

Basavaraj Masanagi & Co.

Tel. : 3912 0808 / 2789 0181
Fax : 6791 1035
(M) : 93222 26236 / 98690 38587

Approved Valuers, Chartered Engineers,
Arbitrators, Surveyors & Loss Assessors

CHARTERED ENGINEER M / 118404 / 5

CATI - 350

SLA 70095

Ref. No. : 39851/AM/131/01

Date : 03/09/2012

VALUATION REPORT

At the request of The Manager of State Bank of India, Sion Branch, Mumbai the Residential Flat in Kharghar, Navi Mumbai was inspected to assess its value and the details are as furnished below :

Name of the Owner / Owners : **Mr. Sunil Sudhakar Yeole**
(As per Agreement for Sale) : **Mrs. Sushama Sunil Yeole**

Address of the property valued : Flat No. 204, 2nd floor,
"Celebration-KH3", Housing Scheme,
Building No. 3, Sector No. 16 & 17,
Kharghar, Navi Mumbai- 410 210.

Society Registration No. : 16809/B-KHG-KH3-3-204 dated 05/01/2009.

Name of the previous Owner / Owners : Mrs. Rujuta Rajendra Angre

Purpose of valuation : To assess the fair market value

Date as on which Valued : 1st September 2012

Document produced for perusal : 1. Xerox copy of Agreement for Sale made between
Mr. Sunil Sudhakar Yeole, Mrs. Sushama Sunil Yeole
(Purchasers) & Mrs. Rujuta Rajendra Angre
(Vendorr) dated 16th August 2012
2. Xerox copy of Society registration no. 8520
dated 16th August 2012

Nearest Landmark : Vastu Vihar Celebration/ Opp. Sanjivani International
School.

Nearest bus stop : Sanjivani International school bus stop

Location : Situated at app. 4 kms from Kharghar railway station'

Members present during inspection : Mr. Vinayak T. Pawar

Site Location
North : Complex area
South : Complex area
East : Complex Building
West : Complex Building



(Page 1 of 7)

Municipal Authority	: Navi Mumbai Municipal corporation
Freehold / Leasehold Land?	: Leasehold Land
Carpet area (As per Measurement)	: 457 Sq. ft. (42.46Sq. m.)
Built up area (As per Agreement)	: 608.810 Sq. ft. (56.56 Sq. m.)
Year of Completion	: 2011
Estimated future life	: 55 years ✓
Description about the Building	: Stilt + 7 storied building & RCC framed structure & a lift
Description about the Flat	: One bedroom, living room, kitchen, bath & toilet
Flooring	: Ceramic flooring
Doors and Windows	: Wooden door & aluminium sliding windows
Kitchen	: Granite kitchen platform with steel sink & tiling
Master Bedroom	: One bedroom attached EWC with full tiling
Bath & W. C.	: I.W.C. & concealed plumbing with full tiling
Electrical wiring	: Concealed wiring
Basic Amenities	: Water, Electricity and Drainage were available.
Agreement Amount	: ₹ 22,00,000/- dated 16/08/2012 ✓
Market value as per stamp duty	: ₹ 20,37,000/- dated 16/08/2012
Govt. Stamp duty Rate	: ₹ 36,000/- Sq. m. (₹ 3,344/- Sq. ft.)
Replacement cost for insurance purpose	: = Built up area X Cost of construction = 608.81 Sq. ft. X ₹ 1,500/- Sq. ft. = ₹ 9,13,215/- ≅ ₹ 9,13,000/-
Summary of Valuation	: The Valuation of the Flat is based on the prevalent rate in the area. The unit market rate of ₹ 5,500/- Sq. ft. is considered for assessment.



Fair Market value of flat
:= Built up area X Market rate
= 608.81 Sq. ft. X ₹ 5,500/- Sq. ft.
= ₹ 33,48,455/-
≅ ₹ 33,50,000/-

(Rupees Thirty Three Lakhs Fifty Thousand Only)

I therefore value the above- described property at ₹ 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only)

Rent value per month : ₹ 8,000/- to 10,000/-

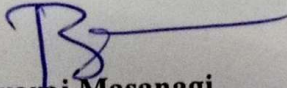
Realizable value of the property
(10 % less than the Market Value) : = ₹ 30,15,000/-

Distress Sale value of the property
(15 % less than the Market Value) : = ₹ 28,47,500/-
≅ ₹ 28,50,000/-

This Valuation report is based entirely on the inspection carried out and is issued without any prejudice or favour nor bindings.

DECLARATION:

1. The facts furnished above are true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property valued.
3. I / My associates have inspected the site / property on 01/09/2012.
4. The legal aspects were not considered in this valuation.


Basavaraj Masanagi
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.



Carpet area as per measurement :

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
Living Room	13.83	9.67	133.74
Balcony	4.67	5.08	23.72
Kitchen	8.17	8.17	66.75
Bedroom	9.50	11.75	111.63
EWC & Bath	7.00	3.67	25.69
IWC & Bath	6.75	4.00	27.00
Passage	12.08	5.67	68.49
			457.02
		Total	≅457.00





गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,200,000.00
बा.भा. रु. 2,037,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: अपार्टमेंट क्र. 204, दुसरा मजला, बि नं. 3, सेलीब्रेशन केएच-3, सेक्टर 16 व 17, खारघर ता पनवेल *** 608.810 चौफुट बिल्टअप *** द क्र. पवल3 - 8342/2012 नुसार मुशु व नोफी वसूल
- (3) क्षेत्रफळ (1)
- (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) ऋजुता राजेंद्र आंग्रे - -; घर/फ्लॅट नं: अंधेरी वे., मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीएमपीए8578के .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुनिल सुधाकर येवले - -; घर/फ्लॅट नं: बालाजी कृपा सिएचएस लि., से 28, नेरुळ , नवी मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएएनपीवाय2295ई .
(2) सुषमा सुनिल येवले - -; घर/फ्लॅट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एबीटीपीवाय9864जी .
- (7) दिनांक करून दिल्याचा 16/10/2012
- (8) नोंदणीचा 16/10/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 10179 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 92600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शोरा

१२२ - /
सह दुय्यम निबंधक वर्ग-२
पनवेल क्रं. ३



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

GD 625807

101 8745
शेख स्टॅम्प वेंडर, खारघर.

(अ/१७, सेक्टर १२ खारघर, नवी मुंबई).

विविध सुधार कर येवणे

1. शेखरधर कतीने यादर

पत्रपत्ती क्रमांक

(सी. शेख एस. डी)

16 OCT 2012

दिनांक 3 OCT 2012

पंचनामाचे नांव-पनवेल, रायगड.



पंचनामा अधिकारी पनवेल - रायगड.

पवल-३
नोव २०१२
२/२२

DEED OF ASSIGNMENT

AGREEMENT FOR SALE DATED 16TH DAY OF AUGUST 2012, REGISTERED WITH THE CONCERNED SUB REGISTRAR OF ASSURANCES AT PANVEL - 3 VIDE UNDER REGISTRATION

SR. NO. पवल3/08342/2012 DATED 16/08/2012

THIS SALE DEED is made and entered into at Navi Mumbai on this 16th day of Oct, 2012 BETWEEN MRS. RUJUTA RAJENDRA ANGRE, an adult, Indian Inhabitant, having address at - B/8/6, New India Quarters, Juhu Road, Andheri (W), Mumbai - 400 058, hereinafter called the "ASSIGNOR" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include her heirs, executors, assigns, agent & attorney) of the ONE PART.

R.R. Angre

Shekhar Shekhar

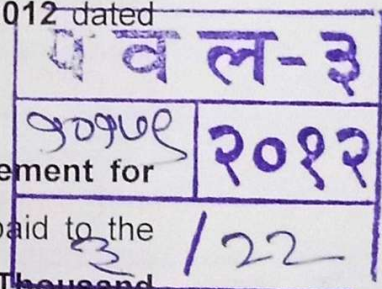


AND

MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE, both adults, Indian Inhabitants, having address at – **Balaji Krupa CHS Ltd., Building No. A-5, Flat No. 11, Sector – 28, Nerul (West), Navi Mumbai – 400 706**, hereinafter referred to as the “**ASSIGNEES**” (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include their heirs, executors & administrators) of the **OTHER PART**.

AND WHEREAS by an **Agreement for Sale** dated **16th day of August, 2012**, **MRS. RUJUTA RAJENDRA ANGRE** Assignor therein agreed to transfer & sell to **MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE** Assignees therein agreed to purchase of **Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No – 3, in “CELEBRATION – KH3” Housing Scheme, Sector – 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad** against payment of agreed consideration amount of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)**. The said **Agreement for Sale** dated **16th day of August, 2012** has been duly Stamped and Registered with the concerned Sub-registrar of Assurances at Panvel - 3 under Regd. Sr. No. **पवल3/08342/2012** dated **16/08/2012**.

AND WHEREAS in pursuance of the said Registered **Agreement for Sale** dated **16th day of August, 2012**, the Assignees have paid to the Assignor a sum of **Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand only)** being the part payment and for the balance amount of **Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)** it was agreed by the Assignees to make the payment within **Thirty (30) days** from execution of **Agreement for Sale** dated **16th day of August, 2012** either through their Housing Finance Institution/Bank or from their own account within prescribed time limit against handing over of quite, vacant, peaceful physical possession of said Apartment and Assignor has agreed, undertook to furnish other requisite documents, papers & forms as may be required by the Financial Institution / Bank to grant the Housing Loan in favour of Assignees.



R.R. Angre

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AND WHEREAS the parties herewith confirm that all the requirements and paper works are completed up to the satisfaction of Assignees and Assignees have agreed to release balance amount of **Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)** as sanctioned by the **RACPC Mumbai branch** Financial Institution/Bank of the Assignees and the Assignees herewith agreed to release the balance full and final consideration amount of **Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)** in favour of Assignor.

NOW IT IS HEREBY AGREED TO DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:

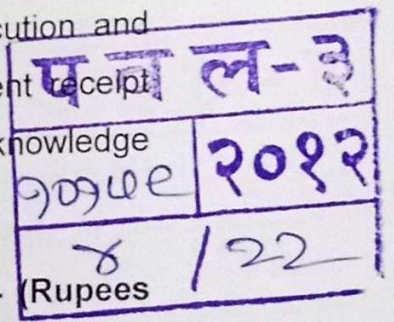
1. The Party of the One Part have represented the Party of the Other Part that the above recitals form an integral part of this Deed of Assignment and the same shall be binding on both parties herein specifically.

2. In pursuance of the said Agreement for Sale and in consideration of sum of **Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)** paid by the Assignees to the Assignor as under:-

(a) **Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand only)** Assignees have paid to the Assignor as part payment under Agreement for sale dated 16th day of August, 2012.

(b) Balance sum of **Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)** paid on or before execution and registration of Deed of Assignment. The payment receipt whereof the Assignor doth hereby admit and acknowledge by Assignor.

3. Forthwith on receipt of balance sum of **Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only)**, the Assignor hereby deemed to acquit and release her right, title, interest, ownership in the said Apartment in favour of Assignees. The Assignor now for herself, her heirs, executors, administrators doth hereby grant, convey and transfer unto the Assignees all their beneficial right, title and interest into and upon the said **Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3,**



R.R. Angre

Sale: yeatless

in "CELEBRATION – KH3" Housing Scheme, Sector – 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad and the Assignees shall be entitled to legally occupy and possess the said Apartment and all rights, title, interests, benefits & ownership lawfully transferred, assigned in favour of Assignees under this Deed of Assignment.

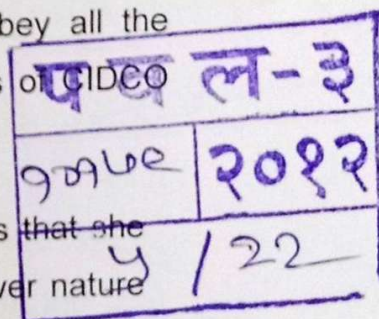
4. The Assignor has paid all taxes, outgoing & maintenance to CIDCO Ltd., Service Charges, if any, Electric Bill to MSEDCL Ltd. till the handing over of possession of said Apartment and after that the Assignees are liable and agree to pay all the maintenance outgoings and Taxes regularly to the said CIDCO Ltd. MSEDCL Ltd., and concern person / authority.



5. The Assignor herein handing over the possession of said Apartment with original key and lock, Original copy of Allotment Letter No – 20004428/CELEBRATION-KH3, Customer No – 16809/B-KHG-KH3-3-204, dated – 05/01/2009, original copy of Registered Agreement to Sale dated 10th November, 2010 alongwith Registration Receipts and Index II and Letter of Possession and other relevant documents & papers and removed all her belongings from said Apartment and confirm that on execution of this Deed of Assignment now nothing is due and payable by the Assignees in pursuance of the sale of said Apartment.

6. The Assignees undertake to comply, observe and obey all the terms & conditions, covenants and rules & regulations of CIDCO LTD.

7. The Assignor doth hereby covenant with the Assignees that she has not created any charge, encumbrance of whatsoever nature in the said Apartment and nor the same is the subject matter of any litigation or stay order and also nor the same is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order and has not created any adverse right whatsoever in favour of anyone in respect of the same.



R.R. Angre

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SCHEDULE OF THE PROPERTY

Right, title, interest and ownership of Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day month and year first hereinabove written.


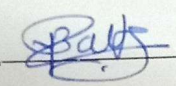


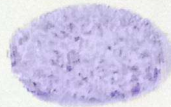
SIGNED SEALED AND DELIVERED
By the within named "ASSIGNOR"
MRS. RUJUTA RAJENDRA ANGRE
PAN No. ACMPA8578K

x R.R. Angre

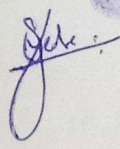


In the presence of

1. Pranit padave 
2. Jogesh Patil 



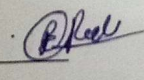
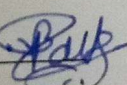
SIGNED AND DELIVERED by the
Within named the "ASSIGNEES"
MR. SUNIL SUDHAKAR YEOLE &
Pan No. AANPY2295E






MRS. SUSHAMA SUNIL YEOLE
Pan No. ABTPY9864G

In the presence of

- 1) Pranit padave 
- 2) Jogesh Patil 


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RECEIPT

Date : 16 / 10 / 2012

Received of and from within named "ASSIGNEES" MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE balance sum of Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only) for the sale and transfer of ownership of Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad. The detail of payment is as under :-

Sr. No.	Cheque / DD No.	Date	Drawn on	Amount
1.	690643	20/09/2012	RACPC Mumbai	Rs. 10,18,422/-
2.	690963	10/10/2012	RACPC Mumbai	Rs. 7,41,578/-
			Total Amount	Rs. 17,60,000/-

This receipt is subject to the realization of said cheque.



I say Received

Rs. 17,60,000/-

R.R. Angre

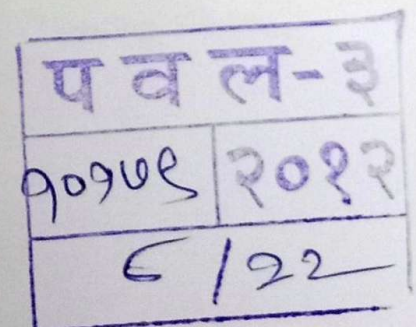
MRS. RUJUTA RAJENDRA ANGRE

"ASSIGNOR"

WITNESSES:-

1. *[Signature]*

2. *Pranith Padase [Signature]*



LETTER OF POSSESSION

Date : 16 / 10 / 2012

From:

MRS. RUJUTA RAJENDRA ANGRE
B/8/6, New India Quarters, Juhu Road,
Andheri (W), Mumbai – 400 058

To:

MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE
Balaji Krupa CHS Ltd., Building No. A-5,
Flat No. 11, Sector – 28,
Nerul (West), Navi Mumbai – 400 706



SUB. : HANDING OVER OF PHYSICAL POSSESSION

Dear Sir,

I am very much glad to hand over you a quiet, vacant and peaceful possession of the Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No – 3, in “CELEBRATION – KH3” Housing Scheme, Sector – 16 & 17, Kharghar, Tal. Parnvel, Dist. Raigad. I say that I have received entire consideration in respect of the said Apartment. I have already relinquished all my rights, title, interest & Ownership of whatsoever nature in respect of the said Apartment under the proper document executed between us. I hereby hand over the original documents and key in respect of the said Apartment, which kindly accept it and oblige.

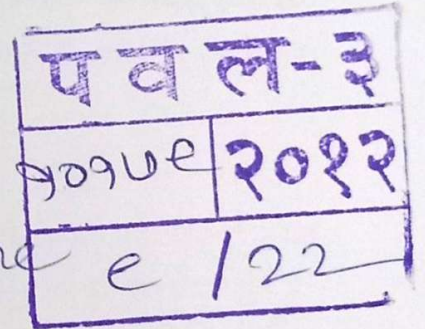
Thanking you,

Yours Faithfully,

MRS. RUJUTA RAJENDRA ANGRE

}

R.R. Angre



We, MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE do hereby confirm that the possession of Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No – 3, in “CELEBRATION – KH3” Housing Scheme, Sector – 16 & 17, Kharghar, Tal. Parnvel, Dist. Raigad is taken over by them.

MR. SUNIL SUDHAKAR YEOLE &

MRS. SUSHAMA SUNIL YEOLE

}

Sunil Yeole
Sushama Yeole

संस्कृती

संस्कृती को. ऑप. हौ. सोसायटी (नियोजित)

रजि. नं.

केएच ३, सेलिब्रेशन बिल्डींग नं. १ ते ७, सेक्टर - १६/१७, खारघर, नवी मुंबई - ४१० २१०

क्र. / संस्कृती / केएच ३ / NDC / 10/2012

दिनांक 17/8/12

TO WHOMSOEVER IT MY CONCERN

This is certify that **Smt. Rujuta Rajendra Angre** the owner/s of flat No. 204 Building No. KH-3/Sanskriti Co.-Operative Housing Society, KH3 celebration Sector-16/17, Navi Mumbai-410210 is/are the member/s of the above Society.

Further, **Smt. Rujuta Rajendra Angre** have proposed to sell the above flat to **Mr. Sunil S. Yeole & Mrs. Sushama S. Yeole** (Proposed Transferee)

From the records of the Society, it is observed that **Smt. Rujuta Rajendra Angre** have cleared all the dues of the Society till the months of August 2012

In the circumstances, the society has NO OBJECTION in allowing **Smt. Rujuta Rajendra Angre** to sell the said flat to **Mr. Sunil S. Yeole & Mrs. Sushama S. Yeole**

The Society, Per Se, has No Objection in Enrolling/Admitting the Purchaser i.e. The Purchaser Transferee, **Mr. Sunil S. Yeole & Mrs. Sushama S. Yeole** presently residing at A-5/11 Baleji Kmpa CHS. plot no 3A Sect. 28 Neral Navi Mumbai as a member of the society subject to the necessary approval from the CIDCO authorities and other required legal compliance

NOTE - This NDC. NOT VALID FOR LDAN & MORTGAGING



संस्कृती को.ऑ.हौ. सोसायटी, खारघर
(के.एच.-३, बिल्डींग क्र. १ ते ७)

[Signature] अध्यक्ष
[Signature] सचिव
खजिनदार

CARPET AREA STATEMENT	
LIVING	= 12.35 SQM.
KITCHEN	= 06.12 SQM.
BED ROOM	= 10.80 SQM.
TOILETS	= 00.50 SQM.
PASSAGE	= 05.04 SQM.
CARPET AREA OF FLAT = 41.01 SQM. = 441.43 SQFT.	
B.U.P AREA OF FLAT = 53.89 SQM. = 580.07 SQFT.	
CARPET AREA OF DECK = 02.10 SQM. = 22.60 SQFT.	
B.U.P AREA OF DECK = 02.67 SQM. = 28.74 SQFT.	

I, ARCHITECT S.O. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

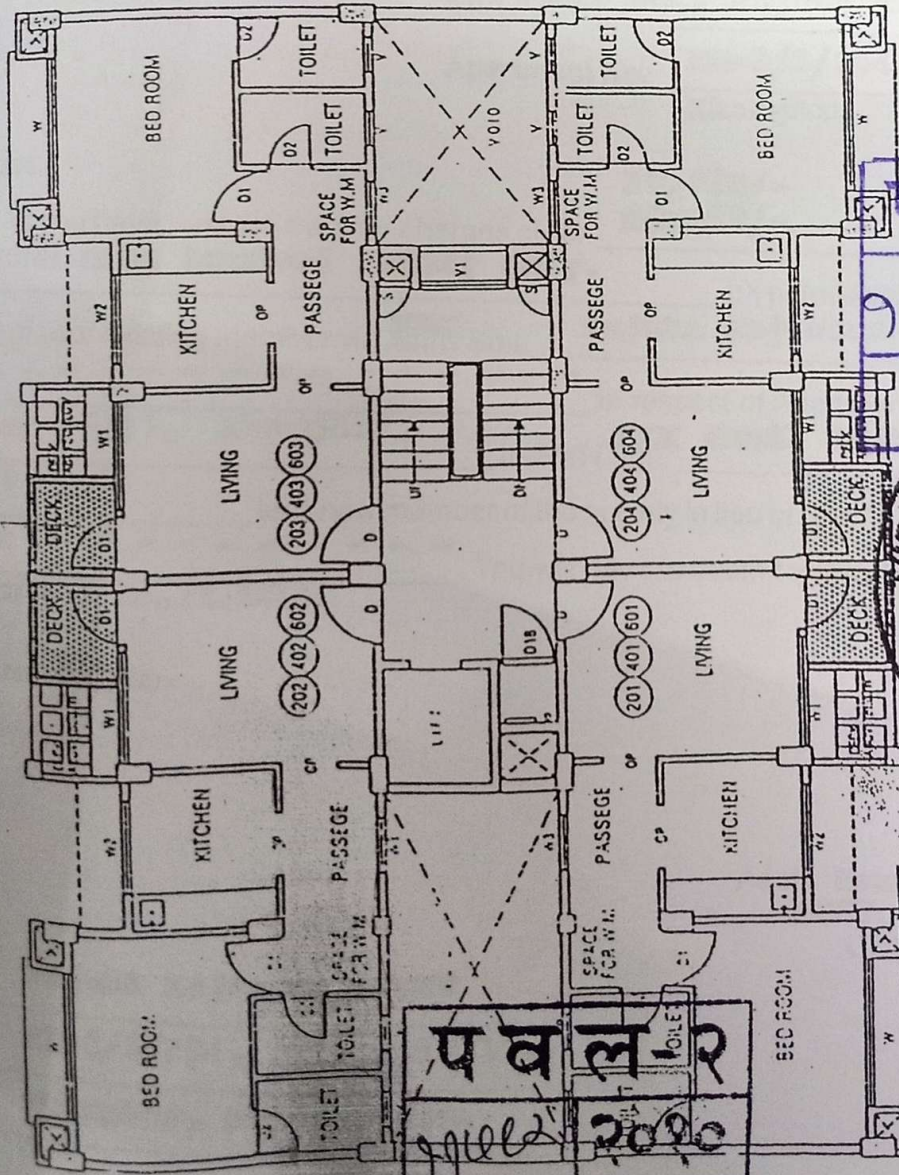
I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THE SEAL OF THE ARCHITECT
 S.O. KHADILKAR
 THIS IS 30TH DAY OF JUNE - 2010
 8733 R/W

THE SEAL OF THE SUB-REGISTRAR
 SUB-REGISTRAR
 NAVI MUMBAI
 22-76 MUNDHWA, PUNE - 411036.

FOR FLAT NO. - 204
 OF BUILDING NO. - 3

SHIRKE
 D. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD
 72-78 MUNDHWA, PUNE - 411036.



THE SEAL OF THE SUB-REGISTRAR
 SUB-REGISTRAR
 NAVI MUMBAI
 22-76 MUNDHWA, PUNE - 411036.

THE SEAL OF THE ARCHITECT
 S.O. KHADILKAR
 THIS IS 30TH DAY OF JUNE - 2010
 8733 R/W

THE SEAL OF THE SUB-REGISTRAR
 SUB-REGISTRAR
 NAVI MUMBAI
 22-76 MUNDHWA, PUNE - 411036.

MASS HOUSING SCHEME CELEBRATION
 AT SECTOR - 16 & 17, KHARGHAR, NAVI MUMBAI

SHIRKE
 D. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD
 72-78 MUNDHWA, PUNE - 411036.

पवलर
 99/194

पवलर
 29/26

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/EMS/AEO(CBD-KHR)/2012/1749



Date : 27.09.2012

To,
The Chairman/Secretary,
M/s. Sanskruti C.H.S. (Proposed)
KH-3, Celebration Bldg.No.1 to 7,
Celebration, Sector-16/17, Kharghar

Sub: Request for NOC to mortgage Flat No.KH-3/3/204, Sector-16/17, Kharghar, Celebration.

- Ref: 1. Your letter No.KH-3/NOC/10/2012/ Dt. 17/08/2012
2. Our letter No.CIDCO/EMS/AEO(CBD)/2012/ Dt. 27/09/2012
3. A Letter dtd. 27.09.2012 Mr. Sunil Sudhakar Yeole & Mrs. Sushama Sunil Yeole

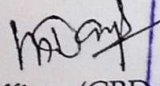
Sir,

On your request the permission is given to you allow Mrs. Rujuta Rajendra Angre to Transfer Flat No.KH-3/3/204, Sector-16/17, Kharghar, to Mr. Sunil Sudhakar Yeole & Mrs. Sushama Sunil Yeole who intend to obtain from State Bank of India Sion (w) Branch the Housing Loan to pay to Mrs. Rujuta Rajendra Angre the balance amount of consideration for purchase of this flat. To obtain such Housing Loan, Mr. Sunil Sudhakar Yeole & Mrs. Sushama Sunil Yeole have requested CIDCO for NOC to mortgage this flat to the State Bank of India Sion (w) Branch Mrs. Rujuta Rajendra Angre has given her written consent to give such NOC.

Based on above, we hereby give our NOC to mortgage Flat No.KH-3/3/204, Sector-16/17, Kharghar, to State Bank of India Sion (w) Branch to enable Mr. Sunil Sudhakar Yeole & Mrs. Sushama Sunil Yeole to take the Housing Loan to pay to Mrs. Rujuta Rajendra Angre the balance amount of consideration for purchase of this flat and for no other purpose, provided the transfer of Flat No.KH-3/3/204 will be effectuated by execution and registration of the document thereof within the stipulated period.

Thanking You,

Yours faithfully,


ASST. ESTATE OFFICER (CBD-KHR)
ASST. ESTATE OFFICER
CBD/KHARGHAR

प व ल - ३	
गोखले	२०१२
१३	१२

Copy for information to:
The Branch Manager
State Bank of India
Personal Banking Branch
Plot No.6A, Sion Bhagini
Samaj, Swami Shree Vallabhdas
Marg, Sion(W), Mumbai-22

Mrs. Rujuta Rajendra Angre
KH-3/3/204, Sector-16/17,
Kharghar, Celebration

Mr. Sunil Sudhakar Yeole &
Mrs. Sushama Sunil Yeole
Balaji Krupa CHS Ltd.,
Bldg.No.A-5, Flat No.11,
Sector-28, Nerul (W),
Navi Mumbai

दस्तक्रमांक व वर्ष: 8342/2012

Thursday, August 16, 2012

4:49:18 PM

दुय्यम निबंधक: सह दु.नि.पनवेल ३

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म

Regn. 63 m.e.

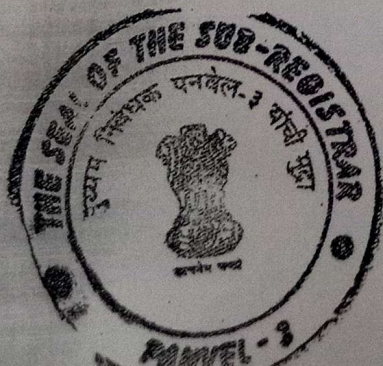
गावाचे नाव : खारघर



- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 2,200,000.00
वा.भा. रु. 2,037,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन विभाग क्र 20/16, अपार्टमेंट नं 204, पुण्या मजला विल्डींग नं 3, सेलेशन के एच 3, सेक्टर 16 व 17, खारघर
- (3) क्षेत्रफळ (1) 608.810 चौ फुट विल्टअप
- (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) ऋजुता राजेंद्र आंग्रे - -; घर/फ्लॅट नं: जुहु रोड अंधेरी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACMPA8578K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुनिल सुधाकर येवले - -; घर/फ्लॅट नं: सेक्टर 28, नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AANPY2295F.
(2) सुषमा सुनिल येवले - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABTPY9864E.
- (7) दिनांक करून दिल्याचा 16/08/2012
- (8) नोंदणीचा 16/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 8342 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 110000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22000.00
- (12) शेर

सह दुय्यम निबंधक वर्ग-२
पनवेल क्रं. ३

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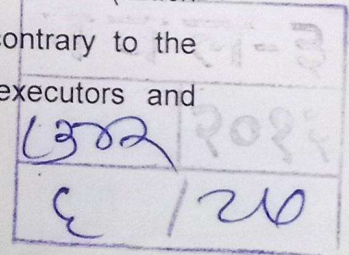
AGREEMENT FOR SALE



THIS AGREEMENT is made and entered into at Navi Mumbai on this 16th day of Aug. 2012 by and BETWEEN **MRS. RUJUTA RAJENDRA ANGRE**, an adult, Indian Inhabitant, having address at - **B/8/6, New India Quarters, Juhu Road, Andheri (W), Mumbai - 400 058** hereinafter called the "VENDOR" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include her heirs, executors, administrators, assigns, agent & attorney) of the **ONE PART**.

AND

MR. SUNIL SUDHAKAR YEOLE & MRS. SUSHAMA SUNIL YEOLE, both adults, Indian Inhabitants, having address at - **Balaji Krupa CHS Ltd., Building No. A-5, Flat No. 11, Sector - 28, Nerul (West), Navi Mumbai - 400 706** hereinafter called as the "PURCHASERS" (which expression shall unless the same be repugnant to or contrary to the meaning thereof shall mean and include their heirs, executors and administrators and assigns) of the **OTHER PART**.



R. R. Angre

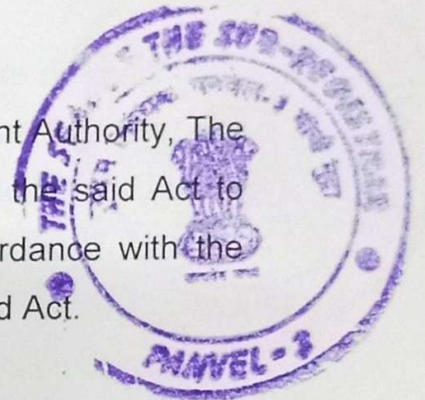
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Yes: yesless

WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered Apartment at Nirmal, 2nd floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section 3(a) of Section 113 of Maharashtra Regional and Town Planning Act. 1966, Maharashtra Act. No. XXXVII of 1966 (hereinafter referred to as "the said Act"), for the New Town of New Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3(A) of section 113 of the said Act.

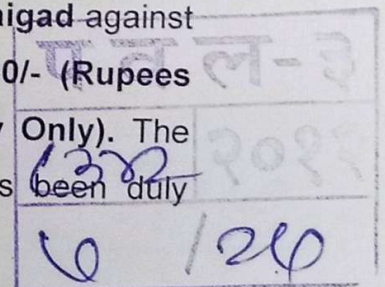
AND WHEREAS The State Government has acquired land within the designated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provision of Section 113(A) of the said Act.

AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested it in accordance with the proposal approved by the State Government under the said Act.



WHEREAS the CIDCO Ltd. allotted Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Navi Mumbai, Tal. Panel, Dist. Raigad to the Vendor under Reference No - 20004428/CELEBRATION-KH3, Customer No - 16809/B-KHG-KH3-3-204 dated - 05/01/2009.

WHEREAS the City & Industrial Development Corporation of Maharashtra Ltd. entered into Agreement to sale dated 10th November, 2010 with MRS. RUJUTA RAJENDRA ANGRE for the transfer of right, title, interest of Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Tal. Panel, Dist. Raigad against payment of agreed consideration amount of Rs. 18,41,650/- (Rupees Eighteen Lakhs Forty One Thousand Six Hundred Fifty Only). The said Agreement to sale dated 10th November, 2010 has been duly



R.R. Angre

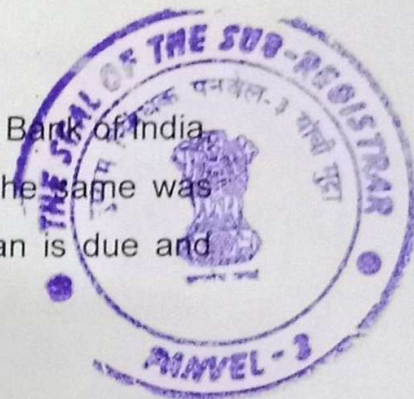
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Stamped and Registered with the concerned Sub Registrar of Assurances at Panvel - 2 under Registration Serial No - 327/11792/2010 dated 24/11/2010 and on payment of agreed consideration amount of Rs. 18,41,650/- (Rupees Eighteen Lakhs Forty One Thousand Six Hundred Fifty Only), the possession of the said Apartment was handed over by CIDCO Ltd. under Possession Receipt dated 10/11/2010.

AND WHEREAS 'Vendor' herein is legally, lawfully, exclusively, seized, possessed and occupied the said Apartment No - 204, 2nd Floor, adm. area 608.810 Sq.ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad in the Registration District, sub-district of Raigad.

AND WHEREAS the Vendor approached to the State Bank of India, PBB Churchgate, Mumbai branch for Housing loan and the same was sanctioned under Loan File No. _____. The loan is due and payable by the Vendor till today.



AND WHEREAS the 'Purchasers' after taking inspection of relevant papers and documents have approached to the Vendor and shown their keen interest, desires in purchasing, acquiring the said Apartment for which the Vendor has agreed to sell, transfer of all her right, title, interest and ownership in the said Apartment against the payment of total agreed consideration amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only).

AND WHEREAS pursuant to mutual negotiation between the parties herein and relying upon the aforesaid representation and declaration made by the Vendor herein, the Purchasers have agreed to purchase, acquire the said Apartment from the Vendor herein along with all her right, title, interest, benefit and ownership upon the terms and condition mentioned herein after :-

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R.R. Angre

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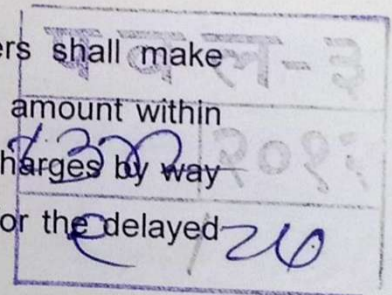
NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. That the recital stated hereinabove will form the part and parcel of this Agreement and same have been incorporated hereinafter specifically.
2. In pursuance of this Agreement, the Vendor have agreed to sale to the Purchasers Apartment No - 204, 2nd Floor, adm. area 608.810 Sq. ft. built up, Building No - 3, in "CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17, Kharghar, Tal. Panvel, Dist. Raigad against the total agreed consideration amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only). The detail of payment is as under :-

- a) Rs. 4,40,000/- (Rupees Four Lakhs Forty Thousand only) Purchasers have paid to the Vendor as part payment. The receipt for the same doth hereby admit by Vendor separately.
- b) Balance amount of Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only) will be paid by the Purchasers on or before 30 days after execution of this Agreement for Sale either from their own sources or through their Financial Institution / Bank.

Note :- The Purchasers either their own source or through their Financial Institution / Bank will pay directly upto date amount payable in Loan File of State Bank of India, PBB Churchgate, Mumbai branch and balance amount after deducting paid amount of State Bank of India, PBB Churchgate, Mumbai branch in Loan File No. _____ from total balance amount of Rs. 17,60,000/- (Rupees Seventeen Lakhs Sixty Thousand Only) and the Purchasers either through their own source or their financial Institution / Bank will pay in the name of Vendor.

3. It is agreed between the parties that if Purchasers shall make default in payment of balance agreed consideration amount within 30 days. The Purchasers shall pay delay payment charges by way of interest on balance amount @ 14% per annum for the delayed



R. R. Angre

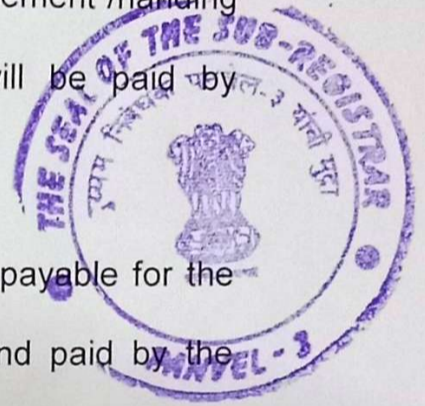
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RAJENDRA ANGRE the Purchaser therein and Vendor herein. The Purchasers have agreed that the said terms & conditions will be binding and acceptable to them.

17. The Vendor hereto undertakes and binds himself to bring no objection certificate from the CIDCO Ltd. for the completion of the sale, transfer of said Apartment. The transfer fees, if any required to be paid in respect of the sell, transfer of said Apartment shall be borne and paid by mutual consent of both parties.
18. The Service Tax, maintenance, electric charges up to execution of this Agreement /handing over of possession will be borne and paid by the Vendor only and after execution of this Agreement /handing over and taking over of Possession same will be paid by Purchasers.
19. The Stamp Duty and Registration Charges, if any payable for the completion of the sale, transfer shall be borne and paid by the Purchasers alone and the Vendor will not be liable to pay the same.



SCHEDULE OF THE PROPERTY

Right, title, interest, ownership of **Apartment No - 204, 2nd Floor,**
adm. area 608.810 Sq. ft. built up, Building No - 3, in
"CELEBRATION - KH3" Housing Scheme, Sector - 16 & 17,
Kharghar, Tal. Panvel, Dist. Raigad.

पानवेल-३	
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R.R. Angre

Sd/- Jealss



दस्ताक्रमांक व वर्ष: 8342/2012

Thursday, August 16, 2012

4:49:18 PM

दुय्यम निबंधक: सह दु.नि.पनवेल 3

28

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,200,000.00
बा.भा. रु. 2,037,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र 20/16, अपार्टमेंट नं 204, दुसरा मजला, बिल्डींग नं 3, सेलेब्रेशन के एच 3, सेक्टर 16 व 17, खारघर
- (3) क्षेत्रफळ (1) 608.810 चौ फुट बिल्टअप
- (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) ऋजुता राजेंद्र आंग्रे - -; घर/फ्लॅट नं: जुहु रोड अंधेरी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACMPA8578K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता (1) सुनिल सुधाकर येवले - -; घर/फ्लॅट नं: सेक्टर 28, नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AANPY2295F.
(2) सुषमा सुनिल येवले - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABTPY9864E.
- (7) दिनांक करून दिल्याचा 16/08/2012
- (8) नोंदणीचा 16/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 8342 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 110000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22000.00
- (12) शोरा

सह दुय्यम निबंधक वर्ग-२
पनवेल क्रं. ३



① 86251362219-@A 206830
 ② 86427938578-@A ② 20062④
 Max A/C 32542754997
 Pin * 32542802035
 * 77221091101 20201 cis



FILE NO.
001

Year From TO

Mr. Sunil yeole
 Mrs. Sushama yeole

N-202176
 L 202179
 I 202183
 T 202184
 H 202178
 L 202181
 cis 202182

Home loan under Max gain

Rs. 20.00 lacs

A/C OPEN
 1/10/2012
 P/O OPEN

Previous File No.

Address



22 SEP 2012

SUNIL SUDHAKAR YEOLE

LOAN FILE

Of India

H-S/270

H-S/270-1

MUM 7

9022767258

Name of Subject

File No.

41114

Shivraj

OFFICE FILE

RING FILE
 CLOTH PATTI

Jena