



S.D. DESHPANDE B.E.(mech) FIE FIV MICA

■ Chartered Engineer ■ Govt. Approved Valuer ■ Competent Person ■ Arbitrator

Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivali 421 201 Dist. Thane, M. S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007 M. S. (India)

Pune : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044 M. S. (India)

Contact : +91 94222 58807 98208 46791 95948 05666 95450 48899 +91 251 2472 666 253 2355 475

Website : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com balkrishna.chikhalkar@gmail.com info@sddeshpande.com

Approved
For BANK OF INDIA

मुख्य प्रबंधक (क्रेडिट)/Chief Manager (Credit)
ठाणे शाखा/Thane Br.

TO,
Chief Manager - Bank of India
Thane Main Branch , Thane (W)

FORMAT "C"
VALUATION REPORT (IN RESPECT OF FLATS)
(To be filled in by the Approved Valuer)

Our Ref No.1329/ SDD/BBC/BOI/THANE/2020-21

Date: 21.11.2020

I.	GENERAL	
1.	Purpose for which the valuation is made	
2.	a) Date of inspection	: 30.08.2020
	b) Date on which the valuation is made	: 21.11.2020
3.	List of documents produced for perusal	
	i) Agreement copy	: OLD VALUATION REPORT NO. 0001/04.09.2017 OF M/S. DEEPTI & ASSOCIATES MR. DEEPAK SURESH SHINDE
	ii) Index II Details	: N.A.
	iii) Receipt No.	: N.A.
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. DEEPAK SURESH SHINDE Flat No. 402, 4 th Floor, 'B' Wing, "NAV JAGRUTI CO-OPRETIVE HOUSING SOCIETY", Village Kharegaon, Off Old Mumbai Pune Road, Thane (W) Tal & Dist. Thane 400605
5.	Brief description of the property	: Flat No. 402, 4 th Floor, 'B' Wing, "NAV JAGRUTI CO-OPRETIVE HOUSING



			SOCIETY", Village Kharegaon, Off Old Mumbai Pune Road, Thane (W) Tal & Dist. Thane 400605.
6.	Location of property		
	a)	Plot No. / Survey No.	: S. No. 73, Hissa No.1 at Mouje Kalwa
	b)	Door No.	: Flat No. 402, 4 th Floor
	c)	T. S. No. / Village	: Village Kharegaon
	d)	Ward / Taluka	: Word No. --, Tal. Thane
	e)	Mandal / District	: Thane
	f)	Date of issue and validity of layout of approved map / plan	Plan No. --- Approved by TMC
	g)	Approved map / plan issuing authority	TMC
	h)	Whether genuineness or authenticity of approved map / plan is verified	Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan	No
7.	Postal address of the property		Flat No. 402, 4 th Floor, 'B' Wing , "NAV JAGRUTI CO-OPRETIVE HOUSING SOCIETY", Village Kharegaon, Off Old Mumbai Pune Road, Thane (W) Tal & Dist. Thane 400605.
8.	City / Town		: Thane
	Residential Area		: Residential Area
	Commercial Area		: NA
	Industrial Area		: NA
9.	Classification of the area		:
	i)	High / Middle / Poor	: Middle class
	ii)	Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		: TMC
11	Whether covered under any State / Central Govt enactments (e.g. Urban Land Ceiling Act) or notified under		: NO



	agency area / scheduled area / cantonment area														
12	Boundaries of the property	:													
	North	:	Internal Road												
	South	:	Vasudeo Building												
	East	:	Supriya Building												
	West	:	Sanjog Building												
13	Dimensions of the site	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed</td> <td>Actuals</td> </tr> <tr> <td>North</td> <td>Internal Road</td> </tr> <tr> <td>South</td> <td>Vasudeo Building</td> </tr> <tr> <td>East</td> <td>Supriya Building</td> </tr> <tr> <td>West</td> <td>Sanjog Building</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	North	Internal Road	South	Vasudeo Building	East	Supriya Building	West	Sanjog Building
A	B														
As per the Deed	Actuals														
North	Internal Road														
South	Vasudeo Building														
East	Supriya Building														
West	Sanjog Building														
14	Extent of the site	:	N.A												
14.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude: 19.2348, Longitude: 72.9873												
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												

II.	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	Village Kharegaon
	T.S.No.	:	-----
	Block No.	:	-----
	Ward No.	:	Word No.
	Village/ Municipality / Corporation	:	TMC
	Door No., Street or Road (Pin Code)	:	Pin Code: 400 605



3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1195
5.	Number of Floors	:	Ground + 4 th upper floors.
6.	Type of Structure	:	RCC
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	:	Normal availability
	Lift	:	lift is not provided
	Protected Water Supply	:	YES
	Underground Sewerage	:	YES
	Car Parking - Open/ Covered	:	Open car parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	FLAT	:	
1	The floor on which the flat is situated	:	On 4 th floor
2	Door No. of the flat	:	Flat No. 402
3	Specifications of the flat	:	1BHK with 1WC, Bath
	Roof	:	RCC
	Flooring	:	Marbonite Tiles
	Doors	:	Wooden sun mica laminated door
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed
	Finishing	:	Luster Paint inside the flat & Distemper Paint Externally
4	House Tax	:	Applicants to furnish
	Assessment No.	:	Applicants to furnish
	Tax paid in the name of	:	Applicants to furnish



	Tax amount	:	Applicants to furnish
5	Electricity Service Connection no.	:	Applicants to furnish
	Meter Card is in the name of	:	Applicants to furnish
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	MR. DEEPAK SURESH SHINDE
8	What is the undivided area of land as per Sale Deed?	:	Not provided
9	What is the plinth area of the flat?	:	Built up 565 area sq. ft.
10	What is the floor space index (app.)	:	Not applicable
11	What is the Carpet Area of the flat?	:	Carpet area 470 Sq. ft.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
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?	:	Yes, Rent is around Rs. 14,000 – 15,000 /-
	IV MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The subject locality is good demanded for Residential and commercial
3	Any negative factors are observed which affect the market value in general?	:	Not observed, at the time of our visit
	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 atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	Total life of Building is taken as 60 year. We have worked out this valuation on the basis of Composite Rate method. Rate considered for subject flat as per Prevailing market rate as per market enquiry.
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	:	Rs. 10,000/- to Rs. 11,000/- per Sq. ft. On Built up Area Depending Upon Amenities Provided.



	othe factors with the flat under comparison (give details).		
3	Break - up for the rate	:	
	i) Building + Services	:	N.A
	ii) Land + Others	:	N.A
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. value for the Flat as per is Rs. 29,86,590/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Composite Rate adopted Rs. 9,000/- per Sq. ft. (on Built up area)
	Replacement cost of flat with Services(v (3)i)	:	NA
	Age of the building	:	As per information 25 years
	Life of the building estimated	:	35 years with proper in Maintenance
	Depreciation percentage assuming the salvage value as 10%	:	NA
	Depreciated Ratio of the building	:	Rs. 9,000/-
b.	Total composite rate arrived for valuation	:	Composite rate Arrived Rs. 9,000/- per Sq. ft. (on Built up area)
	Depreciated building rate VI (a)	:	NA, We have given valuation the property on the basis of Composite Rate method.
	Rate for Land & other V (3)ii	:	NA
	Total Composite Rate	:	Rs. 9,000/-

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	565	Rs. 9,000/-	Rs. 50,85,000/-
2	Wardrobes			-----
3	Showcases			-----
4	Kitchen Arrangements			-----
5	Superfine Finish			-----
6	Interior Decorations			-----
7	Electricity deposits / electrical			-----



	fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			-----
9	Potential value, if any			-----
10	Others			-----
	Total			Rs. 50,85,000/-

(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) saleability 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 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 present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 50,85,000/- (Rs. Fifty Lakhs Eighty Five Thousand only). The Realisable value of the above property as of is Rs. 45,76,500/- (Rupees Forty Five Lakhs Seventy Six Thousand Five Hundred only) and the Distress value Rs. 40,68,000/- (Rupees Forty Lakhs Sixty Eight Thousand only).

The undersigned has inspected the property detailed in the Valuation Report dated on 21.11.2020. We are satisfied that the fair and reasonable market value of the property is Rs. 50,85,000/- (Rs. Fifty Lakhs Eighty Five Thousand only).

Date: 21.11.2020



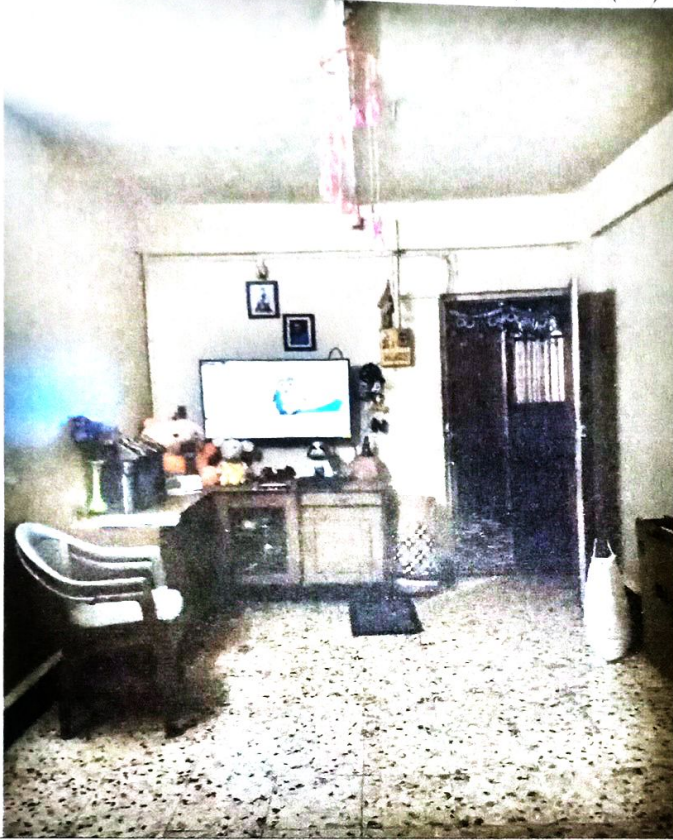
S. D. DESHPANDE

Wealth Tax Registration No.(N) CCTT/P&M-20/59/06-07

Approved Valuer-FIV-16367, Competent Person-D-036

Photo Gallery : MR. DEEPAK SURESH SHINDE

Flat No. 402, 4th Floor, 'B' Wing, "NAV JAGRUTI CO-OPRETIVE HOUSING SOCIETY", Village Kharegaon, Off Old Mumbai Pune Road, Thane (W) Tal & Dist. Thane 400605.





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M.S.
MGL Treasury Office
Thane

13 JUN 1995

AGREEMENT FOR SALE

RBP Patil
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THIS AGREEMENT made and entered into the executed at Pakhadi, Kalwa, Kharegaon, Dist. Thane, on this 2nd day of July 1995 BETWEEN M/s. MAHALAXMI CONSTRUCTIONS the partnership firm having its office at C/o Patil Construction Co., Pakhadi Naka, Kharigaon, Kalwa, Thane - 400 605. hereinafter referred to as "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include the partners for the time being constituted in the said firm his successors, representatives administrators, and assigns etc.) of the ONE PART AND Shri/Smt./Mr./Mrs. Suresh Chandrarao Shinde age 47 years, occ. : Service residing at Agay Apartment Kharigaon-Pakhadi - Kalwa - Dist-Thane 400605 hereinafter referred to as the "PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assignees etc.) of the OTHER PART;

WHEREAS 1) Shri. Chahu Bhiwa Patil, 2) Shri. Vishwas

RBP Patil

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Bhiva Patil, 3) Shri. Ramesh Bhiwa Patil, 4) Smt. Savitri Bhiwa Patil, 5) Sou. Dhanubai Ramkrushna Buber, 6) Sou. Sunita Bhalchandra Mahtre hereinafter referred to as "original landlords" are jointly members absolutely seized and sufficiently entitled to the plot of land bearing Survey No. 73, Hissa No. 1 and measuring about 500 Sq. Mtrs. with open ground thereon situate at Pakhadi, Kharegaon, revenue village Kalwa, Taluka and Dist. Thane, within the limits of Thane Municipal corporation, hereinafter called as "The said land".

AND WHEREAS by an agreement dated 17th Nov 1994 executed between the original landlords and the builders herein, the original landlords have agreed to give for development the aforesaid land to the builders herein, and the builders herein have agreed to acquire the aforesaid land on the terms and conditions contained therein;

AND WHEREAS the original landlords have also executed a General Power of Attorney in favour of the builders inter alia providing and authorising the builders to negotiate and settle the matters of development of the said land and also deal with the prospective purchasers of various flats premises to be constructed on the said land;

AND WHEREAS the builders have evolved a scheme for construction of new buildings consisting of ground plus four upper floors with self contained flats to be known as JAGRUTI APARTMENT on the said land described in the schedule hereinafter written and are desirous of selling the said flats on what is known as OWNERSHIP BASIS with a view to ultimately that the purchases of such flats shall form themselves into a co-operative Housing Society or Limited Company and upon the owners of all flats in such buildings in fully pay all their dues and strictly complied with all terms and conditions of their respective agreements with the builders, the builders would get a conveyance of such builders with the land apartment thereto in favour of such Society or Limited Company.

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with all terms and conditions of their respective agreement with the builders would get executed a conveyance of such building with the land appurtenant thereto in favour of such society.

AND WHEREAS the builders have proposed to construct on the said land the proposed new building consisting of ground plus for upper floors in accordance with the plan sanctioned by the competent authorities therefore the proposed building is hereinafter referred to as the said building.

AND WHEREAS the purchaser demanded from the builders and builders have given the inspection to the purchaser of all the documents of title relating to the said land, plans and all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of construction sale management and transfer) Act 1963 and the rules made thereunder.

AND WHEREAS the inspection of copies of the survey Sanad and all other documents and all other relevant revenue records, showing the nature of the title of the builders to the said land on which the flats are to be purchased by the purchaser approved by the concerned local authorities have been given and furnished by the building to the purchasers.

AND WHEREAS the builders have given inspection of and have supplied to the purchaser such as documents stipulated in rule 4 of the Maharashtra State Ownership Flats Rules 1964 as demanded by the flat/purchasers.

AND WHEREAS the party of the Second Part is desirous of acquiring from the party of the One Part Flat No. B-402 on the Fourth floor in the said proposed building admeasuring about built up area 565 sq.ft. for consideration and on such terms and conditions hereinafter appearing;

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AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The builders shall construct the said building consisting of ground and four upper floors, on the said land in accordance with the plans, designs, specifications sanctioned by the competent authorities.
2. The purchaseers hereby agrees to purchasee from the builders and to builders hereby agree to sell to the purchaser Flat No. B-402 on the Fourth floor of the said building adm. approx. 565 sq.ft. (build up) as per plan approved by him/her for the price of Rs. 265550/- (Rupees Two lac Sixty five five hundred fifty only only).
3. The purchaseer agrees to pay the builders i.e. to the party of the One Part, the said consideration or purchase price of Rs. 265550/- (Rupees Two Lac sixty five Thousand five hundred fifty only). as under:-
 - a) Rs. 45000/- as earnest money on execution of the agreement.
 - b) Rs. 45000/- on completion of R.C.C. work of the plinth.
 - c) Rs. 45000/- on completion of R.C.C. work of the slab.
 - d) Rs. 45000/- on completion of R.C.C. work of the second slab.
 - e) Rs. 45000/- on completion of R.C.C. work of the 3rd slab.
 - f) Rs. 40550/- balance at the time of possession.

OR

- i) Rs. _____ (Rupees _____ on or before _____ only)

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- (h) Rs. _____ On completion of construction of Brickswork.
- (i) Rs. _____ On completion of Pipe fittings of the building.
- (j) Rs. _____ Balance at the time of possession.

OR

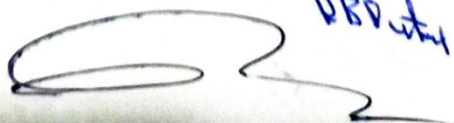
- (1) Rs. _____ (Rs. _____) on or before: _____
- (2) Rs. _____ (Rs. _____) on or before: _____
- (3) Rs. _____ (Rs. _____) on or before: _____
- (4) Rs. _____ (Rs. _____) on or before: _____

4) The Purchase prior to the execution of this agreement has satisfied himself/herself about the title of the Builders to the said plot of land and he/she shall not be entitled further to investigate the title of the Builders and no requisition or objection shall be raised on any matter relating thereto.

5) On the Purchaser committing default in payment on due date of any amount due and payable by the purchaser to Builders under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement.

On default being committed by the Purchaser, the Builder shall refund to the purchaser the Installments of Sale Price of the flat which may till then have been paid by

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the Purchaser to the Builders but the Builders shall not be liable to pay to the Purchase any interest on the amount so refunded and upon termination of this agreement and refund or aforesaid amount by the Builders, the Builders shall be at liberty to dispose and sell the flat/shop to such person and at such price as the Builders may in their absolute desecration think fit.

- 6) The fixture, fittings and amenities to be provided by the Builders in the said building and the flat agreed to be purchase by the Purchaser are those are set out in Exhibit "A" annexed hereto.
- 7) The Builders shall give possession of the said flat/shop to the purchaser within one year from the date of the agreement PROVIDED all the amounts due by the Purchaser under this agreement are paid to the Builders. However, this shall be subject to the availability of cement, steel and other building materials in time, and the grant of necessary electric connection by M.S.E.B. and water connection by Thane Municipal Corporation and subject to the other causes such as natural calamity or war or any other action beyond the control of the Promoters. 11)
12)
- 8) The Purchaser shall take possession of the said flat/shop within fifteen days Builders giving written notice to the purchaser intimating that flat/shop is ready for use and occupation. 13)
- 9) Upon Possession of the said flat being delivered by the Builders, the Purchaser shall be entitled to use and occupation of said that he/she shall have no claim against the Builders in respect of any item of work in the said flat which may be alleged not to have been carried out or completed. 14)
- 10) Commencing a week after notice is given by the Builders to the Purchaser that the flat/shop is ready use and occupation, the Purchase shall be liable to bear and pay

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the proportionate share of outgoings in respect of said land and the building viz. Municipal Taxes, and such other taxes that are payable to local authorities and charges for water and electricity and such other incidental expenses relating to the management of the said land and building, to the Builders until the co-operative Society or any corporate body is formed and the said land and building is transferred to it as aforesaid. The Purchaser further agrees that till the purchaser's share is so determined the purchaser shall pay to the Builders provisional monthly contribution of Rs. 250/- (Rs. Two Hundred Fifty only) towards the outgoings. The amount so paid by the purchaser to the Builders shall not carry any interest and remain with the Builders until a conveyance is executed in favour of the society or any corporate body.

- 11) To Purchaser shall not let, sub-let, transfer, assign, or part with possession of the said flat/shop until all dues payable by him/her to the Builders under this agreement are fully paid up.
- 12) The Purchaser shall not use the said flat/shop for any purpose other than as a Private resident or any legal purpose and shall not act in any manner so as to cause any nuisance or annoyance to the occupiers of the other flats/shops in the said building.
- 13) It is mutually agreed that the purchaser shall pay deposit as may be necessary for electric meter and other charges incidental thereto to the promoters.
- 14) The Purchaser alongwith other purchasers of the flat/shop purchasers in the building shall join in forming and Registering the Society or a Limited Company and for that from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Limited Company and for becoming member, including the bye-laws of the proposed society and duly fill is sign and return to the Builders


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absolve and perform all the stipulation and conditions laid down by the society/limited company regarding the occupation and use of the flat/shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with the terms of this agreement.

- f) Till a conveyance of building in which flat/shop is situated is executed the purchaser shall permit the Builders and their surveyors and agents, with or without workman and others at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.
- 17) Till the said building is transferred to co-operative society or any corporate body of the purchasers, the Builders shall have full and absolute right to decide all questions relating to the management thereof.
- 18) Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any forbearance or giving of time to the purchaser by the Builders shall not be construed as a waiver on the part of the Builders of any branch or non-compliance of any of the terms and conditions of this agreement by the purchaser nor shall the same in any manner prejudice the right of Promoters.
- 19) The Builders shall in respect of any amount payable by the party of the Second part under the terms and conditions of this agreement have a first lien and charges on the said flat/shop agreed to be acquired by the party of the Second part.
- 20) All notices to be served on the purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser under

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agreement by the purchaser have been made to the Builders.

- 26) In the event of the Society or Limited Company being formed and registered before sale and disposal by the Builders of all the flats in the said buildings the Builders shall entitled at any time to alter the terms and conditions of the agreement relating to unsold flat/shop and the Builders shall have absolute authority and control as regard unsold flats and disposal thereof.
- 27) All costs, charge and expenses including stamp duty, registration charges and other documents and the formation or registration of the co-operative shall be borne, shared and paid by the Purchaser of the flats in the said building. All the expenses concerning this agreement and the conveyance and any other document or document to be executed by the Builders in favour of the Co-operative Housing Society when formed including the expenses, towards stamp duty and registration charge shall in that behalf. All other necessary and incidental expenses also shall be borne and paid by the flat/shop purchaser from the date of execution of this agreement till the said building and the said land is conveyed by Registered Sale Deed by the Builders in favour of the co-operative Housing Society or Limited Company as the case may be shall be formed and as aforesaid.
- 28) This agreement shall always be subject to the Provisions of the Maharashtra Ownership Flat Act 1963 and the rules made thereunder/said Act and the rules made thereunder.

IN WITNESS WHEREOF the parties herein have signed this agreement on the day and year first hereinabove mentioned.

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SCHEDULE OF PROPERTY REFERRED TO

All that piece and parcel of land bearing Survey No.73, Hissa No. 1, admeasuring about 500 sq. mtrs. along with some open space situate at Pakhadi, Kharegaon, Revenue village Kalwa Taluka and Dist. Thane, within the limits of Thane Municipal Corporation, Registration District and Sub-District Thane, and bounded as follows -

- on or towards East - **Property of Ramchandra Bama Kini**
- on or towards West - **Portion of land of S.No.73, Hissa No.1**
- on or towards South - **Property/Building of Salvi**
- on or towards North - **Govt. property**

SCHEDULE OF THE PREMISES TO BE PURCHASED BY THE PURCHASER

All that premises afm. about 565 sq.ft. built up area bearing flat No. B-402 on the Fourth floor of the said building being constructed on the plot of land described in Schedule written hereinabove.

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EXHIBIT "A"

GENERAL SPECIFICATIONS & AMENITIES FOR RESIDENTIAL FLATS

1. Building will be R.C.C. framed structure.
2. External side of walls painted with "Snocem".
3. White tiles with skirting in all rooms.
4. Bathroom full tiles, Kitchen platform of marble and W.C. three feet flooring and Dado.
5. Loft over W.C. and Bath in each flat for storage.
6. Loft over raised cooking platform with sink in kitchen, with 2 feet tiles main door teak wood, Bed room flash door.
7. All door and windows in oil painted and polished.
8. Balcony sliding Alluminium Fixtures and fittings for door and windows.
9. Latest Oil painted M.S. grill work for windows.
10. Each flat with latch and bell.
11. Water supply for overhead tank, in kitchen and toilet.
12. Approved quality sanitary pipes and fittings, and semitcon cealed plumbing.
13. Concealed type electric fittings with adequate points, alongwith Electrical casing patti.
14. Wash Basin.
15. W.C. bathroom, water-plug ply-door.

2932/2-20
98EE

THIS DEED OF CONFIRMATION is made at
Thane on this 2nd day of
July, 1996 B E T W E E N
M/s Mahalaxmi constructions

having address at Pakhadi Naka,
Kharigaon, Kalwa, Thane-400 605.

hereinafter referred to as 'THE PARTY
OF FIRST PART' (which expression shall
unless repugnant to the context or the
meaning thereof mean and include the
partner or partners for the time being of
the said firm the survivor or survivors
of them and the heirs, executors, admi-
nistrators of the last surviving partner,
their or his assigns) of the One part.

A N D

Suresh Chandrarao Shinde,
B/402,4th floor, Jagruti apartments,Kalwa

hereinafter called 'THE PARTY OF THE
SECOND PART' (which expression shall
unless repugnant to the context or the
meaning thereof mean and include his/
her/their heirs, executors, administrators
and permitted assigns) of the Other part.

Whereas by an Agreement dated 2/2/95
made between the first party and Second
party, Second party agreed to purchase
flat/~~shop/land~~ having approximate an
area 565 sq.ft. built-up / ~~super~~
~~built-up~~ / ~~carpet~~ in the building known as

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११६६

.. 3 ..

Jagruti apartments

and District Thane, within the limits of Thane _____ Municipal corporation

and more particularly described in the schedule hereunder written at or for the price or consideration and on the terms and conditions recorded therein. A copy of the said Agreement is Annexed hereto.

The said Agreement dated 2/2/95 executed by the first party and the second party but could not be lodged for Registration with the office of the Sub-Registrar, of Thane.

The second party i.e. 'Purchaser' has paid a sum of Rs. 2,65,550/-

_____ as per agreement. The first party has given the possession of the flat/~~shop/land~~ no. B-402 on 4th floor admeasuring 565 sq.ft. built-up/~~super~~ ~~built-up~~/~~carpet~~ area.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said premises the party of first part and the party of the second part, confirm the agreement dated 2/2/95 in respect of flat/~~shop/land~~ no. B-402 on 4th floor constructed / sell by the first party on the plot of land more particularly described and the parties hereby declare the said agreement shall be admitted and taken as full and complete evidence thereof and may be accepted upon and all

...4.

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११/३२/२-२०

१९८८

.. 4 ..

the manner effectively as the execution has been admitted.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat/~~land/Shop~~ no. B-402 admeasuring 565 sq.ft. built-up/~~super built-up/carpet~~ area on 4th floor in the building known as Jagruti Apartments. Comprising Survey no. 73 Hissa no. 1 City survey no. _____ Tika No. _____ Ward No. _____ Gut no. _____ being lying and situate at mouje Kalwa _____ Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal corporation.

IN WITNESS WHEREOF the parties have signed this Agreement on the day and year first hereinabove written.

WITNESSES:

1. [Signature]

R.B. Patil

(FIRST PARTY)

2. P. Sandeep

M/s Mahalaxmi construction

[Signature]

(SECOND PARTY)

Suresh Chandrarao Shinde

ALKA YAVALKAR

(Advocate High Court)

Office.: 94, Vindhya Commercial Complex Sector 11, Plot No.1,

C,B.D. Belapur Navi Mumbai

Res.: 401/B, Mermaid I, Sector 11, Plot No.32/33

C,B.D. Belapur, Navi Mumbai 400 614, Tel. 022-41276501 , Mob.- 9822079175 , 9920774547

Approved
कुछे बैंक ऑफ इंडिया
For BANK OF INDIA

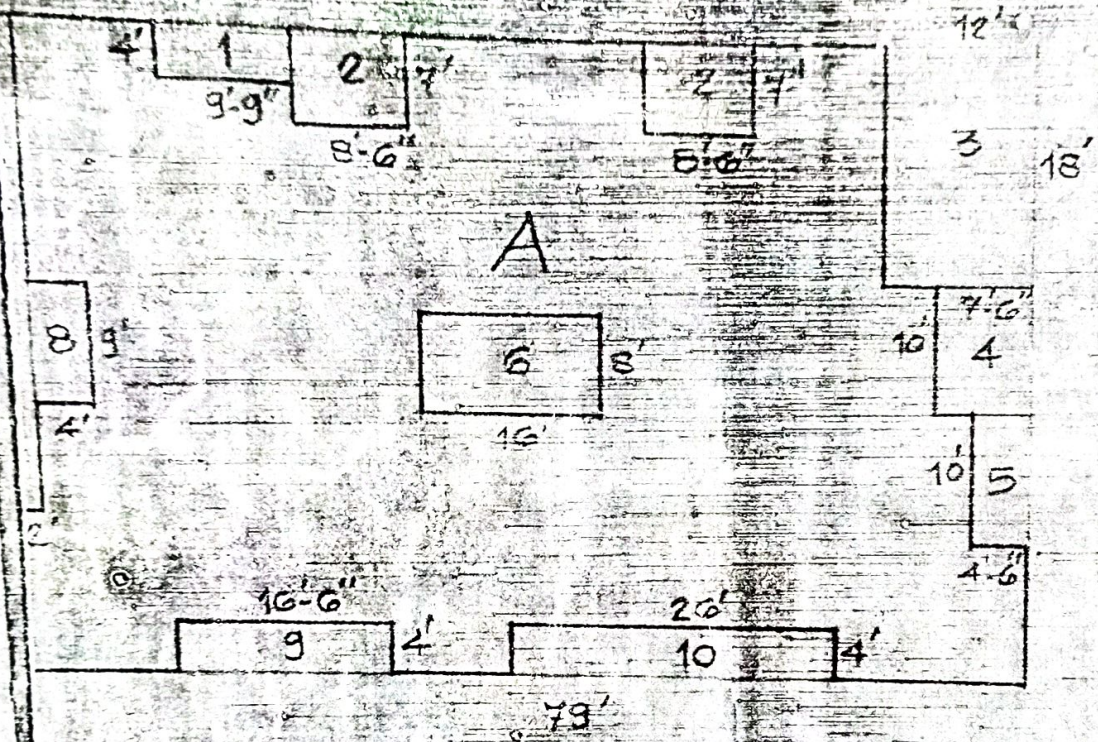
ब. प्रबंधक (अग्रिम)
Sr. Manager (Credit)
टाणे (मुख्य) शाखा/Thane (Main) Branch

TITLE REPORT

PROPERTY AT : ALL THAT PIECE & PARCEL OF FLAT BEARING NO. B-402 ,
ADMEASURING ABOUT 565 SQ. FT. BUILT UP AREA , ON THE 4TH FLOOR ,IN
THE BUILDING KNOWN AS "JAGRUTI APARTMENTS", "NAVJAGRUTI CO-OP.
HOUSING SOCIETY LTD". CONSTRUCTED ON ALL THAT PIECE AND PARCEL
OF LAND BEARING SURVEY NO. 73 , HISSA NO 1 , ADMEASURING ABOUT 500
SQ. MTRS & OPEN SPACE AT PAKHADI , KHAREGAON, REVENUE VILLAGE
KALWA TAL. & DIST. THANE , WITHIN THE LIMITS OF THANE MUNICIPAL
CORPORATION, REGISTRATION DIST. THANE & SUB- REGISTRATION DIST.
THANE .

BELONGING TO : MRS. SUSHMA SURESH SHINDE





AREA CALCULATION DIAGRAM OF GR & TYPICAL FLOORS

A	79'-0"	X	49'-0"	3871	SQ. FT.
DEDUCTIONS					
1	9'-9"	X	4'-0"	39	"
2	8'-6"	X	7'-0" X 2	119	"
3	12'-0"	X	18'-0"	216	"
4	7'-6"	X	10'-0"	75	"
5	4'-6"	X	10'-0"	45	"
6	16'-0"	X	8'-0"	128	"
7	7'-0"	X	36'-6"	255	"
8	4'-0"	X	8'-0"	32	"
9	16'-6"	X	4'-0"	66	"
10	26'-0"	X	4'-0"	104	"
TOTAL AREA				901	SQ. FT.
NET AREA (3871 - 901)				2970	SQ. FT.

TOTAL AREA OF FLOORS	SQ. FT.
GROUND FLOOR	2970
FIRST FLOOR	2970
SECOND FLOOR	2970
THIRD FLOOR	2970
FOURTH FLOOR	2970
TOTAL AREA OF FLOORS	14850 SQ. FT.

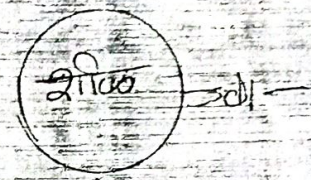
APPROVAL OF PLANS



Chief Officer of Town Council

Deemed

म.म. इ. नं. १२४
 कृष्णम...
 बांधे महापौराचार्य... बांधे.



नरपंच
 ग्राम संपादन कळवे
 ता. व. जि. ठाणे

जा.क्र. ३५५ दि. २-७-१९८२ च्या
 रक्षणविवेक जाहिरनामा प्रमाण पत्रातील
 न. नं. (ग.क्र.) अटीत बाधित राहून
 मंजूर करण्यात येत आहे

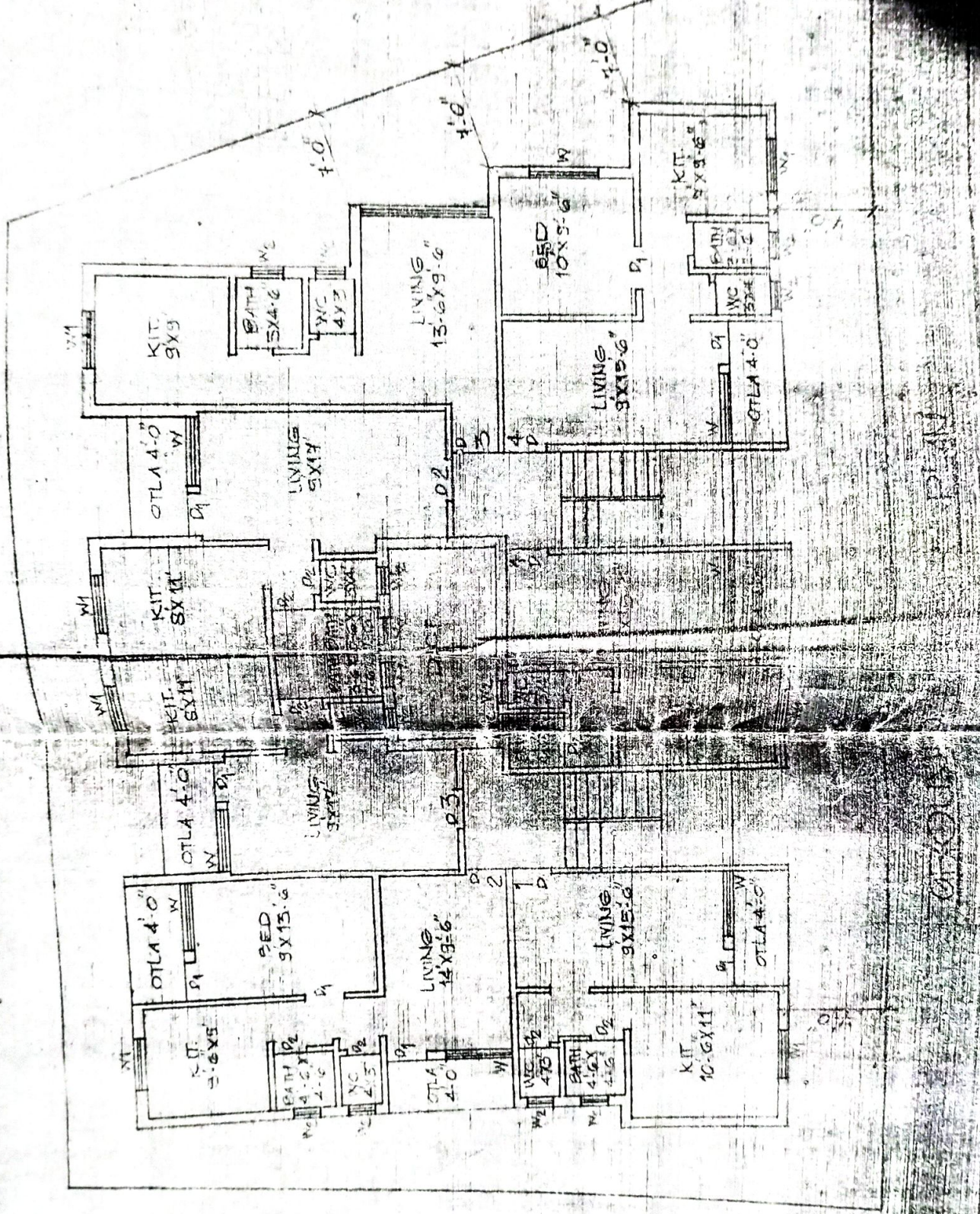
SCHEDULE OF DOORS & WINDOWS

D	3-3	X	7-0"	T.W. PANELL D DOOR
D	3-0	X	7-0"	" " " "
W	2-6"	X	6-6"	" " " "
W	5-0"	X	4-0"	T.W. PANELL ED WINDOW
W	4-0"	X	4-0"	" " " "
W	2-0"	X	3-0"	T.W. PANELL ED LOUVERED

DISCRIPTION OF PROPOSAL & PROPERTY

PROP. BUILDING ON PLOT BEARING
 S.NO. 73 H.NO. 1 AT KALWA
 PAKHADI, KALWA-THANA FOR SHRIN-
 CHAU E PATIL AND OTHERS.

NAME & SIGNATURE OF OWNER



PLAN

PLAN

PLAN



सत्यमेव जयते
महाराष्ट्र शासन



नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. एन. ए.) / एच. एस. जी. / (टी. सी.) / १०५४७ / तन २९
या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

नव जागृती को. ऑप. हौसींग. सोसायटी. लि.

पारसिक बँकेच्या समोर, पाखाडी खारीगांव/कव्हा ठाणे[प] ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी / (टीसी) / १०५४७/ तन २९ / दिनांक २ / ६ / १९९२ र ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप - वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण संस्था असे आहे.

कार्यालयीन मॉहर



[मिलींद नि बोरीकर]

उपनिबंधक

स्थळ ठाणे

सहकारी संस्था, ठाणे शहर, ठाणे.

दिनांक २ । ६ । १९९२ र



तन न-२
१९ / ३०

१९ / ३०

THE NAV - JAGRUTI CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) Registration No. 10547 and Date 02/06/99.

No. 30

Authorised share Capital Rs. 1,00,000 - Divided into 2000 Shares each of Rs. 50/- only Member's Register No. 30

THIS IS TO CERTIFY that Shri/Smt. SURESH CHANDRARA0 SHINDE

of B-402 is the Registered Holder of (FIVE) Shares from No. 146

to 150 of Rs. 250/- (TWO HUNDRED FIFTY ONLY) in THE NAV - JAGRUTI CO-OPERATIVE HOUSING SOCIETY LTD

KHARGAON subject to the Bye-laws of the said Society and

that upon each of such shares the sum of Rupees Fifty has been paid. Given under the Common Seal of the said Society at this 24th

day of APRIL 1992 2000.



[Signature]
Chairman

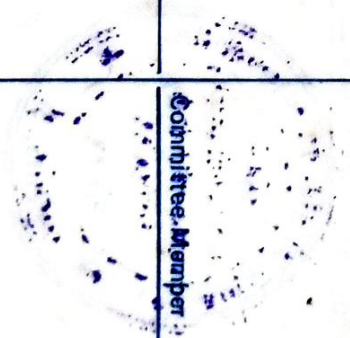
[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer
or M. C. Member
(P.T.O.)

21/3
21/33
19/2
Bhramce

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the Transferree is recorded
1	2	3	4	5
	7-2-2013	Smt. SUSHMA SURESH SHANDE <i>[Signature]</i> Hon. Secretary	30	30A <i>[Signature]</i> Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



ग्रामपंचायत कार्यालय कळवे.

पो. कळवा, तालुका व जिल्हा ठाणे
(मुंबई ग्रामपंचायत अधिनियम १९५८ चा कलम ५२ (२) अन्वये)

ता. १३-८-८९

श्री. ताऊ शिवा पाटील

जा. क्र. ३५८

रा. पाजाडी, कळवा

विषय :- बांधकामाची परवानगी

संदर्भ :- आपल्या अर्ज पोहचला. सदर प्रकरणी या कार्यालयाची मासिक

सभा दिनांक २/८/८९ चा ठराव क्र. ३८९ अन्वये खालील शर्तीना बंधन कारक ठेवून परवानगी देण्यात येत आहे.

महाशय,

उपरोक्त संदर्भिय विषयाचा आपला अर्ज पोहचला. सदर प्रकरणी या कार्यालयाची मासिक सभा दिनांक २/८/८९ चा ठराव क्र. ३८९ अन्वये खालील शर्तीना बंधन कारक ठेवून परवानगी देण्यात येत आहे.

१) आपल्या बांधकामाबाबत शेजारील / हित संबंधित यांच्या तक्रारी येता कामा नये व तुमचे संबंधितानी तक्रारी केल्यास त्याचे निवारण तुम्हस तुमचे स्वतःचे खर्चाने करावयाचे आहे. त्यास पंचायत जबाबदार राहणार नाही.

१) अ) आपण दाखल केलेल्या प्लॅन प्रमाणे बांधकाम करणेत हरकत नाही.

२) बांधकाम प्रत्यक्ष सुरु करतेवेळी ग्रामपंचायतीस लेखी कळविले पाहिजे.

३) आपली सकल्यीत इमारत तयार झाल्यानंतर इमारतीच्या सांडपाण्याची व्यवस्था स्वतःचे जागेत किंवा तुमच्या इमारतीपासून ते पंचायतीच्या मेन गटारापर्यंत तुम्ही तुमच्या स्वतःच्या खर्चाने करावयाची आहे.

४) नियोजित बांधकामाच्या नकाशास (अ) मुंबई महानगर प्रदेश विकास प्राधिकरण कल्याण सकुलन व (ब) नगर रचना कार्यालय, (टाउन प्लॅनिंग) ठाणे यांचेकडून मंजूरी घेण्याची जबाबदारी आपली आहे.

५) सदरचा परवानगी घेतल्यापासून बांधकाम एका वर्षात सुरु झाले नाही, तर परवानगीचे नुतनीकरण करून घेणे आपणांवर बंधनकारक राहिल.

६, आपल्या इमारतीचे बांधकाम पूर्ण झाल्यानंतर वास्तू शास्त्रज्ञ (अर्कीटेक्ट) यांचा मूल्यांकन दाखला (व्हॅल्युएशन सर्टिफिकेट) या कार्यालयांत सादर करावा.

कृपया मागे पहा

७) नियोजित इमारत वापरण्यास योग्य असल्या बाबतचा दाखला (अॅक्युएश सर्टिफिकेट) या कार्यालयाकडून घेतल्याशिवाय इमारतीचा / घराचा अगर त्याच्या भागाचा भोटवाटा करता कामा नये.

८) आपण नियोजित बांधकामाचे मटेरिअल रेती, विट, खडी इ. सार्वजनिक रस्त्यावर अगर गटरावर टाकता नये व टाकल्याचे आढळून आल्यास ते पंचायत जप्त करून त्याची योग्य ती विल्हेवाट लावण्यास येईल नंतर आपली काहीही तक्रार ऐकण घेतली जाणार नाही.

९) आपल्या नियोजित इमारतीच्या सादरवाट्याची-सोश
तुमच्या इमारतीपासून ग्रामपंचायतीच्या जेजुरीद्वारापर्यंत तुमच्या
स्तराचीने करावी. आरोग्यास उपाय होता कामा नये
अशा त्यासंबंधीच्या तक्रारी येता कामा नये. अशा प्रकारच्या
तक्रारी आल्यास त्याची निवारण तुम्हास करावे लागेल
त्यास पंचायत जबाबदार राहणार नाही.

वरील शर्त नं. १ ते ८ ना अधिन राहून परवानगी देण्यात येत आहे सहर शर्तीचे उल्लंघन झाल्यास आपणांस दिलेली परवानगी स्थगित करण्याचा अधिकार राखून ठेवण्यांत येत आहे.

कळावे

दिनांक १३/८/८१

१०५/१०८/८१
सरपंच
ग्राम पंचायत कळवे,

BILL NO (GGN) 201707612817251

जुलै-2017

v 2.0.7 2001/93

ग्राहक क्रमांक : 000020152681

MR SURESH C SHINDE

B-402 JAGRUTI APT KHARIGAON / KALWA - 400605

श्री सुरेश सी शिंदे

बी-402 जागृती अपार्टमेंट खारीगांव कालवा 400605

मोबाइल/इमेल: 8149813226 /

बिलिंग युनिट : 4261 / KALWA S/DN / THANE DIVISION-II

दर संकेत ** : 90/LT I Res 1-Phase

पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी : 6/28/3014/0640/9128009

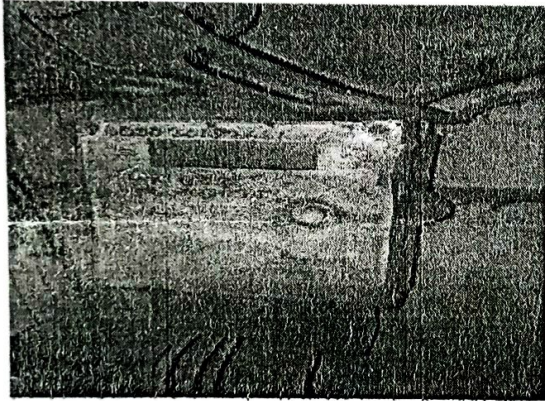
पोल नं :

मंजूर भार : 0.40 KW पुरवठा दिनांक : 01/01/60

वास्तु रिडिंग दिनांक : 17/07/17 मागील रिडिंग दिनांक : 19/06/17

वास्तु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण बीज वापर
14810	14622		188	0	188

मिटर क्रमांक 1501658435



महिना	युनिट
JUN-17	211
MAY-17	450
APR-17	139
MAR-17	136
FEB-17	153
JAN-17	128
DEC-16	161
NOV-16	180
OCT-16	180
SEP-16	129
AUG-16	200

देयक दिनांक: 25/07/17

देयक रक्कम रु: 6250.00

देय दिनांक: 14/08/17

अंतिम तारखे पर्यंत भरल्यास
To Download Mahavitrans Mobile App

SCAN THIS QR CODE



(Available on Android, iOS & Windows)

मध्यवर्ती तक्रार निवारण केंद्र 24 X 7
1800-233-3435, 1800-200-3435, 19120

For Billing Complaint contact IGR:- IGRF
ADMINISTRATIVE BUILDING 7TH FLOOR WAGLE
STATE THANE /Phone No. 2228829154 अथे तक्रारीचे
निवारण: समाधानकारक न. आल्यास ग्राहक पुढील ठिकाणी
तक्रार पोहोच करू शकतो. CGRF:- VIDYUT - BHAVAN
M.S.E.D.CO.LTD LBS. MARG BHANDUP MUMBAI
Ph: 9330269397

(Copy)

मुख्य अभियंता (वाणिज्य)

विशेष संदेश

ग्राहकांच्या समस्यांकरीता मध्यवर्ती ग्राहक सेवा केंद्रास प्रवेश करून आपला मोबाईल अंबर राखून घ्या. ई-मेल तक्रारी करा. // 93 अहिल्याचे देयक /चक्र/डोडी ने देयकाचा सरण केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल. // JOIN LED BULB DRIVE BHANDUP ZONE TO SAVE ENERGY

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- कृषीपंप ग्राहकही योजनेत सहभागी होऊ शकतात.
- 29 जानेवारी 2017 पर्यंत मूळ थकबाकी भरा आणि व्याज व विलंब आकारात 100% सूट मिळवा
- योजनेच्या फेब्रुवारी ते एप्रिल 2017 हा तीन महिन्यांत मूळ थकबाकी 29% व्याजासह भरा. विलंब आकारात 100% आणि व्याजात 99% सूट मिळवा.



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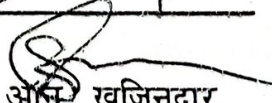
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रजिस्ट्रेशन नं. : टी. एन. ए. / (टी. एन. ए.) / एच्. एस. जी. / (टी. सी.) / १०५४७ / ९९

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