



M/s. VIGRAJ CONSULTANCY SERVICES PVT. LTD.

(Techno-Financial Advisor, Corporate and Valuation Services Company).

Valuation Report

IMMOVABLE PROPERTY

(RESIDENTIAL FLAT)

OWNED BY

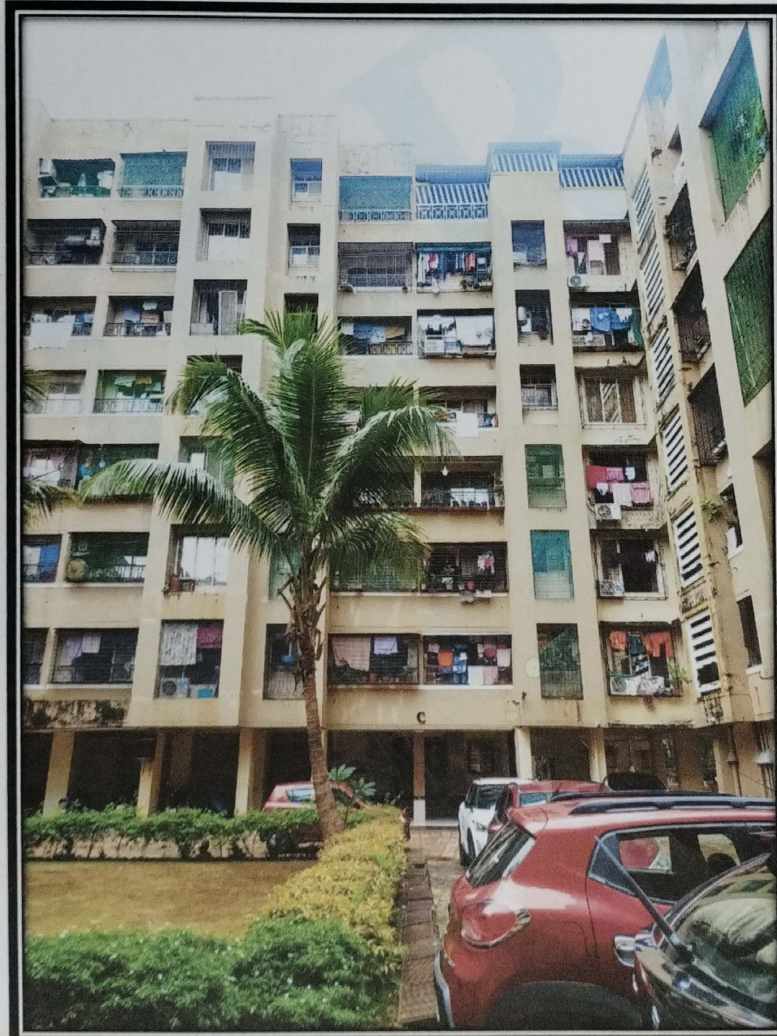
Mr. GANGESH KARAN RAY & Mrs. AARTI GANGESH RAY

AT

PROPERTY IS LOCATED AT 4th FLOOR, FLAT NO. 403, "C" WING, GOKUL ARCADE AGARWAL GARDENS CO - OPERATIVE HOUSING SOCIETY LTD., AGARWAL GARDEN PHASE -II, GOKUL TOWNSHIP, BOLINJ, VIRAR (WEST), TALUKA VASAL, DIST. PALGHAR -401 303.

AS INSTRUCTED BY

BANK OF INDIA- VILE PARLE (WEST) BRANCH



Off. No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (E) Mumbai-400 042

Office No. 01, Ground Floor, Nishank CHS. Ltd., Near Orbit Classes, Katemanivali, Chinchpada Road, Kalyan East, Dist. Thane-421306.



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+919643857916

Branch Office :
Borivali & Kalyan



VIGRAJ CONSULTANCY SERVICES PVT.LTD.

CIN: U70200DL2017PTC319495

To,
The Chief Manager
Bank of India
Vile Parle (West) Branch.
Vile Parle (West),
Mumbai -400 064.

Ref No: VCSPL/BOI/V.W./2021-2022/2201

I. SUMMARY OF VALUATION REPORT OF
IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)
OWNED BY

Mr. GANGESH KARAN RAY & Mrs. AARTI GANGESH RAY

AT

PROPERTY IS LOCATED AT 4th FLOOR, FLAT NO. 403, "C" WING, GOKUL ARCADE AGARWAL GARDENS CO - OPERATIVE HOUSING SOCIETY LTD., AGARWAL GARDEN PHASE -II, GOKUL TOWNSHIP, BOLINJ, VIRAR (WEST), TALUKA VASAL, DIST. PALGHAR -401 303.

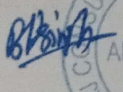
AS INSTRUCTED BY
BANK OF INDIA- (VILE PARLE (WEST) BRANCH)

Summary of Valuation:

A)	Fair Market Value of the Property as on date	:	Rs.47,25,000/-
B)	Realizable/Book Value (BV) of the Property as on date	:	Rs.42,52,000/-
C)	Forced / Distress Sale Value of the Property	:	Rs.37,80,000/-
D)	Market Value as per Ready Reckoner 2021-2022	:	Rs.36,57,000/-
E)	Insurance Value	:	Rs.15,98,000/-
F)	Agreement Value of 14.05.2018.	:	Rs.45,00,000/-

Note: The Details of Valuation is given in enclosed Annexure

Yours faithfully,
FOR VIGRAJ CONSULTANCY SERVICES PVT. LTD.


GOVT. APPROVED VALUER
DIRECTOR/AUTH. SIGN.
(APPROVED VALUER OF BOI)
Date: 11.09.2021

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FORMAT-C

To,
BANK OF INDIA - VILE PARLE (WEST) BRANCH
VALUATION REPORT (RESIDENTIAL FLAT)

I. GENERAL.	
1.	Purpose for which the valuation is made. : To ascertain the Fair Market Value as on date of property for Non Fiscal purpose -Renewal & Primary Security. Proposal with Bank of India- Vile Parle (West) Branch
2.	a) Date of Inspection : 07.09.2021
	b) Date on which the valuation is made. : 11.09.2021
	c) Person/s accompany/ available at site at the time of visit/ inspection Valuation : Mrs. Aarti Gangesh Ray.
3.	List of documents copies produced for perusal. :
I	Agreement for Sale : Copy of Agreement for Sale Dated 14 th May, 2018, executed between Ms. Shraddha Pushparaj Vichare ("THE TRANSFEROR") of the First Part and Mr. Ganesh Karan Ray & Mrs. Aarti Ganesh Ray ("THE TRANSFEREES") of the Second Part.
II	Commencement Certificate : Copy of revised Commencement Certificate bearing No. CIDCO/ VVSR/ AM/BP-362 & 3357 & 3393/W/534 dated 09 /11 /2004, issued by CIDCO Ltd.
III	Occupancy Certificate : Copy of Part Occupancy Certificate bearing No. CIDCO/VVSR/POC/BP-362, 3357 & 3393/W/3095, of Dated 02.09.2008 issued by CIDCO.
IV	Society Maintenance Bill : Copy of Society Maintenance Bill No.3370, dated 01/07/2021, issued by Gokul Arcade (Agarwal Gardens) C.H.S. Ltd., in the name of Mr. Ganesh K. Ray & Mrs. Aarti Ganesh Ray.
V	Electricity Bill : Copy of Electricity Bill of dated 18/08/2021, issued by MSEDCL, in the name of Mr. Ganesh Karan Ray.



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4.	Name of the owner(s) and his /their address (es) with Phone no. (details of share of each owner in case of joint ownership).	<p>The Property as reported is Owned by:- Mr. Ganesh Karan Ray & Mrs. Aarti Ganesh Ray</p> <p>Mobile:- 90041 08983.</p> <p>Property Address: Property is Located at 4th Floor, Flat No. 403, "C" Wing Gokul Arcade (Agarwal Gardens) Co-Operative Housing Society Ltd., Agarwal Garden Phase -II, Gokul Township, Bolinj, Virar (West), Taluka Vasai, Dist. Palghar - 401 303.</p> <p>Share of each Owner in case of joint Ownership:- <i>Joint-Ownership.</i></p>																								
5.	Brief description of the property	<p>The Present property under valuation is in the form of 2 BHK Residential Flat No. C/403, consists of 1 Hall, 1 Kitchen 1 Bedroom, 1 Master Bedroom attached Bath & Toilet, 1 Bedroom, 1 Separate Bath & 1 Toilet, Passage, etc. unit situated on the 4th Floor of residential building known as "GOKUL ARCADE (AGARWAL GARDENS CO-OPERATIVE HOUSING SOCIETY LTD"., (Society Registration No. TNA/ (VSI)/ HSG/ (TC) 21873/ 2010 - 2011 dated 01/06/2010)</p> <p>The said property is located in middle class locality in residential cum commercial area. The said building consists of Stilt/Ground plus 7th upper floors with a having One No. lift facility.</p> <p>The building is having RCC frame structure with foundations, footing, slabs, staircase and all in RCC with 9.0 ft. height from floor level to ceiling.</p> <p>The present Property mainly consists of following Units:-</p> <table border="1" data-bbox="790 1473 1391 1792"> <thead> <tr> <th>Units -</th> <th colspan="2">Approx. (Meter) L X W</th> <th>Area Sq. Mtr.</th> </tr> </thead> <tbody> <tr> <td>Hall</td> <td>5.60</td> <td>3.90</td> <td>21.84</td> </tr> <tr> <td>Kitchen</td> <td>2.90</td> <td>2.15</td> <td>6.23</td> </tr> <tr> <td>Bedroom</td> <td>3.65</td> <td>3.00</td> <td>10.95</td> </tr> <tr> <td>M. Bedroom</td> <td>3.65</td> <td>3.00</td> <td>10.95</td> </tr> <tr> <td>Bath & Toilet</td> <td>2.20</td> <td>1.18</td> <td>2.59</td> </tr> </tbody> </table>	Units -	Approx. (Meter) L X W		Area Sq. Mtr.	Hall	5.60	3.90	21.84	Kitchen	2.90	2.15	6.23	Bedroom	3.65	3.00	10.95	M. Bedroom	3.65	3.00	10.95	Bath & Toilet	2.20	1.18	2.59
Units -	Approx. (Meter) L X W		Area Sq. Mtr.																							
Hall	5.60	3.90	21.84																							
Kitchen	2.90	2.15	6.23																							
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M. Bedroom	3.65	3.00	10.95																							
Bath & Toilet	2.20	1.18	2.59																							



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			Bathroom	1.65	1.20	1.98
			Toilet	1.21	0.96	1.16
			Passage	5.25	0.82	4.30
			Total Approx. area 60.00 Sq. Mtr. i.e. (645.84 Sq. ft.).			
			The above dimensions are approximate & as measured at site during our site visit.			
6.	LOCATION OF PROPERTY					
	A)	Plot No. / Survey No.	:	Land bearing Survey No. 164 (Correspondence Old S. No. 161, H. No. 1, 2, S. No. 162, H. No. 2, 3, 4, S. No. 163, 164, 173, H. No. 3/2, S. No. 174, 175, 176, H. No. 1, 3, S. No. 187, 188, 189, H. No. 1, 2, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 8, 9, 10, 11, 12 at Village Bolinj, Taluka Vasai, Dist. Palghar.		
	B)	Door No.	:	4 th Floor, Flat No. C/403.		
	C)	T.S. No. / Village	:	Village - Bolinj.		
	D)	Ward / Taluka	:	Taluka - Vasai.		
	E)	Mandal / District	:	District - Palghar.		
	F)	Date of issue and validity of layout of approved map / plan	:	Building Plan Approval of dated 09.11.2004, issued by CIDCO Ltd.		
	G)	Approved map / plan issuing authority	:	CIDCO Ltd.		
	H)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes. Building Plan issued by CIDCO Ltd.		
	I)	Any other comments by our empanelled valuers on authentic of approved plan.	:	No.		
7.	Postal Address of the Property		:	Property is Located at 4 th Floor, Flat No. 403, "C" Wing Gokul Arcade (Agarwal Gardens) Co-Operative Housing Society Ltd., Agarwal Garden Phase -II, Gokul Township, Bolinj, Virar (West), Taluka Vasai, Dist. Palghar -401 303.		
8.	City / Town		:	City -Virar (West).		
	Residential Area		:	Yes.		
	Commercial Area		:	Yes.		
	Industrial Area		:	No.		



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9.	Classification of the Area		
	i)	High / Middle / Poor	: Middle
	ii)	Urban / Semi Urban / Rural	: Semi Urban
10.	Coming Under Corporation Limit / Village Panchayat / Municipality		: Vasai Virar City Municipal Corporation, Virar.
	RERA Registration No.		: -
11.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/Scheduled area/cantonment area.		: Freehold Land.
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.		: Yes.
13.	Landmark		: Near Muljibhai Mehta High School & Approx. 2.00 Km. distance from Virar (West) Railway Station.
13.	Boundaries of the Property		: As per Site Building As per Flat
	North		: By Under Construction Bldg. By Bldg. End.
	South		: By Shree Samarth Sadan Bungalow. By Flat No.402.
	East		: By Society Road/ Garden. By Passage.
	West		: By Road. By Bldg. End.
14.1	Dimensions of the site		: A B
			: As per Deed Actual
	North		: Carpet Area:- 55 Sq. Mtr. Approx. Carpet Area:-
	South		: i.e. 592.02 Sq. ft. 60 Sq. Mtr. i.e. 645.84
	East		: Built up Area :- 66 Sq. Sq. ft. as per physical
	West		: Mtr. i.e. 710.42 Sq. ft. measurement
14.2	Latitude		: 19° 27' 04.73" N
	Longitude		: 72° 47' 46.73" E
15.	Extent of the site		: N.A.



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16.	Extent of the site considered for Valuation (Least of 14A & 14 B)	:	The area statement of Flat No. C/403, on the 4 th Floor, as mentioned in Agreement for Sale Dated 14 th May, 2018, is as below:- Carpet Area:- 55 Sq. Mtr. i.e. 592.02 Sq. ft. Built up Area:- 66 Sq. Mtr. i.e. 710.42 Sq. ft. Saleable Area:- 829 Sq. ft.
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Occupied by the owner.
II	APARTMENT OF BUILDING		
1.	Nature of the Apartment	:	Residential Building
2	Location	:	Agarwal Garden Phase -II, Gokul Township, Bolinj, Virar (West), Taluka Vasai, Dist. Palghar -401 303.
	T. S. No.	:	--
	Block No.	:	--
	Ward No.	:	Ward No. 10.
	Village/ Municipality / Corporation	:	Vasai Virar City Municipal Corporation.
	Door No., Street or Road (Pin Code)	:	Property is Located at 4 th Floor, Flat No. 403, "C" Wing Gokul Arcade (Agarwal Gardens) Co-Operative Housing Society Ltd., Agarwal Garden Phase -II, Gokul Township, Bolinj, Virar (West), Taluka Vasai, Dist. Palghar -401 303.
3	Description of the locality Residential / Commercial / Mixed	:	Mixed
4	Year of Construction	:	The building Completed in the Year 2008. The Building Part Occupancy Certificate bearing No. CIDCO/ VVSR/ POC/ BP -362, 3357 & 3393/ W/ 3095, of Dated 02.09.2008 issued by CIDCO
5	Number of Floors	:	The said building consists of Stilt/Ground plus 7 th upper floors with a having One No. lift facility.
6	Type of Structure	:	RCC frame structure
7	Number of Dwelling units in the building	:	Per Floor 4 Flats.
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good.



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11	Facilities Available	:	
	Lift	:	Yes. (One no. Lift Facility).
	Protected Water Supply	:	Yes.
	Underground Sewerage	:	Yes.
	Car Parking - Open/ Covered	:	Yes.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the Building	:	Yes.
III	FLAT		
1.	The floor on which the flat is situated	:	4 th Floor Flat
2	Door No. of the flat	:	Flat No. C/403.
3.	SPECIFICATIONS OF THE FLAT.	:	
	Roof	:	RCC Slab Roof.
	Flooring	:	Vitrified tiles flooring in all rooms. The Bath & WC are provided with ceramic tiles flooring as base & dado glazed tiles up to full height.
	Kitchen	:	The kitchen is provided with one raised cooking platform with stainless steel sink and tap. The platform is provided with black granite stone on its top.
	Doors	:	Main entrance door of flush type with sunmica finished and solid wooden frame fitted with good quality fitting, fixtures and accessories.
	Windows	:	Two/Three track powder coated aluminum sliding windows with polished marble frame and glass shutters in all rooms. The M.S. safety grills provided for all windows.
	Fittings	:	Good.
	Finishing	:	Good.
4.	House Tax	:	The Property Tax amount is to be paid by the Property Owner.
	Assessment Number	:	
	Tax paid in the name of	:	The property tax details are not furnished to us at the time of our site visit.
	Tax amount	:	The borrower had agreed to submit these details directly to bank authority.



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5.	Electricity Service connection No. Meter Card is in the name of	: :	Meter No:- 05385623881. Mr. Ganesh Karan Ray.
6.	How is the maintenance of the flat?	:	Good.
7.	Sale Deed executed in the name of	:	Agreement for Sale Dated 14 th May, 2018, executed between Ms. Shraddha Pushparaj Vichare ("THE TRANSFEROR") of the First Part and Mr. Ganesh Karan Ray & Mrs. Aarti Ganesh Ray ("THE TRANSFEREES") of the Second Part.
8.	What is the undivided area of land as per Sale Deed?	:	Undivided share of land are proportionate to the Built up area of the flats owned by the property owner. The land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. The land is undivided and co-Owned.
9.	What is the plinth area of the flat?	:	4 th Floor Flat:- Built up Area :- 66 Sq. Mtr. i.e. 710.42 Sq. ft.
10.	What is the floor space index (app.)	:	Permissible FSI as per D. C. Rules of Local Competent Authority
11.	What is the Carpet Area of the flat?	:	4 st Floor Flat:- Carpet Area:- 55 Sq. Mtr. i.e. 592.02 Sq. ft.
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	The Property under valuation is residential flat & it is restricted for residential use only.
14.	Is it Owner-occupied or let out?	:	Occupied by the owner.
15.	If rented, what is the monthly rent?	:	N.A.
III) MARKETABILITY			
1	How is the marketability?		The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, and Shop & Hospitals etc. are available within 5.00 to 10.00 minutes walking distance from the property. The Property is situated at Approx. 2.00 Km. walking distance from Virar (West) Railway Station. Transportation means such as private Rickshaws/Buses are available.

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			The area is well connected to all parts of Maharashtra and Gujarat State, by good network of Roads & Railways.
2	What are the factors favoring for an extra Potential Value?	:	-
3	Any negative factors are observed which Affect the market value in general.	:	-
IV)	RATE	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality?	:	<p>The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.5,000/- to Rs.6,000/-Sq. ft. Saleable area.</p> <p>We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties.</p> <p>Accordingly, we have considered the Present Market Rate for the residential flat under valuation as Rs.5,700/-Sq. ft. of Saleable Area on a conservative basis and which seems to be reasonable in our opinion.</p>
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Market Rate adopted Rs.5,700/-Sq. ft. Saleable area of flat.
3.	BREAK - UP FOR THE RATE		
	i) Building + Services	:	Rs.2,012/-Sq. ft.
	ii) Land + others	:	Rs.3,688/-Sq. ft.
4	Guideline rate obtained from the Registrar's office (anevidence thereof to be enclosed).	:	<p>As per Government Stamp Duty Ready Reckoner of the year 2020-2021 the Market Rates for Stamp Duty Purpose for Residential Properties at Virar (West), Village Bolinj, Village No./Zone No.27/27.1 is Rs.55,400/-Sq. Mtr. (Rs.5,147/-Sq. Ft.) Built up Area.</p> <p>BUA:- 66 X Rs.55,400.00 =Rs.36,56,400/-</p> <p>=Say Rs.36,57,000/- (Rupees Thirty Six Lakh Fifty Seven Thousand Only).</p>



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V). COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a)	Depreciated building rate : Rs.2,012/- Sq. ft.
	Replacement cost of flat with Services (v(3)i) : =710.42 Sq. ft. X Rs.2,500/- Sq. ft. =Rs.17,76,050/-
	Age of the building : 13 Years.
	Life of the building estimated (With visual inspection and without carrying any test) : 47 Years (Total life assumed =60 years)
	Depreciation percentage assuming the salvage value as 10% : =Rs.2500*13/60*0.9 =Rs.488/-
	Depreciated Ratio of the building : @10% Depreciated Ratio.
b)	Total composite rate arrived for valuation
	Depreciated building rate VI (a) : Rs.2,012/-Sq. ft.
	Rate for Land & other V (3) ii : Rs.3,688/-Sq. ft.
	Total Composite Rate : Rs.5,700/-Sq. ft.

DETAILS OF VALUATION:-

Sr. No.	Description	Qty. Sq. ft.	Rate per Unit Rs./Sq. ft.	Estimated Value in Rs.
1.	Present value of the flat No. C/403.	829	Rs.5,700/-	Rs.47,25,300/-
2.	Kitchen arrangements		NIL	NIL
3.	Superfine finish		NIL	NIL
4.	Interior Decorations		NIL	NIL
5.	Electricity deposits electrical fittings, etc.		NIL	NIL
6.	Extra collapsible gates / grill works etc.		NIL	NIL
7.	Potential value, if any			Rs.47,25,300/-
8.	Total			Say Rs.47,25,000/-
9.				



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(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on (i) saleability (ii) likely rental value in future and (iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.47,25,000/- (Rs. Forty Seven Lakh Twenty Five Thousand Only), The Releasable/book value of the above property as of Less @10% is Rs.42,52,000/- (Rupees Forty Two Lakh Fifty Two Thousand Only) and the distress value of Less @20% is Rs.37,80,000/- (Rupees Thirty Seven Lakh Eighty Thousand Only).

INSURANCE VALUE:-

Portion	Area of the Flat in Sq. ft.	Cost of Construction of the Building in Rs.	Value of the Rs.
4 th Floor, Flat Built up area.	710.42 Sq. ft.	Rs.2,500/-	Rs.17,76,050/-
Less: @10% towards the cost of foundation & Plinth			Rs.1,77,605/-
Net Value of the insurance in			Rs.15,98,445/- SAY Rs.15,98,000/-

(Rupees Fifteen Lakh Ninety Eight Thousands Only)

FOR VIGRAJ CONSULTANCY SERVICES PVT.LTD.



DIRECTOR/AUTH. SIGN.
(APPROVED VALUER OF BOI)

Date: 11.09.2021

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ we are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ Only)

Signature

(Name of the Branch Manager/Officer).

12

Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.

Office No. 01, Nishank CHS Ltd., Katemanivali, Chinchpada Road, Kalyan (E), Thane -Mumbai -421306

Ph. No. (O) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

Branch At: Borivali & Kalyan

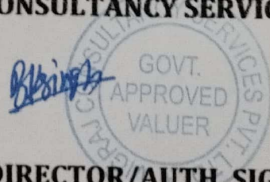


VIGRAJ CONSULTANCY SERVICES PVT.LTD.

CIN: U70200DL2017PTC319495

No.	Particulars	Valuer comment
	background information of the asset being valued;	Yes
	purpose of valuation and appointing authority	Fair Market Value
	identity of the valuer and any other experts involved in the valuation;	Empanelled valuer with bank
	disclosure of valuer interest or conflict, if any;	No
	date of appointment, valuation	07.09.2021
	date and date of report;	11.09.2021
	inspections and/or investigations undertaken;	Yes
	nature and sources of the information used or relied upon;	Local Market Survey
	procedures adopted in carrying out the valuation and valuation standards followed;	Yes
	restrictions on use of the report, if any;	No
	major factors that were taken into account during the valuation;	Market is very slow
	major factors that were taken into account during the valuation;	Within limitations
	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Yes.

FOR VIGRAJ CONSULTANCY SERVICES PVT.LTD.



DIRECTOR/AUTH. SIGN.
(APPROVED VALUER OF BOI)

Date: 11.09.2021

14

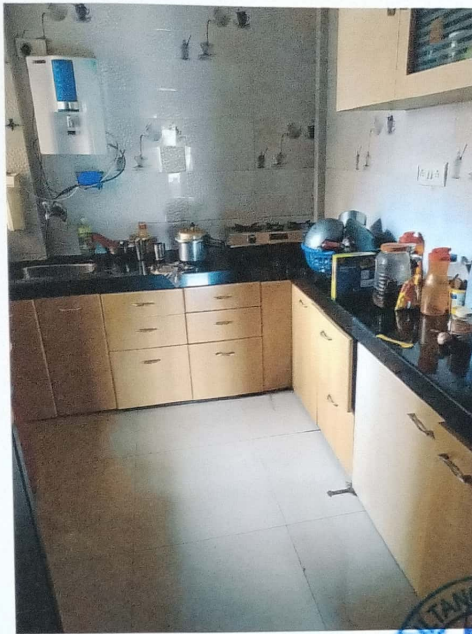
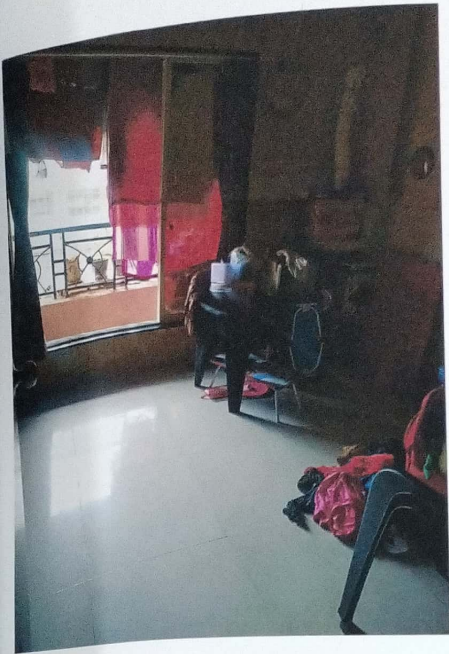
Office No. 06, Ground Floor, Prabha Niwas, Indira Gandhi Nagar, Kanjurmarg (East), Mumbai -400 042.

Office No. 01, Nishank CHS Ltd., Katemanivali, Chinchpada Road, Kalyan (E), Thane -Mumbai -421306

Ph. No. (O) 9136713331, (M) 9643857916. Email: vigrajconsultancyservices2017@gmail.com

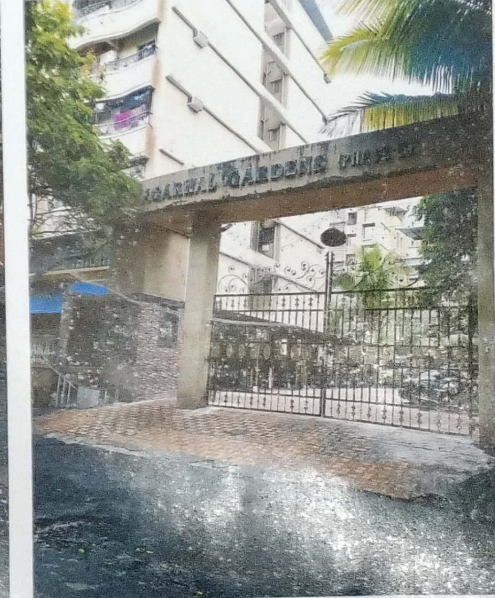
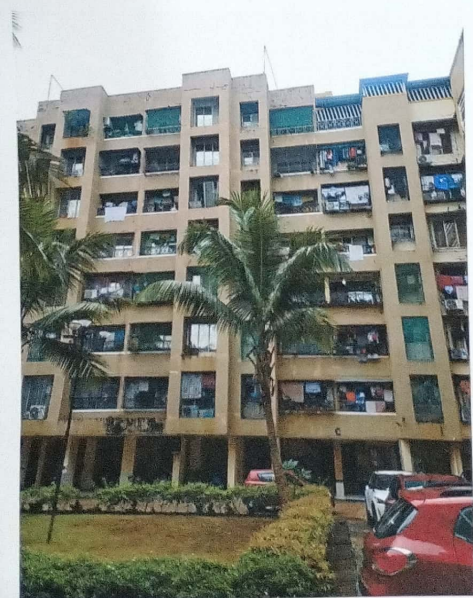
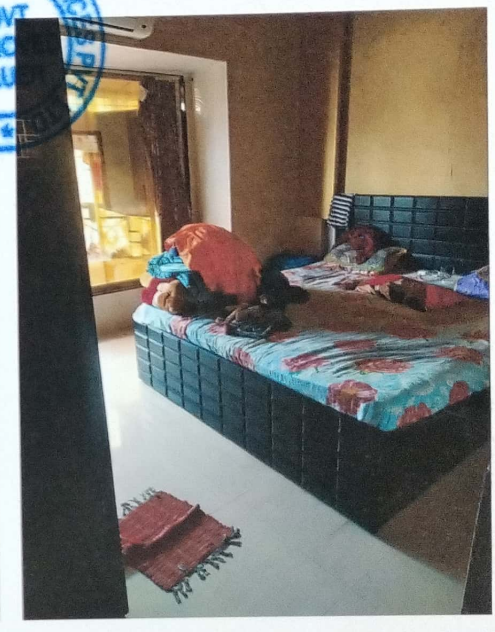
Branch At: Borivali & Kalyan





GOKUL ARCADE (AGARWAL GARDENS) CHSL C-WING

SEVENTH FLOOR	
701 MRS. SRANKHILA K. PATEL	702 LATE. PARAS RAO SINGH
SIXTH FLOOR	
601 MR. NEMAY K. SHINDE	602 MR. N. SURESH P. PATIL
603 MR. PRADEEP J. KHOSLA	
FIFTH FLOOR	
501 MR. KETAN RAMR SAYANA	502 MR. PRADEEP D. JYOT
503 MR. KALPESH A. CHAVAN	504 MS. CHETNA NIKHIL JYOT
FOURTH FLOOR	
401 N. SHREYA BHASINATY SUSHIKAR	402 MR. GANESH KARAN HAY
403 MR. HITESH KAMRISAVANDYA	404 MRS. N. D. NISATOD
THIRD FLOOR	
301 MRS. SOMA R. CHAKRABORTY	302 MR. NAGAN R. N. SHAR
303 MRS. SARAYU P. SHINGALA	304 MR. RAJESH KUMAR CHAKRABORTY
SECOND FLOOR	
201 MR. MUKESH KOMAR	202 MR. HARJAY JAISINGH YADAV
203 MR. B. P. VEDANT	
FIRST FLOOR	
101 MR. SUSHIL R. PATEL	102 MR. CHIRAG N. BHAGWAT
103 MR. SUDHIVAS P. NAYAR	104 MRS. SHARYU S. MORAJKAR
GROUND FLOOR	
G01 MR. RAM ASHISH KASHYAP	



80/5002

Monday, May 14, 2018

12:16 PM

पावती

BOJ-VILEPARLE-WEST

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5990 दिनांक: 14/05/2018

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसइ2-5002-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: गंगेश करण राय - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:23 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

सह दुय्यम निबंधक वर्ग-२
वसई-२ (विरार)

बाजार मूल्य: रु. 3797000/-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क: रु. 270000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001483363201819E दिनांक: 14/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 640/-

Angela



14/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 5002/2018

नोदंणी :

Regn:63m

गावाचे नाव : **बोळीज**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3797000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे बोळीज, उपविभाग-10,सदनिका क्र.सी/403,चौथा मजला,क्षेत्र-55 चौ.मी. कारपेट एरिया,गोकुळ आर्केड(अगरवाल गार्डन्स)को.ऑ.हौ.सो.लि.,बिल्डींग टाईप व बिल्डींग नं-वाय3-159,वाय4-160,एक्स4-161,आरएच2,अगरवाल गार्डन्स,गोकुळ टाऊनशीप कॉम्प्लेक्स.((Survey Number : 164 ;))
(5) क्षेत्रफळ	1) 55 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:-श्रध्दा पुष्पराज विचारे -- वय:-39; पत्ता:-प्लॉट नं: सी/403, माळा नं: चौथा मजला, इमारतीचे नाव: गोकुळ आर्केड (अगरवाल गार्डन्स) सोसायटी, गोकुळ टाऊनशीप, बोळीज, विरार-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AHAPV2657H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गंगेश करण राय -- वय:-28; पत्ता:-प्लॉट नं: ए/103, माळा नं: पहिला मजला, इमारतीचे नाव: हरी दर्शन, राजीव गांधी स्कुल च्या जवळ, निळेमोरे रोड, नालासोपारा-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401203 पॅन नं:-ATOPR6224Q 2): नाव:-आरती गंगेश राय -- वय:-24; पत्ता:-प्लॉट नं: ए/103, माळा नं: पहिला मजला, इमारतीचे नाव: हरी दर्शन, राजीव गांधी स्कुल च्या जवळ, निळेमोरे रोड, नालासोपारा-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401203 पॅन नं:-BKJPR8476D
(9) दस्तऐवज करून दिल्याचा दिनांक	14/05/2018
(10)दस्त नोंदणी केल्याचा दिनांक	14/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	5002/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

सह दुय्यम निबंधक वर्ग-२
वसई-२ (विरार)



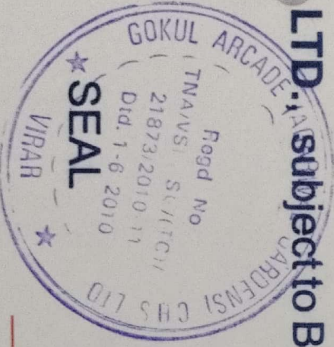
GOKUL ARCADE (Agarwal Gardens) CO-OP. HSG. SOCIETY LTD.

(Regd. under the Maharashtra Co-operative Societies' Act. 1960)
(Reg. No. TNA / (VSD) / HSG (TC) / 21873/10-11 dt. 01-06-2010)
Survey No. 164, Agarwal Gardens Phase - II, Gokul Township, Bolinj, Virar (W) - 401 303

SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF RS. 61,500/- DIVIDED INTO 1221 SHARES OF RS. 50 EACH)
Share Certificate No. 67 Member's Regn. No. 71 No. of Shares 10

This is to Certify that Shri / Smt. / M/s. SHARADHA PUSHPARAJ VICHARE
of Flat/Shop No. 403, Wing C is / are the registered holder/s of Rs. 500/-
fully paid up share of Rs. 50/- each numbered from 661 to 670 both
inclusive in GOKUL ARCADE (Agarwal Gardens) CO-OP. HSG. SOCIETY
LTD. subject to Bye-laws of the said Society.



Given under the Common Seal of the said

Society on this 26th day

of January 20 11.

Authorised
Managing Committee Member

Secy.
Secretary

Chairman

Valuation Report
IMMOVABLE PROPERTY
(RESIDENTIAL)

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
23/09/2018	71/180	71	1. GANESH KHARAN RAY 2. ARTI GANESH RAY Managing Committee Member Hon. Secretary Chairman	
			Authorised Managing Committee Member Hon. Secretary Chairman	
			Authorised Managing Committee Member Hon. Secretary Chairman	
			Authorised Managing Committee Member Hon. Secretary Chairman	

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Valuation
वसई 2

मुल्यांकनाचे
जिल्हा
मुल्य विभाग
उप मुल्य विभाग
क्षेत्राचे नांव

वार्षिक मूल्य दर तक्का
खुली जमीन
15000

बांधीय क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)
बांधकामाचे वर्गीकरण -
द्विवाहन सुविधा -
त्याचे क्षेत्र -
Type -

Area of built up Property को
नुसार दर
नुसार
मुल्य

= मुख्य मिळकतीचे मुल्य + खुल्या जमीन
= A + B + C + D +
= 3451800 + 0 + 0 +
= Rs. 3451800/-

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20180514912		14 May 2018 11:42:01 AM		
वसई					
मूल्यांकनाचे वर्ष	2018				
जिल्हा	पालघर				
मूल्य विभाग	तालुका : वसई				
उप मूल्य विभाग	10-विकसित/विकसन क्षमता असलेल्या जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#164		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
15000	52300	59100	70500	59100	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	66चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.52300/-
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor	कार्पेट क्षेत्र-	55चौ. मीटर
प्रकल्पाचे क्षेत्र -	Less than 2 Hectors				
Sale Type -	First Sale Date - 10/11/2008				
Resale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		=(52300 * (100 / 100)) * 100 / 100			
		= Rs.52300/-			
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर		=((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर)			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.52300/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 52300 * 66			
		= Rs.3451800/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेंनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी			
		= A + B + C + D + E + F + G + H + I			
		= 3451800 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.3451800/-			

Home Print



सहसुप्येन निबंधक वर्ग-२
वसई-२ (वेरार)



CHALLAN
MTR Form Number-6

वसई-२
दस्तावेज क्र. १००२/२०१८
२५३२

GRN	MH001483363201819E	BARCODE			Date	14/05/2018-10:20:07	Form ID	25.2	32
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)					
				PAN No.(If Applicable)					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	GANGESH KARAN RAY				
Location	PALGHAR								
Year	2018-2019 One Time			Flat/Block No.	C-403, GOKUL ARCADE (AGARWAL GARDENS)				
				Premises/Building	CHS				
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	270000.00		Road/Street	BOLINJ				
0030063301	Registration Fee	30000.00		Area/Locality	VIRAR				
				Town/City/District					
				PIN	4 0 1 3 0 3				
				Remarks (If Any)	SecondPartyName=SHRADDHA PUSHPARAJ VICHARE-				
				Amount In	Three Lakh Rupees Only				
				Words					
Total			3,00,000.00						
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042018051422834	000790602				
Cheque/DD No.		Bank Date	RBI Date	14/05/2018-10:20:53	Not Verified with RBI				
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 7738956667

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Gangesh
Asadi

Signature



वसई-२
दस्त क्र. ५००२ / २०१८
४ / ३२

AGREEMENT FOR SALE

Agreement Value : Rs.45,00,000/-

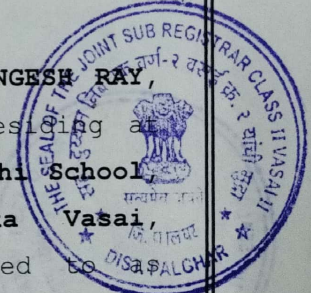
ARTICLES OF AGREEMENT is made & entered into at **Virar** on this **14th** day of **MAY** in the Christian Year **2018**.

BY AND BETWEEN

MS. SHRADDHA PUSHPARAJ VICHARE, adult, Indian inhabitant, Presently residing at **Flat No. C/403, Gokul Arcade (Agarwal Gardens) Co-op. Hsg. Soc. Ltd., Gokul Township, Bolinj, Virar West, Taluka Vasai, District Palghar, Pin 401303**, is referred to as a "Vendor/Seller" herein, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators & assigns) of the **FIRST PART**:

A N D

MR. GANGESH KARAN RAY & MRS. AARTI GANGESH RAY, both adult, Indian Inhabitant, presently residing at **Flat No. A/103, Hari Darshan, Near Rajivgandhi School, Nilemore Road, Nallasopara West, Taluka Vasai, District Palghar, Pin 401203**, are referred to as "Vendees/Purchasers" herein, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators & assigns) of the **SECOND PART**:-



Shraddha

Aarti

2002-12-06
9/132
WHEREAS:

a) M/S. HARSHIT ENTERPRISES, a Proprietary Concern, hereinafter referred to as "THE SAID BUILDER", had constructed a building known as "GOKUL ARCADE", in the building Type & No. X3-159, Y4-160, X4-161, R#2, in "AGARWAL GARDENS" & Complex known as "GOKUL TOWNSHIP" on N.A. Land bearing Survey No. 164 (Correspondence old S. No.161, H. No.1,2, S. No. 162, H. No.2,3,4, S. No. 163, 164,173, H. No. 3/2, S. No. 174, 175, 176, H. No. 1,3, S. No. 187, 188, 189, H. No. 1, 2, 2/1, 2/2, 4,5, 6/1, 6/3, 7, 8,9, 10, 11, 12), lying and being situated at Revenue Village-BOLING, Taluka-Vasai, District-Palghar, hereinafter referred to as "THE SAID BUILDING".

b) The Commencement Certificate is granted U/S 45 of MRTP ACT, 1966 by CIDCO vide Order No. CIDCO / VVSR / CC / BP- 362 / W / 7518, Dt.26.11.1996 .
c) Part Occupancy Certificate is issued by CIDCO vide its order No. CIDCO / VVSR / POC / BP-362, 3357 & 3393/W/3095, Dt. 02.09.2008.

d) By an Agreement for sale dated 10.11.2008 duly registered vide Document Reg. No. Vasai-2-11043-2008, Dt.10.11.2008, The aforesaid builder M/S. HARSHIT ENTERPRISES have sold a Flat, bearing Flat No. 403, in "C" wing, on the Fourth Floor, measuring 55 Square meters CARPET area, in the said building, within the area of sub-Registrar at Vasai No. II (Virar) (hereinafter referred to as brevity's sake collectively referred to as "THE SAID FLAT") to MS. SHRADHA PUSHPARAJ VICHARE, (hereinafter called "The TRANSFEROR") on the terms and conditions mentioned in the said Agreement for Sale.



Signature

Transferor

2002-12-06
9/132
WHEREAS:

e) FLAT/SHOP purchaser/s of the said building had formed and registered a Co-operative Housing Society under Maharashtra Co-operative Societies Act, 1960 in the name and style of "GOKUL ARCADE (AGARWAL GARDENS) CO-OPERATIVE HOUSING SOCIETY LTD." bearing Soc. Registration No. TNA / (VSI) / HSG / (TC) / 21873/2010-2011, Dt. 01.06.2010, hereinafter for brevity's sake collectively referred to as "The said Society".

f) As such the TRANSFEROR is the member of aforesaid society, she is entitled to hold 10 shares of the said Society having Share Certificate No. 67 of the said society & of the face value of Rs.50/- each, bearing No. 661 to 670 (hereinafter for brevity's sake collectively referred to as "The said Shares").

g) The TRANSFEROR is absolute owner & in exclusive possession of & otherwise well & sufficiently entitled to the aforesaid Flat and she is ready & willing to sell, assign & transfer right, title & interest & shares of the said Flat to the TRANSFEREES which the TRANSFEREES have agreed to purchase for a lump sum consideration price of Rs.45,00,000/- (Rupees FORTY FIVE LAKHS ONLY).

h) The TRANSFEROR herein have agreed to oblige as well as permission from the Society the said Flat to the TRANSFEREES herein.

i) The TRANSFEREES have prior to the execution of this Agreement satisfied about the title of TRANSFEROR of the said FLAT & have agreed to purchase the said FLAT & the right, title & interest on the terms & conditions hereinafter appearing;



Signature

Transferor

पत्राङ्क-२
२२१ नं. ५०० २/२०१८

NOW, THEREFORE, THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) The TRANSFEROR has agreed to transfer their right, title, interest & Shares of the said Flat to the TRANSFEREES for a total consideration of Rs.45,00,000/- (Rupees FORTY FIVE LAKHS Only), which the TRANSFEREES have agreed to acquire the said Flat on ownership basis from the TRANSFEROR, for the said price in full & final settlement of their claim to the said Agreement.
- 2) The TRANSFEREES have paid to the TRANSFEROR sum of Rs.15,00,000/- (Rs. FIFTEEN LAKHS Only) by CHEQUE being the PART PAYMENT against the Total Cost and consideration of the said Flat & the TRANSFEROR do & doth hereby admit & acknowledge receipt of the said amount.
- 3) FURTHER the TRANSFEREES have agreed to pay balance amount of Rs.30,00,000/- (Rupees THIRTY LAKHS Only) to the TRANSFEROR within 45 days from the date of Execution and Registration of the said Agreement for Sale. If for any reason the TRANSFEREES have fails to make payment in given time then the said Agreement Strands cancelled and treated as NULL & VOID, as time is the essence of the said Agreement.

TRANSFEROR has agreed to deliver peaceful & quiet possession of the said FLAT to the TRANSFEREES after Full and final agreed consideration amount received.



Signature

Prakash

पत्राङ्क-२
२२१ नं. ५०० २/२०१८

- 5) It is hereby agreed that in respect of the amount payable by the TRANSFEREES to the TRANSFEROR or under or by virtue of this agreement the TRANSFEROR shall have first lien and charge on the said Flat so long as the same shall remain unpaid.
- 6) The TRANSFEROR hereby agree to deliver to the TRANSFEREES, all the Original Agreements, Documents, Letters if any & all other necessary original papers in respect of the said FLAT on demand by Bank at the time of disbursement of Loan.
- 7) The TRANSFEROR hereby declare that she has paid all dues towards the Municipality taxes, Electric & Water charges etc., in respect of the said FLAT for the period ending on the day previous to the possession of the said Flat. The TRANSFEROR hereby agrees & undertakes to indemnify & keep indemnified the TRANSFEREES against payment of such charges for the said period.
- 8) The TRANSFEROR declare that no person except herself, has any share, right, title or interest of whatsoever nature in the said FLAT & further declare that she has not entered into any Agreement for sale, agreement to lease other transaction, Agreement in respect of said FLAT or any part thereof and that no charges have been obtained by the TRANSFEROR by hypothecating the said FLAT or any part thereof.
- 9) The TRANSFEROR agrees and undertakes to keep the TRANSFEREES free and indemnified from any charges, claims, demand, suits filed by any



Signature

Prakash

Prakash

persons, claiming any interest-shares or dues, or found hypothecate or mortgaged any part portions in respect of aforesaid Flat.

10) The TRANSFEROR hereby agree to transfer the amount paid for formation of such society & membership share thereof to the name of the TRANSFEREES and agreed to sign all the forms and documents necessary for transfer of the said Flat.

11) The TRANSFEREES accept the construction & fittings etc., in respect of FLAT to be satisfactory as on the execution of this agreement & shall not call upon the TRANSFEROR to cause any additions, alternation or repairs to the FLAT occupied by them nor shall hold the TRANSFEROR liable for any defects in the said construction.

12) That the TRANSFEROR hereby declare that she has full right & absolute authority to transfer the said FLAT & the said shares to the TRANSFEREES & that she has not done or committed any act, deed or thing whereby the said shares or the said premises or his right, title & interest in the said society has become charged, encumbered or otherwise prejudicially effected in any manner whatsoever or whereby she has been in any way prevented from transferring or assigning his right, title & interest in the said society or in the said premises or in the said shares to the TRANSFEREES.

The TRANSFEREES shall be entitled to have & hold the possession, occupation & use of the said FLAT & can hold the same for unto & to the use &



Signature

Signature

benefit of the TRANSFEREES, their heirs, successors & assigns forever, without any claims, charge, interest, demand or lien of the TRANSFEROR or any person or persons on his behalf or who may claim through them or in trust from them subject to only on the part of the TRANSFEROR to pay all taxes, assessments, charges, dues & calls made by the society, Government or any other local authority or corporation upto the date of possession of the said FLAT.

14) The TRANSFEROR hereby further covenant with the TRANSFEREES that the TRANSFEROR shall from time to time & at all times whenever called upon by the TRANSFEREES or their advocates or solicitors, to do & execute, perform or caused to be done & executed & performed all such further acts, deeds & things & writings whatsoever for more perfectly securing the interest of TRANSFEREES in premises agreed to be hereby sold the said FLAT unto & to the use of the TRANSFEREES as shall or may be reasonably required i.e. to say transfer of light bill, House Tax, Water Tax etc. etc.

15) THE TRANSFEROR hereby further discloses that there is no litigation, suit proceedings etc., are pending against the said Flat is subject to matter in any court of law and there prohibitory orders or injunction authority restraining the TRANSFEROR of the said Flat.

16) Save as otherwise provided hereinabove all pocket costs, charges & expenses of & incidental of this agreement, registration fee & other deeds, documents & writing to the execution of & in pursuance alone i.e. by purchaser & each party



Signature

Signature

Signature

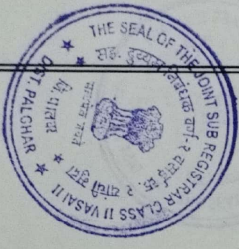
वसई-२
५००२/२०१८
११/३२

Shri. ... & pay their own advocate's fees. Further the Society Transfer Fees, Premium charges etc. borne and paid both parties equally.

17) This Agreement is subject to the Provisions of Maharashtra Ownership Flat/Flat (Regulation of the Promotion of Construction Sale, Management & Transfer) Act, 1963 & Co-operative Societies Act, 1960 with Rules made there under.

THE SCHEDULE ABOVE REFERRED TO

FLAT No. 403, in "C" wing, on the Fourth Floor, admeasuring 55 Square meters CARPET area, in the Building "GOKUL ARCADE (AGARWAL GARDENS) CO-OP. HSG. SOC. LTD.", building Type & No.Y3-159, Y4-160, X4-161, RH2, in "AGARWAL GARDENS" & the Complex known as "GOKUL TOWNSHIP" on N.A. Land bearing Survey No. 164 (Correspondence old S. No.161, H. No.1,2, S. No. 162, H. No.2,3,4, S. No. 163, 164,173, H. No. 3/2, S. No. 174, 175, 176, H. No. 1,3, S. No. 187, 188, 189, H. No. 1, 2, 2/1, 2/2, 4,5, 6/1, 6/3, 7, 8,9, 10, 11, 12), lying and being situated at Revenue Village-BOLINJ, Taluka Vasai, Dist. Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.



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

SIGNED & DELIVERED by the Withinnamed "THE TRANSFEROR"

MS. SHRADDHA PUSHPARAJ VICHARE



In the presence of

1. *MS.*

2. *MS.*

SIGNED & DELIVERED by the Withinnamed "THE TRANSFERREES"

MR. GANGESH KARAN RAY



MRS. AARTI GANGESH RAY

In the presence of

1. *MS.*

2. *MS.*



वसई-२
५००२/२०१८
१२/३२



दस्तावेज-2
दस्तावेज नं. 1002/2096
93/32

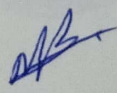
- 10 -


RECEIPT

RECEIVED the day and the year first hereinabove written of and from the within named **MR. GANGESH KARAN RAY & MRS. AARTI GANGESH RAY** TRANSFEREES a sum of **Rs. 15,00,000/-** (Rupees FIFTEEN LAKHS Only) by CHEQUE being the **PART PAYMENT** against the total consideration of the above mentioned Flat by me.

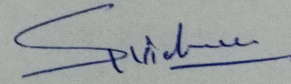
DATE	CH. NO.	AMOUNT	BANK & BRANCH
04/04/18	250461	251000/-	CANARA BANK.
03/05/18	RTGS.	274000/-	CANARA BANK
10/05/18	RTGS	5,00,000/-	CANARA BANK
15/05/18	RTGS.	4,75,000/-	CANARA BANK.
	TOTAL =	15,00,000/-	

WITNESSES:

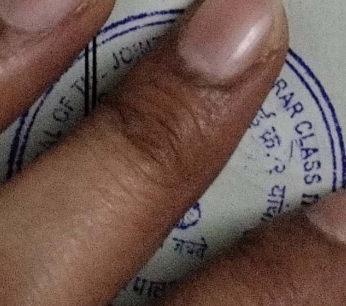
1. 

2. 

I SAY, I HAVE RECEIVED



MS. SHRADDHA PUSHPARAJ VICHARE



वसई-२
 दस्त. क्र. ५००२/२०१८
 २३/१३२

010000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIM

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref No. CIDCO/VVSR/AM/BP-362 & 3357 & 3393/W/53

०१/११/२००४

Shri L. N. Agarwal & Others,
 1, Shanta Niketan,
 Agashi Road, Opp. Petrol Pump,
 Vasai (W), Tal: Vasai,
 Dist: Thane.

Sub: Amended Plan approval for the proposed Residential with Shopline Buildings Type X4, Y3, Y4, Y1Y2, Y, Z, Z1, X2, X3, X4, X5, D4, B5, SH1, SH2, SH3, RH1 to 3 on land bearing S.No.161, H.No. 1, 2, S.No.162, H.No.2, 3, 4, S.No.163, 164, S.No.173, H.No.3(pt), S.No.174, 175, 176, H.No.1, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 9, 10, 11, 12, S.No.189, H.No.1, 2, 4, New S. No. 164 & Commencement Certificate for S.No.173, H. No. 3/1 & S.No. 188, H. No.6/2, Village: Bolinj, Tal: Vasai, Dist: Thane. For the proposed Residential with Shopline Buildings, Type AA, BB, CC, DD, EE, FF, RH1, RH2.

- Ref:
- 1) Commencement Certificate No. CIDCO/VVSR/BP-362/W/7518, dated 26/11/1996.
 - 2) Amended Plan approval No. CIDCO/VVSR/BP-362/W/712 dated 10/08/1998.
 - 3) Amended Plan approval No. CIDCO/VVSR/AM/BP-362/W/1902 dated 03/04/2002.
 - 4) Amended Plan approval No. CIDCO/VVSR/AM/BP-362/W/3049 dated 30/07/2002.
 - 5) Amended Plan approval No. CIDCO/VVSR/AM/BP-362/W/3603, dated 31/10/2002.
 - 6) Amended Plan approval No. CIDCO/VVSR/AM/BP-362/W/4629 dated 28/03/2003.
 - 7) Amended Plan approval No. CIDCO/VVSR/AM/BP-362/W/1071 Dated 18/08/2003.
 - 8) Appeal Order No. TPS 1203/321/CR 36/03/UD 12 dated 06/2003 from Urban Development Department, Mantralya.
 - 9) Noc for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3393/W/1506 dated 26/10/2003.
 - 10) Noc for N.A. Permission granted by CIDCO vide letter No. CIDCO/VVSR/NAP/BP-3357/W/2449 dtd. 03/03/2004.
 - 11) N.A. Order No. REV/D-1/T-9/NAP/SR-44/2004 dtd. 12/7/2004 for S.No. 334 H.No.1 to 33 and S.No. 188, H.No.6/2, Village Bolinj.
 - N.A. Order No. REV/D-1/T-9/NAP/SR-94/2003 dtd. 21/06/2004 for S.No. 173, H.No.3/1, Village Bolinj.

Date
 Notwithstanding anything contained in the Commencement Certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
 You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM & 1.33 CUM capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

Date
 Assurance letter from Bolinj Grampanchayat vide letter dated 7/8/2003 & 10/07/2003 for potable water supply.
 NOC from Bolinj Grampanchayat vide letter dated 07/08/2003 & 30/07/2003.
 TILR M.R. No. 216/2000 dtd. 15/02/2000 for S.No.173, H.No.3/1
 TILR M.R. No. 249/2000 dtd. 03/04/2000 for S.No.188, H.No.6/2
 EE(VV BP) Report dated 05/08/2003.
 Your Architect's letter dated 09/11/2004.

Mr. GA
 Y IS LOCATED
 S CO - OPERAT
 WNSHIP, BOLI
 MEMORANDUM C
 Regn. No. of Transferor
 71



REGD. OFFICE: 7th Floor, Noniman Point, Mumbai - 400 021 Phone: 2202 2470 / 2202 2579 • Fax: 00 91 22 2207
 HEAD OFFICE: City Centre, CBD Belapur, Navi Mumbai - 400 614 Phone: 5591 8100 • Fax: 00 91 22 5591 8166

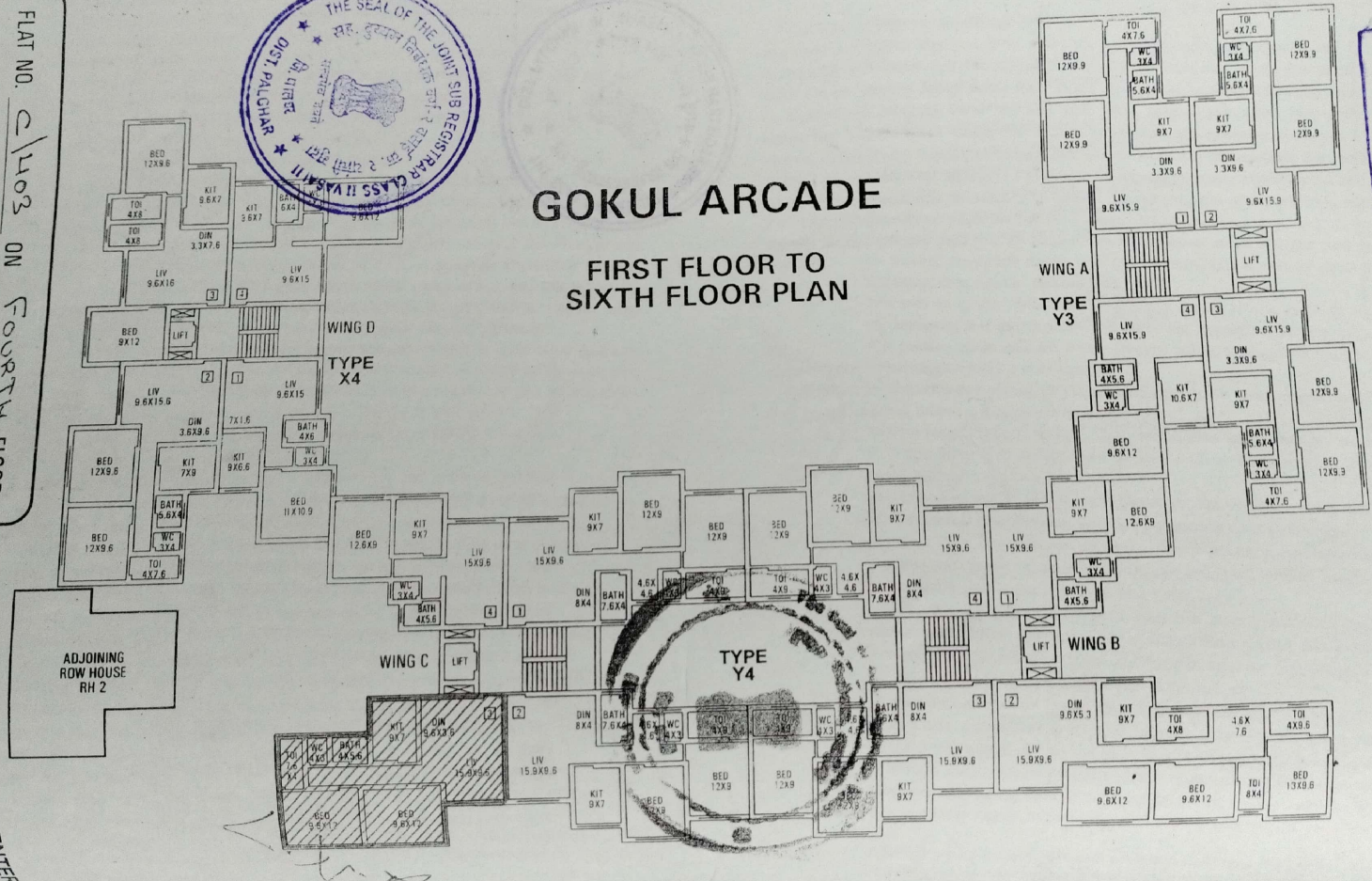
वसई-२
 ११/०८/०४

2015-2
20/1/2016
20/1/2016

GOKUL ARCADE

FIRST FLOOR TO SIXTH FLOOR PLAN

FLAT NO. C/1403 ON FOURTH FLOOR
IN C WING, IN THE BUILDING "GOKUL ARCADE"
CARPET AREA OF THE FLAT 55.00 SQ. MTRS.



ADJOINING ROW HOUSE RH 2
FOR HARSHIT ENTER

C.N.A.
Pickles

99083
Proprietor
Agan

(SR NO.)
AREA STATEMENT
AREA OF PLOT
DEDUCTION FOR
1 (A) AREA UNDER SETE
2 (B) AREA UNDER D.P.
(C) ANY PRESERVATION
TOTAL (BALANCE)

THIS SPREAD SHEET IS CONSIDERED AS OF MEMBERSHIP OF DATE OF REGISTRATION OR LAW.

Approved and amended Subject to the Conditions of Office letter No. 140290. Dated: 09/11/2015

THAT THE SIDES ETC OF WORKED OUT IS 140290. RSHIP/TOWN PLANNING SURVEY OR OF LICENSED SURVEY OR.

S.No. 161 H.No. 1, 2, S HNO 3/1, S.No. 174, 17 NO 6/2, SNO 189 HNO 1, 2.

SHRI. I
JOB NO. DRG. 004
SIGNATURE



Summary I (GoshwaraBhag-1)

80/5002
मोमवार, 14 मे 2018 12:16 म.नं.

दस्त गोषवारा भाग-1

वसई 2 20182
दस्त क्रमांक: 5002/2018

दस्त क्रमांक: वसई2 /5002/2018

बाजार मूल्य: रु. 37,97,000/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,70,000/-

दु. नि. मह. दु. नि. वसई2 यांचे कार्यालयात

पावती: 59990

पावती दिनांक: 14/05/2018

अ. क्रं. 5002 वर दि. 14-05-2018

सादरकरणासाठीचे नाव: गंगेश करण राय - -

रोजी 12:03 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृथांची संख्या: 32

एकुण: 30640.00

दस्त हजर करणाऱ्याची मही:

(Signature)

Sub Registrar Vasai 2

सह दुय्यम निबंधक वर्ग-२
वसई-२ (वियार)

दस्तावा प्रसार: करारनामा

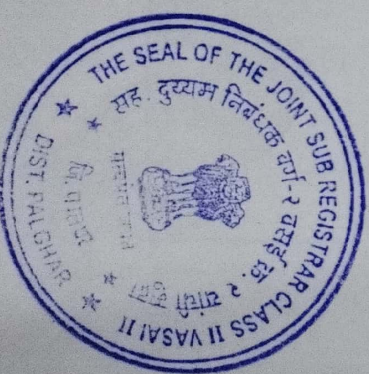
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 14 / 05 / 2018 12 : 03 : 07 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 14 / 05 / 2018 12 : 03 : 32 PM ची वेळ: (फी)

Sub-Registrar Vasai 2

सह दुय्यम निबंधक वर्ग-२
वसई-२ (वियार)



Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

बमड2*39132

14/05/2018 12 19:34 PM

दस्त क्रमांक:5002/2018

दस्त क्रमांक :बमड2/5002/2018
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:शशदा पुण्याज बिनारे - - पत्ता:नॉर्ट नं: सी/403, माळा नं: चौथा मजला, इमारतीचे वय :-39 नाम: गोकुळ आर्केड (अनारबाज गार्डन्स) सोसायटी, गोकुळ टाऊनशिप, बोळीज, विरार-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. फॅन नंबर:AHAPV2657H	निवृत्त वेपार		
2	नाम:संदेश करण राय - - पत्ता:नॉर्ट नं: ए/103, माळा नं: पहिला मजला, इमारतीचे वय :-28 नाम: हरी दर्शन, राजीव गांधी स्कुल ज्या जवळ, निकेमोरे रोड, नाजामोपारा-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. फॅन नंबर:ATOPR6224Q	निवृत्त वेपार		
3	नाम:आरती संदेश राय - - पत्ता:नॉर्ट नं: ए/103, माळा नं: पहिला मजला, इमारतीचे वय :-24 नाम: हरी दर्शन, राजीव गांधी स्कुल ज्या जवळ, निकेमोरे रोड, नाजामोपारा-प., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. फॅन नंबर:BKJPR8476D	निवृत्त वेपार		

वरिल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:14 / 05 / 2018 12 : 05 : 37 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितानात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम:नरेश परमार - - वय:43 पत्ता:गोकुळ टाऊनशिप, बोळीज, विरार प पिन कोड:401303		
2	नाम:मीना चिबोडा - - वय:38 पत्ता:क्रिशोर कुंज, विरार प पिन कोड:401303		

शिफका क्र. 4 ची वेळ: 14 / 05 / 2018 12 : 06 : 32 PM

शिक्षा क्र.5 ची वेळ: 14 / 05 / 2018 12 : 06 : 48 PM नोंदणी पुस्तक 1 मध्ये

SUB Registrar-Vasari 2
सदर दस्तऐवज निवेदक वरील
बसई-२ (विरार) EPayment Details.



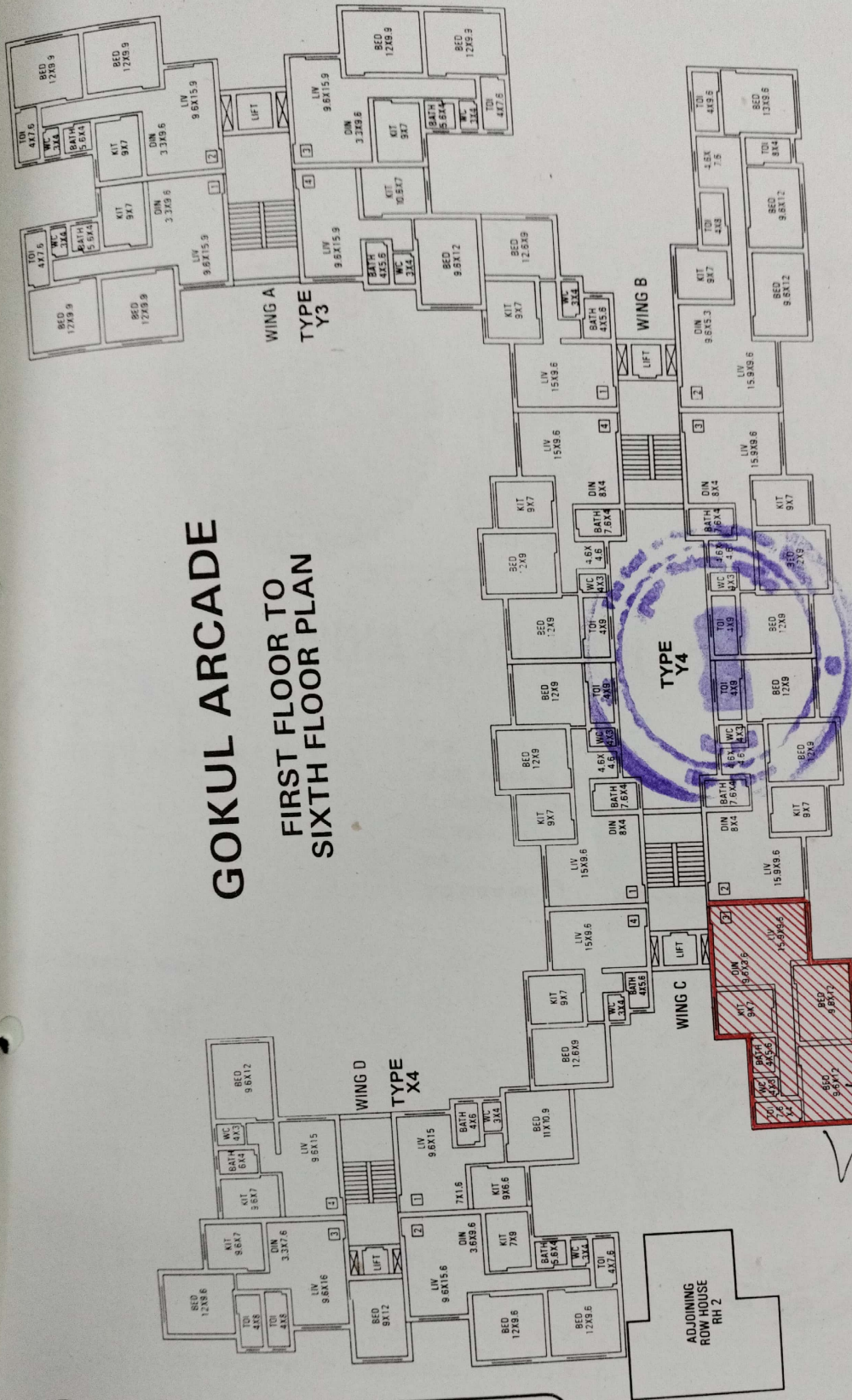
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GOKUL ARCADE

FIRST FLOOR TO SIXTH FLOOR PLAN



Sivdatta

V. K. A.

FLAT NO. C/403 ON FOURTH FLOOR
 IN C WING, IN THE BUILDING "GOKUL ARCADE"
 CARPET AREA OF THE FLAT 55.00 SQ. MTRS.

C.N.A.
Sivdatta

For **HARSHIT ENTERPRISES**

H. Agarwal
 Proprietor/Auth. Sign.

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