

Krishnakant A. Pandat

Mo. No. 9898207111, 8200986306.
Email: shukanarchitects.valuers@gmail.com

(B.Arch., B.E. Civil, AIA, FIV, MCE, 34AB, IBBI)
Govt. Approved Valuer, (WT 34AB & IBBI
Approved), LCM-2443, CAT-I-Immovable Properties
LCM-2443, CAT-II-Agri.Lands,
LCM - 2445, CAT-VII - Plant & Machinery -
Movable Property, Regd. Engineer,
Structural Designer.



Head Office:
UNIT NO-663, GROUND FLOOR, BUILDING NO-34,
NILGIRI CHS, SAMTA NAGAR, KANDIVALI EAST,
MUMBAI-400101

Branch Office: 501, 5th FLOOR, CHITRARATH COMPLEX, B/H. HOTEL PRASIDENT, NR. SWASTIK CHAR RASTA, CG
ROAD, AHMEDABAD-9.

Date :- 01/03/2023

REF.: SAEV/VNC/ANK/MUM/BINOY/FLAT/VALU/ SBI/KURLA-RACPC/A-0093

To,
State Bank of India,
RACPC Branch,
Kurla, Mumbai

Reports Scrutinised
Asst./Dy. Manager / CM



Sub- Valuation Report of Residential Room No- 403, Building No-D-12, "OM SHAKTI CO-OP. HSG. SOCIETY", Deewan Building, MMRDA Colony, Vashinaka, Chembur, Mumbai-400 074, Situated on plot bearing CTS No. 260/B-261/B, at Village- Anik, Ta. Kurla, Dist. Mumbai-, Maharashtra, within limits of MCGM.

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 01/03/2023 b) Date on which the valuation is made : 01/03/2023
3	List of documents produced for perusal : Draft Agreement -2023 Occupation Certificate Dt. 17/12/2004
4	Name of the owner(s) and their address(es) : (Proposed Buyer) With Phone no. (details to be shared of each owner in case of joint ownership) MR. ZUBAIR AHMED ABDUL SATTAR SHAIKH. MR. ABDUL SATTAR MOBIN ALI SHAIKH.
5	Brief description of the property : The Building Named " OM SHAKTI CO-OP. HSG. SOCIETY ", Residential Building, Comprising Of Ground + 5th Upper Floors . The Said Building Is Situated At Village - Anik, Ta. Kurla, Dist. Mumbai-400 074.
6	Location of property
a)	Plot No. / Survey No. : CTS No. 260/B-261/B,
b)	Door No. : Room No - 403
c)	C.T. S. No. / Village : Village- Anik
d)	Ward / Taluka : Kurla
e)	Mandal / District : Mumbai
f)	Date of issue and validity of layout of approved map/plan : Occupation Certificate Dt. 17/12/2004
g)	Approved map/plan issuing authority : MCGM
h)	Whether genuineness or authenticity of approved map/plan is verified : Occupation Certificate Dt. 17/12/2004
i)	Any other comments by our empaneled valuers on authenticity of approved map/plan : Not Provided



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7	Postal address of the property	:	Residential Room No- 403, Building No-D-12, "OM SHAKTI CO-OP. HSG. SOCIETY", Deewan Building , MMRDA Colony, Vashinaka, Chembur, Mumbai-400 074, Situated on plot bearing CTS No. 260/B-261/B, at Village- Anik, Ta. Kurla, Dist. Mumbai-, Maharashtra, within limits of MCGM.	
8	City / Town	:	Chembur	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
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 Dimensions of the side	:	A	B
		:	As per the Deed	Actual (As per site inspection)
	North	:	-	Internal Road
	South	:	-	Bldg no.01
	East	:	-	Bldg no. 13
	West	:	-	Bldg no. 11
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	19°01'57.1"N 72°54'12.8"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.	:	Owner Occupied	



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II. APARTMENT BUILDING		
1	Nature of the Apartment	: 1 RK
2	Location	
	Survey No.	: CTS No. 260/B-261/B,
	Block No.	: Nil
	Ward No.	: Nil
	Village / Municipality / Corporation	: MCGM
	Door No. Street or Road (PIN Code)	: 400 074
3	Description of the locality (Residential / Commercial / Mixed)	: Residential
4	Year of Construction	: 2004
5	Number of Floors	: Ground + 1st - 5th Upper Floors
6	Type of Structure	: RCC Framed Structure
7	Number of Dwelling units in the building	: -
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	: -
	Is compound wall existing?	: Yes
	Is pavement laid around the building?	: Yes
III Flat		
1	The floor on which the flat is situated	: Room No - 403
2	Door No. of the flat	: Room No - 403
3	Specification of the flat	
	Roof	: RCC
	Flooring	: Vitrified
	Doors	: TW Flush Doors and Wooden Doors
	Windows	: Aluminum Frame sliding windows
	Fittings	: Concealed
	Finishing	: Plaster



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4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	On the Owner's Name
6	How is the maintenance of the flat?	:	Well maintained
7	Sale Deed executed in the name of	:	(Proposed Buyer) MR. ZUBAIR AHMED ABDUL SATTAR SHAIKH. MR. ABDUL SATTAR MOBIN ALI SHAIKH.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built up area = 270.06 Sq. Ft.(25.9 Sq. Mt.) As per Draft Agreement
10	What is the floor space index (approx.)?	:	As per actual
11	What is the Built up Area of the flat?	:	Carpet area = 225 Sq. Ft.(20.90 Sq. Mt.) As per Draft Agreement
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	Rs. 10,000/- to Rs. 12,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any

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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? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs. 18,000/- to Rs. 21,500/- per Sq. Ft. for Carpet area in the locality for similar type of property (varying based on amenities and location)
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. 18,000/- to Rs. 21,500/- per Sq. Ft. for Carpet in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:
1.	Building + Services	: Rs. 3,500/- per sq. ft.
2.	Land + Others	: Rs. 10,800/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 84,680/- per sq mt. i.e. Rs. 7,867/-per sq. ft as per ready reckoner 25.9 Sq. Mt. x 84,680/- = Rs. 21,93,212.00 Say = Rs. 21,93,200/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	: (19 Years X 10 ÷ 6) = 31.66% Depreciation 19 Years completed of Building.
	Replacement cost of flat with services {V(3)i}	: Rs. 3,500/- (-) 31.66% = Rs. 2,391/- Sq. Ft. Say Rs. 2,300/- Per Sq. Ft. (after deduction 31.66% depreciation for years)
	Age of the building	: 19 Years
	Life of the building estimates	: 41 Years
	Depreciation percentage assuming the salvage value as 10%	: The 36.66% depreciation considered because building as the building age is 19 years old.
	Depreciation Ratio of the building	: 1:6 (10% depreciation at each 6 years)
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2,300 /- per sq. ft. (Building + Service)
	Rate for land & other V (3) (ii)	: Rs. 19,200/- per sq. ft. (Land + Others)
	Total Composite Rate	: Rs. 21,500/- per Sq. Ft. of Carpet Area



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- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 18, 000/- to Rs. 21,500/- per sq. ft.
- As per our opinion the fair market value of **Rs. 21,500/- per Sq. Ft. for Carpet rate of the flat** is reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	225 Sq. Ft. (Carpet area)	21,500/- BUA Rate	□ 48,37,500.00
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/ Separate purchased car park or extended area etc.)	--	-	-
			Say	Rs. 48,37,500/- Rs. 48,37,500/-
(Rupees Forty Eight Lacs Thirty Seven Thousands Five Hundred Only)				

Valuation Methodology:

(Valuation: Here, the approved valuer should discuss in details 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, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs. 21,500/- per Sq. Ft.** on the Carpet area.

The rental value of the apartment at comes to **Rs. 10,000/- to Rs. 12,000/- per month**

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. 48,37,500/-**

The undersigned has inspected the property detailed in the Valuation Report dated 01-03-2023. We are satisfied that the realizable value of the property is Rs 48,37,500/- (Rupees Forty Eight Lacs Thirty Seven Thousands Five Hundred Only)



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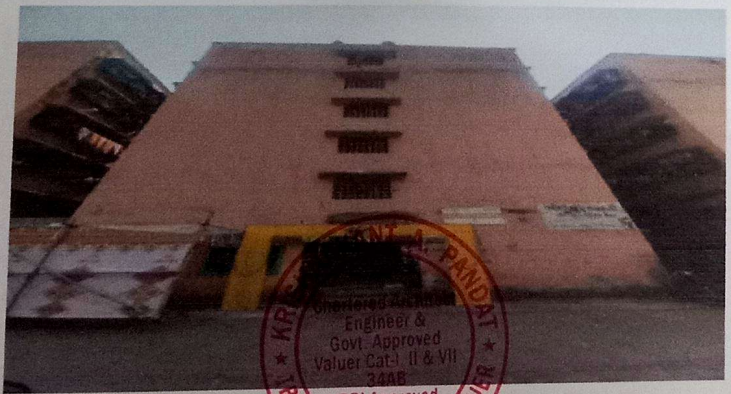
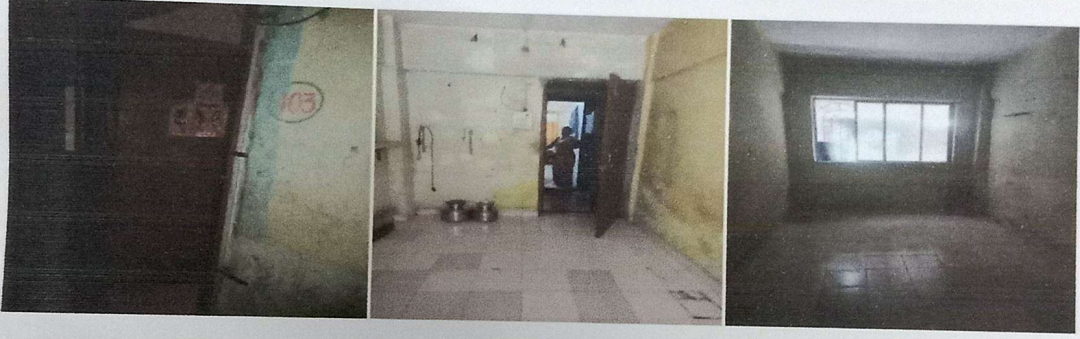
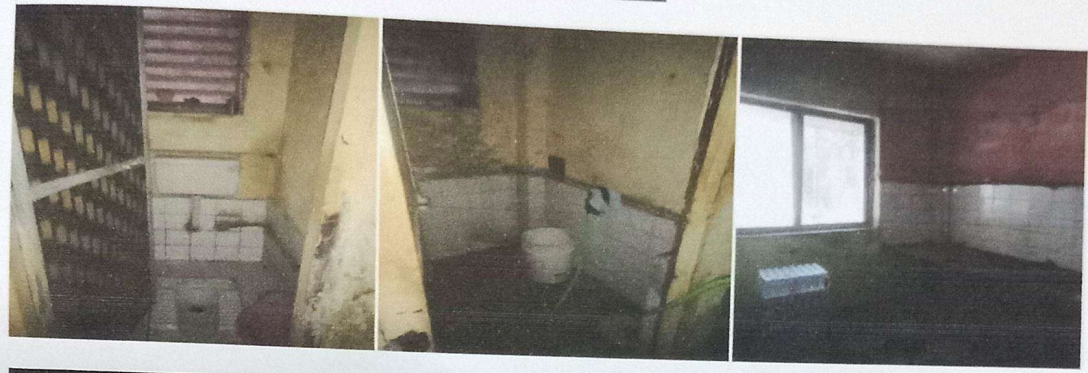


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PHOTOGRAPHS



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AGREEMENT FOR SALE

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ARTICLES OF THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 1st day of March, 2023 BETWEEN MRS. ANUSAYA TUKARAM JADHAV having PAN NO: ATCPJ1979J, Aadhar No 2782 7689 2235, an adult Indian Inhabitant, having address at BALAJI BHUVAN, ROOM NO 18, PIPE LINE SAFED POOL, SAKINAKA, KURLA (WEST) MUMBAI - 400072, MAHARASHTRA, hereinafter referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

AND

MR. SHAIKH ZUBAIR AHMED ABDUL SATTAR, having PAN: DXNPS6361H, Aadhar No 9703 9958 5779, & MR. SHAIKH ABDUL SATTAR, having PAN: CWAPS8909Q, Aadhar No 6982 0463 6037, both adults Indian Inhabitant, having address at- NEAR GOUSIYA MASJID, 232 5/2 NARAYAN NA COMPANY NO. 3, AMIN PAN SHOP, GHATKOPAR (WEST), MUMBAI - 400086, MAHARASHTRA, hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.



WHEREAS by the MMRDA/SRA/MUTP vide allotment letter dated 24/08/2005 to the MRS. ANUSAYA TUKARAM JADHAV the Room No.403 area admeasuring about 225 Sq. Ft. Carpet on 4th Floor in the Building No.D-12, known as "Om Shakti Co-op. Hsg. Society Ltd." Situated at M.M.R.D.A. Colony, Vashi Naka, Chembur, Mumbai - 400074 hereinafter referred to as "the said Flat Premises".

AND WHEREAS the Room No. 403, admeasuring 225 sq. ft. (Carpet) area AND 25.9 SQ.MT (Built up) area of the Building No. D-12 in the Building known as "OM SHAKTI CO. OP.HSG. SOCIETY". Standing on the plot of land bearing CTS No. 260/B-261/B, Deewan Building being and situated at MMRDA Colony, Vashinaka Chembur Mumbai 400074, within the limits of Municipal Corporation of Greater Mumbai and within the Registration and Sub Registration District of Mumbai, which flat hereinafter referred to as the "SAID PREMISES".

AND WHEREAS the SELLER is the bonafide member of "OM SHAKTI CO-OP. HSG. SOCIETY" a society registered under Registration No. M.U.M/M.M.R.D.A/H.S.G/(T.C.)/262/2011-12 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this Agreement for Sale for brevity's sake is referred to as "The Said Society" and thus the SELLER have clear and marketable title in respect of the said premises and thus the SELLER is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

AND WHEREAS believing the aforesaid representations the PURCHASER offered to

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purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for Consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only)

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the SELLER and the parties hereto have decided to reduce the terms and conditions of the said Agreement for Sale into writing as follow:

AND NOW THEREFORE this AGREEMENT FOR SALE and it is hereby mutually agreed by and between the parties hereto as under:

1. The SELLER hereby agrees to sell, assign and transfer and the PURCHASER hereby agrees to purchase and acquire the right, title and interest in and upon the said premises "OM SHAKTI CO-OP. HSG. SOCIETY" as and for a Consideration of Rs. 40,00,000/- (Rupees Forty Lakh Only) along with also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.
2. The PURCHASER have paid down payment amount of Rs. 50,000/- (Rupees Fifty Thousand Only) as and by way of part payment of Consideration and Balance amount of Rs. 39,50,000/- (Rupees Thirty Nine Lack Fifty Thousand Only) will pay within 45 days after enter in the said agreement, as a loan basis for bank as more particularly described in the receipt hereunder written and the payment and receipt whereof, the SELLER hereby admit and acknowledge and hereby release, acquit and discharge the PURCHASER from the payment thereof absolutely and forever.
3. Upon realization of receipt of an amount of the part payment of consideration of the said premises, the SELLER shall put the PURCHASER in actual, physical, legal, vacant and peaceful possession of the said premises to the PURCHASER, free from all the encumbrances, charges, equity, etc.
4. The SELLER after realization of receipt of part payment amount of consideration shall have no claim, right, title, interest, demand or charge of

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whatsoever nature in or upon the said premises through himself or through his predecessors in title. The PURCHASER hereinafter shall do all the necessary in respect of the

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5. The transfer fees of the society shall be borne by the SELLER and the PURCHASER in equal proportions. The SELLER shall also hand over his previous Agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their
6. The PURCHASER hereby agrees that, on becoming the members of the said society, the PURCHASER shall abide by all single bye-laws, rules and regulations adopted by the society.
7. The SELLER hereby states, declares and confirms that the PURCHASER shall be entitled to get transferred the Electricity Meter installed in the said premises to his name and the SELLER shall, if required give her fullest co-operation in that regard.
8. The PURCHASER, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the PURCHASER can hold the same for unto and to the use and benefit for themselves, her heirs, executor, successors for every without any claim charges, interest, demand or lien of the SELLER or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the PURCHASER to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation of co-operative society in respect of the said premises.
9. The SELLER hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The PURCHASER declare that she will clear off all the liabilities towards Municipal, Taxes, Electricity Bill, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.
10. The SELLER further declare that he have full right and absolute authority to enter into this Agreement for Sale and that he have not done or performed or caused to be done or suffered by act., deed, matter and thing whatsoever whereby the said premises



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F) The SELLER in the past have not entered into any sale deed either in the form of sale, lease, exchange, assignment or other way whatsoever and have not create any tenancy, leave and license or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

G) Neither the SELLER nor any of his predecessors in title has/had received any notice either from the municipal corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The SELLER have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or charges of any way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise has never outstanding against the SELLER and/or against the said premises in any part thereof.

I) The SELLER is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Agreement for Sale.

J) The SELLER have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement for Sale on the various terms and conditions stated herein in favour of the PURCHASER and the SELLER have all the right, title and interest to enter into this Agreement for Sale with the PURCHASER on the various term and conditions as stated herein.

:: SCHEDULE ABOVE REFERRED TO::

ALL THAT PREMISES bearing Room No. 403, admeasuring 225 sq. ft. (Carpet) area AND 25.9 SQ. MT (Built up) area of the Building No. D-12 in the Building Known as "OM SHAKTI CO-OP. HSG. SOCIETY". Standing on the plot of land bearing CTS No. 260/B-261/B, Deewan Building being and situated at MMRDA Colony, Vashinaka Chembur Mumbai 400074, within the limits of Municipal Corporation of Greater Mumbai and within the Registration and Sub Registration district of Mumbai.


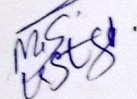
31/3/24 3/11/24/1/2019

for

S. Zubair

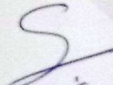
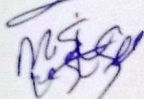
IN WITNESS WHEREOF
respective hand on the

SIGNED SEALED AND
by the withinnamed "
MRS. ANUSAYA T
in the presence of

1. 
2. 

SIGNED SEALED
by the withinname
MR. SHAIKH Z
SATTAR

MR. SHAIKH A
in the presence of

1. 
2. 

F) The SELLER in the past have not entered into any sale deed either in the form of sale, lease, exchange, assignment or other way whatsoever and have not create any tenancy, leave and license or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

G) Neither the SELLER nor any of his predecessors in title has/had received any notice either from the municipal corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The SELLER have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects in any way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the SELLER and/or against the said premises or any part thereof.

I) SELLER is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this Agreement for Sale.

J) The SELLER have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement for Sale on the various terms and conditions stated herein in favour of the PURCHASER and the SELLER have all the right, title and interest to enter into this Agreement for Sale with the PURCHASER on the various term and conditions as stated herein.

:: SCHEDULE ABOVE REFERRED TO::

ALL THAT PREMISES bearing **Room No. 403**, admeasuring **225 sq. ft. (Carpet) area AND 25.9 SQ.MT** (Built up) area of the **Building No. D-12** in the **Building Known as "OM SHAKTI CO-OP. HSG. SOCIETY"**. Standing on the plot of land bearing **CTS No. 260/B-261/B, Deewan Building** being and situated at **MMRDA Colony, Vashinaka Chembur Mumbai 400074**, within the limits of Municipal Corporation of Greater Mumbai and within the Registration and Sub Registration district of Mumbai.

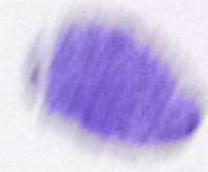
श्री ३२२५ श्री ३२२५ अलावा

Be

S. Z Ubar

IN WITNESS WHEREOF I have hereunto set my hand and seal of office
at the Sub-Registrar's Office
MIRANAPURAM
on this _____ day of _____ 20____

Handwritten notes and stamps at the top right of the page.



Handwritten signature or name below the purple stamp.

IN WITNESS WHEREOF I have hereunto set my hand and seal of office
at the Sub-Registrar's Office
MIRANAPURAM
on this _____ day of _____ 20____



Handwritten signature or name below the purple stamp.

IN WITNESS WHEREOF I have hereunto set my hand and seal of office
at the Sub-Registrar's Office
MIRANAPURAM
on this _____ day of _____ 20____



Handwritten signature or name below the purple stamp.

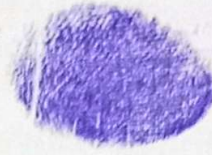


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand on the day and year written hereinabove.

करल - ५	
२५/१२	२०२३

SIGNED SEALED AND DELIVERED
by the withinnamed "SELLER"
MRS. ANUSAYA TUKARAM JADHAV
in the presence of

)
)
)
)



अनुसया तुकारम जाधव

- 1.
- 2.

SIGNED SEALED AND DELIVERED
by the withinnamed "PURCHASER"
MR. SHAIKH ZUBAIR AHMED ABDUL
SATTAR)

)
)

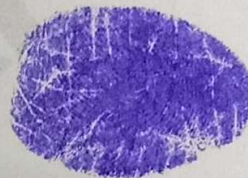


S. Zubair

MR. SHAIKH ABDUL SATTAR)
in the presence of

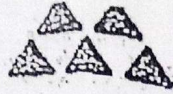
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- 2.





करल - ५		
२५३८	१६	२८
२०२३		

Slum Rehabilitation Authority
5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051, Fax: 022-26590457
Tel. 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

14 OCT 2025

No. SRA/ DDTP/200/ ME/ PL/ AP



To,
Shri. S. S. Shinde,
M/s. BIDCO Engg. Division,
Dheeraj Apartment,
P. P. Dias Compound,
Jogeshwari (East),
Mumbai - 400 060.

Sub:- Full O.C.C. to building No. 12 on plot bearing C.T.S. No. 260/B, 261/B, of Village Anik situate at Chembur, Mumbai.

Sir,

The Building No. 12 on plot bearing C. T. S. No. 260B, 261B, 312A & 312C of Village Anik situate at Chembur, completed under the Supervision of Architect, Shri. S. S. Shinde, License No. S/544/LS, Structural Engineer, Shri. P. K. Sura, License No. STR/S/76 and Site Supervisor Shri. Atul Suchak, License No. S/120/SS-1 may be occupied on the following condition.

- 1) That the completion certificate for septic tank, Water Mains & Internal Road shall be obtained from the concern departments of M.C.G.M. within 15 days of the date of O.C.C. or before arranging OCC to remaining building whichever is earlier.
- 2) That all remaining condition of LOI/ IOA and layout shall be complied with before requesting further occupation (i.e. building No. 19,20,21 in plot 'E' & 'G' and building No. 1 in plot 'I' & 'K'.)

property

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That certificate u/s. 270A of MCGM Act. shall be submitted.

The certified list of the eligible slum dwellers from M.M.R.D.A. shall be submitted within 15 days from the date of O.C.C.

A set of certified completion plan is returned herewith.

Yours faithfully,

Sd/-

Executive Engineer - III
Slum Rehabilitation Authority

Copy to :

1. M/s. Dinshaw Trapinex Builders Pvt. Ltd.
Dheeraj Apartment,
P. P. Dias Compound,
Jogeshwari (East),
Mumbai - 400 060.
2. The Asst. M.C. (M/E)
3. A. E. (W.W.) M/E.
4. A. A. & C. (M/E)

Copy forwarded for information and necessary action please.

14 OCT 2023

Relax
14/10/23

Executive Engineer - III (1/10)
Slum Rehabilitation Authority

करल - ५		
२०३८	२०	२८
२०१२		

Share Certificate No. **67**

Member's Reg.No. **67**

No. Of Shares **05**

OM SHAKTI CO-OP. HSG. SOCIETY

Deewan Bldg. No. D 12, M.M.R.D.A. Colony, Vasi Naka, Chembur, Mumbai - 74.

Registered under the Maharashtra Co-operative Societies Act 1960

Reg. No. : M.U.M. / M.M.R.D.A. / H.S.G. (T.C.) 262 / 2011

SHARE CERTIFICATE

Authorised Share Capital Rs. **1,00,000** Divided into **2,000** Shares of Rs. **50** Each.

This is to certify that Shri/Smt./M/s. **Anusaya Tukaram Jadav**

ROOM No.- **403** is the Registered Holder of **05** fully paid up shares of Rs Fifty Each Numbered from **321** to **325** both inclusive, in

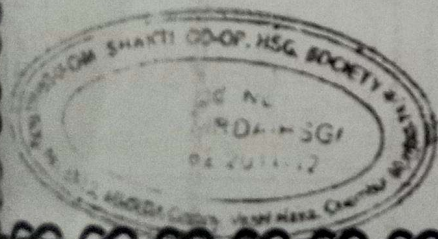
OM SHAKTI CO-OP. HSG. SOCIETY, CHEMBUR

Subject to the Bye-laws of the said Society

Given Under the common seal of the said Society at **MUMBAI**

this **01** days of **Jan** 2012

Rs. 250/-



अनुसाय तुकाराम जादव
 Authorised
 M.C. Member

T. Reddy
 Chairman

[Signature]
 Secretary



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 4539/2023

नोंदणी :

Regn.63m

गावाचे नाव : आणिक

क्रमांक	करारनामा
4000000	
2124621.2	
1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 403, माळा नं: 4 था मजला, इमारतीचे नाव: ओम शक्ती को-ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डिंग नं.डी-12,एम.एम.आर.डी.ए कॉलनी,वाशीनाका, रोड : चेंबूर,मुंबई-400074, इतर माहिती: सदनिकेचे एकूण क्षेत्र 225 चौ. फुट कारपेट PUI: ME0200334530000 ((C.T S. Number : 260/B, 261/B ;))	
1) 25.09 चौ.मीटर	
1) स्तोत्रेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनुसया तुकाराम जाधव वय:-75; पत्ता:-प्लॉट नं: रूम नं.18 , माळा नं: ., इमारतीचे नाव: बालाजी भुवन , ब्लॉक नं: पाईप लाईन, सफेद पुल, साकीनाका, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ATCPJ1979J
2) स्तोत्रेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शेख झुबैर अहमद अब्दुल सत्तार वय:-29; पत्ता:-प्लॉट नं: 232 5/2 , माळा नं: ., इमारतीचे नाव: नारायण नगर , ब्लॉक नं: गौसिया मस्जिद जवळ, कंपनी नं.3 समोर,अमीन पान शॉप , रोड नं: घाटकोपर पश्चिम,मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-DXNPS6361H 2): नाव:-शेख अब्दुल सत्तार वय:-70; पत्ता:-प्लॉट नं: 232 5/2 , माळा नं: ., इमारतीचे नाव: नारायण नगर , ब्लॉक नं: गौसिया मस्जिद जवळ, कंपनी नं.3 समोर,अमीन पान शॉप, रोड नं: घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-CWAPS8909Q
9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2023
10)दस्त नोंदणी केल्याचा दिनांक	01/03/2023
11)अनुक्रमांक,खंड व पृष्ठ	4539/2023
12)वाजारभावाप्रमाणे मुद्रांक शुल्क	240000
13)वाजारभावाप्रमाणे नांदणी शुल्क	30000
14)शेरा	



मुष्कानामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



Imbhe
IMGTC

PMAY Yes/No	Annual Gross Income
CIF No. 91147359862 / 91148991982	PAL
Existing SBI A/C No.	Tie up (If applicable)
LOS Reference No. 5012303018073 501230318017645	Take Over

Applicant Name: Zubair Ahamad Sattar
 Co-Applciant Name: Abdul Sattar (F)
 Contract (Resi.) Mobile: HL A/c No. 41781880807
 SUR A/c No. 41781950810

Loan Amount: 36 Lakh	Tenure:
Interest Rate:	EMI:
Loan Type: HL	SBI LIFE: YES / NO
Hsg. Loan: Maxgain	48 Per Sourcing confirmation
Realty: Home Equity	

Property Location: Kurla
 Property Cost:
 Name of Developer / Vendor:

RBO- Zone- Branch- Wade Code No. 1102
 Name S.S.L. Co ordinator along with Mob No.:
 Name RACPC Co ordinator along with Mob No.:
 Name of HLST / MPST / BM / FS alongwith Mob No.: Binoy Tg / Marcey

	DATE		DATE
SEARCH - 1	V.S. Legal	RESIDENCE VERIFICATION	Cargo
SEARCH - 2		OFFICE VERIFICATION	Cargo
VALUATION - 1	K.K. Pandey	SITE INSPECTION	Site - 24/02/23
VALUATION - 2			

Gross Amount:

H-70333
03/03/2023 Khoshbu - Ranit



STATE BANK OF INDIA

RACPC SOUTH MUMBAI

Ch. S. Don
3/13/23
P. d. S. Don
20/13/23

FLS

H/S
Marcey

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