

Ganesh Dorage

SH. GANESH K. DORAGE &

SMT. SWATI G. DORAGE

HOUSING LOAN FOR RS. 9.25 LACS

SB A/C - 55152607047

H/L A/C - 65256277897

DoD - 11/05/2016

ROI - 9.60 %

TENURE - 300 MONTHS

R.R. A/C - 65256280662

R.R. AMOUNT - RS. 27,650/-

COLL - 70031295939

CERSAI -

PROP. INS. -

MOB. - 8425007512

Phone No - 200043227788

00000000000000000000

FILE No. 899

353/5763

पावती

Original/Duplicate

Thursday, May 19, 2016

नोंदणी क्र.: 39म

2:49 PM

Regn.: 39M

दु.नि.पनवेल 2
2016

पावती क्र.: 7770

दिनांक: 19/05/2016

गावाचे नाव: पाले बुद्रुक

दस्तऐवजाचा अनुक्रमांक: पवल2-5763-2016

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: गणेश खशाबा दोरगे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

13, दुसरा

ई नं-132, हिस्सा
नवेल जि - रायगड

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:08 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

बाजार मुल्य: रु.966000 /-

मोबदला रु.1050000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

दुसरा मजला,
नवेल जी रायगड, -,
न कोड:-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 400/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No3001-2016 Amt. 10500

डी, तालुका माण,
-Government.

, इमारतीचे नाव:
हाराष्ट्र, सतारा.

गणेश खा. दोरगे

(11) अनुक्रमांक, खंड व पृष्ठ

5763/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेरा



सहदुय्यपदिबंधक, वर्ग
(पनवेल-२)



19/05/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 5763/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पाले बुद्रुक

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	1050000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	966000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका नं -13,दुसरा मजला,बिल्डींग नं- 10,हावरे- कारेकर निसर्ग को ऑप हौ सो लि,,सर्वे नं-132,हिस्सा नं-2,सर्वे नं-138,हिस्सा नं-2,सर्वे नं-137,हिस्स नं-1,पाले बुद्रुक,ता-पनवेल जि -रायगड क्षेत्रफळ - कारपेट 222 चौ फुट((Survey Number : 132 ;))
(5) क्षेत्रफळ	1) 222 चौ.फूट
(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:-भिकाजी भिवा परब - - वय:-62; पत्ता:-, -, सदनिका नं 13, दुसरा मजला, बिल्डिंग नं 10, हावरे कारेकर निसर्ग को ऑप हौ सो लि, पाले बुद्रुक ता पनवेल जी रायगड, -, णेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410206 पॅन नं:-ADXPP9875E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश खशाबा दोरगे - - वय:-32; पत्ता:-, -, गावठाण, दोरगेवाडी, तालुका माण, जि सातारा, -, -, गॉण्डावाळे ब्क , MAHARASHTRA, SATARA, Non-Government. पिन कोड:-415540 पॅन नं:-AHHPD0672M 2): नाव:-स्वाती गणेश दोरगे - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गावठाण, दोरगेवाडी, तालुका माण, जि सातारा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सतारा. पिन कोड:-415540 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/05/2016
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2016
(11)अनुक्रमांक,खंड व पृष्ठ	5763/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	




सहदुय्यम निबंधक, वर्ग
(पनवेल-२)

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

1

SALE DEED

This SALE DEED made and entered at Navi Mumbai on this 19th day of May 2016 between MR. BHIKAJI BHIWA PARAB an Indian inhabitant, residing at Flat No 13, 2nd Floor, Building No 10, and HAWARE - KAREKAR'S NISARG CO-OP HSG. SOC. LTD, at Padghe 410206; hereinafter referred to as hereinafter referred to as "THE SELLER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns)

AND

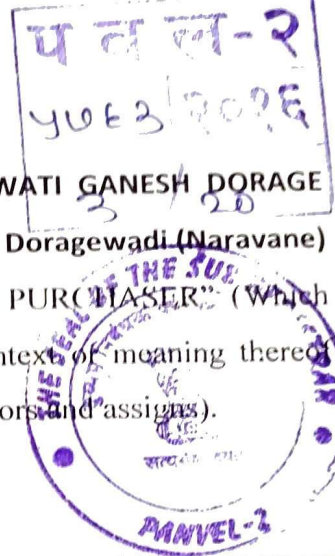
MR. GANESH KHASHABA DORAGE and MRS. SWATI GANESH DORAGE having address at Gavthan, Doragewadi, Tal. Man, Doragewadi (Naravane) Satara, 415540; hereinafter referred to as "THE PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns).

WHEREAS:

The said SELLER and the said PURCHASER have entered into a FLAT NO 13, 2ND FLOOR, BUILDING NO 10, admeasuring 222 sq. feet carpet area in the residential complex known as 'HAWARE - KAREKAR'S NISARG CO-OP HSG. SOC. LTD', Survey No.132/2, 138/2 & 137/1, Vill. Pale Budruk, Panvel, Dist Raigad;. (Hereinafter referred to as said Flat), for a consideration of Rs 10,50,000/- (Rupees Ten lakh Fifty Thousand/- Only) On terms and conditions mentioned therein, which is registered at the sub registrar office of Assurance at panvel-2, vide Document Sr. No. PVL 2 - 3001- 2016; Dated 16/03/2016; at the time of execution and registration of the said Agreement For Sale, the said PURCHASER had paid Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) paid by the Part payment in the respect, with the Balance amount of Rs. 9,25,000/- (Rupees Nine Lakh Twenty Five Thousand Only) to be paid as per the terms and conditions mentioned in the Agreement For Sale dated 16/03/2016 between them;

B. B. Parab

गणेश खा. दोगे



NOW THIS SALE DEED OF WITNESSETH AS FOLLOWS:

1) The said SELLER acknowledges the receipt of entire amount of Rs **10,50,000/- (Rupees Ten lakh Fifty Thousand Only)**. which they said PURCHASER have paid to the SELLER.

2) In pursuance of the Agreement For Sale and as per the terms and conditions of the said agreement for Sale, between the said SELLER and the said PURCHASER, for sale of **FLAT NO 13, 2ND FLOOR, BUILDING NO 10, admeasuring 222 sq. feet carpet area in the residential complex known as 'HAWARE - KAREKAR'S NISARG CO-OP HSG. SOC. LTD', Survey No.132/2, 138/2 & 137/1, Vill. Pale Budruk, Panvel, Dist Raigad;** The said SELLER has transferred the entire rights, interest and title in the said Flat and handed over all the original papers of the said Flat that he owns and has given peaceful possession and issued the possession letter to the said PURCHASER on _____ conferring the transfer of rights, interest and title in the said Flat recognizing the said PURCHASER as the lawful owners of the said Flat.

3) It has been specifically agreed by the said SELLER and the said PURCHASER that whatever post possession terms and condition as per the agreement for sale between the said SELLER and the said PURCHASER dated shall be binding on both the parties hereto.

DETAILS OF PAYMENT

Cheque No	Bank Name	Date	Amount
057400	Hindustan Co Op Bank	09/02/2016	25,000/-

HOWS:

amount of Rs
which they said

the terms and
said SELLER

3, 2ND FLOOR,

area in the

S NISARG CO-

7/1, Vill. Pale

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given peaceful

PURCHASER

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condition as

and the said

, on both the

Amount
5,000/-
00,000/-
-5000/-

प व ल-२

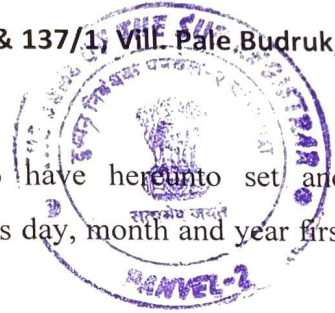
SCHEDULE OF FLAT

यु०६३ २०१६

५ / २०

FLAT NO 13, 2ND FLOOR, BUILDING NO 10, admeasuring 222 sq. feet carpet area in the residential complex known as 'HAWARE -KAREKAR'S NISARG CO-OP HSG. SOC. LTD', Survey No.132/2, 138/2 & 137/1, Vill. Pale, Budruk, Panvel, Dist Raigad;

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



SIGNED, SEALED & AND DELIVERED)

By the within named "the SELLER")

MR. BHIKAJI BHIWA PARAB

B B Parab



In the presence of

1. श्री. यु. सु. धो. न. म. श्री. जानका

ferba

2. Ashok

Ashok

SIGNED AND DELIVERED)

By the within named "the PURCHASERS")

MR. GANESH KHASHABA DORAGE

गणेश खा. दोरगे



AND

स्वाती गणेश दोरगे

MRS. SWATI GANESH DORAGE)

In the presence of

1. श्री. यु. सु. धो. न. म. श्री. जानका

ferba

2. Ashok

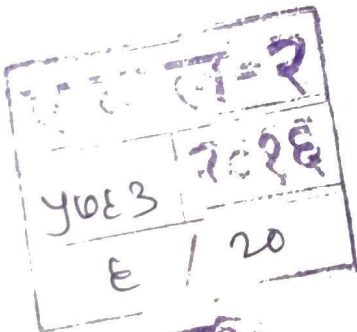
Ashok



RECEIPT

RECEIVED from the within named "PURCHASER" **MR. GANESH KHASHABA DORAGE and MRS. SWATI GANESH DORAGE** a sum of **Rs 10,50,000/- (Rupees Ten lakh Fifty Thousand/- Only)** towards Full & Final Payment of sale price of **FLAT NO 13, 2ND FLOOR, BUILDING NO 10,** admeasuring **222 sq. feet carpet area** in the residential complex known as '**HAWARE - KAREKAR'S NISARG CO-OP HSG. SOC. LTD'**, Survey No.132/2, 138/2 & 137/1, Vill. Pale Budruk, Panvel, Dist Raigad;

Cheque No	Bank Name	Date	Amount
057400	Hindustan Co Op Bank Ltd	09/02/2016	25,000/-
161883	Hindustan Co Op Bank Ltd	09/03/3016	1,00,000/-
159832	State Bank of Palisar	17/05/16	9,25,000/-



I SAY RECEIVED

Bhikaji Parab

Rs 10,50,000/-

MR. BHIKAJI BHIWA PARAB

Vertical text on the right side of the page, including a stamp and some illegible text.

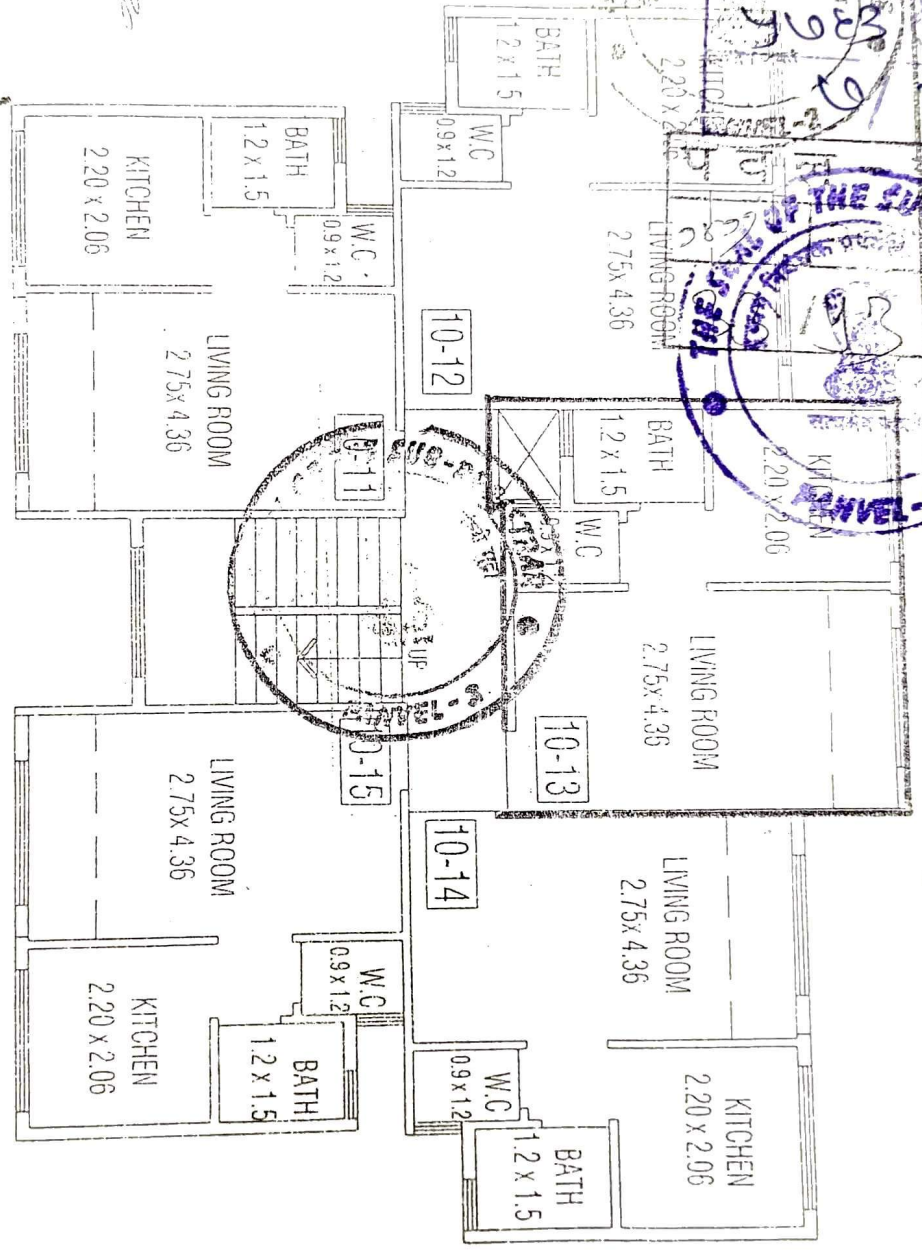
NESH
f Rs
Final
10,
n as
2/2,

प व ल-२
३००७ २०२६
३० १३६

प व ल-२
५०६३ २०२६
३० १३६

SEAL OF THE CIVIL ENGINEER
MUMBAI
13

SECOND FLOOR PLAN (BLDG. 10) (PHASE-II)



PROJECT
PROPOSED WORK "MISARG." RESIDENTIAL CUM COMM. COMPLEX ON S.NO. 132/2, 137/1, 136/2, 139/7 AT VIL PALS BUDRUVA PHADGE TAL. PUNE.

TITLE		SECOND FLOOR PLAN (BLDG. NO 10) (PHASE - II)	
DATE	22/06/2026	SCALE	AS SHOWN
DESIGNED BY	BB PARAB	CHECKED BY	BB PARAB
DRAWN BY	BB PARAB	DATE	22/06/2026
PROJECT NO.	22/06/2026	CLIENT	M/S. VASHI NAVI MUMBAI
SCALE	AS SHOWN	PROJECT NO.	22/06/2026
DATE	22/06/2026	CLIENT	M/S. VASHI NAVI MUMBAI



ARCHITECTS
SPACE CONSULTANT.
416, VARDHAMAN MARKET
SEC - 17, VASHI, NAVI MUMBAI
TEL. - 67919843
FAX - 67919899

BBParab

गणेश स्व. दोरगे
श्वान्ती गणेश दोरगे

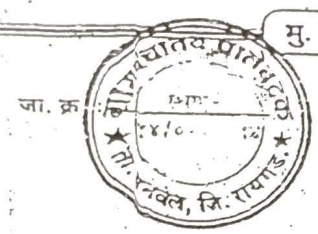
BBParab

गणेश स्व. दोरगे

प व ल-२
२०१६
२७/३९

ग्रामपंचायत पालेबुद्रुक

मु. पालेबुद्रुक, पो. पडघे, ता. पनवेल, जि. रायगड.



प व ल-२
२०१६
९/२०

बांधकाम पुर्णत्वाचा दाखला

सरपंच गुप ग्रामपंचायत पाले बुद्रुक यांच्या कडून दाखला देण्यात येतो की,
गुप ग्रामपंचायत पाले बुद्रुक हद्दीतील पाले बुद्रुक येथे
श्री. निरंजण इन्फ्रा. सर्व्हिसेस कार्पोरेशन यांनी मैज. पाले बुद्रुक येथील, सदर
नं. १५५/१ मध्ये इमारतक-३०१ ते ३०२ (एकूण सरासरी) ३३३ इमारतीचे
१३८/३ मध्ये इमारतक-३०१ ते ३०२ (एकूण सरासरी) ३३३ इमारतीचे
बांधकाम करत होते. सदर इमारतीचा बांधकामरत्यांनी पुर्ण केला गेला त्यांना बांधकाम
पुर्णत्वाचा दाखला देण्यात येत आहे.
सदरचा दाखला दिला असे.

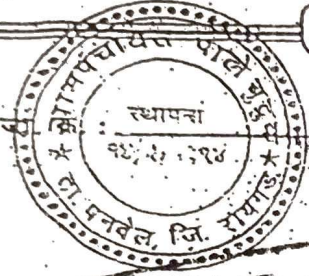
दिनांक :- २८/११/२०१९

स्थानक :- पाले बुद्रुक

(Signature)
ग्रामसेवक
ग्रामपंचायत पालेबुद्रुक
ता. पनवेल, जि. रायगड.

ग्रामपंचायत पालेबुद्रुक

मु. पालेबुद्रुक, पो. पडघे, ता. पनवेल, जि. रायगड.



दिनांक: २६/६/२०१३

बांधकाम पूर्णत्वाचा दाखला

प व ल-२
३००९
२७

ग्राम पंचायत, पाले बुद्रुक यांसकडून दाखला देण्यात येतो वी, ग्राम पंचायत पाले बुद्रुक येथील पाले बुद्रुक येथे, श्री लिओ इन्फा तर्फे वि. स. कारेकर यांनी मॉडेल पाले बुद्रुक र. शिल, सर्व्हे नंबर १३७/१, १३८/२ व १३२/२ मध्ये इमारत क्रमांक १ ते १२, १८ ते २० व २२ ते २९ एकुण संदनिका २२५ एकुण रहिवाशी क्षेत्र ७९२९२८ चौ.मी.चे बांधकाम करत होते.

सुंदर इमारतीचे बांधकाम त्यांनी पूर्ण केले आहे. म्हणून बांधकाम पूर्णत्वाचा दाखला देण्यात येत आहे.

संदर्भ दाखला दिला असे.



(Signature)

ग्रामसेवक
ग्रामपंचायत पालेबुद्रुक,
ता. पनवेल, जि. रायगड.



५०६३ २०१६ वि. व. ल-२
०१/२०
३०७
२३/३६

वांचले :-

- १) लिओ इन्फ्रास्ट्रक्चर्स तर्फे भागीदार विश्वास सदानंद कारेकर वगैरे २ यांचे वतीने दिनेश नायक अॅन्ड असो. रा.पनवेल त.पनवेल जि.रायगड यांचा पत्र दिनांक १३/११/२००८ व ३१/१/२००९.
- २) या कार्यालयाकडील आदेश क्र.मशा.एलएनए.१.एसआर.१४५/९५ दिनांक ९/५/१९९५.
- ३) या कार्यालयाकडील आदेश क्र.मशा.एलएनए/एसआर/१४६/९५ दिनांक २३/५/१९९५.
- ४) तहसिलदार पनवेल यांजकडील पत्र क्र.जमिन/कात-१/सुधारीत बांधकाम/०८ दिनांक ९/१०/२००८.
- ५) सहाय्यक संचालक नगर रचना रोवण्ड अलिबाग यांजकडील पत्र जा.क्र.सुधारीत/सु.रेखांकन बांप/मौ.पाले बुद्रुक/ता.पनवेल/स.क्र.१३२/२वगैरे/४७१५ दि.११/१२/२००९.

क्र.मशा/एल.एन.ए.१(ब)/प्र.क.२५०/२००८
जिल्हाधिकारी कार्यालय रायगड
अलिबाग, दिनांक :- ७/०२/२००९.

आदेश

लिओ इन्फ्रास्ट्रक्चर्स तर्फे भागीदार विश्वास सदानंद कारेकर वगैरे २ यांचे वतीने दिनेश नायक अॅन्ड असो. रा.पनवेल यांनी मौजे पाले बुद्रुक तालुका पनवेल येथील स.नं.१३२/२, १३७/१, १३८/२ एकूण क्षेत्र १५०८०-०० चौ.मी. या जागेत सुधारीत रेखांकन व बांधकाम परवानगी मिळणेबाबत दिनांक १४/११/२००८ व ३१/१/२००९ रोजी अर्ज केला आहे.

मौजे पाले बुद्रुक तालुका पनवेल येथील स.नं.१३७ हि.नं.१ क्षेत्र ०-५९-६ हे.आर. या जागेत श्री.जितेंद्र हरजीवन टिंबाडिया यांना या कार्यालयाकडील आदेश क्र.मशा.एलएनए.१.एसआर.१४५/९५ दिनांक ९/५/१९९५ अन्वये निवासी कारणासाठी बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

मौजे पाले बुद्रुक तालुका पनवेल येथील स.नं.१३२ हि.नं.२ क्षेत्र ०-४६-२ हे.आर., स.नं.१३८ हि.नं.२ क्षेत्र ०-४५-० हे.आर. एकूण क्षेत्र ०-९१-२ हे.आर. या जागेत श्री.जितेंद्र हरजीवन टिंबाडिया यांना या कार्यालयाकडील आदेश क्र.मशा.एलएनए.१.एसआर. १४६/९५ दिनांक २३/५/१९९५ अन्वये निवासी कारणासाठी बिनशेती व बांधकाम परवानगी देण्यात आलेली आहे.

अर्जदार लिओ इन्फ्रास्ट्रक्चर्स तर्फे भागीदार विश्वास सदानंद कारेकर व सतिश सदानंद कारेकर यांनी मौजे पाले बुद्रुक तालुका पनवेल येथील स.नं.१३२/२, १३७/१, १३८/२ ही जागा श्री.जितेंद्र हरजीवन टिंबाडिया तर्फे कु.मु. म्हणून विश्वास सदानंद कारेकर यांच्याकडून खरेदीखताने विकत घेतली असून फेरफार क्र.२०६१ ने सदरची जागा-अर्जदार यांच्या नावे हक्कनोंदीस दाखल आहे.

तहसिलदार पनवेल यांनी त्यांचेकडील पत्र दिनांक ९/१०/२००८ अन्वये कळविले आहे की, मौजे पाले बुद्रुक येथील स.नं.१३७/१, १३८/२, १३२/२ एकूण क्षेत्र १५०८० चौ.मी. या जमिनीस आदेश क्र.मशा.एलएनए.१.एसआर.१४५/९५ दिनांक ९/५/१९९५ व आदेश क्र.मशा/एलएनए/एसआर/१४६/९५ दिनांक २३/५/१९९५ नुसार बिनशेती परवानगी देण्यात आलेली आहे. वरील आदेशातील शर्त क्र.१ प्रमाणे जागेचा वापर फक्त निवासी कारणासाठी करणेत यावा. बांधकाम सुधारीत मंजूरीप्रमाणे करणार आहेत. शर्त क्र.२ स्थलदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून मागील, पुढील बाजूस प्रत्यक्षात जागेवर ठेवणार आहेत. शर्त क्र.३ चे पालन केलेले आहे. शर्त क्र.४ प्रमाणे बांधकाम हे तळमजला व त्यावर दोन मजले पेक्षा जास्त करणार नाहीत. शर्त क्र.५ प्रमाणे पिण्याच्या पाण्याची व्यवस्था बोअरवेलने केली आहे. सांडपाणी मल निर्मूलनाची व्यवस्था अर्जदार करणार आहेत. शर्त क्र.६, ७ व ८ चे पालन करणार आहेत. शर्त क्र.१० प्रमाणे बिनशेती आकार मान्य आहे. नवीन आकारणी दराप्रमाणे भरणा करणार आहेत. शर्त क्र.११ प्रमाणे प्लॉटची मोजणी करून घेणार आहेत. शर्त क्र.१३ प्रमाणे अर्जदार यांनी सनदा तयार करून दिलेल्या



16/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 3001/2016

नोंदणी :

Regn 63m

गावाचे नाव : 1) पाले बुद्रुक

(1) बिलेखाचा प्रकार करारनामा

(2) मोबदला 1050000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 966000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका नं -13, दुसरा मजला, बिल्डींग नं- 10, हावरे- कारेकर निसर्ग को ऑप हौ सो लि, सर्वे नं-132, हिस्सा नं-2, सर्वे नं-138, हिस्सा नं-2, सर्वे नं-137, हिस्सा नं-1, पाले बुद्रुक, ता-पनवेल जि -रायगड क्षेत्रफळ - कारपेट 222 चौ फुट ((Survey Number : 132 ;))

(5) क्षेत्रफळ

1) 222 चौ.फुट

(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:- भिकाजी भिवा परब - - वय:-62; पत्ता:-, , सदनिका नं 13, दुसरा मजला, बिल्डिंग नं 10, हावरे कारेकर निसर्ग को ऑप हौ सो लि, पाले बुद्रुक ता पनवेल जी रायगड, -, , गेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:- 410206 पॅन नं:-ADXPP9875E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- गणेश खशाबा दोरगे - - वय:-32; पत्ता:-, -, गावठाण, दोरगेवाडी, तालुका माण, जि सातारा, -, , गॉण्डावाळे ब्क, MAHARASHTRA, SATARA, Non-Government. पिन कोड:-415540 पॅन नं:-AHHPD0672M
2): नाव:- स्वाती गणेश दोरगे - - वय:-28; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गावठाण, दोरगेवाडी, तालुका माण, जि सातारा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, सातारा. पिन कोड:-415540 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 16/03/2016

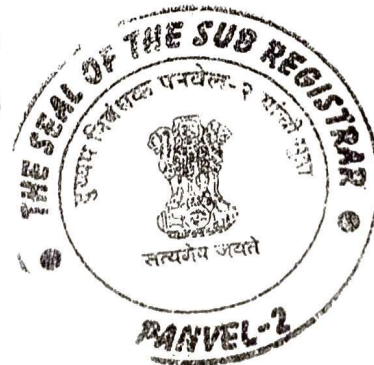
(10) दस्त नोंदणी केल्याचा दिनांक 16/03/2016

(11) अनुक्रमांक, खंड व पृष्ठ 3001/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 52500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 10500

(14) शेरा



सहदुय्यम निबंधक, वगं (पनवेल-२)

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



हावरे - कारेकर्स निसर्ग सहकारी गृहनिर्माण संस्था मर्यादित.

नोंदणी क्र. आरजीडी/पिडब्लूएल/एचएसजी/(टीसी)३००६/२०१४-१५/२०१४

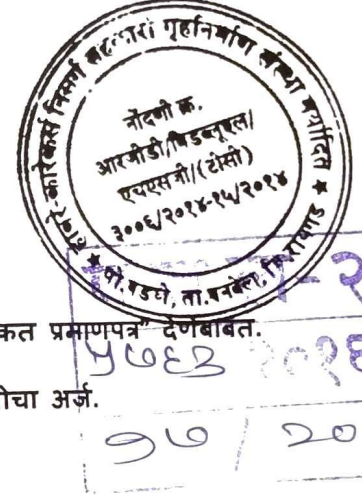
सर्व्हे नंबर १३७/१, १३८/२, १३२/२, पाले बुद्रुक, पो. पडघे, ता. पनवेल, जि. रायगड - ४१० २०८.

जा. क्र.: 151 / (NOC) / २०१५-२०१६

दिनांक: ३०/०३/२०१६

प्रति,

श्री. श्रीमती शिवा परब
ईमारत क्र. १० - सदनिका क्र. १३
हावरे-कारेकर्स निसर्ग गृहनिर्माण संस्था मर्या.
पाले (बु.), पो. पडघे, ता. पनवेल, जि. रायगड-४१० २०८.



विषय : सदनिका विक्री व हस्तांतरण करण्यास "ना - हरकत प्रमाणपत्र" देणेबाबत.

संदर्भ : आपला दिनांक : २२/३/२०/१६ रोजीचा अर्ज.

महोदय,

उपरोक्त विषयावरील आपला दिनांक _____ रोजीच्या अर्जासंदर्भात आपणांस कळविण्यात येत आहे कि, आपल्या ईमारत क्र. १० - सदनिका क्र. १३ हि विक्री व हस्तांतरण करण्यास "ना - हरकत प्रमाणपत्र" देणेबाबत आपण संस्थेकडे सदर अर्जाद्वारे विनंती केली होती. आपला हा अर्ज व्यवस्थापक समितीच्या बैठकीमध्ये विचारार्थ ठेवण्यात आला असता आपल्या मालकीची ईमारत क्र. १० - सदनिका क्र. १३ हि सदनिका श्री. श्री. शिवा परब ह्यांना विक्री करण्यास व हस्तांतरण करण्यास संस्थेच्या व्यवस्थापक समितीने मंजूरी दिली असून त्यानुसार प्रस्तुत "ना - हरकत प्रमाणपत्र" देण्यात येत आहे.

आपले,

M. S. Ghate
(श्री. म. सु. घाटे)
अध्यक्ष

(श्री. दिलीवर म. सय्यद)
सचिव

Ashok S. Gore
(श्री. अशोक सु. गोरे)
खजिनदार

performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned authority.

AND WHEREAS the Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of the Plans prepared by the Promoter/s Architects, M/s.Dinesh Nayak & Associates (Architects), and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the promotion of Construction Sale Management and Transfer) Act, 1963, and the rules framed there under.

24 The Promoters are entering into similar separate agreements with the several other persons and parties for the sale of flats/shops/car parking spaces etc. in the said buildings.

प व ल - ३	
२००९	२००९
७ १५३	

AND WHEREAS the Promoters have agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase Flat/Shop/Office Premises/Garage/Premises bearing No. 13 in Bldg. No. 10 admeasuring carpet area 222 sq.ft. Terrace area — sq.ft. on the SECOND floor (hereinafter referred to as the said Premises) in the Building in the residential complex known "NISARG" situated at Padghe for the consideration and on the terms and conditions hereinafter appearing.

M. S. K.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The **Promoters** have agreed to sell to the **Purchaser/s** (subject to the due and proper payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the **Purchaser/s**) and the **Purchaser/s** has/have agreed to purchase of and from the **Promoters** the said premises No 13 in Bldg. No. 10 admeasuring carpet area 222 sq.ft. & Terrace area — sq.ft. area, for the price of Rs. 5,15,000/- (Rupees FIVE LAKH FIFTEEN THOUSAND ONLY only)

For HAWAROO...

[Signature]
AUTHORISED...

[Signature]

to be paid by the Purchaser/s to the promoters in the following manner

- (i) Rs 25,000/- Earnest Amount
(ii) Rs 77,250/- On or before Agreement
(iii) Rs 1,50,000/- On commencement
(iv) Rs 1,00,000/- On completion of the plinth
(v) Rs 50,000/- On or before Completion of the 1st Slab.
(vi) Rs 50,000/- On Completion of the 2nd Slab
(vii) Rs 29,750/- On or before Completion of the 3rd Slab.
(viii) Rs ----- On Completion of the Last Slab.
(ix) Rs 22,000/- On Completion of the Brick work.
(x) Rs 11,000/- On or Before Completion.

TOTAL Rs. 5,15,000/-

प व ल - ३	
२००७	२००९
C 147	

(Please note that any liability arising out of service tax provision in respect of the above transaction shall be paid by the Purchaser/s)

2. On Possession of the said premises being offered by the Promoters to the Purchaser/s as licensee pending execution of Deed of Conveyance or Assignment in favour of Registered Co-operative Society, Limited Company or Condominium of Apartments and upon execution of such Deed of Conveyance, and/or Deed of Assignment such personal license granted to enter upon the said premises in favour of the Purchaser/s shall automatically become absolute possession of the Purchaser/s. The Promoters will forward to the Purchaser/s intimation of the Promoters having carried out the aforesaid work at the address given by the Purchaser/s under this Agreement and the Purchaser shall be bound to pay the amount of installments within 7 days of Promoters giving intimation to the Purchaser/s at the said address.
3. The Purchaser/s declare/s and confirm/s that he/she/they is/are aware that the building is to be interconnected building along with

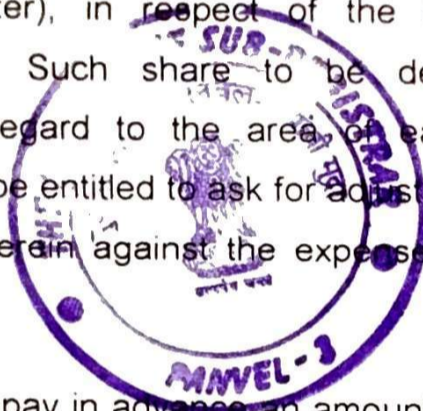
For HANOVER ...

AUTHORIZED SIGNATURE

BBharab

sum paid by the Purchaser to the Promoters for meeting all legal costs, charges and expenses including professional cost of the Attorney at Law/Advocates of the Promoters in connection with formation of the said Organization preparing its rules, regulations and bye-laws, and the cost of preparing this Agreement and the said amounts shall be retained for the purposes

16. Notwithstanding anything contained in this Agreement, the Purchaser/s hereby agree to regularly and punctually contribute and pay his/her/their proportionate share towards the costs, charges, expenses, Municipal taxes and all other outgoings etc. (including service tax and other taxes as may be made applicable at any time hereafter), in respect of the transaction herein contemplated items. Such share to be determined by the Promoters having regard to the area of each Premise. The Purchaser/s will not be entitled to ask for adjustment of the deposit amount mentioned herein against the expenses, Municipal taxes and outgoings.



प व ल - ३	
३०३७	२००९
१४/५३	

The Purchaser shall pay in advance an amount as decided by the Promoter to meet the future one year maintenance of Internal Layout Roads, recreation area, street lighting etc and for the purpose of maintenance and up keep of recreation area and other facilities which the Promoters may provide in "Nisarg" for the Purchasers of premises in the said property and earmark the same for the purpose of use thereof by the Purchasers of the premises in the said Complex. It is clarified that the said amount to be calculated as per area of premises & not by way of consideration for acquiring the said premises by the Purchasers of premises but for the purpose of lump-sum payment for future One Year maintenance in respect of the premises area. It is further agreed that the Promoter will have full right, absolute authority and good power to invest the said amount or amounts in the manner deemed fit by the Promoter and the Purchaser shall have no right to the said amount and the Purchaser shall not claim either refund thereof or hold the Promoters liable in that behalf in any manner whatsoever. It is agreed that the Promoters shall be entitled to

FOR HANDED OVER TO

AUT [unclear]

BBla... 6

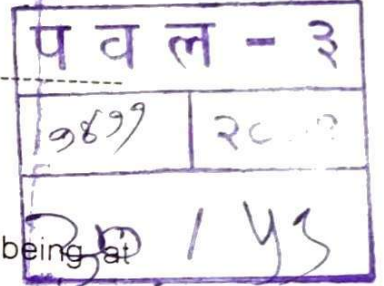
IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND
SEAL THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

FIRST SCHEDULE

Firstly :-

All those pieces or parcels of land or ground situate lying and being
at Village-Pale Budruk, in the Taluka Panvel and Registration District and
Sub-District of Raigad bearing.

Village	Survey No. Gut No.	Hissa No.	Area Aar.
Pale-Budruk,	132	2	46.2
Pale-Budruk	138	2	45.0
Pale-Budruk	137	1	59.6



Secondly :-

All those pieces or parcels of land or ground situate laying and being at
Village-Pale Budruk in the Taluka Panvel and Registration District and Sub-
District of Raigad bearing Gut Nos 132(2), 138(2), 137 (1)

SECOND SCHEDULE

Firstly :-

All those pieces or parcels of land or ground situate lying and being
at Village-Padghe, in the Taluka Panvel and Registration District and Sub-
District of Raigad bearing.

Village	Survey No. Gut No.	Hissa No.	Area Aar.
Padghe	139	7	41.20

Secondly :-

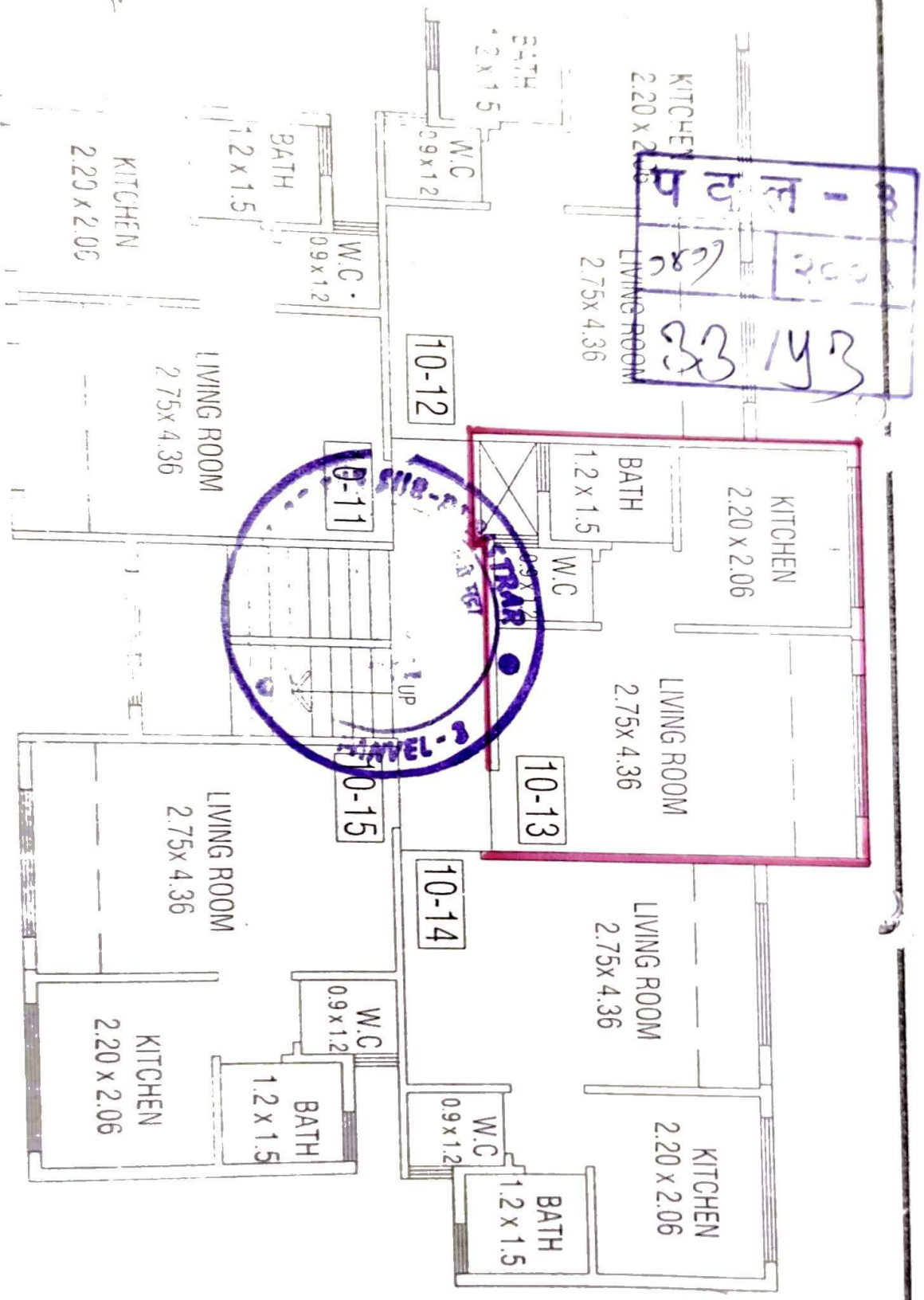
All those pieces or parcels of land or ground situate laying and being at
Village-Padghe in the Taluka Panvel and Registration District and Sub-District
of Raigad bearing Gut No. 139 (7).

For:

OFFICIAL

OFFICIAL

SECOND FLOOR PLAN (BLDG. 10) (PHASE - II)



"NISARG" CONSULTANTS
 CHINA CAMP BY (M. S. R. W.) 13272, 13271, 13272, 13277 AT
 PANEVEL
 PANEVEL BANGALORE

TITLE	SECOND FLOOR PLAN (BLDG. NO 10) (PHASE - II)
DATE	
SCALE	
PROJECT NO.	
CLIENT	
DESIGNER	
CHECKER	
DATE OF ISSUE	

ARCHITECTS
SPACE CONSULTANT.
 416 VARDHAMAN MARKET
 SEC - 17, VASHI, NAVI MUMBAI,
 TEL - 07910048
 FAX - 07910008



Edate & Sunil
ASSOCIATES
Advocates & Consultants in Property

N. Edate
(Spl), LL.M.
Advocate, High Court
CIDCO MM / Law Officer
Sunil V. Chhabria
Com, LL.B.
Advocate, High Court

204, 2nd Flr.,
Vardhaman Market, Plot No. 75,
Sector 17, Vashi,
Navi Mumbai 400 703.
Tel : 67912959 / 32580341
e-mail : edate9sunil@hotmail.com

Date :

13-2-2009

TITLE CERTIFICATE

Subject: -Title Certificate in respect of lands i.e. 1) Survey No.132, Hissa No.2 admeasuring Hector 0, Aar 46, Point 2, assessment Rupees 7.50, 2) Survey No.138, Hissa No.2, admeasuring Hector 0, Aar 45, Point 0, Assessment Rupees 7.12 and 3) Survey No.137, Hissa No.1, admeasuring Hector 0, Aar 59, Point 6, assessment Rupees 12.51, all lands laying, being and situate at Village – Pale, Budruk, Taluka Panvel, District Raigad (hereinafter referred to as “the Land-A”) and the land bearing Survey No-139, Hissa No-7, admeasuring Hector 0, Aar 41, Point 20, Assessment Rupees 82.40 laying, being and situated at Village – Padghe, Taluka Panvel, District Raigad (hereinafter referred to as “the land – B)

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४३	१५५

We have examined the title of the Haware Engineers and Builders Private Limited, a company registered under the Companies Act, 1956 (I of 1956) having its registered office at 413-416, 4th Floor, Vardhaman Market, Sector 17, Vashi, Navi Mumbai hereinafter referred to as “the Promoters” to the above Lands A and B and state as under: -

1. One Shri. Jitendra Harjivan Timbadia was seized and possessed of or otherwise well and sufficiently entitled to a piece and parcel of the said “Land-A” bearing 1) Survey No.132, Hissa No.2, admeasuring Hector 0, Aar 46, Point 2, assessment Rupees 7.50, 2) Survey No.138, Hissa No.2, admeasuring Hector 0, Aar 45, Point 0, Assessment Rupees 7.12 and 3) Survey No.137, Hissa No.1, admeasuring Hector 0, Aar 59, Point 6, assessment Rupees 12.51, all lands laying, being and

medhate

Date: 02.03.2023

(Kind Attn.: Mr. Kuldip Kumar)

To
The Chief Manager
State Bank of India
SBI RASMECC Panvel

भारतीय स्टेट बैंक/SBI
सु.न.उ.कर्म केंद्र/RASMECC
- 9 MAR 2023
664
डाक प्राप्त/DAK RECEIVED

Recovery Proceedings under the Securitisation Act 2002
Case: Shri Ganesh Khashaba Dorage & Smt. Swati Ganesh Dorage

The above case has been assigned to us for recovery proceedings under Securitisation Act 2002. We have visited the mortgaged property situated Flat No. 13, 2nd Floor, Bldg. No. 10, Haware- Karekar's Nisarg Co. Op. Hsg. Soc. Ltd., Village -Pale, Budruk, Taluka- Panvel, Dist. Raigad-410206 (**Geolocation: 19.0469542, 73.1229741**) standing in the name Shri Ganesh Khashaba Dorage & Smt. Swati Ganesh Dorage along with Authorised Officer Mr. Kuldip Kumar, Circle Officer on **01.03.2023** for the purpose of taking possession u/s 13(4) of the said Act. The Circle Officer Ms. Sanika Patil. At the time of our visit, we found that the said flat was given on rents. They were using the property for self-residential purpose. So the Authorised Officer explains the reason for our visit. At first the tenant was not ready to handover the possession. The borrower was also present; the Society Secretary was also present there. They were requesting for some time duration but the Circle Officer and the Authorised Officer did not allow them any time. So the tenant started to shift their articles. After removing the article we entered inside the flat. No articles were there. After that the Circle Officer took the possession of the said flat and handover the same to the Authorised Officer. The Authorised Officer then affixes the Possession Notice on the outer door of the Property and took the Physical Possession of the property. Prior to taking possession of the said property, the thorough enquiry was conducted in the vicinity of the flat to identify the mortgaged property. *The Society Secretary also acknowledges the possession taken letter.*

We reached at the mortgaged property on **01.03.2023** and Physical Possession of the said property was taken by the Authorised Officer as per procedure laid down in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

The entire process has been Photographed and the following process has been done:-

- The appendix IV Possession Notice u/s 13(4) has been affixed on the Front door of the property and photographs have been taken.
- Panchnama has been also drawn by Circle Officer in front of the Panchas available at the site.

The Bank is required to publish Possession Notice in two local News Papers as per Rules to the Securitization Act.



V S JADON & CO. VALUERS LLP.

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,
SANPADA, NAVI MUMBAI 400 706.
TEL: 022-27758396/5 FAX: 022-27758394. E mail: vsjvaluer@gmail.com.
Web site: www.vsjadon.com

Valuation Report

Name of Branch		SBI RASMECC Panvel.		Date: 26/11/2012						
Name of Customer (s)/ Borrowal Unit		Mr. Ganesh Khashaba Dorage & Mrs. Swati Ganesh Dorage.								
Customer Details										
1	Owner Name		Mr. Ganesh Khashaba Dorage & Mrs. Swati Ganesh Dorage.							
	Apl No.		NA							
2	Property Details									
	Address of the Property		Flat No. 13, 2nd Floor, Building No. 10, Haware -Karekar's Nisarg Chsl, Survey No. 132, 138, 137, Hissa No. 2, 1, Pale Budruk, Tal. Panvel, Dist. Raigad- 410 208.							
	Nearby Landmark/ Google Map Independent access to the property		Opposite Canara Bank ATM							
	Longitude	73.1231037	Latitude	19.0473057						
3	Document Details									
	Layout Plan	No	NA	Approval No.	NA Dated: NA					
	Building Plan	No	NA	Approval No.	NA Dated: NA					
	Commencement Certificate	No	NA	Approval No.	NA Dated: NA					
	Legal Documents	1. Copy of Index II & Agreement for Sale Verified: 3001/2016 Dated: 16/03/2016 2. Copy of O.C. verified: Grampanchayat Pale budruk Dated: 26/06/2012								
4	Physical Details									
	Adjoining Property	East	Open Land	West	Road	North	Open Land	South	Padghe Village	
	As per documents	East	NA	West	NA	North	NA	South	NA	
	Matching of Boundaries	NA	Plot Demarcated	Yes	Approved Land Use (Industrial / Commercial / Residential)	Residential	Type of Property	1 RK Flat		
	No of room	Living/Dining	1	Bed Room	-	Toilets/Bath	1	Kitchen	1	
	Total No of Floor	G + 2nd Floors	Floor on which the property is located on	2nd Floor	Approx age of the Property	06 Years	Residual Age of the Property	54 Years	Type of structural – RCC framed/ Stone/ BB/ Masonry	RCC Frame Structure
5	Tenure/Occupancy Details									
	Status of Tenure	Rented	No of years of Occupancy:	NA	Relationship of tenant or owner	NA				
6	Stage of Construction:									
	Stage of Construction:	100%	Completed	If under construction, extent of completion:		NA				
7	Violations if any observed									
	Nature and extent of Violations		NA							
8	Area Details of the property									

V S JADON & CO. VALUERS LLP.

Area	(As per Measurement)	Area	ft.(As per Measurement)	Area	ft.(As per Measurement)	Carpet Area	Measurement)
Carpet Area	222 sq. ft. (As per Agreement or Index II)	Fungible Area	NA sq. ft.(As per Agreement or Index II)	Terrace Area	NA sq. ft.(As per Agreement or Index II)	Gross Carpet Area	222 sq. ft. (As per Agreement or Index II)
Builtup Area	274 sq. ft. (Derived from Carpet Area @ Agreement or Index II)	Saleable Area	331 Sq.ft. (Area derived 45% Loading on Carpet Area @ Measurement)				

9 Valuation

1. Mention the as per Government Approved Rate also: **2,991/- Per Sq. Ft. On Builtup area**
2. In Case of valuation of 20% or more in the valuation proposed by the value and the guideline value provide in the State Govt. Notification or income Tax Gazette justification on variation has to be given.

Summary of valuation :

i. Carpet Area	228 Sq.ft.	
ii. Market Rate	6,400 Per Sq. Ft. On Carpet Area	
iii. Expected Rental Value	3000 Per Month.	
iv. a. Land :		
iv. b. Building : Residential Flat		
v. Fair Market Value	14,59,200	In words: Rupees Fourteen Lakh Fifty Nine Thousand Two Hundred Only
vi. Realizable Value	13,13,280	In words: Rupees Thirteen Lakh Thirteen Thousand Two Hundred Eighty Only
vii. Force / Distress Sale Value	11,16,288	In words: Rupees Eleven Lakh Sixteen Thousand Two Hundred Eighty Eight Only
viii. Insurable Value	Built Up Area x Cost of Construction	
	274 x 1,500	
	4,11,000	

10 Assumptions/Remarks

1. Qualifications in TIR/Mitigation suggested, if any Technical Details given in report are taken from copies of documents furnished to us: Yes
2. Property is SARFAESI compliant: Yes
3. Whether property belongs to social infrastructure like hospital, school, old age home etc. No
4. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. To be Mortgaged
5. Details of last two transactions in the locality/area to be provided, if available. No
6. Any other aspect which has relevance on the value or marketability of the property

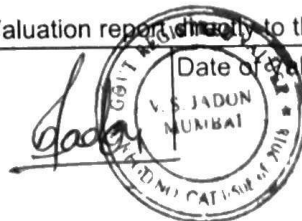
11 Declaration

- i. The property was inspected by the undersigned on: 24/11/2018.
- ii. The undersigned does not have any direct/indirect interest in the above property
- iii. The information furnished here in is true and correct to the best of our knowledge.
- iv. We have submitted Valuation report directly to the bank.

12 Name address & signature of valuer with Wealth Tax Registration No.

Signature of Valuer

Date of Valuation: 26/11/2018



V S JADON & CO. VALUERS LLP.

Area	(As per Measurement)	Area	ft.(As per Measurement)	Area	ft.(As per Measurement)	Carpet Area	Measurement)
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- i. The property was inspected by the undersigned on: 24/11/2018. ii. The

V S JADON & CO. VALUERS LLP.

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,
SANPADA, NAVI MUMBAI 400 706.

TEL: 022-27758396/5 FAX: 022-27758394, E mail: vsjcvvaluer@gmail.com.

Web site: www.vsjadon.com

Valuation Report

Name of Branch:		SBI RASMECC Panvel.			Date: 26/11/2018				
Name of Customer (s)/ Borrowal Unit		Mr. Ganesh Khashaba Dorage & Mrs. Swati Ganesh Dorage.							
Customer Details									
Owner Name		Mr. Ganesh Khashaba Dorage & Mrs. Swati Ganesh Dorage.							
Appl No.		NA							
Property Details									
Address of the Property		Flat No. 13, 2nd Floor, Building No. 10, Haware -Karekar's Nisarg Chsl, Survey No. 132, 138, 137, Hissa No. 2, 1, Pale Budruk, Tal. Panvel, Dist. Raigad- 410 208.							
Nearby Landmark/ Google Map Independent access to the property		Opposite Canara Bank ATM							
Longitude		73.1231037		Latitude		19.0473057			
3 Document Details									
Layout Plan		No	NA	Approval No.		NA Dated: NA			
Building Plan		No	NA	Approval No.		NA Dated: NA			
Commencement Certificate		No	NA	Approval No.		NA Dated: NA			
Legal Documents		1. Copy of Index II & Agreement for Sale Verified: 3001/2016 Dated: 16/03/2016 2. Copy of O.C. verified: Grampanchayat Pale budruk Dated: 26/06/2012							
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Adjoining Property	East	Open Land	West	Road	North	Open Land	South	Padghe Village	
As per documents	East	NA	West	NA	North	NA	South	NA	
Matching of Boundaries	NA	Plot Demarcated	Yes	Approved Land Use (Industrial / Commercial / Residential)	Residential	Type of Property	1 RK Flat		
No of room	Living/Dining	1	Bed Room	-	Toilets/Bath	1	Kitchen	1	
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5 Tenure/Occupancy Details									
Status of Tenure		Rented	No of years of Occupancy:		NA	Relationship of tenant or owner		NA	
6 Stage of Construction:									
Stage of Construction:		100%	Completed			If under construction, extent of completion:		NA	
7 Violations if any observed									
Nature and extent of Violations				NA					
8 Area Details of the property									
Site Carpet	228 sq. ft.	Fungible	NA sq.	Terrace	NA sq.	Gross Area		228 sq. ft.(As per	

