



24/06/2019

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कुर्ला 5

दस्त क्रमांक : 8391/2019

नोंदणी :

Regn:63m

गावाचे नाव : तुंगवा

(1) विलेखाचा प्रकार	सेल सर्टिफिकेट
(2) मोबदला	18005000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15486828
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: सदनिका नं: 103 व टेरस,1 ला मजला,प्रिमियर एम्पेरियर,ऑसम हाइट्सच्या समोर,ऑफ मरोळ मिलिट्री रोड,तुंगवा व्हिलेज,अंधेरी पूर्व,मुंबई 400059((C.T.S. Number : 31 B ;))
(5) क्षेत्रफळ	1) 92.68 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:-दिवाण हौसिंग फायनान्स कॉर्पोरेशन लिमिटेड (डीएचएफएल) तर्फे ऑथोराईज सिग्रेटरी निलम मेहता -- वय:-28; पत्ता:-- , 1 ला मजला , वार्डन हाऊस, सर पी एम रोड, फोर्ट, बाजारगेट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-AAACD1977A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शरत प्रकाश सीताराम श्रीयन -- वय:-59; पत्ता:-- , मनम्पदिकोडी, हेजमडी, उडुपी , कर्नाटक, -, -, अब्रल, KARNATAKA, UDUPI, Non-Government. पिन कोड:-574103 पॅन नं:-AGLPS5648F 2): नाव:-प्रतिभा गोपाल कृष्णा बंगेरा -- वय:-52; पत्ता:-- , वी 15, अमर महल, मुंजाळ नगर, टिळक नगर, हायवे ट्रॅफिक सिग्नल जवळ, टिळक नगर, मुंबई, -, -, चेंबूर आज, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-APCPS2830R
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2019
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2019
(11)अनुक्रमांक,खंड व पृष्ठ	8391/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1080300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 20/06/2019) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



वस्तासोबत सूची क्र. II

करल- ५		
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2019		

SALE CERTIFICATE

Total Sale Price
Stamp Duty

Rs.1,80,05,000/-
Rs.10,80,000/-

SHORT DESCRIPTION OF REGISTRY

- 1-Type of Property : Residential
 2-Description of Property: Flat No.103, 1st Floor, Premier Emperor, Tungwa Village, Off Military Road, Ashok Nagar, Above Indian Bank Andheri East, Mumbai Mumbai Suburban Maharashtra-400059
 3-Area of Property :
 4-Status : Constructed
 5-Land Rate : Rs. _____/-
 6-Sale Amount : **Rs.1,80,05,000/- (Rupees One Crore Eighty Lacs Five Thousand Only).**
 7-Total Paid Stamp-Duty : **Rs.10,80,000/-**

THIS SALE CERTIFICATE is executed at Mumbai on this 19th day of June, 2019.

BETWEEN

Dewan Housing Finance Corporation Limited (DHFL), a Company incorporated under the Companies Act 1956, having its Registered office at Warden House, Second Floor, Sir P.M. Road, Fort, Mumbai – 400001, Corporate Office at HDIL Towers, 6th Floor, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai – 400051 and Branch Office at Rustomjee R-cade, 3rd floor, Rustomjee Acres, Above Café Coffee Day, Jaywant Sawant Road, Dahisar (W), Mumbai 400 068, represented by its Authorised Officer/ Representative, **Miss Nilam Mehta**, hereinafter called the '**Secured Creditor**' or the **First Part**.



Handwritten signatures and initials are present at the bottom of the page, including a large 'Q' on the left and several scribbled signatures in the center and right.

IN FAVOUR OF

1. **Sharat Prakash Sitaram Shriyan, R/o** Durga Nivas, ManampadiKodi, Hejamadi, Udupi, Karnataka-574103 and 2. **PratibhaGopal Krishna Bangera, R/o** Near Highway Traffic Signal, B-15, Amar Mahal, Munjal Nagar, Chembur, Tilak Nagar, Mumbai, Maharashtra-400089, hereinafter called the '**Auction Purchasers**' or the **Second Part. PAN: - Sharatprakash Shriyan AGLPS5648F & Pratibha Bangera APCPS2830R**

The terms and expression Secured Creditor or the repugnant, mean and include his respective heirs, nominees, assigns, administrators and legal representatives.

Pratibha Bangera केरल- 4		
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First Part shall unless successors executors,		

DETAILS OF PROPERTY:

The Residential Property, Flat No.103, 1st Floor, Premier Emperor, Tungwa Village, Off Military Road, Ashok Nagar, Above Indian Bank Andheri East, Mumbai Mumbai Suburban Maharashtra-400059(hereinafter called the '**Said Property**' or '**Auctioned Property**').

And whereas, Javed Amin Khan (Borrower) and NafisaJaved Khan (Co-Borrower)had taken a Loan from Dewan Housing Finance Corporation Ltd for the Purchase of or Against the Said Property. Further, Javed Amin Khan (Borrower) and NafisaJaved Khan (Co-Borrower)later on defaulted in the repayment of the loan and did not pay the EMIs regularly and therefore their loan account was declared as Non Performing Asset (NPA). Consequently, Dewan Housing Finance Corporation Limited acted legally by initiating proceedings under **SARFAESI Act, 2002** (hereinafter called the '**Said Act**') against the borrower wherein, Demand Notice U/s 13(2) of the Said Act was issued to the borrower on 18-02-2016 and also Published on 26-02-2016 in the Newspapers i.e. in 'Free Press' and 'Navshakti'. Thereafter, after expiry of statutory 60 days time as per the Demand Notice for payment deposition by the borrower which he did not pay, the Possession Notice U/s 13(4) of the Said Act was issued to the borrowers on 14-09-2016and also published on 20-09-2016 in Two Newspapers i.e. in 'Business Standard' and 'Mumbai Lakshwadeep' (In English and Vernacular Language). Further, after taking the Possession Orders for Physical Possession dated 06-12-2017 U/s 14 of the Said Act from the concerned region's District Magistrate, the Physical Possession of the said property was taken over by the Authorized Officer of Dewan Housing Finance Corporation Limited on 01-03-2018. In continuation of the proceedings under

[Handwritten signatures]



Said Act, the said property was put on Sale via public auction and accordingly Sale Notice carrying the Reserve Price of Rs.1,80,00,000/ (Rupees One Crore Eighty Lacs Only) was issued to the borrower and also published in Two Newspapers i.e. in 'Free Press' and in 'Navshakti' (In English and Vernacular Language) on 11-12-2018.

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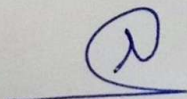
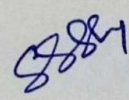
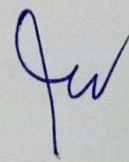
And whereas as per the above mentioned auction, **1. Sharat Prakash Sitaram Shriyan & 2. Pratibha Gopal Krishna Bangera** (Auction Purchasers) was declared Successful Purchaser of the Said Property and accordingly, after the receipt of the complete Sale Price from the Auction purchaser, the Authorised Officer has issued the Sale Certificate dated 31-05-2019 in accordance with Appendix V under rule 9(6) of the SARFAESI Act, 2002 in favor of **1. Sharat Prakash Sitaram Shriyan & 2. Pratibha Gopal Krishna Bangera** (Auction Purchasers) and subsequently handed over the Physical Possession of the Said Property to them along-with the Original Title Documents and Keys of the Property. Dewan Housing Finance Corporation Limited has no right; claim whatsoever over the subject property after the issuance of the Sale Certificate.

NOW, THEREFORE, THIS SALE CERTIFICATE WITNESSETH AS UNDER:-

1. That the Secured Creditor or the First Part hereby sells, transfers and convey the aforesaid Property i.e. Flat No.103, 1st Floor, Premier Emperor, Tungwa Village, Off Military Road, Ashok Nagar, Above Indian Bank Andheri East, Mumbai Mumbai Suburban Maharashtra-400059 to the Auction Purchaser or the Second Part with all common facilities such as stair case, passage, gallery, common entrance etc as available.
2. That the complete Sale Price/Bid amount for the auctioned property of **Rs.1,80,05,000/- (Rupees One Crore Eighty Lacs Five Thousand Only)** has been duly paid by the Auction Purchaser or the Second Part through the following instruments which are as follows:

Rs.18,00,000/- vide Demand Draft No. 156458 issued by Axis Bank dated dated 14/12/2018 in favor of Dewan Housing Finance Corporation Limited.

Rs.27,00,000 /- vide Cheque No. 21319 issued by Axis Bank dated 04/01/2019 in favor of Dewan Housing Finance Corporation Limited.



Rs.10,00,000/- vide IMPs online transfer issued by ICICI Bank dated 14.02.2019 in favor of Dewan Housing Finance Corporation Limited.

Rs.1,23,24,950/- vide Demand Draft No.217309 issued by SBI Bank dated 10.05.2019 in favor of Dewan Housing Finance Corporation Limited.

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3. That the Auction Purchaser have become owner & possession holder of the above said property after the issuance of the Sale Certificate and has full right of ownership & clear possession to use & to sell, to transfer, to mortgage, gift etc. the above said property in any manner.
4. That the Secured Creditor or the first Part have handed over the vacant and peaceful possession of the said property to the Auction Purchaser or the second Part along with all the Original Property Papers, photocopies and Door Keys related to the said property to the Auction Purchaser and now they have no right whatsoever over this property.
5. That the Secured Creditor further declares and assures the Auction Purchaser that the said property sold is free from all sorts of encumbrances, charges, mortgages, liens, notice, injunctions, legal flaws, disputes & defects in the title known to DHFL.
6. That the stamp duty and registration charges or any other expenses in respect of the Sale Certificate have been paid and borne by the Auction Purchaser or the Second Part.
7. That after the execution of this Sale Certificate, the Secured Creditor or the first Part is left with no right, interest, claim of any nature whatsoever in the said property and that the Auction Purchaser is fully authorized and competent to get the said property duly mutated in their favour and to their names duly transferred and substituted in the records of the Municipal Corporation, Revenue Records etc. and other concerned authorities.
8. That the Said Residential Space is sold on 'as is where is' basis, 'as is what is basis' and 'as is whatever is basis'.
9. That the Auction Purchaser of above flat has satisfied himself from all aspect. Now the Auction Purchaser will have no claim in future on this regard with the Secured Creditor neither that claim shall stand in front of law.

Signature

Signature



10. That upon taking possession of the said property, the Auction Purchaser shall check to the item of work quality of work material installation etc. and shall satisfy itself. Secured Creditor will have no liability for the quality of work, material, installation etc, in said flat or any other ground whatsoever.

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11. That after taking the possession of the said property, the Auction Purchaser will not be entitled to claim any type of damages regarding the construction quality and material, and the Auction Purchaser have seen all the documents/paper related to flat/plot and the Auction Purchaser is fully satisfied regarding the document. And the Auction Purchaser will not claim and not raise any dispute in future regarding the construction, map & design etc.

THE SCHEDULE HEREIN ABOVE REFERRED

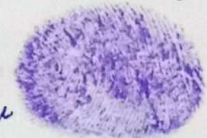
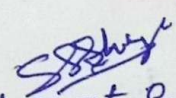
FLAT attached with terrace being flat No.103 admeasuring 831.08 square feet carpet area on the 1st floor of the building known as 'PREMIER EMPEROR' situate Opp. Awsome Heights, Next to Manavshthal Ashok Nagar. Off Marol Military Military Road, Andheri (East), Mumbai 400072 on the land bearing Survey No.12, C.T.S. No.31 of Village Tungwa, Taluka Kurla, Mumbai Suburban District.

IN WITNESS WHEREOF, the parties hereto have signed & executed the above Certificate on the day the month and the year stated above in the presence of the following witnesses.



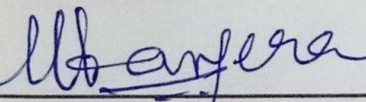
Secured Creditor
 (First Part)



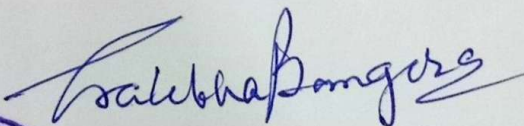


 Csharat Prakash
 Sitaram Shriyan
Auction Purchasers
 (Second Part)



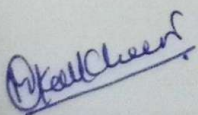
WITNESSES:-

1. 
 (Signature, Name & Address)





 PRATIBHA S
 BANJERA





Dewan Housing Finance Corporation Ltd.,
Rustomjee R-Cade, Rustomjee Acres,
2nd & 3rd Floor, Jayawant Sawant Road,
Dahisar (West), Mumbai - 400 666,
Maharashtra.

APPENDIX V

[rule 9(6)]

SALE CERTIFICATE

(For immovable property)

करल- 4		
T: (022) 61093333		
F: (022) 61093333		
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Whereas

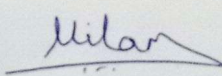
The undersigned being the Authorized Officer of **Dewan Housing Finance Corporation Limited** hereinafter referred to as DHFL, having its registered office at Varden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001 & Zonal Office at Rustomjee R-Cade, Rustomjee Acres, 2nd and 3rd Floor, Jayawant Sawant Road, Dahisar(West), Mumbai (Secured Creditor) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) and in exercise of the powers conferred under section 13(12) read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Dewan Housing Finance Corporation Limited, in favour of **Sharat Prakash Sitaram Shriyan R/O. Durga Nivas, Manampadi Kodi, Hejamadi, Udupi, Karnataka-574103 & Pratibha Gopal Krishna Bangera R/o. Near Highway Traffic Signal, B-15, Amar Mahal, Munjal Nagar, Chembur, Tilak Nagar, Mumbai, Maharashtra-400089**, the immovable property shown in the schedule below secured in favour of the Dewan Housing Finance Corporation Limited, by Javed Amin Khan (Borrower) and Nafisa Javed Khan (Co-Borrower) towards the financial facility of Housing Loan. The undersigned acknowledged receipt of **Rs.1,80,05,000/- (Rupees One Crore Eighty Lacs Five Thousand Only)** in favour of DHFL the **Sale Price** in full and handed over the delivery and possession of the scheduled property subject to the encumbrances, if any, not known to Dewan Housing Finance Corporation Limited.

Description of Immovable Property

Flat No.103, 1st Floor, Premier Emperor, Tungwa Village, Off Military Road, Ashok Nagar, Above Indian Bank Andheri East, Mumbai Mumbai Suburban Maharashtra-400059

Date: 31-05-2019

Place: Mumbai


Miss. Nilam Mehta
(Authorized Officer)

Dewan Housing Finance Corporation Limited

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करल - १

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MUMBAI MAHANAGARPALIKA

No. CE/4185/BPES/AL

2 JAN 2012

Projects &
(India) Pvt. Ltd.,
Mahal Arcade,
Lane,
(West),
- 400 054.

Sub:- Full Occupation permission to the building comprising of basement + Ground floor for Bank and I.T. office + 1st to 15th upper floor for residential user on plot bearing CTS No.31/B of village Tungva, at Saki Vihar Road, Kurla (West), Mumbai.

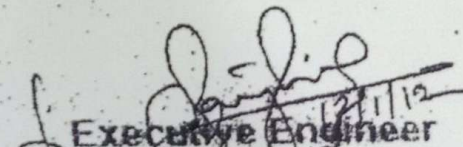
The full development work of the building comprising of basement + Ground floor for Bank and I.T. office + 1st to 15th upper floor for residential user on plot bearing CTS No.31/B of village Tungva, at Saki Vihar Road, Kurla (West), Mumbai is completed under the supervision of Shri. Umesh Bhatt, License Architect, having License No. U/87/10412 and Shri Sunil R. Shah, Licensed Structural Engineer having license STR/S/96 may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. whichever is earlier.
2. That the P.R.Card in the name of MCGM for amenity of open space shall be submitted within one months or before B.C.C whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

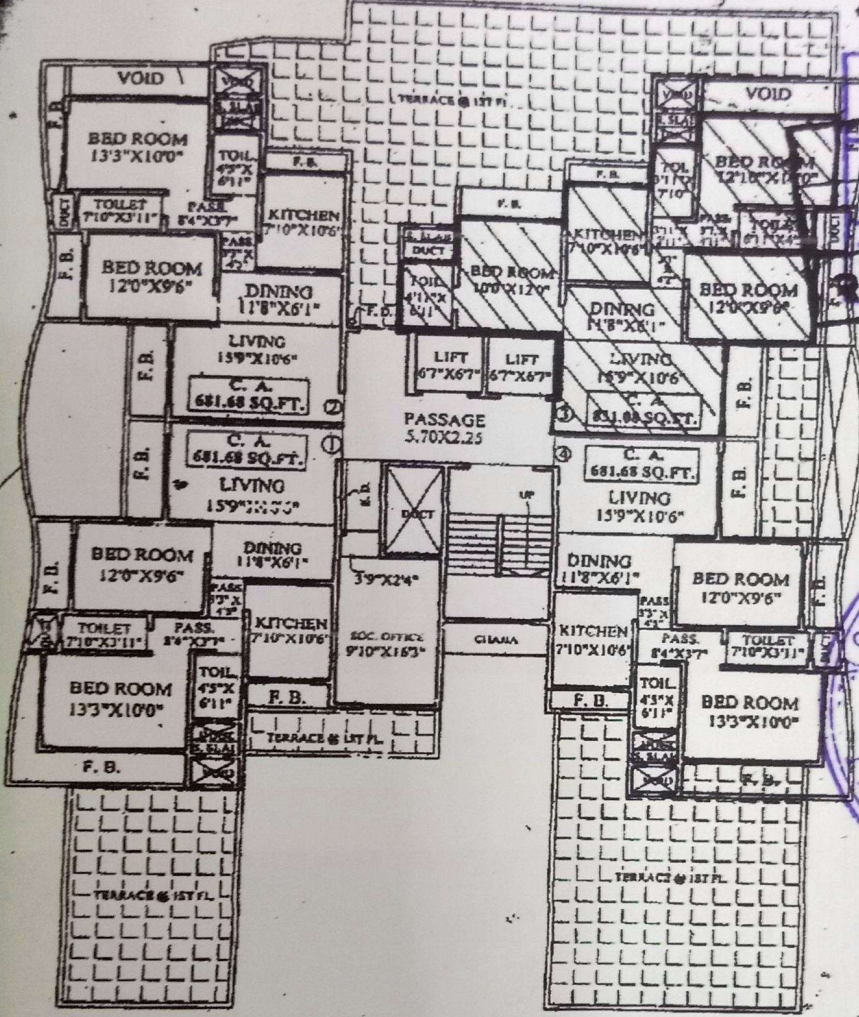

Executive Engineer
(Building Proposals)(E.S.)



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 8002
 DATE: 21.04.2011
 2094

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 2093
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CONNOPIY @ 1ST FLR.



FLOOR :- 1 FLAT NO :- 103 1ST FLOOR PLAN

PROPOSED RESIDENTIAL BUILDING ON PLOT NO.4, OF PLOT BEARING C.T.S. NO 31-B OF VILLAGE TUNGVA AT SAKI VIHAR ROAD, MUMBAI.

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Share Certificate No. 003

Member's Regn No. 003

No. of Shares 10

SHARE CERTIFICATE

Authorized Share Capital of Rs. 100,000 Divided into 2000 Shares of Rs. 50/- Each

PREMIER EMPEROR CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 4, CTS No. 31/B, Military Road, Marol, Andheri (East), Mumbai 400 072

Registration No. MUM-2/WL/HSG/(TC)/10628/2013-2014/YEAR 2013

Date: 24.10.2013

This is to Certify that Shri/Smt. NIYAZ AHMED JAMSHER KHAN

Is the Registered Holder of 10 fully paid up Shares of Rs. Fifty each
numbered from 31 to 40 both inclusive, in

PREMIER EMPEROR CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye Laws of the said Society.

Given under the Common seal of the said Society at

MUMBAI this 25th day of APRIL 20 15

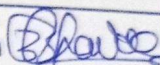
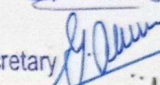
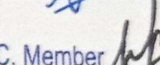
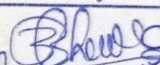
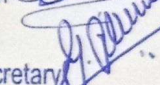
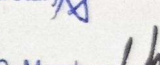


[Signature]
Authorised
Managing Committee Member

[Signature]
Secretary

[Signature]
Chairman

MEMORANDUM OF TRANSFERS OF THE

Sr. No. of Trasfer	Date of General Body Managing Committe Meeting when transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
2	25-03-19	JAVED AMIN KHAN & NAFISA JAVED KHAN	03	03	Chairman  Hon. Secretary  Auth. M.C. Member 
3	14-09-19	SHARAT PRAKASH SITARAM SHRSYAN and PRATIBHA GOPAL KRISHNA BANGERA	03	03	Chairman  Hon. Secretary  Auth. M.C. Member 
4					Chairman Hon. Secretary Auth. M.C. Member
5					Chairman Hon. Secretary Auth. M.C. Member
6					Chairman Hon. Secretary Auth. M.C. Member

Date: 21/03/2014/YEAR
 MUMBAI 400 072
 Ashok Nagar, Saki Vihar Road, Next to Ashok Nagar, Saki Vihar Road, Marol, Andheri (East), Mumbai 400 072
 (T.C)/10628/2013-2014/YEAR
 EMPEROR CO-OPERATIVE HOUSING SOCIETY
 Marol, Andheri (East), Mumbai 400 072
 Reg. MUM-2M/L/HSG/ (T.C)/10628/2013-2014/YEAR
 Marol, Andheri (East), Mumbai 400 072
 The Assistant General Manager,
 State Bank of India,
 Retail Assets Centralised Processing Cell,
 Saki Vihar Road, Marol, Andheri (E),
 We, M/s. Premier Emperor CHS Ltd, B
 Flat No. 103 situated
 the name of the
 Road, Next to
 of the Banger

REF: GRK: PECHSL: 059:2015-2020
 The Assistant General Manager,
 State Bank of India,
 Retail Assets Centralised Processing Cell,
 Saki Vihar Road, Marol, Andheri (E),
 We, M/s. Premier Emperor CHS Ltd, B
 Flat No. 103 situated
 the name of the
 Road, Next to
 of the Banger

1669

SSL

For Proposals above ₹ 50 Lacs upto ₹ 1 Crore Please Tick

Saving A/C No :		Branch FILE No.:	
CIF NO. : 90295378542		Tie up no. (if applicable)	
LOS Reference No. : 154980		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : SHARAT SHRIYAN.			
Co-Applicant Name : PRATIBHA BANGERA.			
Contract (Resi.) : 9902963481		Mobile : 9664000362	
Loan Amount : 1,50,00000/		Tenure : 10Yr.	
Interest Rate : 8.95%		EMI :	
Loan Type : HOME LOAN.		SBI LIFE :	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	

SBI G.
INS
DONE
28/06/19

Property Location : ANDHERI (EAST)	
Property Cost : 3CR.	
Name of Developer / Vendor :	

H-59182

RBO - II	ZONE - II	Branch : LOWER PAREL (Code No)
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Contact Person : SURENDRA MISHRA.	Mobile No. 7977761368.
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Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFI	
VALUATION - 1		SITE	
VALUATION - 2			

HLST / MPST / BM / PS along with Mob No. :
--

ISSUING OFFICER	Cnx - JIR - 8/4/19
OFF	At Cheek - 22/3/15 - Lead
VALUATION	Pohandary - 20/3 Subhadar - 21/3
SITE	Thakani / DI Patil - 22/3
LOAN A/C	25/3/2019 - Lead
T.D.	CIBIL - ✓
D.E.	

Mishra
surendra1974@gmail.com
not available

~~1669~~
1168115



HL TO BE PARKED AT _____ BRAN _____

VALUATION OF IMMOVABLE PROPERTY

For Housing Loan Purpose
For State Bank of India, RACPC, Sion Branch, Mumbai.

At

Flat No. 103 on 1st Floor, Building Known as "PREMIER EMPEROR",
Situated at Plot No. 4, Survey No. 12, C.T.S. No. 31B of Village Tungwa,
Opp. Awsome Heights, Next to Manavsthal Ashok Nagar, Off. Marol
Military Road, Andheri (East), Mumbai 400 072.



In the case of

Sharat Prakash Sitaram Shriyan. (Proposed Buyer)
Pratibha Gopalkrishna Bangera. (Proposed Buyer)

Prepared By

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt.,

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate

Malad (West), Mumbai 400064

Tel. No. 28825635/28826937

Mobile: 9869003273 /9833599876

Email: - aarchconsultants@gmail.com

Phones

Off. : 91 (22) 2882 6937
 : 91 (22) 2882 5635
 Mob. : 9869003273 / 9833599876
 Fax : 91(22) 2882 5635
 E-mail : aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants & Valuers
 B.E. Hons. [Bom.], A.M.I.E., A.I.V
 Govt. Reg. Valuers, Architectural, Engineering
 Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai :- 400 064.
 SBI Sion Branch / Sharat Prakash Sitaram Shriyan. / 32520 Date: 27/03/2019.

Annexure - I

To,
 The Chief Manager,
 State Bank of India,
 RACPC, Sion Branch,
 Mumbai.

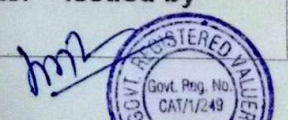
VALUATION REPORT

Name of Address of Branch State Bank of India, RACPC,
 Sion Branch, Mumbai.

Name of Customer (s) / Borrower units: Sharat Prakash Sitaram Shriyan. (Proposed Buyer)
 Pratibha Gopalkrishna Bangera. (Proposed Buyer)

Name of Owner/Seller (s) : DHFL.

1	Customer Details			
	Name	Sharat Prakash Sitaram Shriyan. (Proposed Buyer) Pratibha Gopalkrishna Bangera. (Proposed Buyer)		
	Appl. No.	+91-9902963481 / +91-9664000362.		
2.	Property Details			
	Address	Flat No. 103 on 1 st Floor, Building Known as "PREMIER EMPEROR", Situating at Plot No. 4, Survey No. 12, C.T.S. No. 31B of Village Tungwa, Opp. Awsome Heights, Next to Manavsthal Ashok Nagar, Off. Marol Military Road, Andheri (East), Mumbai 400 072.		
	Nearby Landmark	Opp. Awsome Heights, Next to Manavsthal Ashok Nagar, Off. Marol Military Road, Andheri (East), Mumbai 400 072.		
	Google Map Independent access to the property	Google Map Enclosed.		
3	Document Details		Name of Approving Authority	
	Layout Plan	Not available for inspection	N.A.	Approval No N.A.
	Building Plan	Not available for inspection	N.A.	Approval No. N.A.
	Full Occupation Permission Certificate	Yes.	M.C.G.M.	Approval No. CE/4185/BPES/AL Dated: 12/01/2012
	Legal Documents	Yes	List of Owners Documents. Successful BID Confirmation Letter – Issued by DHFL.	



Physical Details

Adjoining Properties	East	Road	West	Vasant Oasis	North	Manohar Heights	South	Hotel
Matching of Boundaries	Yes/No	Yes	Plot demarcated	Yes	Approved land use	Residential	Type of property	Flat
No. of Rooms	Living / Dining	1 No.	Bed Room	3 Nos.	Bath / W.C.	3 Nos. Toilets.	Kitchen	1 No.
Total No of Floors.	Basement + Ground for Bank & I.T. Office + 1st to 15th Upper Floors with 2 Lifts.	Floor on which the property is located	1st Floor	Approx. age of the property	07 Years. (2012)	Residual age of the property	53 Years. (if repaired & maintained properly & regularly)	Type of structure RCC Framed Structure

5 Tenure / Occupancy Details.

Status of Tenure	Vacant Flat. (3 BHK)	No of years of Occupancy	Relationship of tenant of owner	N.A.
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6 Stage of Construction

Stage of Construction	Building is Completed.	If under construction, extent of completion – N.A.
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7 Violations if any observed- No.
Nature and extent of violations – No.

8 Area Details of the Property

Site Area	-	Plinth area	-	Carpet area	831.08 Sq. Ft. (77.20 Sq. Mt.) As per Agreement for Sale Dated: 04/10/2013. Is considered for valuation.	Built up area	997.29 Sq. Ft. (92.65 Sq. Mt.)	Remarks
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9 Valuation

vi. Mention the value as per Government Approved Rates also
BUA = 997.29 Sq. Ft. x Rs. 15,523/- Per Sq. Ft. x 0.90 Depreciation Factor = Rs. 1,39,32,839/- (Considering Depreciated Value Factor 90% for 07 Years Old Building)

ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. **The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.**

Summary of Valuation

i.	Guideline Value = Rs. 1,39,32,839/-
a	Land
b	Building
ii.	Fair Market Value
	Carpet area 831.08 Sq. Ft. x Rs. 29,250/- Per Sq. Ft. = Rs. 2,43,09,090/- Say... = Rs. 2,43,09,000/- (Rupees Two Crores Forty Three Lakhs Nine Thousand Only)



	Realizable Value	0.90 X Rs. 2,43,09,000/- = Rs. 2,18,78,100/- Say... = Rs. 2,18,78,000/- (Rupees Two Crores Eighteen Lakhs Seventy Eight Thousand Only)
iv.	Forced / Distress Sale Value.	0.80 x Rs. 2,43,09,000/- = Rs. 1,94,47,200/- Say... = Rs. 1,94,47,000/- (Rupees One Crore Ninety Four Lakhs Forty Seven Thousand Only)
v.	Rental Value	Rs. 2,43,09,000/- X 2.5% / 12 = Rs. 50,643/- Per Month. Say... = Rs. 51,000/- Per Month. (Rupees Fifty One Thousand Per Month Only)
vi.	Insurance Value	Rs. 24,93,240/- Say... = Rs. 24,93,000/- (Rupees Twenty Four Lakhs Ninety Three Thousand Only)
vi.	Remark	The consideration for said flat as mentioned on draft Confirmation Letter of DHFL is Rs. 1,80,05,000/- (Rupees One Crore Eighty Lakhs Five Thousand Only). The value assessed is subject to keeping the same consideration of Rs. One Crore Eighty Lakhs Five Thousand Only on Proposed registered agreement which shall be registered at the earliest.
10.	Assumptions / Remarks.	Building is 100% Completed.
i.		i. Qualifications in TIR/ Mitigation suggested, if any
ii		ii. Property is SARFAESI Compliant: Yes.
iii		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No.
iv		iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged.
v.		v. Details of Last two transactions in the locality / area to be provided, if available. -N. A.
vi.		vi. Any other aspect which has relevance on the value or marketability of the property.
11.	Declaration	i. The property was inspected by our representative on 26/03/2019 . ii. The undersigned does not have any direct / indirect in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. Value assessed Excluding GST. iv. I have submitted valuation report directly to the Bank.
12.	Name Address & Signature of valuer with Wealth Tax Registration No.	S.D. Thakare Architect and Govt. Regd. Valuer. 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad[West] Mumbai - 400 064. Wealth Tax Registration No. CAT/1/249.
13.	Enclosures Documents & Photographs (Geo Stamping with Date) etc.	Photographs taken on site enclosed herewith.

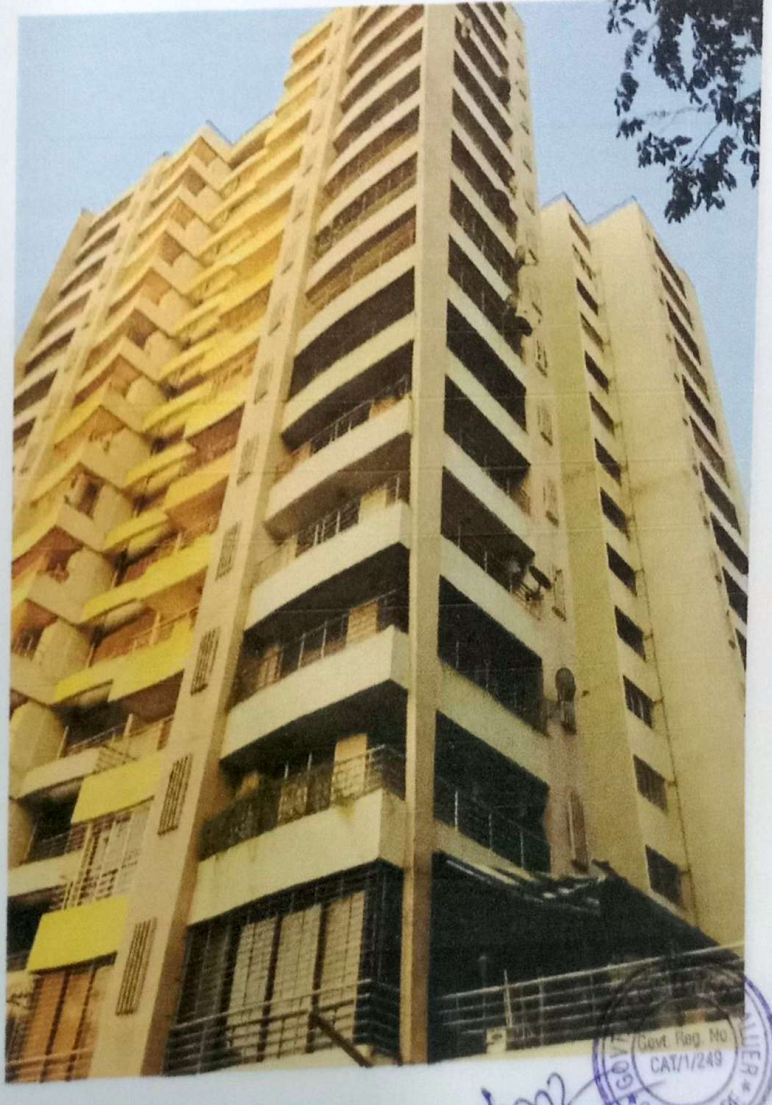
S.D. Thakare

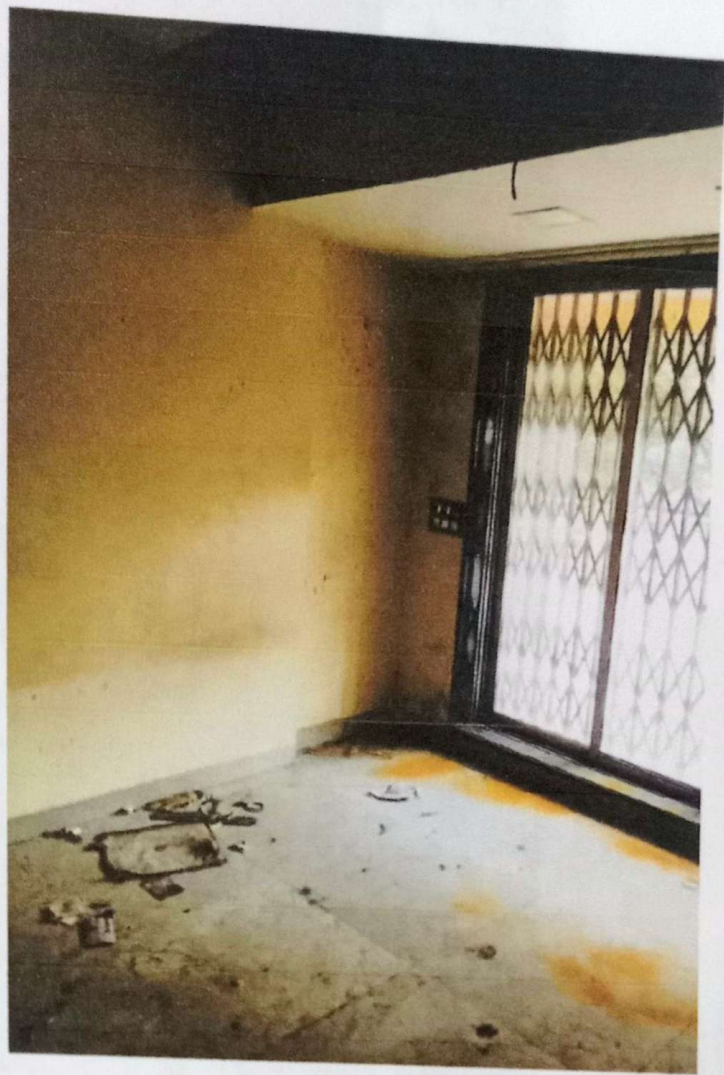
(S. D. Thakare)

Architect and Govt.Regd.Valuer.

Reg.No.CAT/1/249








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PHOTOGRAPHY CENTER
S. D. THAKUR

VALUATION REPORT

Purpose	Valuation for Home Loan.
In the Case of	1) SHARAT PRAKASH SITARAM SHRIYAN. (PROPOSED PURCHASER) 2) PRATIBHA GOPALKRISHNA BANGERA. (PROPOSED PURCHASER)
Valuation Instructed By	State Bank of India, RACPC, Sion (West) Branch, Mumbai.
Site Photo	
Property Details	Valuation of Flat No. 103, 1st Floor, in "PREMIER EMPEROR", Off. Marol Military Road, Plot No. 4, Nearby Manavsthal Ashok Nagar, Andheri (E), Mumbai, Pin Code 400 072. (Situated at Land Bearing S. No. 12, C.T.S. No. 31B, Tungwa Village, Taluka Kurla, District Mumbai.)
Valuation prepared by	D. T. Patil. Chartered Architect & Govt. Regd. Valuer 2 Swavalamban, Mamledar Wadi, 6th Road, Malad (West), Mumbai. 400 064. Mobile: 28814233 / 9967108876. Email: patil.deoram1@gmail.com

checked

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Member

Phones:

Mobile : 9967108876.

Telefax : 28814233

Email-patil.deoram1@gmail.com

D.T.PATIL

G. D. Arch., A.R.I.B.A. F.I.I.A.

Chartered Architect

& Govt. Registered Valuer

Resi. / Off. : 2, 'Swavalamban', Mammedar Wadi, 6th Road, Malad (West), Mumbai. - 400 064.

SHARAT PRAKASH SITARAM SHRIYAN.

SBI SION (WEST) BRANCH - 3981.

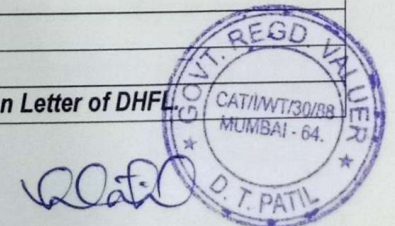
DATE: 29th March 2019.

Annexure - I

To,
The Chief Manager,
State Bank of India,
RACPC,
Sion (West) Branch,
Mumbai.

VALUATION REPORT

1	Customer Details	
	Name of Applicant	1) SHARAT PRAKASH SITARAM SHRIYAN. (PROPOSED PURCHASER) 2) PRATIBHA GOPALKRISHNA BANGERA. (PROPOSED PURCHASER)
	Name of Owner / Seller	DHFL.
	Applicant No.	09902963481 / 09664000362.
2	Property Details	
	Address	Valuation of Flat No. 103, 1 st Floor, in "PREMIER EMPEROR", Off. Marol Military Road, Plot No. 4, Nearby Manavsthal Ashok Nagar, Andheri (E), Mumbai, Pin Code 400 072. (Situated at Land Bearing S. No. 12, C.T.S. No. 31B, Tungwa Village, Taluka Kurla, District Mumbai.)
	Landmark / Google Map	Nearby Manavsthal Ashok Nagar, Andheri (E), Mumbai. Google Map Enclosed.
	Distance form Nearest Station	Approx. 3 Km. Distance From Marol Metro Station.
	Independent access to the property	N.A.
3.	Document Details	
A1	Layout Plan (Yes / No)	No.
B1	Name of Approving Authority	MCGM
C1	Approval Number	N.A.
A2	Building Plan (Yes / No)	No.
B2	Name of Approving Authority	MCGM
C2	Approval Number	N.A.
A3	Full Occupation Permission (Yes / No)	Yes.
B3	Name of Approving Authority	MCGM
C3	Approval Number	CE/4185/BPES/AL of 12 th Jan 2012.
A4	Commencement Certificate (Yes / No)	No.
B4	Name of Approving Authority	MCGM
C4	Approval Number	N.A.
	Legal Documents (Yes / No)	Yes.
	List of Documents Number	Successful BID Confirmation Letter of DHFL



4.	Physical Details	
	Adjoining Properties	North - Ashok Nagar Society. South - River Dale Tower. East - Awesome Heights. West - Mithi River.
	Matching of Boundaries (Yes / No)	Yes.
	Plot demarcated (Yes / No)	Yes.
	Approval Land (Residential / Commercial Industrial)	Residential.
	Type of Property Plotted / Flat	Residential Flat.
	No. of Rooms (Living / Dining)	Residential Flat is with 3 BHK.
	Living / Dining	1 No. Hall.
	Bedrooms	3 Nos. Bedroom.
	Toilets / W.C. / Bath	3 Nos. Toilet.
	Kitchen	1 No. Kitchen.
	Passage	2 Nos. Passage.
	Balcony / Terrace	1 No. balcony / Open Terrace Area.
	Total No. of Floors	Building is with B + GR. + 15 th Upper Floors.
	Total No. of Lifts	02 Lifts.
	Floor on which the property is located	Flat Located at 1 st Floor.
	Approx. age of the property	07 Years. (Year of Construction 2012)
	Residual age of the property	53 Years. (Subject to Proper & Regular Maintenance)
	Type of Structure	R.C.C. Framed Structure.
5.	Tenure / Occupancy Details.	
	Status of Tenure	Flat is Vacant.
	Owned / Rent	Vacant.
	No of years of Occupancy	Not Known.
	Relationship of Tenant of Owner	N.A.
6.	Stage of Construction (Under Construction / Completed)	Completed.
	If under construction, extent of completion.	N.A.
7.	Violations if any observed (Yes / No)	No.
	If yes Nature and extent of Violation	No.
8.	Area Details of the Property	
	i) Site Area	Information Not Available.
	ii) Plinth area	Information Not Available.
	iii) Usable Carpet	As per Document Carpet = 831.08 Sq. Ft. (77.20 Sq. Mt.) For Valuation.
	iv) Built up area	Built up area = 997.29 Sq. Ft. (92.65 Sq. Mt.)
	v) Salable area	-
	Remarks	The unregistered draft Successful BID Confirmation Letter of DHFL for sale is seen with sale consideration amount of Rs. 1,80,05,000/- (Rupees One Crore Eighty Lakhs Five Thousand Only). The Value & titles mentioned in the report is valid subject to registration of said draft DHFL Letter with same consideration of with same titles as mentioned in draft DHFL Letter.
9.	Valuation	



	Value as per Government Approved Rates also	As per Ready Reckoner (2019) = Rs. 1,39,33,000/- (Depreciation 90% for 07 years old Bldg.)
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given	The Reckoner Rates are Published for Charging Stamp Duty. The said Reckoner Rates are for Guideline Purpose for Bigger Zone & Don't Consider merits of Individual Property. As per Present Market Trend & Trend of Indian Economy the Actual Sale Rates are Higher in Majority of Cases than the Reckoner Rates.
	Summary of Valuation	
	Guideline Value	Rs. 1,39,33,000/-
	Land	-
	Building	-
	Fair Market Value	Carpet area = 831.08 Sq. Ft. x Rs. 29,000/- Per Sq. Ft. = Rs. 2,41,01,320/- Say... Rs. 2,41,01,000/-
	Realizable Value (90% of FMV)	Rs. 2,16,90,900/-
	Forced / Distress Sale Value (80% of FMV)	Rs. 1,92,80,800/-
	Rental Value	Rs. 50,210/- Per Month. (Approx.)
10.	Assumptions / Remarks.	<p>i) Qualifications in TIR/ Mitigation suggested, if any</p> <p>ii. Property is SARFAESI Compliant: Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No.</p> <p>iv. Whether entire piece of land on which the Flat is set up / property is situated has been mortgaged.</p> <p>v. Details of Last two transactions in the locality / area to be provided, if available - N.A.</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property.</p>
11.	Declaration	<p>The property was inspected by our representative Dated: 26th Dec 2018.</p> <p>The undersigned does not have any direct / indirect in the above property</p> <p>The information furnished herein is true and correct to the best of our knowledge</p> <p>I have submitted valuation report directly to the Bank</p>
12.	Name Address & Signature of Valuer with Wealth Tax Registration No.	<p>D. T. Patil.</p> <p>Chartered Architect & Govt. Regd. Valuer</p> <p>2 Swavalamban, Mamledar Wadi, 6th Road, Malad (West), Mumbai. 400 064.</p> <p>Wealth Tax Registration No. CAT//WT/30/88.</p>
	Dated of Valuation	29 th March 2019.
	Enclosures Documents & Photographs	Photographs Taken on Site are Enclosed Herewith.

Date: 29th March 2019.
Place: Mumbai.

(D. T. PATIL)
Architect, Govt. Regd. Valuer.
Reg. No. CAT//WT/30/88
CA/75/1111.

