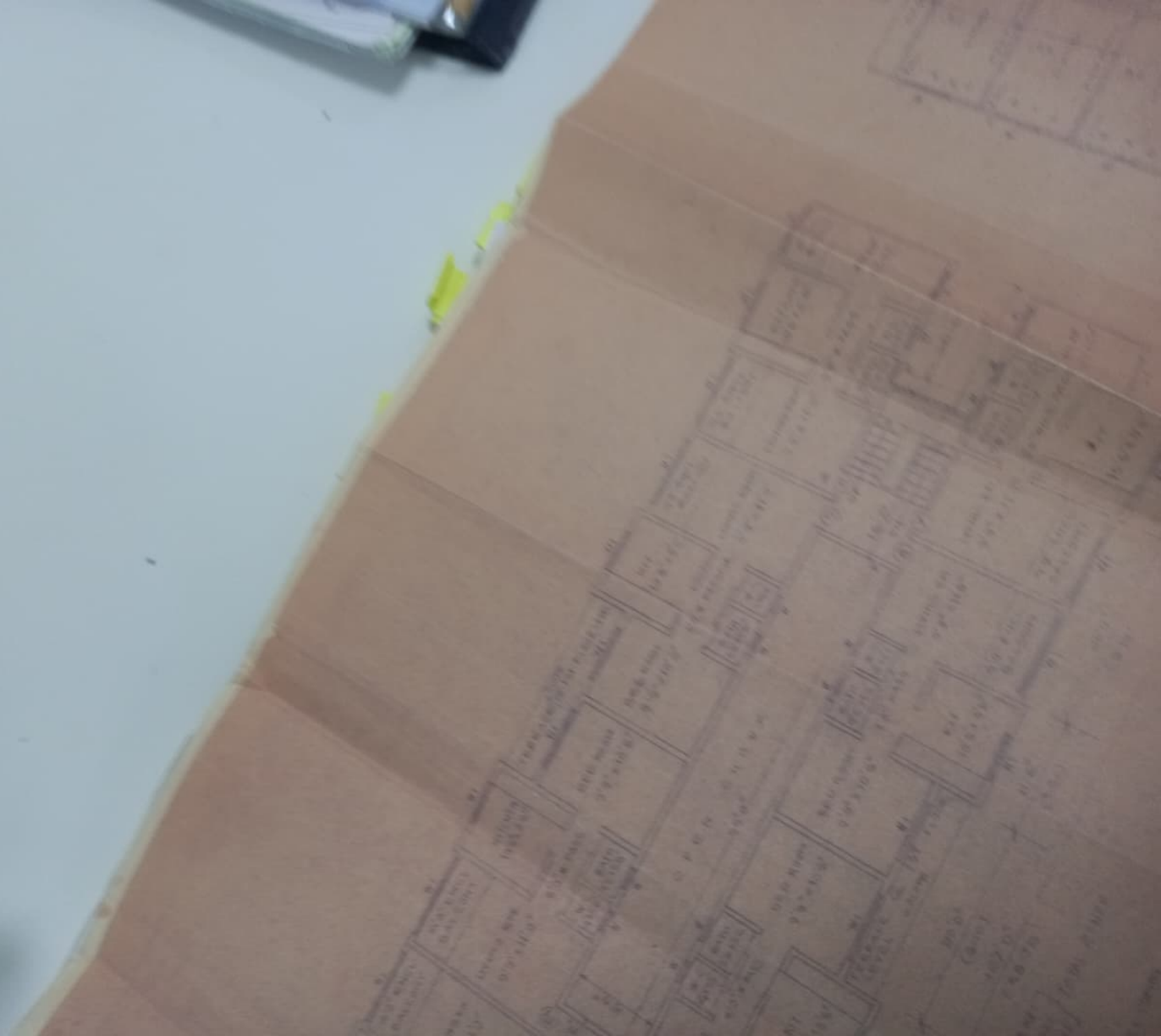
[Signature]
Member of the Committee



①

OCIATES

AST)



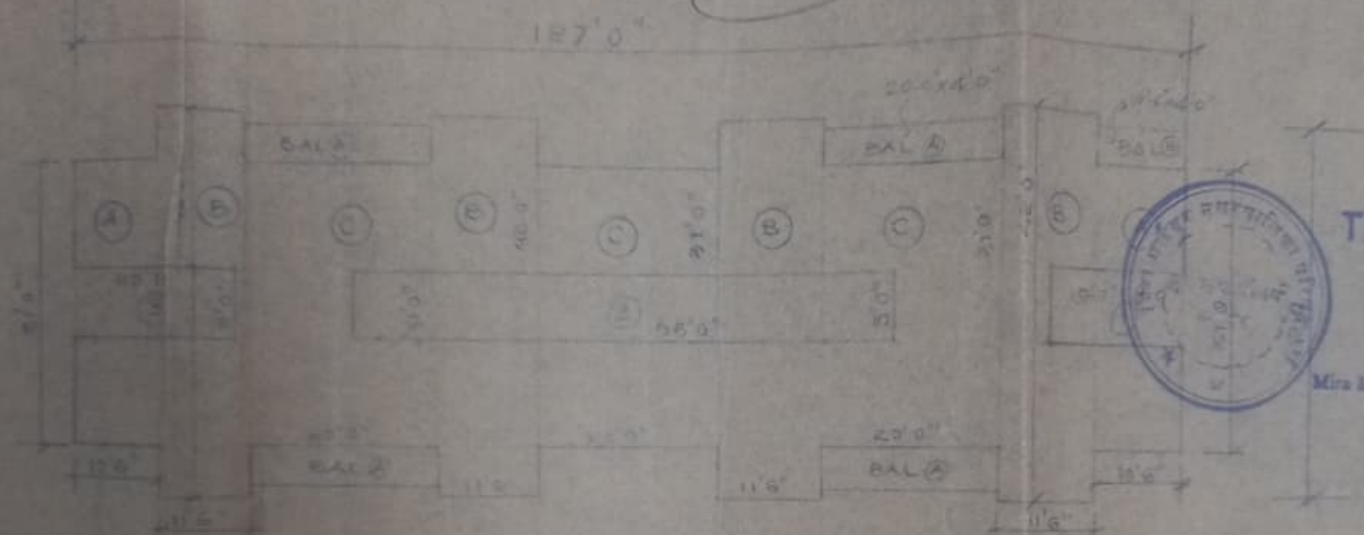


2. मीने पर माला 2020/23 CV
 1/1/22 माला माला माला माला माला माला
 माला माला माला माला माला माला
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TRUE COPY

वर्ग:
 मुख्यनिर्माणाधीन

32



TRUE COPY

Signature
 Asst. Town Planner,
 Mira Bhayandar Municipal Corporation

AREA LINE DIAGRAM (TYPICAL 1ST TO 3RD FLOOR)

SCALE: 1" = 16'0"

LIST OF AREA STATEMENT (1ST TO 3RD FLOOR)

NO.	DESCRIPTION	AREA (SQ. FT.)
A	10'0" x 11'0" x 1	110.00
B	11'6" x 42'0" x 4	1952.00
C	22'0" x 5'0" x 5	550.00
TOTAL		4445.00

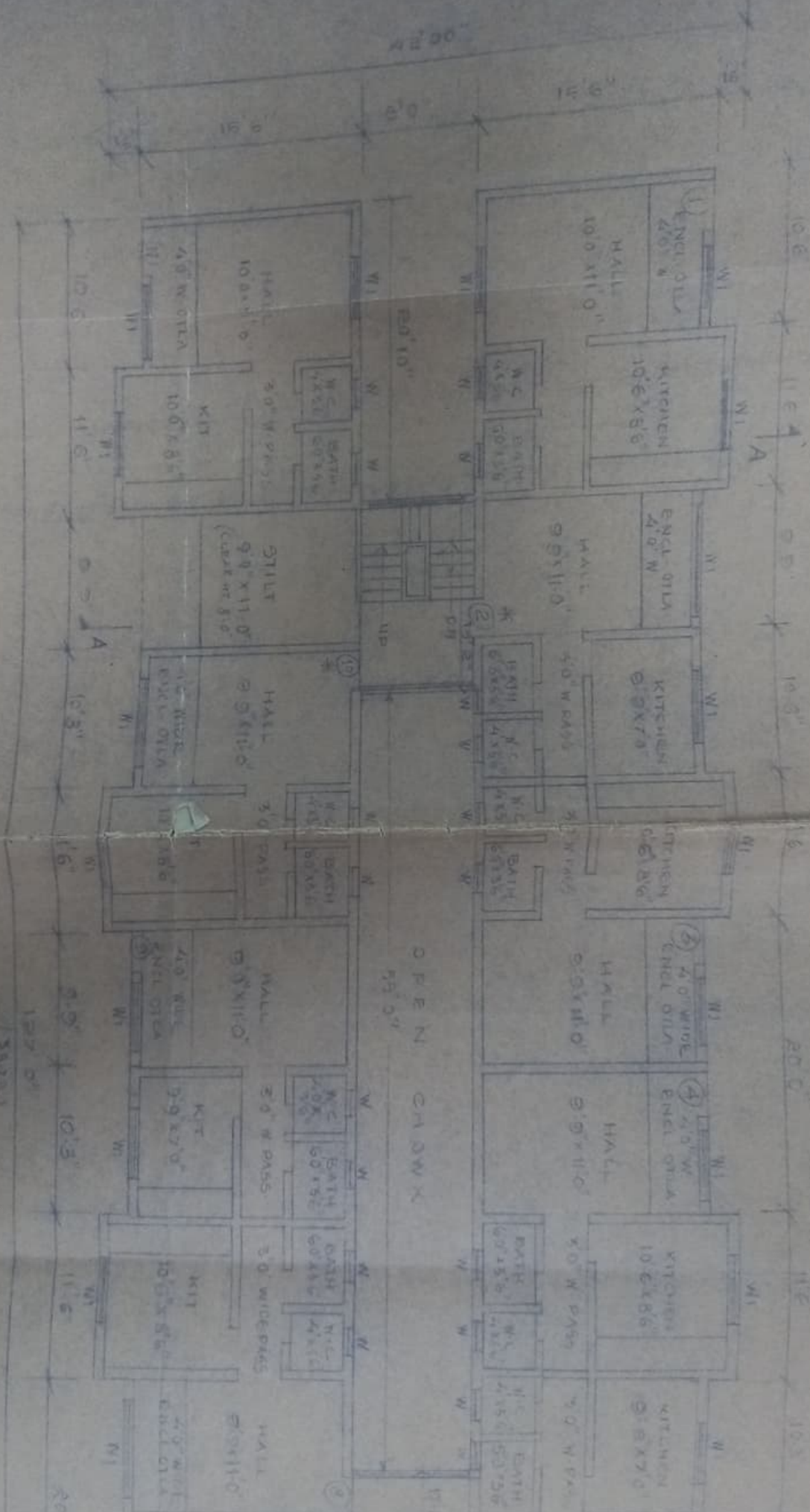
1	127'0" x 21'0" x 1 = 2667.00	2667.00
2	22'0" x 21'0" x 1 = 462.00	462.00
3	22'0" x 21'0" x 1 = 462.00	462.00
NET TOTAL AREA		3591.00

BALCONY AREA STATEMENT (1ST TO 3RD FLOOR)

20'0" x 11'0" x 3 = 660.00 SQ. FT. (PERMISSIBLE SET-BACK)
 EXCESS BAL PER FLOOR = NIL

SECTION THROUGH A-A
COMPOUND WALL

SECTION B-B



GROUND FLOOR PLAN (H.F. DIMENSIONS)

SCALE 1" = 8'

NOTE: ALL THE WALLS ARE 6" THICK
* F.L.A. MARKED THIN AND DASHED FLAT
W/TH INTERNAL STAIRS ONLY OR AS SHOWN

BUILT UP AREA STATEMENT (GROUND FLOOR ONLY)

A 127'0" X 41'0" = 5334.00 SQ FT

LESS

- 1 (20'-10" x 8') + (18'-4" x 8') = 313.28 SQ FT
- 2 45'-0" X 6'-0" X 1 = 490.00
- 3 4'-6" X 10'-6" X 4 = 231.00
- 4 20'-0" X 9'-6" X 6 = 360.00

TOTAL AREA 1644.28 SQ FT

NET TOTAL AREA 5334.00 SQ FT

10% DEDUCTIONS = 644.28 SQ FT

NET AREA APPROVED BY PREVIOUSLY = 3689.72 SQ FT

LESS PROP. STILT @ STILT 2
R 10' x 10' + 10' x 10' = 200.75 SQ FT

NET BUILT UP AREA OF BMTG GR 3438.97 SQ FT

ADD ADDITIONAL GR FLR ONLY
PROP (B) 10' x 14'-0" x 3 NR = 123.00 SQ FT = 123.00 SQ FT

TOTAL BUILT UP AREA OF GR FLR 3561.97 SQ FT

10% OTLA PERMISSIBLE = 356.19 SQ FT

OTLA PROPOSED

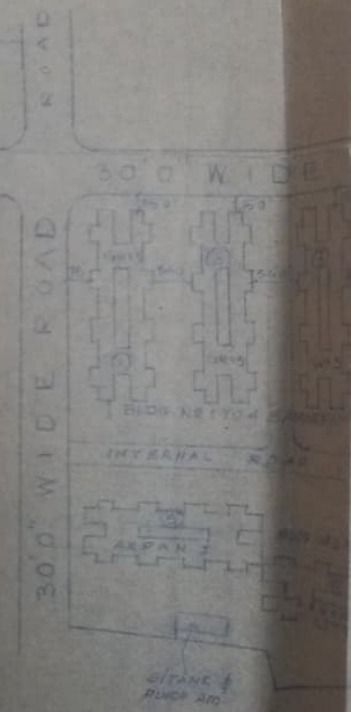
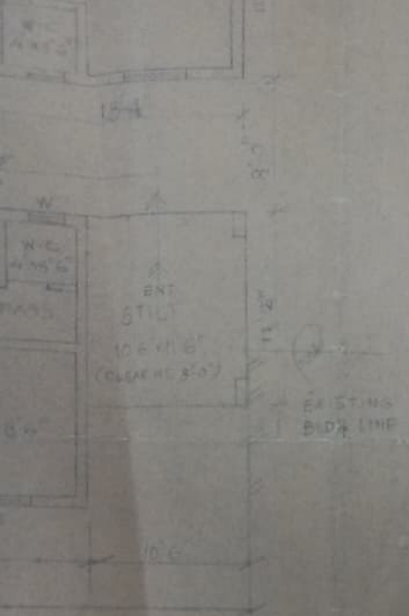
- OTLA (A) 20'-0" x 4'-0" x ONE = 160.00 SQ FT
- OTLA (B) 10'-0" x 4'-0" x 3 NR = 117.00 SQ FT
- STILT (C) 10'-0" x 4'-0" x 3 NR = 126.00 SQ FT
- OTLA (D) 10'-0" x 2'-6" x 1 NR = 26.25 SQ FT

TOTAL OTLA @ GR 429.25 SQ FT

EXCESS OTLA 429.25 - 356.19 = 73.06 TAKEN IN TO B.L.S.

TOTAL BUILT UP @ GR = 3561.97 SQ FT + 73.06 (OTLA EXCESS) = 3635.03 SQ FT

FLOOR
1ST
2ND
3RD
TOTAL



BLOCK D

BUILT-UP AREA STATEMENT

FLOOR	BLT. AREA FT ²	BAL. OLD PROP. FT ²	PERMITTED BAL. FT ²	EXCESS BAL/OVER FT ²	TOTAL BAL. FT ²
GROUND	3561.97	429.25	356.197	73.06	3635.03
1ST	3673.72	362.31	367.972	NIL	3673.72
2ND	3673.72	362.31	367.972	NIL	3673.72
3RD	3673.72	362.31	367.972	NIL	3673.72
TOTAL	14641.08 FT ²	1476.25 FT ²	1464.60 FT ²	32.76	14674.19 FT ²

* PREVIOUS APPROVED AREA - 14673.88
 BUILT-UP AREA BALANCE - 4.69 FT²
 * PREVIOUS APPROVED TEN/BLDG - 32 NOS
 PROPOSED TENENTS - 11+21 = 32 NOS

PROPOSED RESIDENTIAL BLDGS ON
 OLD S NO 159 TO 164 NEW S NOS ROTOTIES
 AT JESAL PARK, BHAYANDER (EAST)
 DIST - THANE.

FOR
 MR KUMAR CONSTRUCTION ASSOCIATES
 (SIGNATURE OF OWNER)

* AMENDED PLAN FOR APPROVAL
 PREVIOUS APPROVED PLAN UNDER LETTER NO
 1174/87/84 OF MIRA BHAYANDER MUNICIPAL COUNCIL

ARCHITECT *[Signature]*
NETRA VAIDYA
 407 PRAGATI SHOPPING CENTRE, DAFTARY ROAD,
 MALAD (E), MUMBAI - 400037



VALUATION REPORT

Of

**Mr. ANIL SHYAMSUNDAR MISHRA &
Mrs. MAYA ANIL MISHRA**

At.

"Arpan II CHS."
Flat No. 311, 3rd Floor,
Wing 'C', Sector -J, Jesal Park,
Near St. Frances High School, Bhayander (E),
Dist. Thane 401 105.

For,

STATE BANK OF INDIA - P. M. ROAD BRANCH

BY

MR. VINOD P. TALATHI

Govt. Approved Valuers, Chartered Engineers,

Corporate Office : 305 B, Poseidon Uptown Avenue, Back side of
Karnala Sports Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad

Mobile: 9422433557/9096606240

Email: vtalathi500@gmail.com

Vinod P. Talathi

B.E. (Civil), MIE

Govt. Approved Valuer & Chartered Engineer

Govt. Reg. No. : CAT No. 1 - 203 of 2013-2014)



To,
STATE BANK OF INDIA
BRANCH: P. M. ROAD

VALUATION REPORT (IN RESPECT OF FLAT)

Date: 11/08/2020

PNL/VT/SBI/20-21/08/295

I GENERAL		
1	Purpose for which the valuation is made	For Bank Loan
2	a) Date of Inspection	: 08/08/2020
	b) Date on which the valuation is made	: 11/08/2020
3	List of document produced for perusal	
	Index II	Regn. No. TTN-4/08003/2004 dated 21/12/2004 A.V. Rs. 6,65,000/- & G.V. Rs. 5,31,792/-
	Agreement for Sale	Between Mr. Prashant D. Patel (Transferor) & Mr. Anil Shyamsundar Mishra & Mrs. Maya Anil Mishra (Transferee) Dated 10/12/2004.
	Occupancy Certificate	NPA/NR/3351/9821/93-94 Dated 10/11/1993 By MBMC
	Share Certificate	On the name of Mr. Anil Shyamsundar Mishra & Mrs. Maya Anil Mishra dated 21/08/2005
	Society Regd. No.	TNA/(T.N.A.)/HSG/TC/7298/1994-1995
	Name of the owner(s) and his/ their address (es) with phone no.(details of share of each owner in case of joint ownership)	: Mr. Anil Shyamsundar Mishra & Mrs. Maya Anil Mishra.
5	Brief Description of the property	: The flat under valuation is 1BHK flat in the society named as ARPAN II. Building comprising of Ground + 3 upper floor Gr. & 3 rd Floor Residential Floors. The building is situated at Village Khari, jesal Park , Navghar Road, about 0.7 Km distance away from Bhayander Railway Station.
6	Location of the property	
	a) Plot No./ Survey No.	: S. No. 20 & 25
	b) Door No.	: Flat no. 311
	c) T.S.No. / Village	: Village Khari
	d) Ward / Taluka	: Thane
	e) Mandal/ District	: Thane
	f) Date of issue and validity of layout of approval map/plan	Details not provided
	g) Approval map/ Plan issuing authority	Details not provided

V. Talathi

h)	Whether genuineness or authenticity of approved map/plan is verified	N.A.	
i)	Any other comments by our empanelment valuer on authentic of approved plan	No	
	Postal address of the property	: "Arpan II CHS." Flat No. 311, 3 rd Floor, Wing 'C', Sector -J, Jesal Park, Near St. Frances High School, Bhayander (E), Dist. Thane 401 105.	
	City/ Town	: Thane	
	Residential Area	: Yes	
	Commercial Area	: Yes	
	Industrial Area	: No	
	Classification of the Area		
i)	High/ Middle/ Poor	: Middle Class	
ii)	Urban / Semi Urban/ Rural	: Urban	
	Coming under Corporation limit/ Village Panchayat Municipality	: Within the Limits of MBMC	
	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	: No	
2	Boundaries of the Property	As per actual	
	North	: Passage & Flat no.310	
	South	: Open to Sky Area	
	East	: Wing "D" Flat no. 312	
	West	: Flat no. 312	
3	Dimensions of the site	A	B
		As per the Agreement	Actual
	North	: Not mentioned in agreement	Samarpan Bldg no.3
	South	: Not mentioned in agreement	Internal Road
	East	: Not mentioned in agreement	Wing 'D'
	West	: Not mentioned in agreement	Open Passage
14	Extent of the site	NA	
14.1	Latitude, Longitude & Co-ordinates of flat	Longitude - 72.85707146, Latitude- 19.31471245	
15	Extent of the site considered for valuation (East of 13A & 13B)	NA	
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied	

14	APARTMENT BUILDING	
15	Nature of the Apartment	: Residential

Value

9	What is the Plinth area of the flat	:	<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area</th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>311</td> <td>442 Sq. ft.</td> <td>530 Sq. ft.</td> </tr> </tbody> </table>	Flat No.	Carpet Area	Built up Area	311	442 Sq. ft.	530 Sq. ft.
Flat No.	Carpet Area	Built up Area							
311	442 Sq. ft.	530 Sq. ft.							
10	What is the floor space index (app.)	:	NA						
11	What is the Carpet Area of the Flat	:	442 Sq. ft. as per agreement (taken for consideration) & 400 Sq. ft. as per measurement.						
12	Is it Posh/ I Class/ Medium / Ordinary	:	Middle						
13	Is it being used for residential or Commercial	:	Residential						
14	Is it Owner occupied or Let out?	:	Owner Occupied						
15	If rented, what is the monthly rent?	:	N.A.						
MARKETABILITY									
1	How is the marketability?	:	Good						
2	What are the factors favouring for an extra potential value	:	Good Commercial & Residential area It is						
3	Any negative factors are observed which affect the market value is general?	:	No						
Rate									
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	Rs. 10,000/- to Rs. 13,000/- per Sq. ft. on Saleable area depending upon location and amenities. Index II Regn. No. 49/2020 dated 02/01/2020 A.V. Rs. 45,50,000/- & G.V. Rs. 28,36,754						
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs.10,000/- to Rs. 13,000/- per Sq. ft. on saleable area depending upon location and amenities.						
Break - up for the rate									
i)	Building + Services	:	Rs. 2,500/- Per Sq. ft.						
ii)	Land + Others	:	Rs. 9,500/- Per Sq. ft.						
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		:	Rs. 72,700/- per Sq. mtr. i.e. Rs. 6,754/- Sq. ft. As per SSDR, rate depreciated by 30 % i. e. Rs. 4,728/- Sq. ft.						
COMPOSITE RATE ADOPTED AFTER DEPRECIATION									
Depreciated Building Rate									
Replacement cost of Flat with Services(v (3))		:	----						
Age of the building		:	27 Years old (as per OC)						
Life of the building estimated		:	33 Years (Subjected to proper Maintenance)						
Depreciation percentage assuming the		:	30%						

Verdict

salvage value as		
Depreciated Ratio of the building	:	750/-
Total composite rate arrived for valuation	:	
Depreciated building rate VI (a)	:	1,750/-
Rate for Land & other V (3)ii	:	9,500/-
Total Composite Rate	:	Rs.11,250/- Per Sq. ft.

Details of Valuation:

No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	530 Sq. ft.	Rs. 11,250/-	Rs. 59,62,500/-
	car parking No.			----
2	Wardrobes/Furniture		----	
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	Total			Rs. 59,62,500/-

Valu