



13/07/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण 4

दस्तावेज क्रमांक : 9470/2022

नोंदणी

Regn.63m

गावाचे नाव : शिवाजीनगर

(1)विनिश्चालना प्रकार	विक्री करारनामा
(2)नोंदणी	4990000
(3) वाजारा भाव(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार ने नमूद करावे)	3299462.7
(4) मु.भापन,पॉटहिस्या व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: , इतर माहिती: 6/26 विभाग,वाजारादर 64200/- मोजे शिवाजीनगर येथील नवीन सर्वे आणि हिस्सा नं. 64/2,79/10,12,18,19 81/1,82/3,5,6,7,8,9,10,11,15,83/7पं,84/6,7,8 आणि 86/1(जुना सर्वे 342,187,343,340)या जमिनीवर बांधलेल्या शंखेश्वर पाल्म बिल्डिंग नं. 4 को ऑप ड्रीमिंग सोसायटी लिमिटेड नावाच्या सोसायटीमधील,4 न च्या उभारणीमधील,मदनिका नं. वी/201,दुसरा मजला,क्षेत्रफळ 461 चौ. फूट कापेट ((Survey Number : नवीन सर्वे आणि हिस्सा नं. 64/2, 79/10,12,18,19 81/1, 82/3,5,6,7,8,9,10,11,15, 83/7पं . 84/6,7,8 आणि 86/1 (जुना सर्वे 342, 187, 343, 340) ;))
(5) क्षेत्रफळ	1) 51.41 चौ.मीटर
(6)आकारणी किंवा जूटी देण्यात असलेले नकशा.	
7) दस्तावेज करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमुनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राहुल वसंत पाटील वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , उभारणीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॉट नं वी/201, शंखेश्वर पाल्म बिल्डिंग नं. 4 को ऑप ड्रीमिंग सोसायटी लिमिटेड, मुभाप रोड, कुमाराखान पाडा, डोंबिवली (प), महाराष्ट्र, ठाणे. पिन कोड:-421202 फॅन नं:-ALTPP6095J
8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमुनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक प्रभाकर सूर्यवंशी वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , उभारणीचे नाव: , ब्लॉक नं. , रोड नं: कम नं 20, तुकाराम दर्शन बिल्डिंग, नवापाडा, मुभाप रोड, डोंबिवली (प), महाराष्ट्र, ठाणे. पिन कोड:-421202 फॅन नं:-BPUPS2723C
9) दस्तावेज करून दिल्याचा दिनांक	13/07/2022
10)दस्तावेज नोंदणी केल्याचा दिनांक	13/07/2022
1)अनुक्रमांक,खंड व पृष्ठ	9470/2022
2)वाजारा भावाप्रमाणे मूद्रांक शुल्क	349300
3)वाजारा भावाप्रमाणे नोंदणी शुल्क	30000
4)अंश	

याच नावाची विचारात घेतलेला नपशील:-

याच शुल्क आकारनास निवृत्तवा अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४



CHALLAN
MTR Form Number-6

कलन - ४
दस्तावे. P8001/2022
2/39



GRN	MH004884811202223E	BARCODE					Date	12/07/2022-18:07:42	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR				PAN No.(If Applicable)	BPUPS2723C					
Location	THANE				Full Name	ABHISHEK PRABHAKAR SURYAVANSHI					
Year	2022-2023 One Time				Flat/Block No.	B/201, Bldg No. 4 Shankheshwar Palms Bldg No.					
					Premises/Building	4 Chs					
Account Head Details				Amount In Rs.							
0030046401 Stamp Duty				349300.00	Road/Street	Kumbharkhan Pada					
0030063301 Registration Fee				30000.00	Area/Locality	Dombivli					
					Town/City/District						
					PIN	4	2	1	2	0	2
					Remarks (If Any)	PAN2=ALTPP6095J-SecondPartyName=RAHUL VASANT PATIL-CA=4990000-Marketval=3300691					
					Amount In	Three Lakh Seventy Nine Thousand Three Hundred Rup					
Total				3,79,300.00	Words	ees Only					
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332022071218320	2756054864				
Cheque/DD No.				Bank Date	RBI Date	12/07/2022-18:08:52	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9000000000

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24 July 2022

To,
The Assistant General Manager,
State Bank of India,
RACPC, Mumbai.

We, M/s Shankheshwar Palms Building No. 4 Co-Operative Housing Society Ltd (Society) hereby certify that:

1. Flat No. B/201, Building No. 4, in Shankheshwar Palms Building No. 4 Co-Operative Housing Society Ltd situated at Subhash Road, Kumbharkhan Pada, Dombivli (W), Dist. Thane - 421202 has been allotted to Mr. Rahul Vasant Patil.
2. That the total cost of the flat is Rs 49,90,000/- (Rupees Forty Nine Lakhs Ninety Thousand only).
3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Mr. Abhishek Prabhakar Suryavanshi mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat allotted to him during the currency of the loan sanctioned by the Bank to him.
6. Share certificate will be directly handed over to Mr Abhishek Prabhakar Suryavanshi once endorsed and it is his responsibility to hand over the same to State Bank of India. Society will not be responsible for the same.
7. This letter has been issued at the express request of the Mr Abhishek Prabhakar Suryavanshi. Furthermore, the society will not be responsible for the disputes arising between State Bank of India and Mr. Abhishek Prabhakar Suryavanshi.

SHANKHESHWAR PALMS BLDG. No.4,
CHS. LTD.

Chairman

Hon. Secretary

Treasurer



E-mail: shankheshwarpalmsbuilding4@gmail.com

No. B/201, Building No. 4, on the 2nd Floor, admeasuring 461 Sq. Ft.

Carpet Area in the building known as Shankheshwar Palms Building

कलन - ४
दस्तक्र. १४०० / २०२२
४/३५

AGREEMENT FOR SALE

THIS SALE AGREEMENT is made and entered into and executed at Dombivli on 13th day of July, 2022.

BETWEEN

MR. RAHUL VASANT PATIL, Aged 40 years, holding PAN No. ALTPP6095J, an Indian Inhabitant, residing at Flat No. 4/B/201, Shankheshwar Palms, Subhash Road, Kumbharkhan Pada, Dombivli (W) 421202 hereinafter called **"THE TRANSFEROR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators and assigns) of the **FIRST PART:**

AND

MR. ABHISHEK PRABHAKAR SURYAVANSHI, Aged 32 years, holding PAN No. BPUPS2723C, an Indian Inhabitant, residing at Room No. 20, Tukaram Darshan Building, Navapada, Subhash Road, Dombivli (W) Dist. Thane - 421202, hereinafter called **"THE TRANSFEREE"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators and assigns) of the **SECOND PART:**



AND WHEREAS by an Agreement for sale dated 07/02/2007, the Transferor has purchased and acquired the rights, title, interest and possession from M/s. Shankheshwar Real Estate Company in respect of **Flat No. B/201, Building No. 4, on the 2nd Floor, admeasuring 461 Sq. Ft. Carpet Area, in the building known as Shankheshwar Palms Building**

Signature of Mr. Abhishek Prabhakar Suryavanshi

Signature of Mr. Rahul Vasant Patil

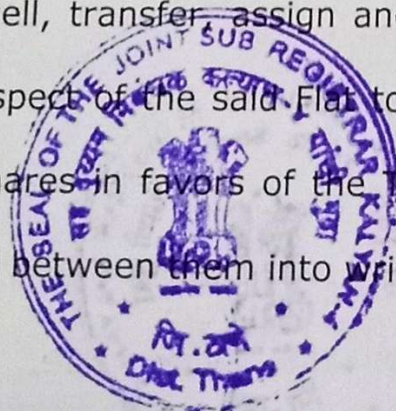
कलन - ४
दस्तक्र. ९४५० / २०२२
५/३५

No. 4 Co-Operative Housing Society Ltd, Situated at Subhash Road, Kumbharkhan Pada, Dombivli (W), Dist. Thane - 421202, hereinafter called and referred to as "**Said Flat**", the said agreement for sale registered with sub registrar office Kalyan 1, under document no.818/2007, executed on dated 07/02/2007.

AND WHEREAS the said **Shankheshwar Palms Building No. 4 Co-Operative Housing Society Ltd** is registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, and bearing Registration No. **TNA /KLN /HSG /(TC) /20302 /2008-2009**, Date **28/11/2008**, hereinafter for the sake of brevity referred to as the "**Said Society**"

AND WHEREAS the Transferor is a bonafide member of the said society and holding Five (05) shares bearing distinctive **Nos. 386 to 390** (both inclusive) comprised in Share Certificate No. **77** in respect of the said flat "hereinafter referred to as the "**Said Shares**".

AND WHEREAS the Transferor is absolute owner of the said Flat and have full right to sell, transfer, assign and convey all his rights, title, claim and interest in respect of the said Flat together with the benefits and privileges of the said shares in favors of the Transferee on the terms and conditions agreed by and between them into writing as under:



NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:

1. The Transferor hereby sell, transfer, convey and assign all his rights, title and interest in the **Flat No. B/201, Building No. 4**, on the 2nd

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कलन - ४
दस्तक. ९४४० / २०२२
६/३५

Floor, admeasuring **461 Sq. Ft. Carpet Area**, in the building known as **Shankheshwar Palms Building No. 4 Co-Operative Housing Society Ltd**, Situated at Subhash Road, Kumbharkhan Pada, Dombivli (W), Dist. Thane - 421202, together with the benefits and privileges of the said Shares, for the total consideration of **Rs.49,90,000/- [Rupees Forty Nine Lakh Ninety Thousand Only]** which amount the Transferee has agreed to pay to the Transferor and to purchase and acquire the said Flat on OWNERSHIP BASIS. That afore said consideration amount shall be payable by the Transferee to the Transferor in the following manner:

- 1a) **Rs.6,00,000/-[Rupees Six Lakh Only]** being a part consideration amount has been paid the by Transferee to the Transferor on or before the execution of this agreement hereof and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof.
- 1b) The Transferee has agreed to pay the **BALANCE AMOUNT OF CONSIDERATION** of **Rs.43,90,000/-[Rupees Forty Three Lakh Ninety Thousand Only]** by own fund or by obtaining loan from any Bank / Financial Institution as **FULL AND FINAL PAYMENT** after registration of this Agreement payable within **45 working days**
- 1c) Nothing Contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the Transferee till the balance consideration is paid by the Transferee to the Transferor in full and



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कलन - 8
दस्तक. २४०० / २०२२
७/३५

final satisfaction as agreed herein within the agreed period mentioned hereinabove.

2. The Transferor does hereby declare that he has not on or before the date of this sale agreement transferred, assigned or in any other way encumbered or aliened his rights, title and interest in said Flat, otherwise than in any manner as stated herein. The Transferor herein has not agreed to sell, transfer, alienate or encumber the said Flat and / or any part thereof and has not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said Flat and/or any part thereof to or in favour of any other person or persons whatsoever except the Transferee.
3. The Transferor declare that the said Flat is not subject matter of any pending suit or attachment before or after judgment of any Court of law or Authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax, GST or any other amount by way of taxes and/or penalties thereon.
4. There are no attachments or prohibitory order issued by the Competent Authority or any Court or any Government or semi-Government authority or any bank prohibiting from dealing with or selling, transferring the said Flat premises contemplated under these presents.
5. After Registration of this sale agreement and successful payment of the balance consideration by the Transferee to the Transferor in full and final satisfaction as agreed herein within the agreed period



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कलन - ४
दस्त क्र. १४०० / २०२२
१०/३५

14. The Transferee herein shall become member of the said society and shall abide by Maharashtra Co-operative Housing Society Bye Laws, rules and regulations, as amended from time and shall pay requisite Municipal taxes, Water, Electricity charges and other outgoing in respect of the said Flat premises.
15. The charges of stamp duty, registration fees in respect of this sale agreement and the service charges for preparation of this sale agreement, application, deeds, legal charges, etc, shall be borne and paid for by Transferee herein alone.
16. This agreement is made subject to the provisions of Maharashtra Ownership of Flats Act, 1963 and the Rules made there under and provision of Maharashtra co-operative societies Act, 1960 and the rules framed there under.

SCHEDULE OF PROPERTY

The Residential Premises **Flat No. B/201, Building No. 4**, on the **2nd Floor**, admeasuring **461 Sq. Ft. Carpet Area**, in the building known as **Shankheshwar Palms Building No. 4 Co-Operative Housing Society Ltd**, Situated at Subhash Road, Kumbharkhan Pada, Dombivli (W), Dist. Thane - 421202 standing on Plot of land bearing (Old Survey No. 342, 187, 343, 340) & New Survey and Hissa No. 64/2, 79/10, 12, 18, 19 81/1, 82/3, 5, 6, 7, 8, 9, 10, 11, 15, 83/7P, 84/6, 7, 8 & 86/1 of Village **Shivaji Nagar**, Taluka - Kalyan, District - Thane within the limits of Kalyan Dombivli Municipal Corporation.



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कलन - ४
दस्तक्र. २४७०/२०२२
९९/३५

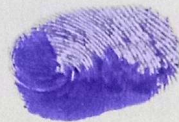
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and year first herein above written.

SIGNED AND DELIVERED

By the within named the TRANSFEROR

MR. RAHUL VASANT PATIL

[Handwritten signature]



SIGNED AND DELIVERED

By the within named the TRANSFEEEE

MR. ABHISHEK PRABHAKAR SURYAVANSHI



[Handwritten signature]



In the presence of Witnesses:-

1. शकुंतला

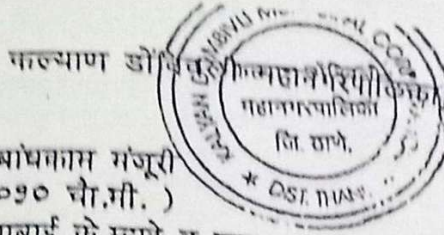
2. Sangita



RECEIVED an amount of
MR. ABHISHEK PRABHAKAR SURYAVANSHI
the Token and Part-Paid
Flat by Cheque/Neft
manner :

- (1) Rs. 5,66,500/-
State Bank of India
- (2) Rs. 21,000/-
dated 09/06/2022
- (3) Rs. 12,500/-
28/06/2022, dr

कलन - ४
दस्त क्र. २४७०/२०२२
२२/३५



सुधारित व चाळीव बांधकाम मंजूरी
(सि.वि.स. क्षेत्र:- ३०१० चौ.मी.)
श्री./श्रीमती :- गणाबाई को.मत्तारे व इतर.

कुलमुखत्यारपत्रक :- श्री. दिनेश एस्.मेरता. (गे.शांखलेशा रिजल इस्टेट)
वास्तुशिल्पकार:- श्री. राजन चंद्रकांत मोडक, डोंबिवली (पुर्व)

कल्याण
प्रा.क्र.कडोंमपा/नरवि/बांप/डोंवि/ २०२-१६२
कल्याण डोंबिवली महानगरपालिका,कल्याण
दिनांक:- २१-०८

क. ल. न. - ५
दस्त क्र. ५३२५ २०१४
७२

विषय:-स.नं. ३४२,१८७,३४३,३४० जुना, नवीन ७९,८२,८४,८६,
हि.नं. १०व (१२,३,५,६,७,८,९) व (१५,१६) व (१७) व ८,९ प्लॉट क्र. १
मोजे- शिवाजीनगर,कुमारखान पाडा,डोंबिवली (प.) येथे बांधकाम करण्याची मंजूरीयावत
संदर्भ:- १) आपला दि. १६-०७-०७ रोजीचा श्री. राजन चंद्रकांत मोडक, डोंबिवली (पुर्व)
वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज
२) अंतरिम मंजूरी आदेशापत्र क्र. कडोंमपा/नरवि/बांप/डोंवि/१८७-६२
दि. २९-०६-२००५

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ व ६९ अन्वये
स.नं. ३४२,१८७,३४३,३४० जुना, नवीन ७९,८२,८४,८६, हि.नं. १०व १२,३,५,६,७,८,९,१०, ११ व १५,
६, ७ व ८, ९ प्लॉट क्र. १ मोजे- शिवाजीनगर,कुमारखान पाडा, डोंबिवली (प.) मध्ये २३,८५०.०० चौ.मी.
भूखंडाचा विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम
करण्यासाठी केलेल्या दि. १६-०७-२००७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन रहून तुमच्या मालकीच्या
जागेत हिरव्या रंगाने दुरुस्तो दाखविल्याप्रमाणे भागील पानावर नमुद केल्याप्रमाणे, रक्षणसाठी, दुकाने, सोसायटी
ऑफीस, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.इमारतीच्या व
जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे
संनतीपत्र देण्यात येत आहे.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतो.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभिंतीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तसा सुघेन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्वापत्य विशारद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कनाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्यास सर्वस्वी जबाबदारी आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे जू. प्रमाणपत्राप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपले राहिल.
- जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करवयाची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकांनी करणे आवश्यक राहिल व त्याबाबत महानगरपालिका जबाबदार राहणार नाही.
- सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगी शिवाय वळवू अथवा बंद करू नये.
- सदर प्रकल्पाची चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.

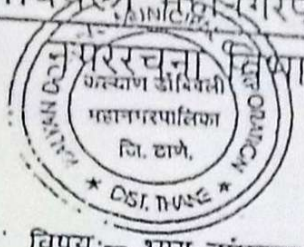


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क ल न - ४
दस्त क्र. ९४७०/२०२२
२०/३१

कल्याण डोंबिवली महानगरपालिका, कल्याण, २०/३१



जा.क्र.कडोमपा/नरवि/वांप/डोंवि/२०२२
दिनांक :- १०/११/२०२२

विषय:- भाग बांधकाम पूर्णतेचा दाखला.
(इमारत क ४ व ५ करीता)

क. ल. न. - ७
दस्त क्र. ९३३३/२०१४
९४ ७२

प्रति,
श्रीम. गणाबाई के. म्हात्रे
कु.मु.पत्र धारक श्री दिनेश मेहता (मे.शांखलेशा रियल इस्टेट)
द्वारा, राजन चंद्रकांत भोडक वास्तुशिल्पकार,
डोंबिवली.

श्री/श्रीमती राजन चंद्रकांत भोडक दिनांक २३-६-२००८... चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण-डोंबिवली महानगरपालिका हद्दीत स.नं.३४२,२८७,३४३,३४० (जुना) ७९,८२,८४,८६ (नविन) हि.नं.१०,१२,३,५,६,७,८,९,१०,११,१२,१५,१६,१७,१८, १ प्लॉट क.१, मोजे शिवाजीनगर येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जावक कमांक जावक कमांक कडोमपा/नरवि/वांप/डोंवि/ ६०२-१६२ दि. ८.१.२००८. अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी/वाणिज्य/औद्योगिक बांधकाम पूर्ण केले आहे. सबब त्यांना सोवतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

मजले	इमारत क ४ विं अ.वो.सो,	इमारत क. ५
तळ मजला	स्टील्ट पेकी + २३ दुकाने	स्टील्ट पेकी+ २ गाळे ८ खोल्या रहिवासी
पहिला मजला	१२ गाळे, ४० खोल्या रहिवासी	४ गाळे, १६ खोल्या रहिवासी
दुसरा मजला ते सातवा मजला	१२ गाळे, ४० खोल्या रहिवासी (प्रत्येकी)	४ गाळे, १६ खोल्या रहिवासी (प्रत्येकी)

- अटी:-
- १) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठासुधारणा होईपर्यंत महानगरपालिकेची उद्दारा नाही.
 - २) मंजुरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
 - ३) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतच्यासमाप्तिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करवी लागेल.
 - ४) विपरीत भुचंडामुघन जगाण १५.०० मी. व ४५.०० मी. रुंदीचे रस्ते अंतीम इमारतीस बांधकाम पूर्णतेचा टाटला वेळपूर्वी धिकसोत करणे आपणांवर बंधनकारक राहिल.
 - ५) संकुलाचे फोर्लन रस्त्याबाबत कुठलाही वाद निर्माण झाल्यास तो निटकरण करण्याची संपुर्णतः जबाबदारी याबाबत आपण हमी एत्र सादर केलेले आहे.
 - ६) भुचंडाच्या पुर्व वाजुस इमारत क. ३ च्यामागे अपुर्ण असलेले वाडेभिंतीचे बांधकाम अंतीम बांधकाम पुर्णतेचा दाखला वेळेपूर्वी पुर्णकरणे आपणांवर बंधनकारक राहिल.
 - ७) ४५.०० मी. रुंद रस्त्यामध्ये तात्पुरत्याखरगामधे बांधलेली वाडेभिंत अंतीम बांधकाम पुर्णतेचा दाखला वेळेपूर्वी पुर्णकरणे आपणांवर बंधनकारक राहिल.

Regd. No. 4
HANKHEAR PALMS BLDG NO 4
TNSH/CHSL D
2010/2007
Society LID
Secretary Treasurer

सहाय्यक संचालक
कल्याण-डोंबिवली महानगरपालिका

१) कर्णधारक व संचालक, क.डों.म.पा., कल्याण



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कलन - ४
 दस्तक्र. २४७० / २०२२
 २०७७

Share Certificate No. 2077 Member's Regn. No. 85/2034

Share Certificate

SHANKHESHWAR PALMS BLDG NO.4 CO-OPERATIVE HOUSING SOCIETY LTD.

kumbhachon Road Subhash Road Shivaji Nagar, Dombivli/W
 (Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 26250/- Divided into 525 (Five) Shares of Rs. 50/- each
 Registration No. TNA/KLN/HSG/(TC)/20302/2008-09 Date 28/11/2008

This is to certify that Shri/Smt./M/s. Rahul Vasant Patil

is the Registered Holder of Five fully paid up shares
 of Rs. FIFTY each numbered from 386 to 390 both inclusive, in
SHANKHESHWAR PALMS BLDG NO.4

CO-OPERATIVE HSG. SOCIETY LTD., Dombivli
 Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Dombivli (W) - 421202

this 18th day of August 2013



[Signature]
 Authorised
 M.C. Member

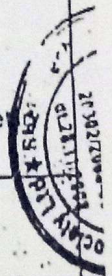
[Signature]
 Secretary

[Signature]
 Chairman

P.T.O.

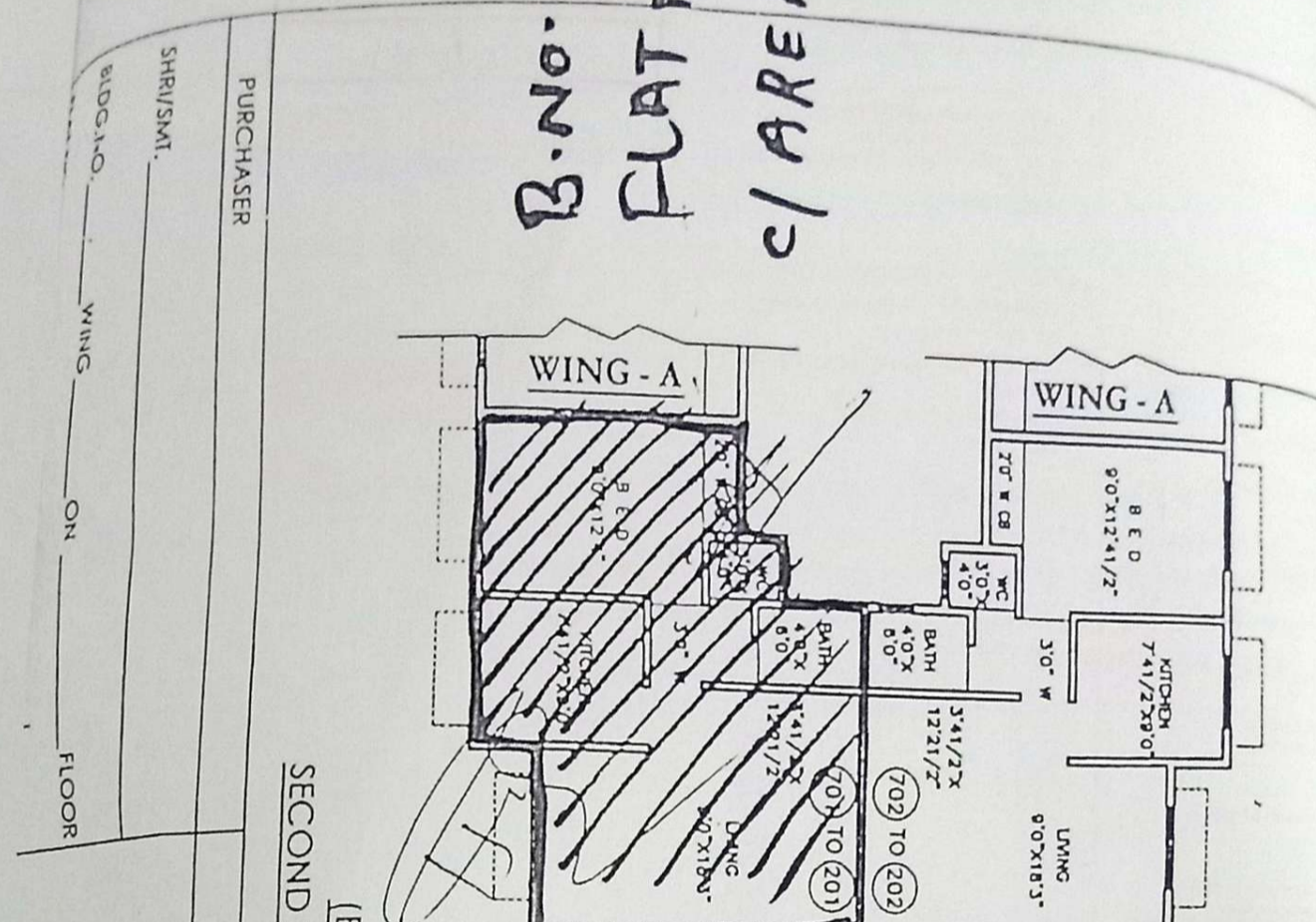
MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary



कलन - ४
 दस्तक्र. ९४०० / २०२२
 २६/३५

B. NO. 4
 FLAT NO. B-2
 C/ AREA = 461



SECOND TO SEVENTH FLOOR PLAN
 (BLDG NO. 4)

PURCHASER
 SHRI/SMT.
 BLDG. NO. WING ON FLOOR

PROJECT
 PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
 ON PLOT BEARING OLD S. NO. 342, NEW S. NO. 79, H. NO. 10
 & 12, OLD S. NO. 187, NEW S. NO. 82, H. NO. 3, 5, 6, 7, 8, 9, 10, 11
 & 15 OLD S. NO. 343 NEW S. NO. 84, H. NO. 6, 7 & 8,
 AT VILLAGE - SHIVAJI NAGAR, 1, ABHARKHIANPADA.



NAME & ADDR. OF ARCHITECT
 RACHANA SHILP
 ARCHITECT R. CHODAYAK
 100, ANDH
 SHEET ARCHITECTURE
 100, ANDH
 PUNE, MAHARASHTRA

Signature

दस्तक्र. ११६ / २०२०
 २६ / ३५



MS CONSULTANTS & ENGINEERS

Chartered Engineer & Govt. Registered Valuer

STATE BANK OF INDIA BRANCH:		Kurla, Mumbai	
VALUATION REPORT (IN RESPECT OF FLATS)			
I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value of property for loan purpose.	
2	Date of inspection	16/07/2022	
	Date on which the valuation is made	20/07/2022	
3	List of documents produced for perusal	Copy of Sale Deed, Index II, CC.	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Index II/Sale Agreement	Seal of the Sub Registrar	KLN-4/9470/2022; Dt. 13/07/2022
ii)	Copy of Commencement Certificate	KDMC	KDMC/ TDP/ CC/ DOM/ 285; DATED- 17.09.2008
iii)	Copy of Occupancy Certificate	KDMC	Not provided
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Abhishek Prabhakar Suryawanshi Flat No. 201, 2 nd Floor, B-wing, Building No. 04, Shankeshwar Palms Bldg. No. 4 CHS Ltd., Subhash Road, Kumbharkhan pada, Shivaji Nagar, Dombiwali (W)- 421202	
	Property landmark	Near Khandoba Mandir	
5	Brief description of the property	Subjected property is a 1 BHK Residential Flat situated in middle Class area where all basic amenities are available within 1-2 km radius	
6	Location of property	Subhash Road, Shivaji Nagar, Dombiwali (W)	
a)	Plot No. / Survey No.	Survey No. 64/2, 79/10, 12, 18, 19, 81/1, 82/3, 5, 6, 7, 8, 9, 10, 11, 15, 83/7, 84/6, 7, 8 and 86/1 (Old Survey No. 342, 187, 343, 340)	
b)	Door No.	Flat No. 201	
c)	T. S. No. / Village	Shivaji Nagar	
d)	ward / Taluka	Kaiyan	
e)	Mandal / District	Thane	
f)	Date of issue and validity of layout of approved map /	Approved plan not provided	
g)	Approved map / plan issuing authority	As per Commencement Certificate issued by KDMC	
h)	Whether genuineness or authenticity of approved map	N.A.	





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Chartered Engineer & Govt. Registered Valuer

i)	Any other comments by our empanelled valuers on	No	
7	Postal address of the property	Flat No. 201, 2 nd Floor, B-wing, Building No. 04, Shankeshwar Palms Bldg. No. 4 CHS Ltd., Subhash Road, Kumbharkhan pada, Shivaji Nagar, Dombiwali (W)- 421202	
	City / Town	Dombiwali	
8	Area	Residential	
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	Kalyan Dombiwali Municipal 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	No	
12	Boundaries of the property	As per the Deed	Actual
	North	-	Highway
	South	-	Garden
	East	-	C- Wing
	West	-	A- Wing
13	Latitude, Longitude & Co-ordinates of flat	19.233091,	73.089628
14	Extent of the site	No	
15	Extent of the site considered for valuation (least of 13A & 13 B)	-	
16	Whether occupied by the owner / tenant?	Vacant	
17	If occupied by tenant, since how long?	Name	NA
	Rent received per month.	Rent per month	NA
		since how long	NA
18	Expected Monthly Rent	Rs. 10,000/- to Rs. 12,000/-	
II. APARTMENT BUILDING			
1	Nature of the Apartment	Residential	
2	Location	Subhash Road, Shivaji Nagar, Dombiwali (W)	
	CTS./ Survey/ Plot No.	Survey No. 64/2, 73/10, 12, 16, 19, 61/1, 62/3, 5, 6, 7, 8, 9, 10, 11, 15, 83/7, 84/6, 7, 8 and 86/1 (Old Survey No. 342, 187, 343, 340)	
	Block/ Sector No./Ward No.	--	
	Village/ Municipality / Corporation	Kalyan Dombiwali Municipal Corporation	
	Door No., Street or Road (Pin Code)	Flat No. 201, Subhash Road, 421202	





MS CONSULTANTS & ENGINEERS

Chartered Engineer & Govt. Registered Valuer

3	Description of the locality Residential / Commercial /	Residential
4	Year of Construction	2008 as per CC
5	Number of Floors	Ground floor + 7 th Upper Floor
6	Type of Structure	RCC
7	Number of Dwelling units in the building	28 Nos. residential units
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	Open
	Does Compound wall exist?	Yes
	Is pavement laid around the Building	Yes
III FLAT		
1	The floor on which the flat is situated	2 nd Floor
2	Door No. of the flat	Flat No. 201
3	Specifications of the flat	Subjected property is 1 BHK
	Roof	RCC
	Flooring	Vitrified tiles
	Doors	Wooden framed Flush
	Windows	Aluminum framed Sliding
	Fittings	Good
	Finishing	Good
3.1	Stage of Construction	Completed
	% work completed	100%
	% Disbursement	100%
	Recommended	
4	House Tax	Details not provided to us
	Assessment No.	Details not provided to us
	Tax paid in the name of	Details not provided to us
	Tax amount	Details not provided to us
5	Electricity Service Connection no.	Details not provided to us
	Meter Card is in the name of	Details not provided to us
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mr. Abhishek Prabhakar Suryawanshi
8	What is the undivided area of land as per Sale Deed?	N. A.
9	What is the Built up area of the flat?	554 Sq. ft. (as per Index II)
	At site area	Carpet Area: 487 Sq. ft.
	As per documents	Carpet Area: 461 Sq. ft.
10	What is the floor space index(FSI) (app.)	As per approved plan





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11	Is it Posh/ I class / Medium / Ordinary?	I class
12	Is it being used for Residential or Commercial purpose?	Residential
13	Is it Owner-occupied or let out?	Vacant
14	If rented, what is the monthly rent?	N. A.
IV MARKETABILITY		
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	Good peaceful environment with banks, hospitals, schools and all daily needs are available within 2-3 km radius. Good Connectivity by buses and local train. There is gap between market value & guideline value because of rapid development in particular location & improvement in the infrastructure
3	Any negative factors are observed which affect the market value in general?	No
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)	Rs. 8,000/-to Rs. 10,000/- Per Sq. ft carpet area Depending Upon Location & amenities
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. 9,000/-per sq. ft.
3 Break - up for the rate		
i)	Building + Services per Sq. ft.	Rs. 2,500
ii)	Land + Others per Sq. ft.	Rs. 6,500
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 65,200/- per Sq.mt.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate per Sq. ft.	Rs. 2,250
	Replacement cost of flat with Services {V (3)i} per Sq.ft.	Rs. 2,500
	Age of the building (As per CC)	12
	Life of the building estimated (Total Life)	60
	Residual Life of the building	48
	Depreciation percentage assuming the salvage value as 10%	--





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Depreciated Ratio of the building	10%
b. Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Rs. 2,250/-
Rate for Land & other V (3)ii	Rs. 6,500/-
Total Composite Rate	Rs. 8,750/-
Market Rate	Rs. 9,000/-

VII Details of Valuation:

Sr. No	Description	Qty.(Carpet)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	554	9,000	49,86,000.00
2	Stilt Parking			-
3	Wardrobes			-
4	Showcases			-
5	Kitchen Arrangements			-
6	Superfine Finish			-
7	Interior Decorations			-
8	Electricity deposits / electrical fittings, etc.,			-
9	Extra collapsible gates / grill works etc			-
10	Potential value, if any			-
11	Others			-
	Total			49,86,000.00
12	Realizable Value in Rs.			44,87,400.00
13	Insurable Value In Rs	Carpet Area	Cost of Construction	
		554	2000	11,08,000.00

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost 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).

Photograph of owner / representative with property in background is enclosed.

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

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs.

49,86,000.00





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Remarks:

1. We have released report on the basis of the provided documents i.e. Copy of Sale Deed, Index II.
2. Property was inspected by Mr. Yogesh Sambare
3. Property is occupied by owner.
4. We have consider age of property as per CC.
5. We have considered CC as per legal address.

Place:

Mumbai

Date

20/07/2022

DECLARATION:

- 1) The property was inspected by Mr. Yogesh Sambare on 16/07/2022.
- 2) The information furnished above is true and correct to the best of my knowledge and belief.
- 3) We have no direct or indirect interest in the property valued.
- 4) We have personally inspected the property. The valuation is based on the site visit and information given by the Client.
- 5) Legal aspect of the asset is not seen by me. It should be check from expert before disbursement of loan amount.
- 6) Initial financial liability on the asset if any has been not taken in to consideration.
- 7) Valued figures are subjected to $\pm 10\%$ variation.
- 8) Valuation is subject to clear of marketable title & adequacy of engineering / structural design, deed of declaration for common areas etc.
- 9) This valuation will be remained valid for the purpose for which it is made.
- 10) The Fair Market Value indicated in the report is an opinion of the value prevailing on the date of the visit and is based on market feedback on values of similar properties and the information / supporting document submitted or shown to us by the Client. Changes in Socio-Economic, Economic Policy and Political Conditions could result in a substantial changes in valuation.
- 11) It must be noted that we have taken all possible measures to provide accurate location co-ordinates.
- 12) However, the accuracy of location co ordinates is also dependent on Cell tower, GPS accuracy and other technical parameters which are not under the control of valuer.
- 13) Our report does not covered check of ownership, title clearance or legality. This valuation is purely an opinion and the rates are based on current market condition and these may vary with time.
- 14) Report is issued without prejudice.

**RAJKUMAR
DATTARAO
DESHMUKH**

Digitally signed by
RAJKUMAR
DATTARAO
DESHMUKH
Date: 2022.07.21
14:26:05 +05'30'



(Signature, Name and Official Seal of the Approved Valuer)



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PHOTOGRAPHS:



