

VALUATION REPORT

IN RESPECT OF FLATS

FOR

**Mr. Vishnu Vitthalrao Pol &
Mrs. Sujatha Vishnu Pol**

PROPERTY ADDRESS

**Residential Flat bearing No.A-9, 4th floor, Building Known
as Giri Darshan Co-op.Hsg.Soc. Ltd, Shree Nagar, Wagle
Estate, Village Panchpakhadi, Taluka & District Thane-400
604.**

**BANK OF INDIA
Thane Main Branch**

Always Best & Perfect Services from



KATKAR ENGINEERS & VALUERS

Vr. Balasaheb P.Katkar
(B.Tech,DE,FIIV,AIISLA)
*** Govt. Registered Valuers.**
(IBBI & WEALTH TAX)
*** Chartered Engineers**
*** Structural Auditors.**
*** Surveyors.**
***Project Management Consultants.**

Shop No.03,Kulswamini NiwasC.H.S.Ltd
Gulmohar Marg,Near Chembur Nagrik
Bank, Chunabhatti- East,
Mumbai 400 022
Email :- balasaheb.katkar@yahoo.in
:- katkarengineers@gmail.com
Mobile:- 9322297451/8082597451.
Tel- 022 24052085



KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar
B.Tech, DE, FIIV, AIISLA

GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulsawani Nwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/363/BOI/2020.

Date:- 28-10-2020

To,
The Asst. General Manager,
Bank of India,
Thane Main Branch

कुते बँक ऑफ इंडिया
For BANK OF INDIA

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Balasaheb P. Katkar
सहा कुलसंचालक / Asst. Gen. Manager
अन शाखा / Thane Branch

Name of client :

Mr. Vishnu Vitthalrao Pol &
Mrs. Sujatha Vishnu Pol

Description of the property -

Residential Flat bearing No.A-9, 4th floor, Building
Known as Giri Darshan Co-op.Hsg.Soc. Ltd, Shree
Nagar, Wagle Estate, Village Panchpakhadi, Taluka &
District Thane-400 604.

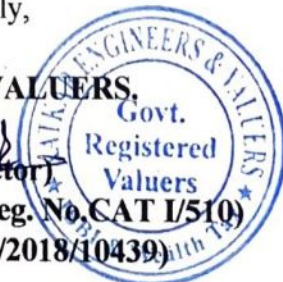
Summary of valuation:-

A]	Fair Market Value of the Property as on date	:	Rs. 1,03,59,000.00
B]	Realizable Market Value of the Property as on date	:	Rs. 93,23,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 82,87,000.00
D]	Govt. Stamp Duty Ready Recknor Valuation as on date .	:	Rs. 1,10,28,368.16
E]	Insurance value of property	:	Rs. 21,25,000.00
F]	Rental Value	:	Rs. 25,000.00 /Month

Your's faithfully,

For KATKAR ENGINEERS & VALUERS,

Mr. Balasaheb P. Katkar. (Proprietor)
Govt. Regd Valuer. (Wealth Tax Reg. No. CAT I/510)
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)





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Email balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/363/BOI/2020.

Date:- 28-10-2020

To,
The Asst. General Manager,
Bank of India,
Thane Main Branch

VALUATION REPORT (IN RESPECT OF FLATS)

I. GENERAL	
1	<i>Purpose for which the valuation is made</i> : To ascertain of fair market value of Property for Bank
2	<i>a) Date of inspection</i> : 28-10-2020 <i>b) Date on which the valuation is made</i> : 28-10-2020
3	<i>List of documents produced for perusal</i>
	<i>i) Agreement for sale</i> : Agreement for sale dated 11th October 2001 between Mr.Damodar Gangaram Vyavahare and Mr. Vishnu Vitthalrao Pol & Mrs.Sujatha Vishnu Pol.
	<i>ii) Commencement Certificate No.</i> : V.P.No.874 dated 24th June 1983.
	<i>iii) Occupancy Certificate</i> : V.P.No.874 dated 2nd April 1985.
	<i>iv) Society Registration No.</i> : TNA(TNA)HSG(IC), 342/1984-85 dated 19th January 1985.
4	<i>Name of the Purchaser (s) and his / their address with Phone no. (details of share of each owner in case of joint ownership)</i> : Mr. Vishnu Vitthalrao Pol & Mrs.Sujatha Vishnu Pol
5	<i>Brief description of the property</i> : The Flat No.A-9 is located on 4th floor of Building Known as Giri Darshan Co-op.Hsg.Soc.Ltd, The Building is Ground + 4 upper Floors. It is served by auto. bus or private vehicle from Thane or Mulund Rly Station
6	<i>Location of property</i>
a)	<i>Plot No. / Survey No.</i> : Sector No.1, Survey No.427 to 435 and 485

	b) Door No.	:	Flat No.A-9
	c) T. S. No. / Village	:	Panchpakhadi
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
	f) Date of issue and validity of layout of approved map / plan	:	O.C.No.-V.P.No.874 dated 2nd April 1985.
	g) Approved map / plan issuing authority	:	TMC
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7	Postal address of the property	:	Residential Flat bearing No.A-9, 4th floor, Building Known as <u>Giri Darshan Co-op Hsg Soc Ltd, Shree Nagar, Wagle Estate, Village Panchpakhadi, Taluka & District Thane-400 604.</u>
8	City / Town	:	Thane
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9	Classification of the area		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane Municipality Corporation
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Not apparent from documents shown.
	Whether Leasehold/Freehold.	:	Freehold
12	Boundaries of the property		
	North	:	Ashish CHSL
	South	:	Giri Sanidhya CHSL
	East	:	By road
	West	:	Saibaba Mandir
13	Dimensions of the site	:	As per the Deed Actuals
	North	:	N.A. N.A.
	South	:	
	East	:	
	West	:	

13.	Extent of the site	:	N.A.
14	Latitude, Longitude & Co-ordinates of flat	:	Latitude - 19°11'26.0"N Longitude - 72°56'48.5"E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Rs. 25,000.00 /Month
II. APARTMENT BUILDING			
1	Nature of the Apartment	:	Residential
2	Location		
	T.S.No.	:	Sector No.1, Survey No.427 to 435 and 485
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	Thane Municipality Corporation
	Door No., Road (Pin Code)	:	Flat No.A-9
	Nearest Landmark	:	
3	Description of the locality Residential / Commercial / Mixed	:	Residential use area
4	Year of Construction	:	1985 Year or there about
	Age of Building	:	35 Years
	Estimated Future Life	:	25 Years
5	Number of Floors	:	Ground+ 4 upper floors
6	Type of Structure	:	R.C.C. frame
7	Number of Dwelling units in building	:	4 Rooms Per Floors
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good.
11	Facilities Available		
	Lift	:	Nil
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open/ Covered
	Is Compound wall existing?	:	Yes
	Is pavement laid around the	:	Yes.
III. FLAT			
1	The floor on which the flat is	:	4th floor
2	Door No. of the flat	:	Flat No.A-9
3	Specifications of the flat	:	2 BHK
	Roof	:	R.C.C Water proofing
	Flooring	:	Marbonite

	Doors	:	T.W. panel type doors
	Windows	:	All in Frame
	Fittings	:	Good
	Finishing	:	Good
4	House Tax Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection no.	:	0000 90048937
	Meter Card is in the name of	:	Mr. Vishnu Vitthalrao Pol
6	How is the maintenance of the flat?	:	Good.
7	Sale Deed executed in the name of	:	Mr. Vishnu Vitthalrao Pol & Mrs. Sujatha Vishnu Pol
8	What is the undivided area of land as per Sale Deed?	:	N.A.- Valuation is only for flat.
9	What is the plinth area of the flat?	:	- /Sq.Mtrs. Carpet area 78.966 /Sq.Mtrs. Builtup area
10	What is the floor space index (app.)	:	As per local norms.
11	What is the Builtup Area of the flat?	:	As per Documents Carpet Built up (area in Sq.Mtrs) - 78.966 (area in Sq.ft) - 850
12	Is it Posh/I class /Medium/Ordinary	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Yes
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	N.A.
IV MARKETABILITY			
1	How is the marketability?	:	Average
2	What are the factors favouring for an extra Potential Value?	:	Nil
3	Any negative factors are observed which affect the market value in general?	:	No
V Rate			
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.18,000 to Rs.20,000/Sq.ft on Builtup area (20% loading)

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 (give details).	:	Rs. 13,500.00 /Sq.ft. Builtup area
3	Break - up for the rate		
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft
	ii) Land + Others	:	Rs. 11,000.00 /Sq.ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,17,400.00 /Sq.Mtrs Rs. 10,906.73 /Sq.ft

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	:	Rs. 1,187.50 /Sq.ft
	Replacement cost of flat	:	850 X Rs. 2,500.00 Rs. 21,24,975.06
	Age of the building	:	35 Years
	Life of the building estimated	:	25 Years
	Depreciation percentage assuming the salvage value as 10%	:	53 %
	Depreciated Ratio of the building	:	Rs. 1,187.50 /Sq.ft
b.	Total composite rate arrived for valuation	:	Rs. 12,187.50 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 1,187.50 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 11,000.00 /Sq.ft
	Total Composite Rate	:	Rs. 12,187.50 /Sq.ft for Builtup area.

VIII DETAILS OF VALUATION.

Sr. No.	Description	Area in Sq. ft	Unit Rate (Rs. / sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Flat (incl. car parking, if provided)	850	Rs. 12,187.50	Rs. 1,03,59,253.42
2.	Wardrobes	-	-	-
3.	Show cases	-	-	-
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. 1,03,59,000.00

Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer.

Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of 20% over that of its carpet area.

The realizable value of the said residential premises is considered at 90% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

Remarks:

The said property is 2 BHK residential flat.

All the civic amenities are available within the proximity of the said building.

We observe that the guideline value of the said flat is significantly less as compared to its market value.

We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

We were not provided with Approved Plan, we request bank to verify the same at your end.

We cannot ascertain any violation in the building as we were not provided with the approved plans of the building.

DISCLAIMER

- 1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- 2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
- 3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
- 4 We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- 5 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that title for the property is clear & marketable without any doubts/dues.
- 6 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also affects market value.
- 7 This Valuation is purely an opinion as on date & has no Legal or contractual obligation on our Part & may change with time,purpose and negative factors developed in future.

REF NO: KEV/363/BOI/2020.

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential Flat bearing No.A-9, 4th floor, Building Known as Giri Darshan Co-op.Hsg.Soc. Ltd, Shree Nagar, Wagle Estate, Village Panchpakhadi, Taluka & District Thane-400 604. In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 1,03,59,000.00 Rupees One Crore Three Lakh FiftyNine Thousand Only
Realizable Value (90% of MV).	Rs. 93,23,000.00 Rupees NinetyThree Lakh TwentyThree Thousand Only
Distress Sale Value (80% of MV)	Rs. 82,87,000.00 Rupees EightyTwo Lakh EightySeven Thousand Only
Book Value (Ready-Recknor Rate)	Rs. 1,10,28,368.16 Rupees One Crore Ten Lakh TwentyEight Thousand Three Hundred SixtyEight Paise Sixteen Only
Insurance or Replacement Value	Rs. 21,25,000.00 Rupees TwentyOne Lakh TwentyFive Thousand Only

For **KATKAR ENGINEERS & VALUERS.**

Mr. Balasaheb P. Katkar. (Proprietor)
Govt. Regd Valuer. (Wealth Tax Reg. No. CAT 1/510)
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)



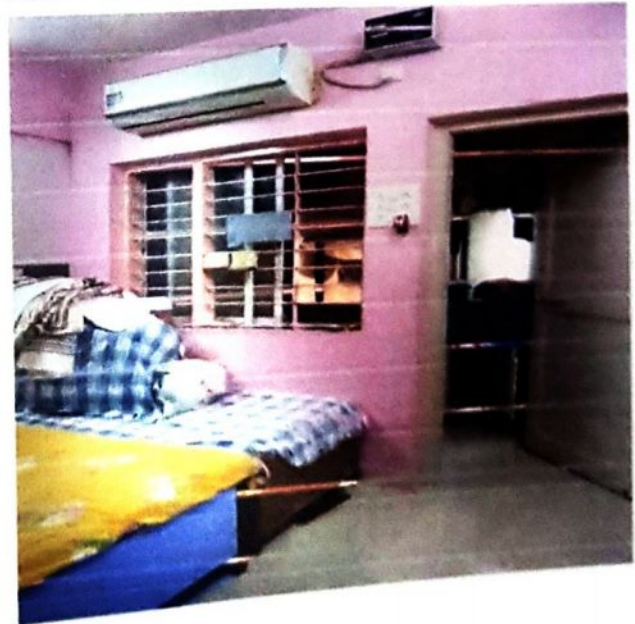
The undersigned has inspected the property detailed in Valuation Report dated on
We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees)

Signature
(Name of the Branch Manager with Office Seal).

DECLARATION FROM VALUERS

- a The information furnished in my valuation report dated 28-10-2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the correct property.
- b I have no direct or indirect interest in the property valued;
- c I have personally inspected the property on 28-10-2020. The work is not sub-contracted to any other valuer and carried out by myself
- d I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e I have not been found guilty of misconduct in my professional capacity.
- f I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential
2	Purpose of valuation and appointing authority	Official of Bank of India to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	28-10-2020 28-10-2020
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection.
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site.
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards.
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	-
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Disclaimers Given



These property blongs to Mr. Vishnu Vitthalrao Pol & Mrs.Sujatha Vishnu Pol.
Residential Flat bearing No.A-9, 4th floor, Building Known as Giri Darshan Co-op.Hsg.Soc. Ltd,
Shree Nagar, Wagle Estate, Village Panchpakhadi, Taluka & District Thane 400 604.

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



Rs. 0050750

SPECIAL ADHESIVE

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उपरोक्त (42) भाग थाने
डॉ. विठ्ठल अशुभकर शेरच
द्वारा कर १

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

दस्तावेज-१
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AGREEMENT FOR SALE AND TRANSFER

Article Of Agreement made and entered into at Thane this 11th Day of October
2001,

BETWEEN

Yashwantrao

Wishambhar

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MR. DAMODAR GANGARAM VYAVAHARE, Hindu, Adult, aged 75 years, India Inhabitant, residing at A-9, Giri Darshan Cooperative Housing Society (Registered) Shreenagar, Wagle Estate, Thane (w) Pin - 400604, through Power Of Attorney Holder Mr. R.D. Vyavahare, Hindu, Adult, aged 41 years, India Inhabitant, residing at A-9, Giri Darshan Cooperative Housing Society (Registered) Shreenagar, Wagle Estate, Thane (w) Pin- 400604 , Hereafter referred to as the "Transferor" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and includes his heirs, executor, administrators and assigns) of the **ONE PART**

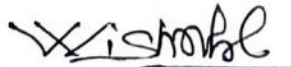
AND

MR. VISHNU VITTHALRAO POL & 2} MRS. SUJATHA VISHNU POL, Hindu ,aged 47 & 43 respectively, Indian inhabitants residing at Building No. 5, Room No 9, ESIS Staff Quarters , Wagle Estate Thane. 400604, hereinafter referred to as the "Transferee" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS

1. The transferor herein Mr. Damodar Gangaram Vyavahare is solely the owner of Flat No. A-9, admeasuring 850.00 sq. ft. Build-up area on the 4th floor of the building known as Giri Darshan, situated at Sector No.1, Panchpakhadi, Shreenagar, Thane 400604, described in more details in the schedule given







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hereunder. Hereinafter for brevity's sake, the said flat shall be referred to as the "SAID PREMISES".

2. The Transferor herein MR. Damodar Gangaram Vyavahare has purchased vide DY. Collector and Competent Authority, Thane Urban Agglomeration, Thane, allotment letter No. ULC/TA/F-62/SR-27, Dated 14th February 1986, the above said premises.

3. Mr. Damodar Gangaram Vyavahare is a member of Giri Darshan Co-Op. Housing Society Ltd. , a society duly registered under registration No. TNA(TNA)HSG(TC), 342/1984-85 Dt. 19th January, 1985 under the Maharashtra Co-Operative Societies Act 1960, hereinafter referred to as the "SAID SOCIETY".

4. The transferor as such is the member of the said society in respect of the said premises. Transferor holds 5 shares of Rs. 50/- each bearing no. 41 to 45 and the transferor is entitled to sell and transfer the said share certificate of the said premises bearing Flat No. A-9 on the 4th floor of the building known as "Giri Darshan" situated at sector No. 1 Panchpakhadi, Shree Nagar, Thane , without any obstacle or impediment in the Law, and he is entitled to the consideration money from the sale of the said flat from transferee.

5. The transferor has agreed to sell and transfer to the transferee and the transferee has agreed to purchase from the transferor the said premises and the membership rights and the Share Certificate and as incidental to the sale thereof, the right to acquire, use, enjoy and occupy the Flat No. A-9 on the 4th Floor of the building known as Giri Darshan Cooperative Housing Society Ltd.

Vyavahare

Wishnubal

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

1. THE TRANSFEROR HEREBY STATES AND DECLARES AS
UNDER :

a) He is the owner of the said premises bearing No. A-9 on the 4th floor of the building known as Giri Darshan, situated at Sector No.1, Panchpakhadi, Shreenagar, Thane 400604,

b) He has not entered into any agreement for sale, disposal or letting out of the said premises and the share certificate with any other person and that they are not seized and possessed of the same.

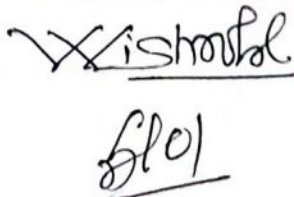
c) The said premises are free from all encumbrances and the said premises are not mortgaged or in any manner charged for payment of any money to any person or financial institutions.

d) He has paid full consideration for the said premises and no part of consideration amount has remained unpaid or outstanding.

e) He has paid his share of municipal taxes, maintenance and water charges, electrical charges and other outgoing in respect of the said premises upto the date of the execution of this agreement and no part thereof has remained unpaid and outstanding .

f) If any of the aforesaid declarations turn out to be false or if any person makes any claims in respect of the said premises and/or the said share certificate and thereby or otherwise the transferee is put to any loss, expenses or prejudice, the





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transferor shall indemnify and keep indemnified and the transferee against all such loss and expenses

2. The transferor has agreed to sell; transfer and assign up to the transferee the flat bearing No. A-9 on the 4th floor of the building known as Giri Darshan, situated at Sector No.1, Panchpakhadi, Shreenagar, Thane 400604, as also the rights and interest therein and his membership of the said society and all rights in respect of the shares upto the transferee and relying on the aforesaid declaration made by the transferor to transferee, the transferee has agreed to purchase from the transferor his rights, titles and interest, including the beneficial interest in the said premises and share certificates at or for the total consideration of Rs. 11,50,000/- (Rs. Eleven Lac and Fifty Thousand Only), to be paid by the transferee to the transferor in the following manner,

a) Rs. 40,000/- (Rs. Forty Thousand Only) to be paid by the transferee to the transferor on or before the execution of this agreement, the receipt of which will be issued on cheque clearance to transferee.

b) Rs. 1,60,000/- (Rs. One Lac Sixty Thousand Only) to be paid by the transferee to the transferor on or before the 1st November 2001.

c) Rs. 9,00,000/- (Rs. Nine Lac Only) to be paid by the transferee to the transferor on or before the 18th December 2001.

d) Rs. 50,000/- (Rs. Fifty Thousand Only) to be paid by the transferee to the transferor on or before the 31st March 2001 against the quiet, vacant possession of the said premises.

V. J. Jadhav

W. S. W. W. W.

5/01

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e) It is specifically agreed between the transferor and the transferee that the transferor shall not in any event cancel this agreement without permission of the transferee in writing. He can not also change any of the clauses of this agreement

3 The transferor shall deliver to the transferee an attested copy of letter of allotment issued by the Dy. Collector and competent authority, Thane Urban Agglomeration, Thane, Allotment letter No. ULC/TA/F-62/SR-27, Dated 14th February 1986 and all receipts, documents, papers, vouchers and certificates pertaining to the said premises and the following:

a) Last paid up bills of the Society, electricity bill and all evidences and writings in respect of the said premises

b) Attested copy of letter of allotment and other documents along with transfer forms and other relevant papers for the transfer of the share certificates.

4 The transferor shall arrange to get the membership rights of the said premises and the share certificate on the records of the society transferred in the name of the transferee.

5. The transferor shall pay the maintenance charges including other charges and electricity bills in the respect of the said premises till the date of possession being handed over. The Transferee is liable to pay all the outgoing in respect of the said premises thereafter.

6 The transferor hereby undertakes to get the transferee recognised by the said society and the transferor shall pay the society the transfer charges for the transfer

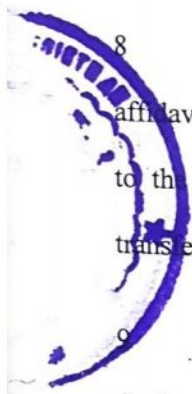
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टनन-१
LYLL/१०-२४
२००९

of the membership rights of the said premises and the share certificate in the favor of the transferee.

7 The transferor here onwards shall have no rights, title, interest claims, demand or charge of whatsoever nature on the payments and contributions maid by him to his predecessors-in-title and to the said society on the said premises. The transferor shall hand over the possession of the said premises at the time of receiving full and final payment and the transferor shall do the needful in all respects to secure the title of the said premises to the transferee and shall always keep the transferee indemnified from any known and existing liabilities and/or claims on the said premises.



8 The transferor shall give undertaking and other writings, bindings, affidavits, etc. in respect of transfer of his membership rights of the said premises to the transferee and to the said society as and when called for the same by transferee and/or society.

9 The transferor shall on request from the transferee sign, execute and do such further documents, deeds, papers, etc. and things as the transferee may reasonably require for completely effectuating this agreement.

10 The transferee shall apply in the prescribed forms for **membership of the** said society and shall **abide** by the rules, regulations & **Bye-Laws of the said society.**

11 It is further agreed **between the transferor & transferee** that the possession of the said premises will be handed over to transferee **by the transferor** at the time of receiving full & final payment from the transferee to transferor.

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12 This agreement shall always be subject to the provision contained in Maharashtra Ownership Flat Rules 1964 or any other provision of law for the time being applicable hereto.

IN WITNESS WHEREAS that parties hereto have hereunto set and subscribed their respective hands, on the day and year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed

MR. DAMODAR GANGARAM
VYAVAHARE THROUGH HIS C.A.
MR. R. D. VYAVAHARE

"The Transferors"

in the presence of

- 1) Sestkar
- 2) Tharube

SIGNED AND DELIVERED by
the withinnamed

1} MR. VISHNU VITTHALRAO POL

2} MRS. SUJATHA VISHNU POL
"The Transferees"

in the presence of

- 1) Sestkar
- 2) Tharube

Vyavahare

Vishnu

S/01

गिरीदर्शन को. ऑप. हाऊसींग सोसायटी लि.

पांच पाखाडी, श्रीनगर, ठाणे - ४०० ६०४.

रजि. नं. टी. एन. ए. (टी. एन. ए.), एच. एस. जी. (टी. सी.), ३४२/१९८४-८५, दिनांक-१९/१/१९८५

भ. क्र.: ०२/१०

ट न न - १	
LYLL	१०-२४
२००१	

दिनांक:
०२/१०/२००१

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. D. G. Vyawahare is a member of Giridarsan Co-op. Hsg. Soc. Ltd, Wagle Estate, Shree Nagar, Thane-400604, holding flat No. 9. on 4th floor in 'A' wing.

He has paid all the dues of the Society till today.

The present Society does not have any loan liabilities nor has mortgaged its property with any bank or financial institution. However, Society does not accept any responsibilities of any personal loan granted / to be granted to any individual member.

Giridarsan Co-op. Hsg. Soc. Ltd.



O. S. PALAV

Secretary

panehpaky

Office of the Collector and
Authority No. 3,
Urban Acceleration, Thane,
Date: 15-10-1979.

- 1) The scheme approved by the Collector and the Authority specified by the State Government vide the Collector's order No. ULC/T4/F-2/11 dated 13-2-1979.
- 2) The declaration filed by M/s. Unit Areas, Developers on behalf of M/s. Bhadani Brothers under section 21(1) of the Urban Land (Ceiling & Regulation) Act, 1978.

एनन-१
ULC/99/28
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ORDER

DECLARATION UNDER SECTION 21(1) OF THE URBAN LAND (CEILING & REGULATION) ACT, 1978.

WHEREAS, Sarvasri 1) Usodanprasad Bhadani, 2) Surendrakumar Bhadani, 3) Krishnasaran Bhadani, 4) Santaram Bhadani, 5) Dhanarayan Bhadani, 6) Shivnarayan Bhadani, 7) Dhruvnarayan Bhadani and 8) Smt. Sarojdevi V. Lal hold vacant land in excess of the ceiling limit in the Thane Urban Acceleration, the details of which are given in the schedule I, hereto appended;

AND WHEREAS the said persons have applied to hold the said land in excess of the ceiling limit for undertaking construction of houses for worker section of the society under section 21(1) of the Urban Land (Ceiling & Regulation) Act, 1978;

AND WHEREAS the Competent Authority is satisfied that having regard to the location of the land the purpose for which the land is proposed to be used;

AND WHEREAS the Competent Authority is satisfied that the scheme contained in this declaration for construction of houses for worker section of the society by M/s. Unit Areas, Developers on behalf of M/s. Bhadani Brothers is in conformity with the scheme approved by the Authority specified in this regard by the State Government;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 21 of the Act, after having recorded in writing the reasons for making this order, the Competent Authority hereby allows the said persons to continue to hold the vacant land in excess of the ceiling limit for construction of houses for worker section of the society, as specified in schedule I, subject to the following terms and conditions.

...2/-



1) Any construction of tenements for weaker section of society under the scheme by the said persons shall necessarily be in accordance with the prevailing Municipal Regulations, Town Planning requirements and such other statutory regulations. In case land development is necessary before construction, it shall be carried out by the said persons at their own cost. The vacant plots for school, shopping centre, dispensary, recreation ground etc. shall be provided in the lay out by the said persons if such reservations are as per Town Planning regulations. Internal roads as provided in the lay out shall be constructed by the said persons. The area exempted under this order excluded the area reserved for Primary School & play ground (2 sites), High-school & play-ground and dispensary & maternity home in the master plan.

दस्तावेज-१
५५८८/१२-२४
२००९

2) The said persons shall utilise at least 33% of the permissible built-up area as per density regulations under this scheme.

3) The land allowed to be retained in excess of the ceiling limit under this order shall be fully utilised by the said persons for the purpose of construction of 1572 tenements of the plinth area not exceeding 40 sq. mtrs. and 731 tenements having plinth area less than 30 sq. mtrs. as shown in the schedule I.

4) The said persons, on receipt of exemption shall commence construction within a period of one year and shall complete the project within a period of five years.

5) The said persons shall reserve 231 i.e. 10% of the total no. of tenements to be constructed in the said exempted land for the sale to the allottees nominated by the Collector, Thane. These tenements should be from the units marked A B C D E, in the accompanying plan. The land holder should not enter into any commitment in respect of those tenements with any one.

6) In the case of dwelling unit sold or otherwise transferred its re-sale or transfer shall not be permitted for a period of five years from the date of completion of dwelling unit.

7) The said persons shall not sale or otherwise transfer the dwelling unit to a person if he or member of his family also owns dwelling unit in the same urban agglomeration and he shall

obtain from the intending purchasers of dwelling units, an affidavit to this effect.

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8) The said persons shall make a statement on the basis of outright purchase and in such case the selling price shall not exceed Rs. 957-00 per sq. mtr. i.e. Rs. 80-00 per sq. ft. for the plot area.

9) The said persons shall convey the land under the building and land to be kept open as per Building Regulations to the buyers of the tenements and when they form a co-operative housing society,

10) The said persons shall transfer only tenements constructed under this scheme or building alongwith the land appurtenant and vacant land to the extent necessary to be kept unbuilt as per the Municipal Regulations and other statutory requirements. If in the lay-out for the scheme the concerned Municipal Authority has stipulated certain reservations for various public amenities such land, as well as the internal roads of the lay-out, shall be transferred by the said persons to the concerned Municipal Authority without charging any consideration.

Internal roads shall be brought upto the standard laid down by the Municipal authority before they are transferred.

11) The entire construction programme shall be regulated by the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963, or by the Maharashtra State Co-operative Societies Act, 1960, if the said persons collectively advanced to finance the scheme from the prospective occupants.

12) In case of non-residential use if permissible as per Municipal regulations, ground floor only of the building shall be used by the said person for non-residential use. The area to be used for such non-residential use by the said persons shall not exceed half of the total built-up area on the ground floor. The non-residential use shall be permitted if full F.S.I. of the land is proposed to be utilised by the said person. If full F.S.I. is not utilised by him the area permitted for non-residential use shall be proportionately reduced. He shall start the construction for

non-residential use on completion of the tenements for residential use. The disposal of non-residential premises including shops shall be done by the said persons as per the terms and conditions to be prescribed by the State Government. The shops on the land reserved for market will have to be constructed by landholders.

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२००९

13) The area required to be kept open according to the Building Regulations of Municipal Councils, Town Planning Rules and other statutory regulations shall always be kept open. This part of land shall not be used for any construction whatsoever, even if there is change in F.S.I. in future permitting additional construction.

14) The said persons shall submit necessary returns from time to time to be prescribed by the State Government in order to indicate the progress of the work done by them.

15) If only a part of the land is utilised by the said persons and a part remains vacant at the end of five years or the buildings are at incomplete stage at the end of five years, the exemption for the part which remains vacant or where the buildings are incomplete for the land under such incomplete buildings and the land appurtenant thereto shall be deemed to have been withdrawn and such vacant lands and land with structures and land appurtenant shall be acquired as per Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976.



16) In case the said persons fail to complete the housing scheme and give possession to the intending purchasers, to the extent it is not complied with, the exemption shall be deemed to be withdrawn and the land with structure shall be acquired under the Urban Land (Ceiling & Regulation) Act, 1976, as if it were vacant land.

17) If at any time Competent Authority is satisfied that there is breach of any of the conditions mentioned in this order, it shall be competent for the Competent Authority by order to withdraw the order from the date specified in the order.

Provided that before making any such order the Competent Authority shall give reasonable opportunity to the persons of

making representation against the proposed withdrawal.

18) When order is withdrawn or is deemed to be withdrawn under these conditions, the provisions of the Chapter III of the said Act shall apply to the land as if the land had not been allowed to be retained in excess of the ceiling limit under this order.

19) It shall be lawful for the Competent Authority or any other person specially authorised by the Competent Authority in this behalf to enter on the land so allowed to be retained for purpose of construction of dwelling unit for the weaker section of the society, to inspect and check development and material and construction work, to call for and inspect and check the books of accounts of development, construction and disposal of: tments.

20) The plans should be got approved from the appropriate Planning authority within a period of six months and the work shall not be started unless such a permission and any other permissions required to be obtained are obtained.

21) Due publicity in the local news paper should be given by the applicant before starting booking of the flats.

दस्तावेज-9
LYLL/94-20
2009

34/-

(A.V. GOKAK)

Collector and Competent Authority No. 3,
Urban Agglomeration, Thane.

Copy provided with application.
To
M/s. Unit Ardens, Developers,
The Huban Agglomeration,
The Huban Road, Thane.

(Signature)
27/11/13

Deputy Collector
(Urban Land Ceiling)
and Competent Authority
Thane Urban Agglomeration, Thane.

SCHEDULE I

Details regarding applicant and vacant land possessed by him for which the exemption is granted under section 21 of the Urban Land (Ceiling & Regulation) Act, 1976.

टनन-१
 1976-77
 2009

- 1) Name & address of the person holding the land
- 1) Shri Damodar Prasad Bhadani;
 - 2) Shri Surendra Kumar Bhadani.
 - 3) Shrimati Sarojadevi Vijaykant Lal
 - 4) Shri Krishna Sharan Bhadani,
 - 5) Late Shri Sant Saran Bhadani,
 - 6) Shri Deo Narayan Bhadani,
 - 7) Shri Shriv Narayan Bhadani,
 - 8) Shri Drub Narayan Bhadani,
- N/s. Unit Arsons, (Madhuban Apartments, Ram Maruti Road, Thane)
 Developers have applied on behalf of the aforesaid land holders.
- 2) Status of the person Owner
- 3) No. and date of application S/L-23 dated 30-3-1970.
- 4) Name of urban agglomeration Thane Urban Agglomeration in which the land for which the exemption is granted is situated
- 5) Description of property for which exemption is granted District Thane, Tal. Thane, Village: Panchpakhadi.
- a) District, Taluka, village, Survey Nos. 427 (pt), 428 (pt), 429 (pt), 430 (pt), 431 (pt), 432 (pt), 433 (pt), 434 (pt), 435 (pt), and 435 (pt), Durvaq. No.
- b) Total area of the land in sq. mtrs. 1,82,100-85 Sq. mtrs.
- Less
- i) Area under D.P. Road 50,761-16 Sq. mtrs.
 - ii) Area under D.P. Reservation for Primary school and play ground 15,005-00 Sq. mt.
 - iii) Area under D.P. Reservation for High School play ground 1,307-95 Sq. mt.
 - iv) Area under D.P. Reservation for dispensary and maternity home. 4,600-00 Sq. mt.
 - v) Area under D.P. Reservation for open space 8,400-00 Sq. mt.
- c) Total area in excess of ceiling limit allowed to be retained with the holders. 1,22,090-67 Sq. mt.
- e) Total No. of tenements proposed 2510 (out of which 251 tenements i.e. 10% of the total No. of tenements) as shown in the plan marked A B C D E should be sold to the nominees of the Collector, Thane.
- b) No. of tenements not exceeding 40 sq. mtrs. of plinth area 1572
- c) No. of tenements not exceeding 80 sq. mtrs. of plinth area 738
- 7) Approved plan is appended.

S/—
 (A.V. GOKAX)
 Collector & Competent Authority No. 5
 Urban Agglomeration, Thane.

Deputy Collector

(1st - Land Ceiling)

and Competent Authority

Urban Agglomeration, Thane.

टनन-
 19/96-278
 2009

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गो. को.

स.नं. ४३०

विस्तार नं. ५

कमरेदार

कृष्ण/शरण अडणी

गांव पांचपाखाडी

वासक हाण

3660 3320

हेक्टर	बार	प्रती
५५५० = २०	मीटर	
५	मी	
५५५० = २०		

3660

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3660

सापची लागवड

पोट खणवा

परकम

आकार

मुठी

माप

पाची

र. 3 = ६५

एतद्वद्व
 अगिष्टर कळ मुसत्या पुत्र
 धारण करणार मे. मुष्टि
 धारणार डेक्कपर्सचे भागीदार
 व वहीधारदा (१) धर्तव्यात
 ना. कृष्ण गठार. ५ लुफमात
 नारायण शिंदे अ शिर्षकात
 वरंत डोंगरे.

परि	लागवड करणारचे नाव	क्षेत्र	रीठ	पिके आणि लागवड	क्षेत्र	रोप
६५/२०	कुंद ना. को. ५५५० = २०	मी		ना. को. ५५५० = २०	मी	

अस्तित्तराकूम खरी नकलस असे

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वा.

कृष्ण. पांचपाखाडी

वा. हाचे.

पु. म. नं. / टी. डी. नं. / ए. डी. नं. / ए. डी. नं.
 ए. डी. नं. २० / ए. डी. नं. २०
 उप विभागाधीन व मध्य विभागाधीन,
 ठाणे नागरी संस्थान, ठाणे.
 दिनांक : २५ मार्च, १९९२.

प्रति,
 मा. मुख्य निबंधक,
 ठाणे.

कृ. नं. - १	
५५५	१५-२४
२००१	

विषय : कमात नागरी पब्लिक वार्ड नं. १२०६.
 दुर्लभ प्लॉट पर बांधणी योजनांतर्गत घरांना बांधण्याने
 ठरवून दिलेल्या दरापुढील हॉम्लंडपुढील आकारापेक्षा...

तदर्थ : विकासकाच्या पत्र क्र. पु. स. डी. / ११०६, पत्र क्र. पु. डी. स.
 १९८१ २४.१.९२ व २.३.९२ चे पत्र...

महोदय,

श्रीचे पांचव्या वार्डाची, ठाणे येथील सर्व नं. ४२८ ते ४३५ व ४८५ या
 सर्व नं. मधील एकूण १,५४,०८२.१५ चौ. मी. क्षेत्रावरील दुर्लभप्लॉट बांधणी
 योजनेबाबत घेतलेल्या ठरवून दिलेल्या १. पु. स. डी. / टी. डी. / ए. डी. नं. २०/२४
 दि. २५.१०.१९९२ रोजी मंजूर झालेल्या, या मंजूर योजनेनुसार तदवस्था
 योजनेतील तदनिर्णय बांधणीचा दर रु. २०/- प्रति चौ. फुटात
 असा ठरविला होता. तदवस्था विकासकाच्या योजनेचे बांधकाम पूर्ण
 झाले तदनिर्णयानुसार बांधण्याने ठरवून दिलेल्या रु. २०/- प्रति चौ. फुटात
 हॉम्लंड तांदूळ दिलेला आहे. या योजनेद्वारे विकासकाच्या बांधण्याने
 रु. २०/- प्र. चौ. मी. वेगळ्या दराने वाटवून दिलेला नाही. तसेच
 एका तदनिर्णयानुसार या योजने अंतर्गत बांधण्याने ठरवून दिलेल्या दराप्रमाणे
 परी वोटो देता येतील असा तदनिर्णय घेण्याबाबत घेण्याने हॉम्लंड
 आकारापेक्षा घेतली.

उप विकासकाच्या, मध्य विभागाधीन,
 ठाणे नागरी संस्थान, ठाणे.

प्रति -
 पुब्लिक वार्ड नं. १२०६, मुख्य निबंधक,
 मध्य विभागाधीन, रामभास्ती रोड, ठाणे.
 याचे माहिती घेतले जाई.

...ND + FOUR FLOORS

(2)

...ING CONSISTING OF 40 TENEMENTS
...EA : 430.00 SFT/PER FLAT

...VT. HOUSING, SHREE NAGAR
...NCHPAKHADI, THANE.

UNIT ARSENS
DEVELOPERS

Wdyathu

Arise

[Signature]

PARTNER'S
FIRST PARTY

FOR

भवत वशंत
सहकारी गृहनिर्माण
संस्था, पाचपाखाडी, ठाणे.

टनन-१
५४७९-२२२९
२०००

[Signature]
SECOND PARTY

ES:

... WILL BE A ...
... WILL BE ...

भवत वशंत
सहकारी गृहनिर्माण
संस्था, पाचपाखाडी, ठाणे.

IT ARSENS
ARCHITECTS
HUBAN APARTMENTS
MARUTI ROAD
PADA THANE

टनन-१
५५५५/१९-२५
२००९

THE GIRI DARSHAN

6

CO-OPERATIVE

HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act. 1960.)

(Registration No. TNA/HSG/342 of 1984-85.

Date 19/1/1985.)

Serial No. 09

Authorised Share Capital Rs. 1,07,827/- Divided into 2157 Shares each of Rs. 50/- only

Member's Registration No. 09

THIS IS TO CERTIFY that Shri/Smt. D.G. VYAVAHARE

of THANE is the Registered Holder of Five Shares No. from 41

to 45 of Rs. 250/= (Rupees TWO HUNDRED FIFTY ONLY)

in THE GIRI DARSHAN CO-OPERATIVE HOUSING SOCIETY

LIMITED THANE subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Commom Seal Of the said Society at THANE

7th Day of September 1988.



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

P. T. O.

पु.स.सो./टी.र./डि.टी.सी./रक. १२,
१२८ आर. २७ हॉम इस्टी,
अप विभाषिणी व तथम प्राधिणी,
ठाणे नागरी संकुन, ठाणे,
दिनांक : २७ मार्च, १९९२.

हुनन-१
७७७७७७
२००९

प्रांत,
ना. दुय्यम निबंध,
ठाणे.

विषय : वनात नागरी वस्ति धारणाबाबतचे...
दुसरे व्हक पर बांधणी पोचनेबाबत घरांना वातनाने
ठारपुन दिलेल्पा दराबुताएव हॉम इस्टी प्राकारबाबत...
तदर्थ : विनातकराये वर रु. पु.र.डी./११०८, वर रु.पु.डी.र.
१९८१ २४.१.९२ व २.३.९२ चे पत्र...

महोदय,

श्रीचे धांपवाबाबती, ठाणे येथील सर्व नं. १२८ ते १३५ व १८५ या
सर्व नं. मधील एकूण १,५४,०८२.१५ चौ. मी. जेतावरती दुय्यम व्हक बांधणी
पोचना वातनाने रथाचे आदेश रु.पु.र.डी.सो./टी.र./रक. १२/रत. आर. २८२-२७
दि. २५.१०.१९९२ रीची मंजूर वेळी, या मंजूर पोचनेबाबत तदरव्या
पोचनेबाबत तदनिर्णय बांधणीबाबत रु. २०/- प्रति चौ.पु. ()
इता ठरविलेला होता. तदरव्या विनातकरायेनि पोचने बांधणीम पूर्व
धरुन तदनिर्णयारजांना वातनाने ठारपुन दिलेल्पा रु.२०/- प्रति चौ.पु.लात
हम्मयेव तांदा दिलेला आहे. या पोचनेबाबती विनातकरायेनि वातनाने
रु. २०/- रु. चौ. मी. वेधार वाहत दर वाटपुन दिलेला नाही. तथम
रव्या तदनिर्णयारजांनी या पोचने बाबती वातनाने ठारपुन दिलेल्पा दराबुतायेवे
परी बांदी व्हातीत अशा तदनिर्णयारजांना यास दराचे हॉम इस्टी
प्राकारबाबत पावती.

अप विभाषिणी, तथम प्राधिणी,
ठाणे नागरी संकुन, ठाणे.

यत्न:-
१. युनिट आरसेमंत डेवळमयत,
म्युनिसिपल अफार्सिड, राम.भास्ती रोड, ठाणे.
याचे माहिती घरीता रवाना.