

Date : 24-06-2019

Ref: ADI/SBI/RACPC/SION/SB/PP/2019/06-01

ANNEXURE-I

VALUATION REPORT

(properties of value upto Rs.5 crores)

Name & Address of Branch : State Bank of India, RACPC Sion, Branch
Name of Customer(s)/Borrowal unit : **Mr. Vivek Shankar Rangale**
(for which valuation report is sought) :

1 Customer Details			
Name	Mr. Vivek Shankar Rangale		
Apl no	Not given		
2 Property Details			
Address	Flat No. 204, 2nd Floor, Wing-B 'Soman Nagar B CHSL', S. No. 121, H.No.8, Goddev Phatak Road, Village Goddev, Bhayander (E), Thane 401 105.		
Nearby Landmark / Google Map	Near Phatak Road, Bhayander (E) Google Map of Surrounding area is attached below.		
Independent access to the property			
3 Document Details		Name of Approving Authority	Mira Bhayander Municipal Corporation
Layout Plan	Yes/No	Not Given	Approval No
Building Plan	Yes/No	Not Given	Approval No
Construction	Yes/No	Yes	Approval No
Legal Documents	Yes/No	1. Index II No. TNN4-5471/2014 Dated 23-09-2014 Agreement Value: Rs. 25,00,000/- Govt Value Rs. 18,41,000/- 2. Sale Agreement Between Mr.Pundalik Yashwant Masurkar & Mrs. Pooja Pundalik Masurkar And Mr. Vivek Shankar Rangale 3. Society Regn. No. TNA/(TNA)/HSG/TC/18286/2006-2007 4. Share Certificate No.21 in the name of Mr.Pundalik Yashwant Masurkar & Mrs. Pooja Pundalik Masurkar 5. Property Tax Bill in the name of Mr. Vivek Shankar Rangale for the Year 2018-2019 6. Occupany Certificate Dated 23-01-1998 7. Society Letter Dated 17-06-2019	

CAT-1/201
1-30/2008

Physical Details

Adjoining Properties	East	Rajesh Apartment	West	Phatak Road	North	Sulbha Sadan building	South	Jay Shree Ganesh Krupa CHSL
Matching of Boundaries		Not given	Plot demarcated	Yes	Approved land use	Yes	Type of Property	Flat
No of rooms	Living	1	Bed Rooms	-	Toilet	1	Kitchen	1
Total No of Floors	Ground + 04 Floors	Floor on which the property is located	2nd Floor	Approx Age of the Property	21 Year (As per O.C)	Residual Age of the property	39 Years (Subject to proper maintenance)	Type of structure - RCC

5 Tenure / Occupancy Details

Status of Tenure	Tenant Occupied	No of years of Occupancy -	Relationship with tenant or owner -
	XXXXXXXXXX		Tenant Occupied
6 Stage of Construction	100%	If under construction, extent of Completion -Completed.	

7 Violations if any observed -

Nature and extent of violations	Nil
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8 Area Details of the property

Site Area Sq. Ft B.U.A. (As per Index II)	308.00	Plinth Area	-	Carpet Area Sq. Ft (As per Measurement)	257.00	Saleable Area in Sq. Ft. (44 % Loading on Measurement C.A)	370.00	Remark-

9 Valuation

i. Mention the value as per Government Approved Rates also
 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.
 * It is a foregone conclusion that market value is always more than the RR prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.



SOMAN NAGAR 'B' CO-OP. HSG. SOC. LTD.

REGN. NO. : T.N.A./(T.N.A.)/HSG/(TC)/18286/2006/2007/A.D. 2007

Navghar - Phatak Road, Goddeo, Bhayandar (East), Tal. & Dist. : Thane - 401 105.

Certificate No. : 021

Date : 31-12-09

Flat/Shop/Room No. : 204

Members Reg No. : 21

Authorised Share Capital Rs. 200000/-. Divided into 4000/- Shares of Rs. 50/- only.

* SHARE CERTIFICATE *

This is to certify that Shri/Smt. PUNDALIK YASHWANT MASURKAR &
SMT. POOJA PUNDALIK MASURKAR of Bhayandar is/are the registered
holder of (five) shares from No. 101 to 105 of
Rs. 250/- (Rupees Two Hundred Fifty only) in **SOMAN NAGAR 'B' CO-OP. HSG. SOC. LTD.**
Bhayandar subject to the Bye-Laws of the said society and that upon each of such share the sum of
Rupees FIFTY... has been paid.



GIVEN under the common seal of the Society

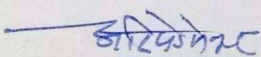
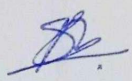
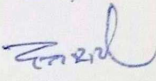
as on - day of 31-12-09 200

Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was Approved	To Whom Transferred	Sr. No. in the Share Register at which the Transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	11/01/2015  Chairman	SHRI. VIVEK SHANKAR RANGLE  Hon. Secretary	21	21  Committee Manager
2	Chairman	Hon. Secretary		Committee Manager
3	Chairman	Hon. Secretary		Committee Manager
4	Chairman	Hon. Secretary		Committee Manager
5	Chairman	Hon. Secretary		Committee Manager



23/09/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 5471/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) गोडदेव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1841000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे गोडदेव,भाईदर पूर्व,तालुका जिल्हा ठाणे येथील सदनिका क्र. 204/बी,दुसरा मजला,सोमण नगर बी को. ऑप. हौ. सो. लि.,गोडदेव फाटक रोड,भाईदर पूर्व,तालुका जिल्हा ठाणे,सदनिकेचे क्षेत्रफळ बिल्ट अप 28.62 चौ. मी.((Survey Number : 121 ; HISSA NUMBER: 8 ;))
(5) क्षेत्रफळ	1) 28.62 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:-पुंडलिक यशवंत मसुरकर - वय:-41, पत्ता:-प्लॉट नं: 204 बी , माळा नं: दुसरा मजला , इमारतीचे नाव: सोमण नगर बी को. ऑप. हौ. सो. लि., , ब्लॉक नं: -, रोड नं: गोडदेव फाटक रोड,, भाईदर पूर्व, तालुका जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:- 401105 पॅन नं:-ATLPM8234C 2): नाव:-पुजा पुंडलिक मसुरकर - - वय:-36; पत्ता:-प्लॉट नं: 204 बी , माळा नं: दुसरा मजला , इमारतीचे नाव: सोमण नगर बी को. ऑप. हौ. सो. लि., , ब्लॉक नं: -, रोड नं: गोडदेव फाटक रोड,, भाईदर पूर्व, तालुका जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:- 401105 पॅन नं:-AMVPM6845N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक शंकर रांगते - - वय:-29; पत्ता:-प्लॉट नं: जी 1, माळा नं: तळ मजला , इमारतीचे नाव: गावदेवी प्रसाद , ब्लॉक नं: -, रोड नं: गोडदेव, भाईदर पूर्व, तालुका जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AJKPR7042L
(9) दस्तऐवज करून दिल्याचा दिनांक	23/09/2014
(10)दस्त नोंदणी केल्याचा दिनांक	23/09/2014
(11)अनुक्रमांक,खंड व पृष्ठ	5471/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	

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AGREEMENT FOR SALE -CUM- TRANSFER

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE-CUM-TRANSFER is made and entered into at BHAYANDAR this 23rd day of SEPTEMBER, in the Christian year TWO THOUSAND FOURTEEN

B E T W E E N
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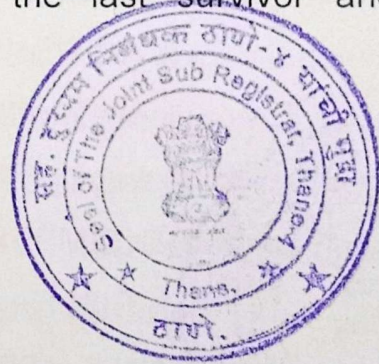
- [1] SHRI PUNDALIK YASHWANT MASURKAR And
[2] MRS. POOJA PUNDALIK MASURKAR,

Both Adults, Indian Inhabitant, residing at Flat No. 204/B, Second Floor, Soman Nagar 'B' Co-op. Hsg. Soc. Ltd., Goddev Phatak Road, Bhayandar [East] Taluka & Dist. Thane - 401 105 hereinafter referred to as "THE VENDORS/TRANSFERORS" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the ONE PART.

A N D
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SHRI VIVEK SHANKAR RANGLE,

Indian Inhabitant, residing at Flat No. G-1, Gaodevi Prasad, Goddev Village, Bhayandar [East] Dist. Thane - 401 105 hereinafter referred to as "THE PURCHASER/TRANSFEEE " (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the SECOND PART.



[Signature]
Masurkar

[Signature]

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WHEREAS, the Vendors/Transferors are the absolute Owners and in exclusive owners fully seized and possessed and well sufficiently entitled to Ownership self contained Residential FLAT PREMISES BEARING NO. **204/B** on the **Second** Floor, having a Built-up Area of 28.62 Sq.Mtrs., in the Society known as "**SOMAN NAGAR BLDG. NO. 'B' CO-OP. HOUSING SOCIETY LTD.**", having Regd. No. TNA/[TNA]/HSG/[TC]/18286/2006-2007, at **Goddev Phatak Road, Bhayandar [East] Taluka & Dist. Thane - 401 105.** (more particularly described in the Schedule hereunder written). The said Flat Premises herein after for the sake of brevity is referred to as " the said **PREMISES** ".

AND WHEREAS, by and under an AGREEMENT FOR SALE, Dated the 2nd day of DECEMBER, 2008 entered into BETWEEN M/S. STAR CONSTRUCTION COMPANY hereinafter referred to as " the BUILDERS " of the ONE PART and [1] SHRI PUNDALIK YASHWANT MASURKAR And [2] MRS. POOJA PUNDALIK MASURKAR the Transferors herein and Purchasers therein of the OTHER PART acquired the said Premises on OWNERSHIP BASIS on payment of Full & Final Sale Consideration therefore mentioned therein and took possession thereof. The Original Agreement for Sale, Dated the 2nd day of DECEMBER, 2008 mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane-4, vide Document No. TNN4 - 10249 - 2008, Dated 04/12/2008.



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Manekar

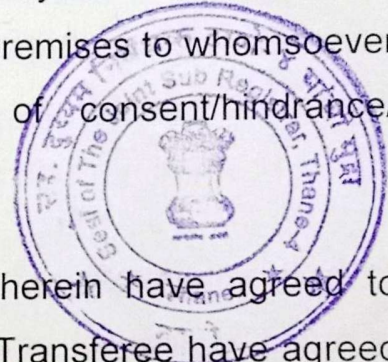
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AND WHEREAS, The Transferors further declares that they have paid all their share of outgoing related to the Said Flat Premises such as Municipal Taxes, Maintenance Charges, Sinking Funds, Repair Funds, Water Taxes, Electricity Charges and other utility charges etc. upto date and there no dues pending from them to any authorities concerned. The Transferors further have represented that they have not created any charge, lien, claim, demand, encumbrances over the Said Flat Premises in clear and marketable and free from all encumbrances.

AND WHEREAS, the Transferors herein have assured, confirm that, the title of the said premises herein is marketable and free from all types of encumbrances and they have absolute right, title and interest of selling the above said premises to whomsoever they want without raising any type of consent/hindrance/encumbrances from anybody.

AND WHEREAS, the Transferors herein have agreed to assign all their right, title, interest and the Transferee have agreed to accept the same with claim, demands, benefits & privileges in respect of the said Premises and the Transferee herein have agreed to acquire the said premises for a total Sale consideration of **Rs.25,00,000/- [Rupees TWENTY FIVE LAKHS ONLY]** on terms, conditions and obligations hereinafter mentioned.



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13. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flat Act and for the time being in the force or any other provisions of law applicable thereto.
14. The Transferors and Transferee do hereby further confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT FLAT PREMISES BEARING NO. **204/B** on the **Second Floor**, having a Built-up Area of 28.62 Sq.Mtrs., in the Society known as "**SOMAN NAGAR BLDG. NO. 'B' CO-OP. HOUSING SOCIETY LIMITED**", having Regd. No. TNA/[TNA]/HSG/[TC]/18286/2006-2007, at **Goddev Phatak Road, Bhayandar [East] Taluka & Dist. Thane - 401 105** on the plot of land Old Survey No. 117, New Survey No. 121, Hissa No. 8 in the Revenue Village of Goddev, Bhayandar [East] Taluka & Dist. Thane within the Registration District and Sub-District of Thane and within the Jurisdiction of Mira-Bhayandar Municipal Corporation.



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Masurkar

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दस्तावेज नं. ८१९ २८ २८/८१९ २० ०५/८१९ २४ ००/८१९ २५ ५१

मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

रत्नाती शिवाजी महाराज मार्ग, भाईंदर (प.) पिन कोड-४०१ १०१.



क्र. सं. ४०१/२८ २८/८१९ २० ०५/८१९ २४ ००/८१९ २५ ५१

दिनांक २३/११/२००८

// वा य ता //

दाखला देण्यांत येतो की, भाईंदर [पूर्व], गोडदेव फाटक रोडवर सर्वे नं. ११७ [जुना] १२१ [नविन] वि.क्र. ८ ह्या जागेवर स्ट्रार कन्स्ट्रक्शन ह्या कंपनीने त्याचे मंजूर नकाशा प्रमाणे बांधकाम केले आहे. सध्या दाखला हा त्याचे दि. १५.१.२००८ चे मिनी गज नुसार देण्यांत आला आहे.



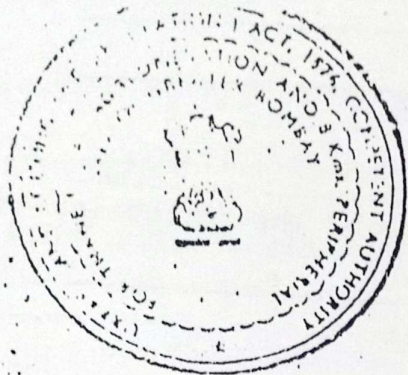
मुख्याधिकारी,
मिरा-भाईंदर नगर परिषद
टनन - ४
१९९ १०२४ / २००८
३० / ०२



TRUE COPY

JAGANNATH SONAYANE
ADVOCATE & NOTARY

टनन ४



No. ULC/TA/U/Sec.22/SR-156
Office of the Addl. Collector,
and Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd floor,
Thane.

Date:- 23 Jan., 1995.

To,

M/s. Soman Industrial &
Construction Company,
Goddeo,
C/o. M/s. STAR Construction Company,
Mayandar, Tal. & Dist. Thane.

Sub:- Permission for redevelopment of
property bearing S.No.117/8(Old)
121/8(New) of village Goddeo of
Tal. Thane and Dist. Thane....

Sir,

Please refer to your letter No. Nil, dated 7.12.94. I have to inform you that permission for redevelopment in S.No.117/8 of village Goddeo, Taluka Thane, Dist. Thane requested by you would best given to you u/s.22 of the Urban Land (Ceiling and Regulation) Act, 1976 for an area admeasuring 2317.00 Sq.M. (Plinth+L.A.+ A.L.A.) after existing structures are demolished and excluding 413.00 Sq.M. set back area 10 m. D.P. Road. This permission would however, be granted on the following conditions:-

1. The permission will be granted at the applicant's risk regarding disputes, if any, as to the title of the land, area and user thereof.
2. The redevelopment of the land shall be for uses permissible in residential zone as per the development control Rules in force.
3. Plinth area of the tenements shall not exceed 120-00 Sq.Mtrs.
4. Not more than one dwelling unit shall be allotted to one person.
5. Existing tenants shall be accommodated in the redevelopment scheme.



टनन - 8
दस्ता क्र. 38049 / 2006
36 / 12

टनन 8
दस्ता क्र. 38049
2E
3E

Application in prescribed form No.VI shall be filed within the period of three months from demolition of the existing structures along with copy of I.C.D.,C.C. for grant of formal order.

This letter of intent is valid for a period of one year only from the date hereof and that the formal order



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9.7.19 HLC
9.9.11
17.9.19
9.9.11

23/09
12 PM
AK 38851618

Saving A/C No.:	Branch File No.:
CIF NO. :	Tea Up No.:
LOS Reference No. : 17085887	PAL/Take Over/NEW/Resale/Top Up
Applicant Name : PRIYA VIVEK RANGLE CEF - : 90383133568	
Co-Applicant Name : VIVEK RANGLE CEF - : 90341088455	
Contract (Resi) : 9869868293	

Loan Amount : 16,85,000/-	Tenure 360
Interest Rate	EMI
Loan Type HOME loan TAKEOVER	SBI Life ✓
Hsg. Loan	Maxgain A/C - 38845947539
Reality	Home Top up GU-77881134610

Property Location : BHAYANDER (EAST)
Property Cost : 3307800/-
Name of Developers / Vendor :

RBO- II ZONE - II Branch :	(Code No.)
Contact Person :	Mob. No. :
Name of PRCPC Co-ordinator along with Mob. No. :	

SBI Done
30/10/19

	DATE		DATE
SEARCH - 1	✓	RESIDENCE VERIFICATION	✓
SEARCH - 2		OFFICE VERIFICATION	✓
VALUATION - 1	✓	SITE INSPECTION	26/9/19
VALUATION - 2			

HLC NAME : GAJENDRA SAINI	HLC MOBILE NO. : 8605266999
HLC CODE : MUMHLC00428	HLC E-MAIL ID : saini333g@gmail.com

13.9.19 Kiran

max 26-75 Lakhs as per valuation

CHECKED / VERIFIED
For M/s. KOCHAR & ASSOCIATES
Chand
HL TO BE

SBI
H-60234

BRANCH

H-106-7-901-H