

M. N. SHAIKH & ASSOCIATES

Er. Mukhtar N. Shaikh
B.E. (Civil) F.I.V. M.I.C.E. (I)
Cell : 9423076085



- Architects
- Structural Consultants

Chartered Engineer & Govt. Regd. Valuer of Wealth - Tax U/s. 34AB

Valuation of Immovable Properties, Panel Valuer of Income Tax, Public Sector Banks, Multi State Schedule Banks & Financial Institutions

FORMAT - C

To,
UNION BANK OF INDIA
Branch : ULP, KHARGHAR,
MUMBAI.

VALUATION REPORT

I GENERAL			
1	Purpose for which the valuation is made	To ascertain Present Fair Market Value	
2	a	Date of inspection	16-08-2017
	b	Date on which the valuation is made	18-08-2017
3	List of documents produced for perusal		
	1	Agreement of Sale	Dated. 08.02.2016
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)		Mrs. Jalisa Aftab Shaikh Mr. Aftab Suleman Shaikh (Joint Ownership) At. Row House Plot No. 37, Sub Sector-B, Group-4, Sector-4, Airoli, Navi Mumbai-400708.
5	Brief description of the property		The Property Under Valuation is 3Room 2Kitchen Residential Row House. The Building in which the said Row House is situated is consist of Ground + 2 Upper Floors Building. The Row House is totally admeasuring 516 Sq. Ft. of Buil-Up Area as per Agreement For Sale. The Row House is Having internal specifications such as Morbonite Flooring, Powder coated Shutter sliding windows, Wooden frame with core solid core flush doors, Concealed Wiring with good quality electrical fittings etc. The said Building was constructed in the Year 1995 or thereabout. The Building is having amenities such as Good Elevation, etc.
6	Location of property		
	a	Plot No. / Survey No.	
	b	Flat No.	Row House Plot No. 37
	c	T.S. No./ Village	Airoli
	d	Ward / Taluka	Thane
e	Mandal / District	Thane-400708.	



Office No. 1006, 10th Floor, "THE LANDMARK", Plot No.26A, Sector 7, Kharghar, Navi-Mumbai-410210.(MLS)
Mob.: 9423076085 / 9637932555, Email : mnshaikhassociates@gmail.com

7	Postal address of the property	At. Row House Plot No. 37, Sub Sector-B, Group-4, Sector-4, Airoli, Navi Mumbai-400708.	
8	City / Town	City	
	Residential area	YES	
	Commercial area	NO	
	Industrial area	NO	
9	Classification of the area		
	i High / Middle / Poor	Middle	
	ii Urban / Semi Urban / Rural	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	CIDCO Limit	
11	Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area /	N.A.	
12	Boundaries of the property		
	North	Internal Road	
	South	Row House Plot No. 10	
	East	Row House Plot No. 38	
13	Dimensions of the site	A	
		As Per the Deed	
		516.00	SQ.FT.
		Built Up Area	
		B	
		Actual	
		361.00	SQ.FT.
		Carpet Area	
14	Extent of the site	516.00	SQ.FT.
15	Extent of the site considered for Valuation (least of 13 a & 13 b)	516.00	SQ.FT.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner	
II APARTMENT BUILDING			
	Description	Remarks	
1	Nature of the apartment	Residential	
2	Location	Behind Sai Seva Hospital	
	T.S. No. / Village	Airoli	
	Ward No. / Taluka	Thane	
	Village /Municipality / Corporation	CIDCO Limit	
	Door No. , Street or Road (Pin Code)	Row House Plot No. 37, Sector-4, Airoli, Navi Mumbai-400708.	
3	Description of the locality Residential / Commercial / Mixed	Residential	
4	Year of Construction	1995	
5	Number of floors	G.F + 2nd Floor	
6	Type of structure	R.C.C Framed Structure	
7	Number of Dwelling units in the building	As per Drawing	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	



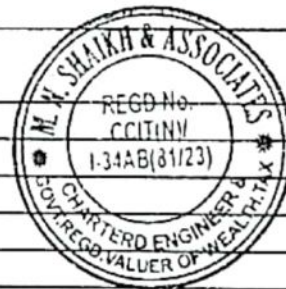
11	Facilities available					
	Lift	No				
	Protected Water Supply	Yes				
	Underground Sewerage	Yes				
	Car Parking - Open /Covered	No				
	Is Compound wall existing ?	No				
	Is pavement laid around the Building?	Yes				
III FLAT						
1	The floor on which the flat is situated	G.F.+2nd Floor				
2	Door No. of the flat	Row House Plot No. 37				
3	Specifications of the flat					
	Roof	RCC Slab Roof				
	Flooring	Morbonite Flooring				
	Doors	Wooden Flush				
	Windows	Shutter				
	Fittings	Concealed				
	Finishing	Good				
4	House Tax	To be Paid by Owner				
	Assessment No.					
	Tax paid in the name of					
	Tax amount					
5	Electricity Service connection No.	No. 000091568764				
	Meter Card is in the name of	Mrs. Jalisa Aftab Shaikh, Mr. Aftab Suleman Shaikh				
6	How is the maintenance of the flat ?	Good				
7	Sale Deed executed in the name of	Mrs. Jalisa Aftab Shaikh Mr. Aftab Suleman Shaikh (Joint Ownership)				
8	What is the undivided area of land as per Sale Deed?	As per Shares Certificate				
9	What is the plinth area of the flat?	516.00 SQ.FT.				
10	What is the floor space index (app.)					
11	What is the Built Up Area of the flat ?	516.00 SQ.FT.				
12	Is it Posh / 1 Class / Medium / Ordinary	Medium Class				
13	Is it being used for Residential or Commercial purpose?	Residential Purpose				
14	Is it Owner-occupied or let out?	Owner Occupied				
15	If rented, what is the monthly rent?	14500-15500				
IV MARKETABILITY						
1	How is the marketability?	Normal				
2	What are the factors favouring for an extra Potential Value	Good Locality and All Civic amenities easily available within periphery				
3	Any negative factors are observed which affect the market value in	No				
No. of Rooms	Room	3	Kitchen	2	Toilet	3
			Bathroom	3	Row House	
Sector-4, Airoli	Latitude	Longitude				
	19.9.3216	72.59.8123				



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 ?	6500/- to 11500/-
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 details).	7500/- to 12500/-
3	Break-up for the rate	
	i. Building + Services	1500.00 (Incl. Depreciated Value of Building)
	ii. Land + others	8800.00
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	6815.00 (Incl. Depreciated Value of Building)

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a	Depreciated building rate	1500.00	SQ.FT. (Incl. Depreciated Value of Building)
	Replacement cost of flat with Services (V (3)i) (Insurance Value)	774000.00	
	Age of the building	22 Years	
	Life of the building estimated	38 Years	
	Depreciation percentage assuming the salvage value as Depreciated Ratio of the Building	25%	
		75%	
b	Total composite rate arrived for valuation		
	Depreciated building rate VI (a)	1500.00	
	Rate for Land & other V(3) ii	8800.00	
	Total Composite Rate	10300.00	



Details of valuation :

Sr.No.	Description	Area	Unit	Rate Adpoted	Valuation in Rs.
1	Present value of the flat (incl. car parking, if provided)	516.00	SQ.FT	10300.00	5314800.00
2	Wardrobes				0.00
3	Showcases				0.00
4	Kitchen arrangements				0.00
5	Superfine finish				0.00
6	Interior Decorations				0.00
7	Electricity Deposits / electrical fittings, etc				0.00
8	Extra collapsible gates / grill works, etc.				0.00
9	Potential value, if any				0.00
10	Including above amenity Balconies, Car Parking, etc.				0.00
Total Valuation					5314800.00

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

Present Market Value (in Rs.)	5314800.00	Rupees FiftyThree Lakh Fourteen Thousand Eight Hundred Only
Book Value (in Rs.)	4783320.00	Rupees FourtySeven Lakh EightyThree Thousand Three Hundred Twenty Only
Distress Sale Value (in Rs.)	4251840.00	Rupees FourtyTwo Lakh FiftyOne Thousand Eight Hundred Fourty Only

Date : 18-08-2017

Place : At. Sector-4, Airoli, Mumbai-400708.



(Handwritten Signature)

Signature

Name and Official Seal of the Approved Valuer

Er. MUKHTAR N. SHAIKH
CHARTERD ENGINEER-M-110584
GOVT. REGD. VALUER-1-34AB(81/23)

The undersigned has inspected the property detailed in the Valuation Report, We are satisfied that the fair and reasonable MARKET VALUE of the property is Rs. 53,00,000/-

(Handwritten: Rs. Fifty Three Lacs only)

Date : 22/08/2017

Place : Kharghar

(Handwritten Signature)

Signature

Inspecting Officer/Branch Head



DECLARATION FROM VALUERS

I/We hereby declare that -

A.	The information furnished in my valuation report dated 18/08/2017 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
B.	I have no direct or indirect interest in the property valued
C.	I have inspected the property on the work is not sub contracted to any other valuer and carried out by myself.
D.	I have not been convicted of any offence and sentenced to a term of imprisonment.
E.	I have not been found guilty of misconduct in my professional capacity.
F.	I have read the handbook on policy, standard and procedure for Real Estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the part-B of the above handbook to the best of my ability.
G.	I abide by the code of conduct for empanelment of valuer in the bank.
H.	I am registered under Section 34AB of the Wealth Tax Act 1957
I.	I am the proprietor /partner / authorized official of the firm/company, who is competent to sign this
J.	This valuation is based on the assumption that the property has clear & marketable title we have not clarify legal title
K.	Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in the report

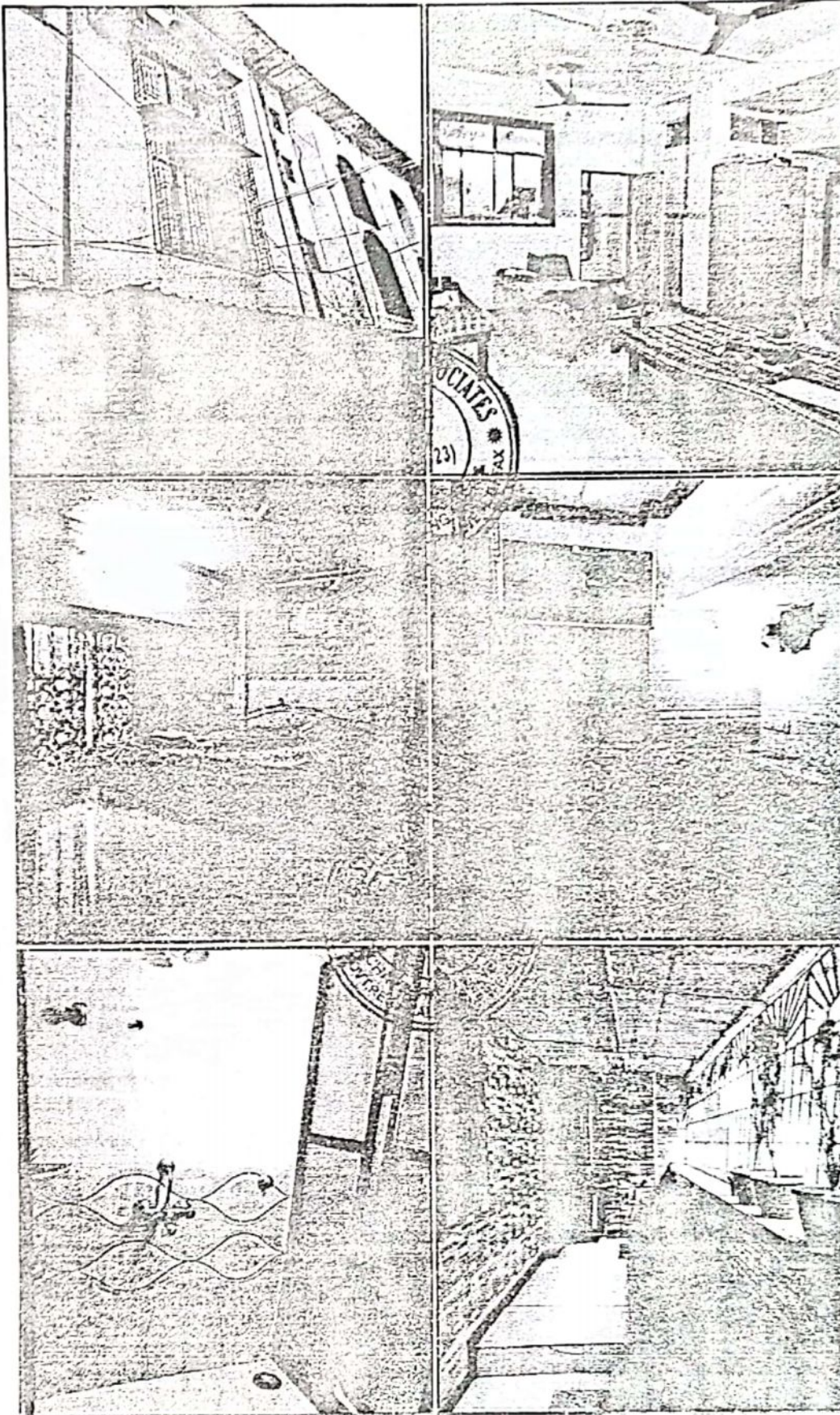
Date : 18-08-2017

Place : At. Sector-4, Airoli, Navi Mumbai-400708.



Name and Signature of Valuer
Er. MUKHTAR N. SHAIKH
CHARTERD ENGINEER-M-110584
GOVT.REGD.VALUER-I-34AB(81/23)

PHOTOGRAPH OF PROPERTY





08/02/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 1160/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4995000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3245000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : सदनिका नं: विभाग क्र 1/20... रो हाऊस प्लॉट न.37, माळा नं: तळ अधिक डॉन मजले, ब्लॉक नं: सब सेक्टर बी, ग्रुप-4, सेक्टर-4 ऐरोली, नवी मुंबई, रोड : 48 चौ. मी. बिल्ट अप एरीया, इतर माहिती: दस्त क्र तनन 8-10284-2015 दि 28/12/2015 अन्वये मु शु रु 300000 व नों फी रु 30000 वसूल((Plot Number : 37 ; SECTOR NUMBER : 4 ;))
(5) क्षेत्रफळ	1) 48 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: - - विमिनाथन नटराजन नाडार वय: -41; पत्ता:-प्लॉट नं: सदनिका न. 6, माळा नं: - , इमारतीचे नाव: पूनम को ऑप ही सोसा. लि., ब्लॉक नं: प्लॉट न. 50, सेक्टर-4, ऐरोली, नवी मुंबई, रोड नं: - महाराष्ट्र, ठाणे. पिन कोड: -400708 पॅन नं:-ACMPN8621J 2): नाव: - - जेयालक्ष्मी सवेसन नाडार वय: -51; पत्ता:-प्लॉट नं: सदनिका न. 1402, माळा नं: - , इमारतीचे नाव: व्ही को ऑप ही सोसा. लि., ब्लॉक नं: ब्लेक स्मिथ टॉवर-1, रोड नं: प्लॉट न.14, सेक्टर-6, ऐरोली, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ADOPN3145J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: - - जलिसा आफताब शेख वय: -48; पत्ता:-प्लॉट नं: रो हाऊस न. बी-7, माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: सेक्टर-4, ऐरोली, नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AFSPK4089A 2): नाव: - - आफताब सुलेमान शेख वय: -47; पत्ता:-प्लॉट नं: रो हाऊस न. बी-7, माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: सेक्टर-4, ऐरोली, नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AIFPS5177D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2016
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2016
(11) अनुक्रमांक, खंड व पृष्ठ	1160/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

N. Biswas
Head Mistress
Mazidun High School, At
Dapur Road, Navi Mumbai



सह दुय्यम निबंधक ठाणे क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

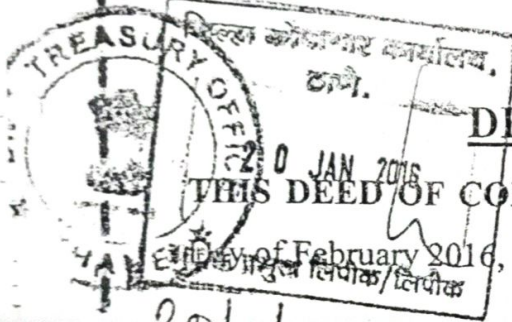
भारत INDIA

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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टनन - 6
998019-22
DEED OF CONVEYANCE 2096

THIS DEED OF CONVEYANCE made at Airoli, Navi Mumbai, on ...

Day of February 2016,
लिपिक/लिपिक



1) MR. SWAMINATHAN NATARAJAN NADAR, Pan No.:-
ACMPN8621J

adult 41 years, residing at- Flat No.6, Poonam Co-op. Hsg. Soc. Ltd., Plot
No. 50, Sector No. 4, Airoli, Navi Mumbai 400708

2) SMT. JEYALAKSHMI SABESAN NADAR, Pan No.:- ADOPN3145J,
adult 51 years, residing at- Flat No. 1402, Rushi Co-op. Hsg. Soc. Ltd.,
Black Smith Tower - 1, Plot No. 14, Sector 6, Airoli, Navi Mumbai 400708,
hereinafter called and referred to as "VENDORS" (Which expression shall
unless it be repugnant to the context or meaning thereof mean and include
their respective heirs, executors, administrators and assign) THE PARTY
OF THE FIRST PART.

N. Swaminathan

1
S Jeyalakshmi

Head Mistress
Mazidun High School, A

AND

1) MRS. JALISA AFTAB SHAIKH, Pan No.:- AFSPK4089A, adult 48 years,

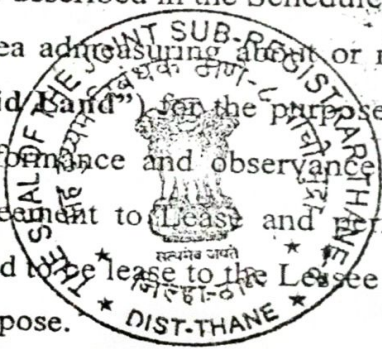
&

2) MR. AFTAB SULEMAN SHAIKH, Pan No.:- AIFPS5177D, adult 47 years,

Both are residing at Row House No. B - 7, Sector No. 4, Airoli, Navi Mumbai - 400 708, hereinafter called and referred to as "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assign) THE PARTY OF THE SECOND PART.

ट न न - ६
९९६० १३-३८
२०१६

WHEREAS by Agreement to Lease dated 2nd January 1992, made & executed between The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (CIDCO) (hereinafter referred to as the "LESSOR") of one part and The Original Allottee, Mr. Jadhav Amrut Ukandarao (hereinafter referred to as the "ORIGINAL LESSEE") of other part and said Lessor has allotted to Lessee a lease of all that piece & parcel of Land as described in the Schedule-1 hereinafter written and also described in the Schedule written in the said Agreement to Lease containing by area approximately or near about 48 Sq. Meters, (hereinafter referred to as "Said Land") for the purpose of constructing a building residential purpose upon performance and observance by Lessor of the obligations contained in the said Agreement to Lease and permitted to original Lessee to enter upon the said land agreed to be lease to the Lessee for the purpose of erecting building for the Residential purpose.



WHEARAS; "ORIGINAL LESSEE" had obtained Commencement Certificate from concern authority vide dated 24/06/1993 and completed construction of ground plus two floor of Row house vide dated 15/03/1995. Appointed Architect had made his inspection on site vide dated 11/10/1995 and found constructions were done as per plan. Thereafter he had applied to NMMC to get Occupancy Certificate means construction is ready for occupy.

WHEARAS; Original Lessor has constructed on the said land in according with said agreement being Ground Plus Two Upper Floors as described in the Occupancy Certificate Issued by the officer of Town Planning Authority of Navi Mumbai Municipal Corporation vide reference letter No. NMMC/D2/TPO/OC/2903, vide dated 17/11/1995.

CC
24/6/93

N. Shammathan Head Mistress
Mazidun High School, Airoli,
Salapur Road, Navi Mumbai - 400 708

OC
17/11/95
Thejais

AND WHEARAS; by Lease Deed dated 22/10/2001 has been executed between Lessor & Lessee before Sub Registrar Thane-3 vide Document serialNo. TNN3-18718-2001 dated 22/10/2001 (hereinafter referred to the "Said Lease")

WHEREAS; Original Lessee has constructed on said land Row House Plot No. 37, area admeasuring about or near about 48 Sq. Meters, Ground Plus Two Upper

Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai (hereinafter for the sake of brevity referred to as "the Said Row House premises").

WHEARAS; Vide Conveyance Deed / Deed Of Assignment, by document No. TNN9-02548-2006, Receipt No. 2548, vide dated 25/08/2006, Original Lessee has conveyed / transferred said Row House Premises including all his right, title & interest to Mr. Dinesh Nambiar.

WHEREAS; Mr. Dinesh Nambiar, who replaced original Lessee had entered with, Mrs. Heena Chandrakant Mehta & Chandrakant Amit Mehta in Agreement for Sale which was registered under the assurances of sub registrar office by document No. TNN9-00750-2009, Receipt No. 749, vide dated 07/05/2009 in a consideration of Rupees 30,00,000 (Rupees Thirty Lacs Only). Mrs. Heena Chandrakant Mehta & Chandrakant Amit Mehta were made part payment, but unable to disburse balance amount of payment. Therefore both the parties were entered in DEED OF CANCELLATION by document No. TNN9-1252009, Receipt No. 749, vide dated 07/05/2009. In this way Mr. Dinesh Nambiar again retain the his rights, title and interest in the Row House Plot No. 37, lying and being sub sector "B", sector 4, Airoli, Navi Mumbai 400708 free from any encumbrance and marketable title.

WHEARAS; by Agreement for Sale, document No. TNN9-00750-2009, Receipt No. 749, vide dated 07/05/2009, said Mr. Dinesh Nambiar has sale/transferred said Row House Premises including all his right, title & interest to Present Vendors.

AND WHEREAS;; now VENDORS are the absolute and lawful owner of and well and sufficiently entitled to deal with a residential premises bearing Row House Plot No. 37, area admeasuring about or near about. 48 Sq. Meters, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai (hereinafter for the sake of brevity referred to as "the Said Row House premises") and which is more particularly described in the Schedule hereunder written) and thus the VENDORS are well and

N. S. Ramnathan

S. Jeyalakshmi

sufficiently entitled to the said row house premises and has absolute right and power to hold, occupy and deal with and dispose off the said row house premises and every part thereof and to dispose off the same to any third party;

AND WHEREAS; the VENDORS out of their own will decide to sell/transfer the aforesaid row house premises.

AND WHEREAS; the PURCHASERS being in need of permanently suitable accommodation, came to know of the same, approached the VENDORS whereupon the VENDORS represented to the PURCHASERS That:

VENDORS whereupon
992014-26
any other proceedings

- a) There are no suits, litigations, civil or criminal or any other proceedings pending at against the VENDORS personally affecting the said row house premises.
- b) There are no attachments or prohibitory orders as against or affecting the said row house premises and the said row house premises is free from all encumbrances or charges and/or is subject matter to any lispensens or easements or attachments either before or after judgment. The VENDORS have not received any notice either from the Government, Semi-Government, any competent authority, or Navi Mumbai Municipal Corporation regarding any of the proceedings in respect of the said row house premises.
- c) That the VENDORS have obtained a loan from CORPORATION BANK for the purchase of the said row house and will be obtaining Due Balance Certificate from the CORPORATION BANK before execution of these presents;
- d) The VENDORS have paid all the necessary charges of any nature whatsoever in respect of the said row house premises and the VENDORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said row house premises.
- e) The VENDORS in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave and license or any other right of the nature in the said row house premises and has not dealt with or dispose off the said row house premises in any manner whatsoever, save and except as aforesaid;
- f) Neither the VENDORS nor any of their predecessors in title have / had received any notice either from the Navi Mumbai Municipal Corporation



Handwritten mark

N. Sharmaltran
Abhiswas
Head Mistress
High School Airoli,
Mumbai-400 708

Handwritten signature

and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said row house premises.

g) Subject to whatever stated hereinabove, the VENDORS have good and clear title, free from all encumbrances of any nature whatsoever of the said row house premises and every part thereof and there are not outstanding estates or effects by way of lease, charges inheritance, sale, gift, or otherwise howsoever outstanding against the VENDORS and / or against the said row

house premises or any part thereof;
9980 18-24
2095

The VENDORS have not done any act, deed, matter, or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the PURCHASERS and the VENDORS have all the rights, title and interest to enter into this agreement with the PURCHASERS on the various terms and conditions as stated herein;

AND WHEREAS; believing the aforesaid representations the PURCHASERS offered to purchase the said Row House and rights, title and interest in and upon the said row house premises and also along with the benefits of the membership, including the said share of the said row house premises, for lump sum price / consideration of Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)

AND WHEREAS; accordingly vide Agreement for Sale dated 28/12/2015 were executed between Vendors & Purchasers before Joint sub registrar Thane, document noted at serial no. 10284/2015, dated 28/12/2015.

AND WHEREAS;; the Sellers had discharged the loan amount of Corporation Bank and cleared its lien on aforesaid property and makes its Rights, title, interest, marketable title, free from all encumbrance.

AND WHEREAS; after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the PURCHASERS and have decided to reduce the terms and conditions of the said agreement into writing, as follows:

AND NOW THEREOF THIS DEED OF CONVEYANCE WITNESETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

N. Shanmattan

S. Jeyalakshmi

AM

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and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said row house premises.

g) Subject to whatever stated hereinabove, the VENDORS have good and clear title, free from all encumbrances of any nature whatsoever of the said row house premises and every part thereof and there are not outstanding estates or effects by way of lease, charges inheritance, sale, gift, or otherwise howsoever outstanding against the VENDORS and / or against the said row

ट न न house premises or any part thereof;
9980 18-20
2098

The VENDORS have not done any act, deed, matter, or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the PURCHASERS and the VENDORS have all the rights, title and interest to enter into this agreement with the PURCHASERS on the various terms and conditions as stated herein;

AND WHEREAS; believing the aforesaid representations the PURCHASERS offered to purchase the said Row House and rights, title and interest in and upon the said row house premises and also along with the benefits of the membership, including the said shares of the said row house premises, for lump sum price / consideration of Rs. *49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)

AND WHEREAS; accordingly vide Agreement for Sale dated 28/12/2015 were executed between Vendors & Purchasers before Joint sub registrar Thane, document noted at serial no. 10284/2015, dated 28/12/2015.

AND WHEREAS;; the Sellers had discharge the loan amount of Corporation Bank and cleared its lien on aforesaid property and makes its Rights, title, interest, marketable title, free from all encumbrance.

AND WHEREAS; after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the PURCHASERS and have decided to reduce the terms and conditions of the said agreement into writing, as follows:

AND NOW THEREOF THIS DEED OF CONVEYANCE WITNESETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

N. Swaminathan

S. Jeyalakshmi

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1. THE VENDORS do hereby sold, assigned and transferred and the PURCHASERS do hereby purchased and acquired the right, title and interest in and upon the said row house premises being Row House Plot No. 37, area admeasuring about or near about. 48 Sq. Meters, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai, for total lump sum consideration price of Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only) along with the right, title and interest in and upon the said row house premises particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the "SAID ROW HOUSE PREMISES")

2. The PURCHASERS have paid Entire Consideration an amount of Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only) to the present Vendors as per following modes of payments & vendors accepted & passed acknowledged receipt of the same.

- a) Rs. 1,00,000/- Paid by way of cheques bearing no. 032604 dated 08/12/2015, amt. 1,00,000/- Drawn on ICICI BANK Branch- Airoli, Navi Mumbai,
- b) Rs. 15,56,179/- Paid by Purchasers Bank namely ICICI Bank to Vendors Bank namely CORPORATION BANK bearing Vendors Corporation Bank Loan A/c. NO. SHOME/01/090006 by way of cheque bearing no. 729132, amt. 15,56,179, Branch- Mumbai.
- c) Rs. 1,97,500/- Paid by way of NEFT Transaction ID No. 000007068436, Dated 05/01/2016, Amt. 1,97,500/- to Vendor no.1 from Purchaser A/c 109001500111, drawn on ICICI Bank, Branch - Airoli.
- d) Rs. 1,97,500/- Paid by way of NEFT Transaction ID No. 000007069746, Dated 05/01/2016, Amt. 1,97,500/- to Vendor no.2 from Purchaser A/c 109001500111, drawn on ICICI Bank, Branch - Airoli.
- e) Rs. 14,71,910/- Paid by way of cheque bearing no. 729382, Dated 20.01.2016, Amt. 14,71,910, to Vendor no. 1 Drawn on ICICI Bank, Branch - Vashi Navi Mumbai.
- f) Rs. 14,71,911/- Paid by way of cheque bearing no. 729383, Dated 20.01.2016, Amt. 14,71,911, to Vendor no. 2 Drawn on ICICI Bank, Branch - Vashi Navi Mumbai.

Total Paid Rs. 49,95000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)

N. Swaminathan

B. Biswas
Head Mistress

S. Jeyalakshmi

Mazidun High School, Airoli.

6 Navi Mumbai-400 702

3. An aforesaid the VENDORS have obtained the requisite (sell and transfer) permissions and no objection from CIDCO by vide Ref No. CIDCO / AEO(AL)/2016/9198 dated 01/02/2016 for transferred said Row House to Purchasers and Vendors have sold / transferred said Row House to the PURCHASERS & purchasers have purchased the said Row House along with all right, title, and interest and benefits attached to it, on "AS IT IS AND WHEREAS; IT IS" / Ownership basis & also purchasers have obtained

mission to Mortgage said Row House with ICICI Bank, Vashi by vide 9980 CIDCO/AEO(AL)/2016/9199 dated 01/02/2016 and shall use and occupy the same as owner thereof, absolutely and forever hereafter.

4. The VENDORS, after receipt of full and final amount of consideration, shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said Row House through themselves or through their predecessors in title. The PURCHASERS hereinafter shall do secure needful in respect of the said Row House to secure their title to the said Row House and the VENDORS shall keep the PURCHASERS indemnified from all the liabilities and / or claim against the said row house premises.

5. The VENDORS and PURCHASERS have made necessary application as contemplated in the Society's Bye-Law. The PURCHASERS Obtained NOC from CIDCO, in order to effectuate the legal transfer of the said row house premises in favour of the PURCHASERS and obtained the necessary sanction per the laws, rules and regulations. The VENDORS shall also hand over their all previous original Agreement, Chain Documents & Original allotment letter, and other records amounting to the title of the premises, after the receipt of full and final amount of consideration from the PURCHASERS.

6. VENDORS have agreed to hand over possession of said Row House to the PURCHASER within 15 days without any delay from the execution of this conveyance Deed and The PURCHASERS after taking possession of the said row house premises, shall be entitled to have hold on the occupation and use of the said row house premises as the same is fit for occupation and the PURCHASERS can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand of lien of the VENDORS or any person on their behalf or who may claim through them or in trust from them subject only on

N. S. Prammathan

S. Jeyalakshmi

10. 10/11/16

the part of the PURCHASERS to pay the taxes, assessments, charges, duties or calls made by the Municipal Corporation, Government or any local authority or corporation in respect of the said row house premises.

7. THE VENDORS further agreed & undertakes & declare that they shall clear off all the liabilities towards Navi Mumbai Municipal Taxes, Electricity Bills, water bills and other charges, etc. due against the said row house premises till the date of leaving / giving the possession of the said row house premises to the Purchasers. Onwards THE PURCHASERS shall clear all the dues payable to the society electricity bills and any other dues in respect of the said premise, whether present or future, pertaining to the said row house premises, from the date of taking possession of the said row house premises.

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house premises till
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house premises to
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all the dues payable

8. VENDORS further declare that they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby the said Row House is encumbered in any way of they may be prevented from entering into this Agreement or transferring the said row house premises as purported to be done hereby or whereby THE PURCHASERS hereto may be obstructed prevented and / or hindered in enjoying the right, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of THE PURCHASERS in respect of the said row house premises may be disturbed. In the event of any disturbance being found, THE VENDORS shall indemnify and keep indemnified THE PURCHASERS from any loss caused to THE PURCHASERS because of the defect in title.

9. THE VENDORS have obtained the necessary NO OBJECTION CERTIFICATE from CIDCO, to effectuate the legal perfect transfer of the said row house premises in favour of THE PURCHASERS and to confirm the above transfer of the said row house premises in favour of THE PURCHASERS herein.

10. THE VENDORS hereby agree and assure and declare that there is no suit or litigation pending in any court of law in respect of the said row house premises.

11. THE PURCHASERS are bound to get the said row house premises legally transferred in their own name / favour after observing all the necessary

N. Srinathan

Biswal

S Jayalakshmi

Head Mistress

Maidan High School, Airoli,

procedures and get all the deed, documents, applications etc., executed. THE VENDORS hereby undertake to render their full co-operation to THE PURCHASERS for legal, full, perfect and effectual transfer of the said Row House in favour of THE PURCHASERS and further undertakes not to charge

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any extra consideration and / or charges etc. for the same.

12. THE VENDORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declarations as and when necessary for effective transfer of the said row house premises in favour of THE PURCHASERS.
13. It is mutually agreed by and between the parties that the charges of stamp duty, registration fees, CIDCO Transfer Fees and the charges of this agreements, applications, deeds, legal charges, whatsoever for legal transfer of the right, title and interest of the said row house premises in favour of THE PURCHASERS shall be borne and paid by THE PURCHASERS alone. VENDORS shall bear 1% of consideration towards TDS if applicable on this / aforesaid transactions.

14. Both the parties hereby declares that the contents / terms and conditions of this Deed of Conveyance is fully made clear and understood to the parties and the parties herein undertook that they are bound by all the terms and conditions of this Deed of Conveyance and they shall abide with the same and shall not commit any breach thereof and the contents of the Deed of Conveyance are read over to them and explained in Hindi & their vernacular languages before signing of the present Deed of Conveyance and they have signed this Deed of Conveyance after knowing the contents and with full knowledge and satisfying with the same.



SCHEDULE

ALL THAT PIECE bearing Row House Plot No. 37, area admn. 48 Sq. Meters, Built up, Ground Plus Two Upper Floors constructed thereon which is lying & Being Situated at- Sub Sector- B, Group IV, Sector - 4, Airoli, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation, within registration District Thane Registration and Sub-Registration District of Thane.

North	:	Plot No. B-12
East	:	Plot No - B-38
West	:	Plot No- B-36
South	:	4.5 Mtrs. Wide Road

N. S. Ramnathan

S. J. Lalakumar

Handwritten signatures and initials.

IN WITNESS WHEREOF the parties have set and subscribed their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGEND, SEALED AND DELIVERED)
by the within named VENDORS)
MR. SWAMINATHAN NATARAJAN NADAR)

N. Swaminathan
&



SMT. JEYALAKSHMI SABESAN NADAR)

S Jeyalakshmi

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SIGEND, SEALED AND DELIVERED)
by the within named PURCHASERS)
MRS. JALISA AFTAB SHAIKH *Jhalisa*)

&

MR. AFTAB SULEMAN SHAIKH
in the presence of

- 1) ASHOKKUMAR SINGH
- 2) MOHD. ARIF AFTAB SHAIKH



Biswas

Head Mistress
Mazidun High School, Airoli,
Belapur Road, Thane - 400 708

RECEIPT

RECEIVED of and from the within named PURCHASERS Entire Consideration an amount of Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only) to the present Vendors as per following modes of payments & vendors accepted & passed acknowledged receipt of the same & discharge to the purchasers from their liability.

a) Rs. 1,00,000/- Paid by way of cheques bearing no. 032604 dated 08/12/2015, amt. 1,00,000/-,

Drawn on ICICI BANK, Branch- Airoli, Navi Mumbai,

b) Rs. 15,56,179/- Paid by Purchasers Bank Namley ICIC Bank to Vendors

Bank namely CORPORATION BANK bearing Vendors

Corporation Bank Loan A/c. N. CHOME/01/090006

by way of cheque bearing no. 729132, amt. 15,56,179, Branch- Mumbai.

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११६० / १२-२८
२० Rs. 1,97,500/-

c) Rs. 1,97,500/- Paid by way of NEFT Transaction ID No. 000007068436, Dated 05/01/2016, Amt. 1,97,500/- to Vendor no.1 from Purchaser A/c 109001500111, drawn on ICICI Bank, Branch - Airoli.

d) Rs. 1,97,500/- Paid by way of NEFT Transaction ID No. 000007069746, Dated 05/01/2016, Amt. 1,97,500/- to Vendor no.2 from Purchaser A/c 109001500111, drawn on ICICI Bank, Branch - Airoli.

e) Rs. 14,71,910/- Paid by way of cheque bearing no.729382, Dated 20.01.2016, Amt. 14,71,910, to Vendor no. 1 Drawn on ICICI Bank, Branch - Vashi Navi Mumbai.

f) Rs. 14,71,911/- Paid by way of cheque bearing no. 729383, Dated 20.01.2016, Amt. 14,71,911, to Vendor no. 2 Drawn on ICICI Bank, Branch - Vashi Navi Mumbai

Total Paid Rs. 49,95,000/- (Rupees Forty Nine Lacs Ninety Five Thousand Only)

Towards Sale / Transferred of the aforesaid row house premises, as contemplated in this deed of conveyance.

N. Shammathan
WE SAY RECEIVED

Rs. 49,95,000/-



S. Jeyalakshmi

MR. SWAMINATHAN NATARAJAN NADAR

SMT. JEYALAKSHMI SABESAN NADAR
VENDORS

WITNESS:-

1.) ASHOKKUMAR SINGH

2.) MOHD. ARIF AFTAB SHAIKH



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

NODAL OFFICE :

Asstt. Estate Officer CIDCO,
Community Centre, Sector 5,
Airoli, Navi Mumbai - 400 708.
PHONE : 2779 2163

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. : CIDCO/AEO (AL)/2016/9198

Date : 01/02/2016

To,
Mr. Sivanathan N Nadar
Mrs. Tejalakshmi S Nadar

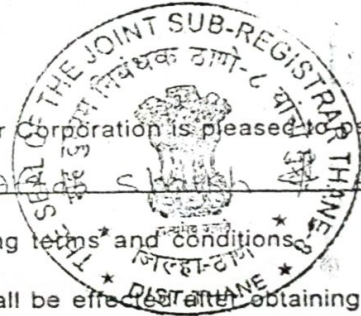
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११६० / १३-३८
२०१६

Sub. : Grant to permission to Transfer of Row House Plot No. B-37
in Sector 04, at Airoli, Navi Mumbai.

Sir / Madam,

Please refer to your letter dated 14/01/2016

Since you have paid a sum of Rs. 61200/-, our Corporation is pleased to permit you to transfer and assign leasehold rights to Shri/Smt. Jalisa Aftab Shaikh subject to the following terms and conditions.



- The Transfer and Assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority by a regular Conveyance according to law at the cost of the parties.
- The Deed of Assignment shall be registered with the Sub-Registrar on or before 30/04/2016
- The Deed of Assignment shall contain the following covenant :
 - The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or part with the possession of the demised premises.
 - In the instrument by which the Assignee shall transfer the demised premise, Assignee shall impose upon the person to whom the demised premises are transferred to perform and observe of the Corporation's all the conditions and covenants of the Lease granted to him including this covenant.

A Biswas
Head Mistress
Airoli High School, Airoli,
Navi Mumbai-400 708

or the under
Row 2

D. A "Certified Copy" of the instrument of transfer executed between you (Assignee) and your ~~transferor~~ is deposited with the Asstt. Estate Officer of the Corporation within seven days from the date of its execution.

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Explanation: Nothing contained herein shall apply to mortgage of the demised premises or any part thereof to the Central Govt., a State Government, a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

- E. You shall obtain any other permission, as may be required by any other statute or law being in force.
- F. The permission hereby granted shall lapse and be of no effect if the Deed of Assignment for the intended transfer or assignment is not executed and lodged for registration with the Sub Registrar, on or before 30/04/2016 and a Certified Copy with its registration No. and date is deposited with the Asstt. Estate Officer within seven days from the time such registration, for effecting consequential changes in our record.

Thanking you,



Yours faithfully,

S. Patwale
11/2/2016

ASSTT. ESTATE OFFICER, (AIROLI)

ASST. ESTATE OFFICER
CORP. LTD. (AIROLI)
NAVY MUMBAI

C.C. to
Mrs. Jalisa A. Shaikh
Mr. Aftab S. Shaikh
B-7, sec-4, Airoli



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

NODAL OFFICE :

Asstt. Estate Officer CIDCO,
Community Centre, Sector 5,
Airoli, Navi Mumbai - 400 708.
PHONE : 2779 2163

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref No. CIDCO/EMS/AEO/(AL)/2016/9199

Date 01/02/2016

To,

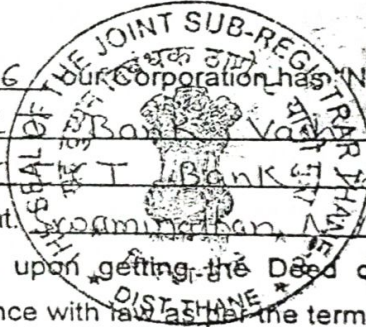
Mrs. Talisa A. Shaikh (Purchaser)
Mr. Aftab S. Shaikh
B-7, Sec-4, Airoli

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Sub. : Grant of permission to mortgage ^{R.H PLOT} Apartment No. R-37
Sector 04, Airoli Navi Mumbai.

Sir / Madam,

Please refer to your letter dated 14/01/2016. Your Corporation has No Objection to mortgage the above apartment to M/s ICICI Bank Vashi as security for loan to be borrowed from M/s ICICI Bank Vashi for buying the said apartment from seller viz. Shri/Smt. Sreemanthan A. Nadar & Mrs. Jeyalakshmi S. Nadar upon getting the Deed of Assignment executed from him/ her in your favour & in accordance with law as per the terms & conditions in our letter No. CIDCO / EMS / AEO (AIROLI) /2016 / Dated 01/02/2016



Yours faithfully,

For work
11/2/2016

ASSTT. ESTATE OFFICER (AIROLI)
ASST. ESTATE OFFICER
C. T. LTD. (AIROLI)
NAVI MUMBAI

CWCs to ICICI Bank
Vashi, Navi Mumbai

With reference to your letter No. _____ dt. 11-01-2016

Abiswas
Head Mistress
Mazidun High School, Airoli,
... Road, Navi Mumbai-400 70

[Handwritten signature]

SECTION
SCALE 1/8" = 1'-0"

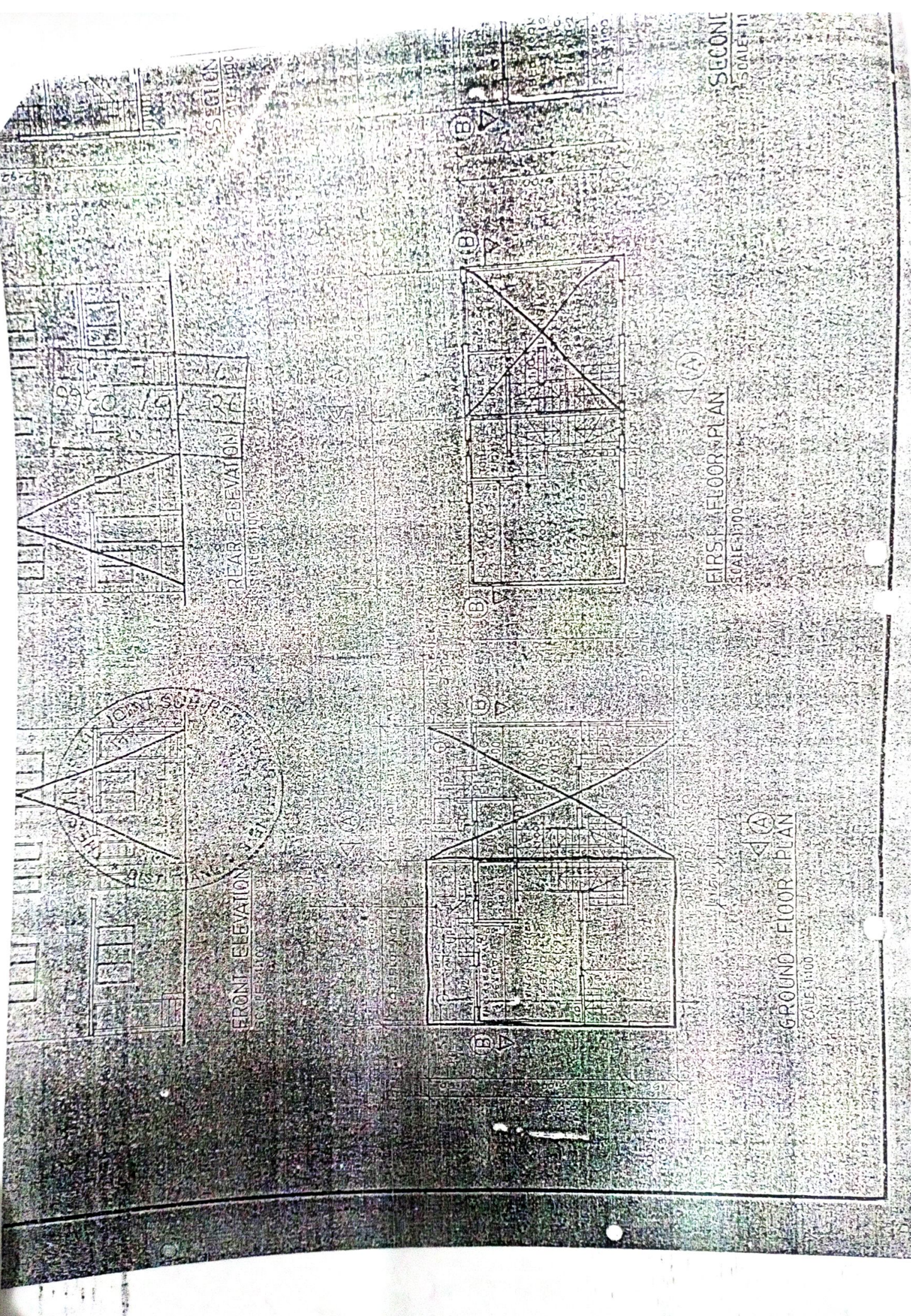
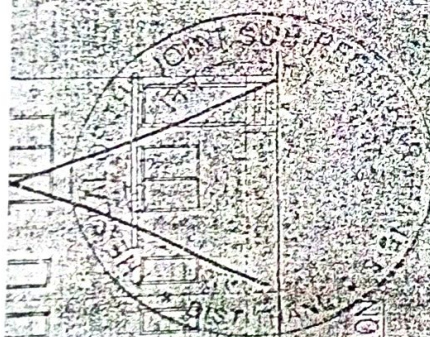
REAR ELEVATION
SCALE 1/8" = 1'-0"

FRONT ELEVATION
SCALE 1/8" = 1'-0"

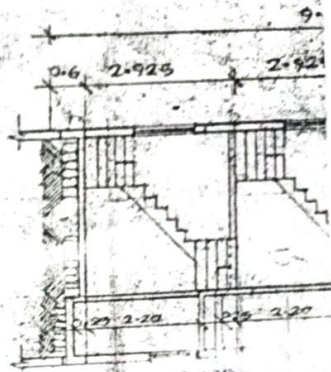
SECTION
SCALE 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

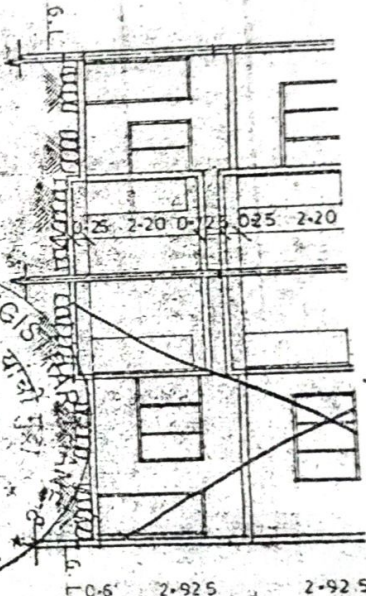


SECTION A-A
SCALE=1/100

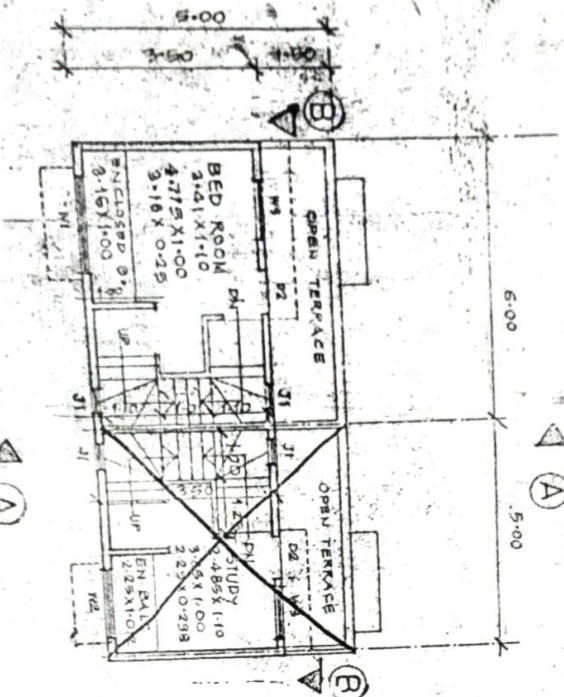


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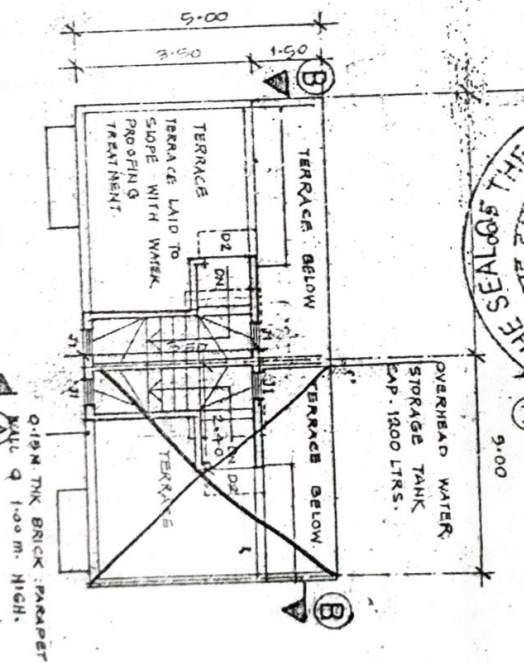
SECTION B-B
SCALE=1/100



SECOND FLOOR PLAN
SCALE=1/100



TERRACE FLOOR PLAN
SCALE=1/100



Abiswas
Head Mistress
Mazdun High School, Airoli,
Mumbai-400 708

GR. NO.	1
FIRST	1
SECOND	2
TOTAL W. G. PROVIDED	2
SCHEDULE OF DOORS AND	
TYPE	AREA
BT	2.10
OZ	1.89
OZ	1.575
M1	1.80
M2	1.56
M3	0.57
M4	0.57
M5	0.57
M6	0.57
M7	0.57
M8	0.57
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M96	0.57
M97	0.57
M98	0.57
M99	0.57
M100	0.57

CONTENTS OF THE SHEET
GROUND, FIRST, SECOND TERRACE TO
2. SECTION, AREA DIAGRAM AND
OF COMPOUND WALL, PLAN AND ELEV
BLOCK PLAN, LOCATION PLAN

SCALE: 1:100 1:200 1:300 1:500 1:50
DESCRIPTION OF PROPOSAL
PROPOSED ROW HOUSE ON PLOT NO. 28
SUB SECTOR-B SECTOR-4 AIROLI, N.
NAME AND SIGNATURE OF THE OWNER
A. U. JADHAV

PLOT NO. 28 GROUP IV
SUB-SECTOR-B, SECTOR-4
AIROLI,
R. N. JANANE
PLOT NO. 28, GROUP IV,
SUB SECTOR-B, SECTOR-4,
AIROLI.

NAME ADDRESS AND SIGNATURE OF THE
SHESHNATH. C.S.
1:5, BIG 4PL ASH,
SECTOR-17 VASHI,
NEW BOMBAY.

1007
 AIROLI
 SCHOOL
 HIGH
 MUMBAI
 400100
 AIROLI
 MISSSES
 Head
 AIROLI
 MISSSES
 AIROLI
 MISSSES

GROUND	1
FIRST	1
SECOND	2
TOTAL W. C. PROVIDED	2

SCHEDULE OF DOORS AND

TYPE	SIZE	AREA
D1	1.00 X 2.10	2.10
D2	0.90 X 2.10	1.89
D3	0.75 X 2.10	1.575
W1	2.00 X 1.20	2.40
W2	1.50 X 1.20	1.80
W3	1.20 X 1.20	1.44
W4	0.6 X 0.9	0.54
W5	0.6 X 1.20	0.72

LIGHT AND VENTILATION SCHEDULE

PLOT NO.	ROOM	CARPET AREA	1/5 LV
37	LIVING/KIT	13.92	2.78
	BED NO-1	19.793	3.96
	BED NO-2	12.002	2.40
	TOILET	2.52	0.50
PLOT NO.	LIVING/KIT	14.6555	2.93
38	BED	10.776	2.16
	STUDY	10.2685	2.05
	TOILET	2.646	0.53
	TOILET	2.52	0.50

CONTENTS OF THE SHEET

GROUND, FIRST, SECOND TERRACE FLOOR SECTION, AREA DIAGRAM AND PLAN OF COMPOUND WALL, PLAN AND ELEVATION BLOCK PLAN, LOCATION PLAN

SCALE:- 1:100 1:200 1:300 1:500 1:50

DESCRIPTION OF PROPOSAL

PROPOSED ROW HOUSE ON PLOT NO. 37, SUB-SECTOR-B, SECTOR-4, AIROLI, N

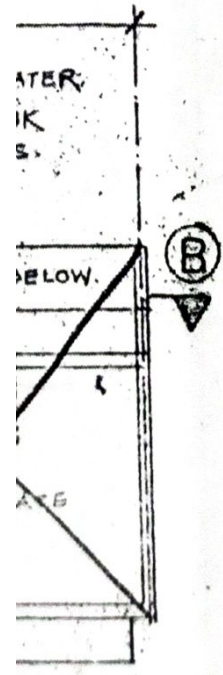
NAME AND SIGNATURE OF THE OWNER

A. U. JADHAV
 PLOT NO. 37, GROUP IV,
 SUB-SECTOR-B, SECTOR-4,
 AIROLI.

R. N. JAMANE
 PLOT NO. 38, GROUP IV,
 SUB-SECTOR-B, SECTOR-4,
 AIROLI.

NAME ADDRESS AND SIGNATURE OF THE

SHESHNATH. C. S.
 315, BIG SPLASH,
 SECTOR-17, VASHI,
 NEW BOMBAY



K. BRICK PARAPET
 1.00 m. HIGH.

REQUIREMENT SHEET

STAMP OF APPROVAL PLANS

Approved as submitted in
Subject to the conditions mentioned therein
Office letter No. 4270/P/12-65/93
Dt- 20/1/93

[Signature]
Executive Engineer (T. P.)
Additional Town/Planning Officer
CIDCO LTD. CIDCO Bhavnar, C. B. S.
20th Bombay - 400 024

PLOT AREA AND BUILT UP AREA STATEMENT

	AREA	PERMISSIBLE F.S.I.	PROPOSED F.S.I.
AREA OF PLOT	48.00 m ²	1.00	2.00
PERMISSIBLE BUILT UP AREA	48.00	48.00	96.00
PROPOSED BUILT UP AREA	15.271	15.271	30.542
GROUND FLOOR	15.271	15.271	15.271
FIRST FLOOR	20.802	20.802	20.802
SECOND FLOOR	11.4735	11.4735	11.4735
TOTAL AREA	47.5465	47.5465	95.093
PROPOSED F.S.I.	2.0990	2.0990	4.1980

BALCONY AREA STATEMENT

PLOT NO.	FLOOR	FLOOR AREA	PERMISSIBLE BALCONY	PROP. BALCONY	EXCESS
37	GROUND	21.536	2.020	1.55	0.47
	FIRST	30.00	3.910	3.88	0.03
	SECOND	21.00	2.28	3.16	0.88
	TOTAL BALCONY AREA PROPOSED			7.59	1.38
38	GROUND	19.416	2.533	2.53	0.00
	FIRST	25.00	3.26	3.26	0.00
	SECOND	17.50	2.28	2.28	0.00
	TOTAL BALCONY AREA PROPOSED			8.07	0.00

BALCONY ENCLOSURE CHARGES STATEMENT

PLOT NO.	FLOOR	PROP. BALCONY	TYPE	NOS.	EN. FEE	TOT.
37	GROUND	3.56	B1	1	200/0	200
	FIRST	3.88	B2	1	200/0	200
	SECOND	3.16	B3	1	200/0	200
	TOTAL BALCONY ENCLOSURE PREMIUM					600/0
38	GROUND	2.53	B1	1	200/0	200
	FIRST	3.26	B2	1	200/0	200
	SECOND	2.28	B3	1	200/0	200
	TOTAL BALCONY ENCLOSURE PREMIUM					600/0

COVERED AREA STATEMENT

PLOT NO.	FLOOR	N.B. AREA	STAIRCASE	BALCONY	STAIR IN M.
37	GROUND	15.271	3.535	3.56	8.392
	FIRST	20.802	5.378	3.88	11.158
	SECOND	11.4735	6.7875	3.16	11.4735
	TOTAL COVERED AREA		82.161		
38	GROUND	13.353	3.535	2.53	5.512
	FIRST	16.422	5.378	3.26	7.176
	SECOND	8.5325	6.6875	2.28	8.5325
	TOTAL COVERED AREA		67.50		

WATER SUPPLY REQUIREMENT

DOMESTIC USE IN LITRS			FIRE FIGHTING USE IN LITRS	
TOTAL REQD.	U/G	O/H	NO. APPLICABLE	
2700	1200/0	1200/0		

SANITARY REQUIREMENTS

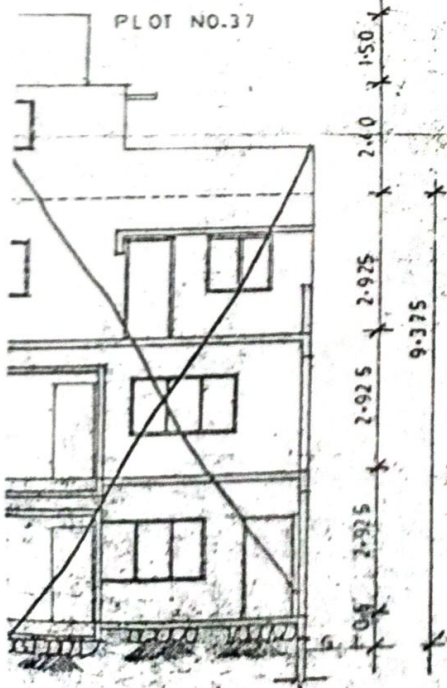
FLOOR	NO OF W.C. REQD.	NO OF W.C. PROVIDED
GROUND	1	1
FIRST	1	1
SECOND	1	1
TOTAL W.C. PROVIDED	3	3

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	AREA	DESCRIPTION
D1	1.00 X 2.10	2.10	I.W. FRAMED BLUSH DOOR
D2	0.90 X 2.10	1.89	I.W. FRAMED BLUSH DOOR
D3	0.75 X 2.10	1.575	I.W. FRAMED BLUSH DOOR
W1	2.00 X 1.20	2.40	ALUMINIUM SPRING SEAZED
W2	1.50 X 1.20	1.80	ALUMINIUM SPRING SEAZED
W3	1.20 X 1.20	1.44	ALUMINIUM SPRING SEAZED
W4	0.6 X 0.9	0.54	I.W. PRAMEL COUVERED
J1	0.6 X 1.20	0.72	R.C.C. GRILLS

LIGHT AND VENTILATION STATEMENTS

PLOT NO.	ROOM	CARPET AREA	U/G REQD.	O/H PROVIDED
37	ROOM		1/6	1/6



REQUIREMENT SHEET

STAMP OF APPROVAL PLANS

APPROVED AS FORTHMENDED IN
Subject to the conditions mentioned therein
Office letter No. P/2503/D/12652/11
Dt-20/12/93


Executive Engineer (R. P. J. E.)
Additional Town/Planning Officer
CIDCO LTD. CIDCO Bhavan, C.R.E.
Mumbai - 400 011

PLOT AREA AND BUILT UP AREA STATEMENT

AREA OF PLOT	PERMISSIBLE BUILT UP AREA
1. 4.8.00 m ²	15.271
2. 1.00	3.7153
3. 4.8.00	15.271

I-A

23

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माव्य, बेलापूर भवन, सी.बी.डी.
नवी मुंबई-४०० ६१४.
दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ११,
फॅक्स : ७५७ ३७ ८५.

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI- 400 614.

TEL No.: 757 17 33, 757 17 28,

757 25 91,

FAX: 757 37 85.

NO.: NMMC/D-2/TPO/OC/2903/5

Date: 17/11/1995.

७९६० २३-२८
२०९६

To,
Shri A.U. Jadhav,
Plot No. 37, Group IV,
Sector 4-B, Airoli,
NAVI MUMBAI.

Sub: Occupancy Certificate for Row House on
Plot No. 37, Group IV, Sector 4, Sub-
Sector 'B', Airoli, Navi Mumbai.

Ref: Your Architect's letter dt. 29/6/1995.

Sir,

Please find enclosed herewith the necessary Occupancy
Certificate for Row House on Plot No. 37, Group IV, Sector
Sub-Sector 'B', at Airoli, Navi Mumbai.

Thanking you,

Yours faithfully,

P.V. Lohar
TOWN PLANNING OFFICER,
N.M.M.C.

CC TO : M/s. Sheshnath C.S. Architect,
345, Big Splash, Sector 17, Vashi,
NAVI MUMBAI.

2. The Ward Officer, NMMC.

Abiswas
Head Mistress
Mazidun High School, Airoli,
Belapur Road, Navi Mumbai-400 708

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला माळ, बेलापुर भवन, सी.पी.डी.
नवी मुंबई-४०० ६१४.
दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ २८
७५७ २१ ११,
फॅक्स : ७५७ ३७ ८१.

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI- 400 614.

TEL No.: 757 17 33, 757 17 28,
757 25 91,
FAX: 757 37 85.

NO.: NMMC/D-2/TPO/OC/2903/S

Date : 17 / 1 / 1995.

टनन - ८
९९६०/२४-२८
२०९६

OCCUPANCY CERTIFICATE

I hereby certify that the development of Row House (BUA 47.54 SQ.M.) completed by the Owner Shri A.U. Jadhav on Plot No. 37, Group IV, Sector 4, Sub-Sector 'B', at Airoli, Navi Mumbai completed on 15/03/1995 under the supervision of M/s. Sheshnath C. Salvankar Architect has been inspected on 11/10/1995 and I declare that the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dt. 24/06/1993 and that the development is fit for the Residential use for which it has been carried out.



R.V. Lunde
TOWN PLANNING OFFICER,
N.M.M.C.



नवी मुंबई महानगरपालिका

न.मुं.म.पा. मुख्यालय, पाणी पुरवठा विभाग, दुसरा मजला, भू.क्र.१, किल्ले गांवठाण जवळ,
पामयीच जंक्शन, से.१५ ए, सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.

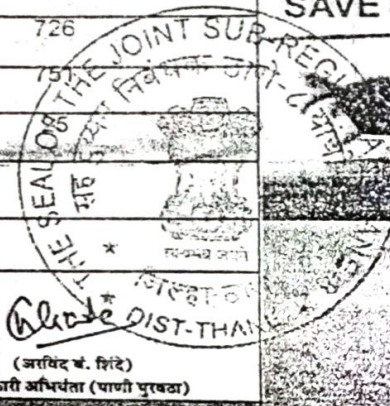


(पाणीस कायम अजमेत्या विपर्ययुक्त)

पाणी देयक

200314871 BZ-4190	देयक दिनांक	28/OCT/2015
देयकाचा कालावधी AUG 15-SEP 15	अंतिम दिनांक	27/NOV/2015
Unit, Bldg:PLOTB-37, Loc: Airoli, Sect:4, Ward:AIROLI		
नाम SWAMINATHAN NATRAJAN NADAR, JAILAXMI SABSEN NADAR		
मागील थकबाकी	पाणी आकार	295
	विलंब शुल्क	3
चालू देयक	पाणी आकार	119(4.75*25)
	विलंब शुल्क	9
इतर शुल्क रु.	शरा	0/0
		0/0
एवढा देय रक्कम रु.		426.00
		2032258
जलमापक तपशिल	जलमापक क्रमांक	
	जलमापकाची सद्य:स्थिती	Active
	जलमापकाची मागील नोंद	726
	जलमापकाची सध्याची नोंद	(5)
	एकूण वापर (घ.मी.)	
	AFTER 27/NOV/2015 PAY RS.438.00	
	Rs.237.00 on 30/MAY/2015	
पावती प्राप्त		
	To pay online visit: www.nmmcOnline.com	

रसन ६
९९९० / २५-२८
२०१६



SAVE WATER
SAVE LIFE



(अभिद बं. सिंदे)
कार्यकारी अभियंता (पाणी पुरवठा)

पावती स्थळ प्रत
ग्राहक क्र. 200314871 BZ-4190 देयकाचा कालावधी AUG 15-SEP 15
SWAMINATHAN NATRAJAN NADAR, JAILAXMI SABSEN
नाव
पत्ता Unit., Bldg:PLOTB-37, Loc: Airoli, Sect:4, Ward:AIROLI



अंतिम दिनांक	27/NOV/2015	426.00
या तारखेनंतर भरल्यास	27/NOV/2015	426.00

बंकेची स्थळ प्रत
ग्राहक क्र. 200314871 BZ-4190 देयकाचा कालावधी AUG 15-SEP 15
SWAMINATHAN NATRAJAN NADAR, JAILAXMI SABSEN NADAR
नाव
पत्ता Unit., Bldg:PLOTB-37, Loc: Airoli, Sect:4, Ward:AIROLI

अंतिम दिनांक	27/NOV/2015	426.00
या तारखेनंतर भरल्यास	27/NOV/2015	426.00

Abiswal
Head Mistress
Airoli MTR 1719
High School, Airoli,
Mumbai-400 708

न.मुं.म.पा. न.मुं.म.पा. न.मुं.म.पा. न.मुं.म.पा. न.मुं.म.पा.

एक सौ रुपये

₹. 100



सत्यमेव जयते

RS. 100
ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

SU 924750



जिल्हा कोषागार कार्यालय,
वर्ण
20 NOV 2017
सहायक सिलीक / सिलीक

२०१११२०१७

Underwriting

We Mr Shalish Jalga Aftab & Mr Shaikh Aftab Seleman has taken the housing loan of Rs 41.45 lacs from VBF, Anoli branch for row house at Anol. We declare that Row house at Sector 4 Anoli, is a independent unit and there is no share certificate issued in the name. Further we are depositing the ^{original} final transfer Order from CIDCO in the name of us of the row house No B-37, Sector 4 Anoli.

thejais