

ICICI Bank		
Customer Copy		
Deposit Br.	Date 27/09/09	
Pay to : ICICI Bank Ltd. A/C Stamp Duty		
Franking Value	Rs.	24390
Service Charges	Rs.	10
Total	Rs.	24400/-
Name of Stamp duty paying party : Saty-Pawan Kumar Deochand Mishra		
DD / Cheque No. _____		
Drawn on Bank _____		
(For Bank's Use only)		
Tran ID	_____	
Franking Sr. No.	_____	
Officer	_____	

FRANKING DEPOSIT SLIP



Market Value- _____
 Actual Value- **8,35,776/-**
 Area - **576** / Sq.ft. (Built- Up)
 Ward No- - 11-A
 Village - Netivali
 Building - **G + 7**

AGREEMENT FOR SALE OF FLAT/ SHOP

ARTICLES OF AGREEMENT made at Kalyan
 on this.....**11**..... day of **October** 200**8**.

BETWEEN
क. ल. नं. २
 दस्त क्र. **4223** / 200**8**
935

M. P. J. Pan
Ignor from land wing

INDIA **भारत**
STAMP DUTY **83103**
MAHARASHTRA **195855**

SPECIAL ADHESIVE
SEP 27 2007

R. 0024390/-PB5445
280 ZERO TWO FOUR THREE NINE 280 **12:18**

V. SAHASR
KALYAN

D-5/STP(V)/C.R. 14(1)/18/2005/1851-55

ICICI Bank Ltd. Gurtu Gobind House,
Opp. Purnima Theatre, Murbad Road,
Kalyan West, T. Name-421301.

(2)

M/S – GAJANAN ASSOCIATES through its partner Shri – VINOD KUMAR A. MISHRA., Age – 30 Years , Occupation- Business , having its office- 3/ Shivam Apartment, Durga Mata Mandir Road, Kolsewadi, Kalyan (E), Dist – Thane.

Hereinafter called the "VENDOR" (Which expression shall mean and include the partners, office bearers, representatives, executors, administrators, their, heirs, and assigns unless it be repugnant to the meaning of context thereof) OF THE ONE PART. / FIRST PART.

AND

~~SHRI~~ SHRI.PAWANKUMAR DEOCHANDRA MISHRA

Age- 26 years, Occupation Business

Residing at MS/RBI/31/14, Railway Colony, Mithagar Road
Mulund (East), Mumbai-400 008.

Hereinafter called to as the "PURCHASER" (which expression shall mean and include his /their heirs, executors, administrators, and permitted assignees of the "OTHER PART"/ SECOND PART.

Whereas

- (a) The party of the first part/ vendor seized, possessed and or well and sufficiently entitled to a piece and parcel of land described in the schedule. The land owners 1-Smt- Indirabai Dhalaram Karla and Shri- Hiranand Basaram Daryani have granted development right to the vendor by agreement dated- 11/1/2001 on the terms and condition more particularly and specifically set out therein.
- (b) The land owners have empowered to erect buildings collectively known as "TRIVENI" building no 2 Wing B to vendor, on the land bearing survey no- 42 Hissa No- 2 (A) (together all admeasuring area 3000 Sq.Meter but out of the said area builder will hand over to the society- 2337/ Sq.Meter only and remaining part of land belongs to the land owners of revenue village Netivali, Tal:- Kalyan Dist- Thane within local limit of Kalyan Dombivali Municipal Corporation .
- (c) The vendor is constructing building/s known as "TRIVENI" building no 2 Wing B on the said plot of land consisting of ground and 7 upper floors (the building wherein the purchaser/s is / are interested to enter upon this present) having several flats/ shops as per plan, design, and specification, seen and approved by the party of the other part himself/herself/ themselves.



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- (d) The vendor has commenced the construction of the building on the said land having stilt/ ground and 7 upper floor and other structures in accordance with the building plan sanctioned by Kalyan Municipal Corporation, Kalyan under sole supervision of project Architect M/S- R.M. Consultants.
- (e) The vendor is making with the several other different persons and parties separate Agreement each of being in respect of each different flat/shop. The party of the other part/ purchaser/s has have taken inspection of the documents and has/have agreed to enter into the present agreement on terms, conditions and specification more particularly setout here to as under.
- (f) The purchaser/s is /are now agreed to acquire a flat/shop on the 7th floor at in building namely "TRIVENI" building no 2 Wing B therein distinctive flat/shop No- B-708, Wing B, Adm. Built -Up area- 576 Sq.ft. in the building know as "TRIVENI" building no 2 Wing B to be constructed by the vendor on or at the price of Rs.- 8,35,776/- (Rs.Eight Lacs Thirty Five Thousand / (Seven Hundred Seventy Six Only.) only) with full notice of the terms, provisions and conditions mentioned hereunder.

NOW THIS INDENTURE WITNESSTH AND IT IS HEREBY AGREED BY BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The vendor is constructing building/s on land Survey No- 42 Hissa No-2(A) of revenue village- Netivali, Tal- Kalyan within the local limits of Kalyan Dombivali Corporation, Kalyan more particularly described in the schedule annexed hereto, in accordance with the plan and specification made available at building site and in the office of the project Architect for inspection. The purchaser's has/ have approved and agreed that the vendor may make such variations and modification as may be required by the Kalyan Dombivali Municipal Corporation to be done and/ or by any other authority concerned, on the said plot of land (Described in the schedule) and shall construct buildings as per plan, design, and specifications modifications, as the vendor may be required on obtaining permission from such authority as the vendor may thereafter consider necessary and desirable .

2. The purchaser/ DOES/DO HEREBY AGREE TO ACQUIRE the said flat/ ~~shop~~ on the 7th Floor of the building known as "TRIVENI" building no 2 Wing B bearing No B-708

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Kmishra

(4)

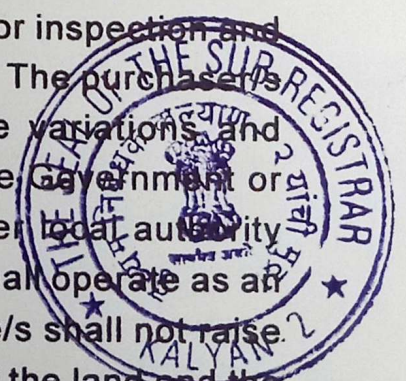
(hereinafter referred to as the said premises) at the rate of Rs. _____ per Sq. ft. built up and for a total sum of Rs. 8,35,776/- (In words Eight Lacs Thirty Five Thousand Seven Hundred) Only, which shall be paid in the manner given below: Seventy Six Only.

- A) 10% on booking and execution of agreement
- B) 15% on the completion of plinth
- C) 10% First slab
- D) 10% Second slab
- E) 10% Third slab
- F) 10% Fourth slab
- G) 10% Fifth slab
- H) 10% Six slab
- I) 10% Seven slab
- J) 5% at the time of possession



3. The vendor shall have the right to make changes, alterations, amendments, and additions, on the plans and in the building from time to time without the permission of the purchaser/s and the purchaser/s along with other purchase/s of the flat/ shop shall have no objection to the same.

4. The building/s will be constructed in accordance with the plans and specifications which have been kept at building site for inspection and which the purchaser/s has/ have seen and approved. The purchaser/s have/ has also agreed that the vendor may make variations and modification's as may be required to be done by the Government or Kalyan Dombivali Municipal Corporation or any other local authority and as the vendor may consider desirable and this shall operate as an irrevocable consent of the purchase/s. The purchase/s shall not raise and objection in respect to correctness of the area of the land and the area mentioned in the schedule hereunder written is deemed to be accepted by the purchase/s as correct.



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ANNEXURE- A
SCHEDULE OF PROPERTY

All the piece and parcel of Non-Agricultural land and premises bearing S.No-42 Hissa No- 2 (A) consisting/comprising together with all admeasuring area approximate 3000 Sq.Meter (but out of the said area builder will hand over the land to the society only- 2337/Sq.Meter and remaining area belongs to land owner) at revenue Village- Netivali. Tal- Kalyan, Dist – Thane, within the local limits of Kalyan Dombivali Municipal Corporation, Sub- Registration Dist –Kalyan Registration Dist – Thane

Bounded as under :

- 1) Towards East - Survey No. 2
- 2) Towards West - Road
- 3) Towards North - S.No. 42 H.No. 1/2
- 4) Towards South - S. No. 42 H. No. 2B

DESCRIPTION OF FLAT/ SHOPS

NAME _____ "TRIVENI" building no 2 Wing B

Village	S.No	Hissa No	Floor	Flat/shop No	Area in sq.ft.	Sale price
Netivali	42	2(A)	7th	B-708	576..... Built-Up	8,35,776/-

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

SIGNED, SEALED, AND DELIVERED BY]

Within named : "VENDOR"]

M/s- GAJANAN ASSOCIATES through]

its partner Shri- Vinod Kumar A. Mishra]

in presence of.....]

[Handwritten signature]

SIGNED, SEALED, AND DELIVERED BY]

Within named : "PURCHASER"]

~~SHRI~~ SHRI. PAWANKUMAR DEOCHANDRA]
MISHRA .

in presence of.....]

Witness-

1- _____

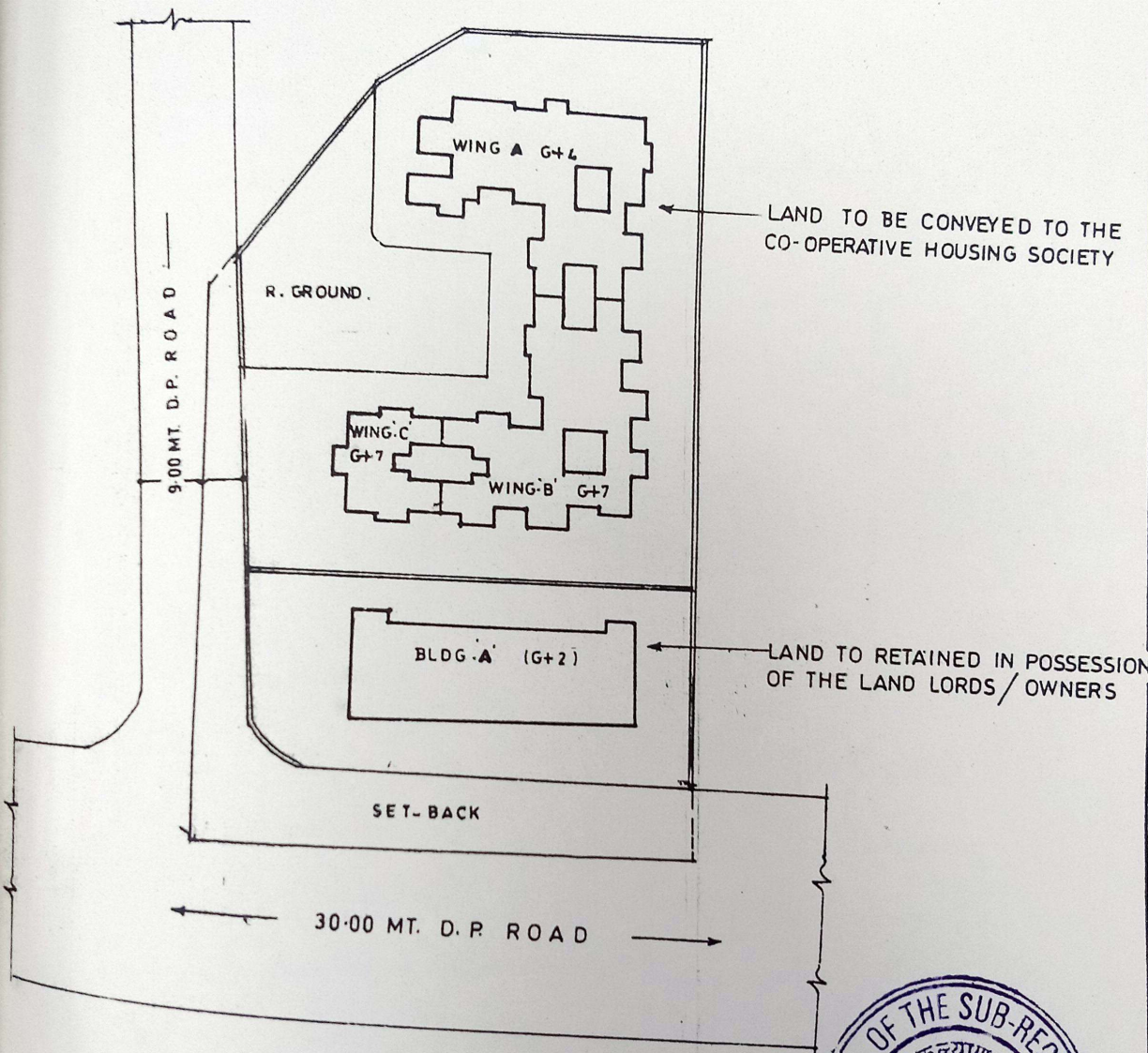
2- _____



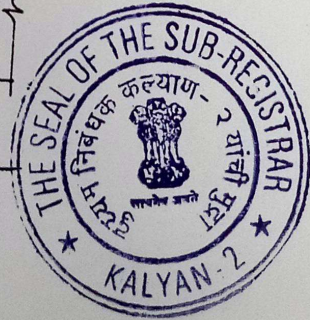
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दस्ता क्र. ५२२४	२००७
१५	१८

ANEXXURE - 'C'

BLOCK PLAN ON PLOT BEARING S No 42, H.No:2-A AT NETIVALI KALYAN (E.)

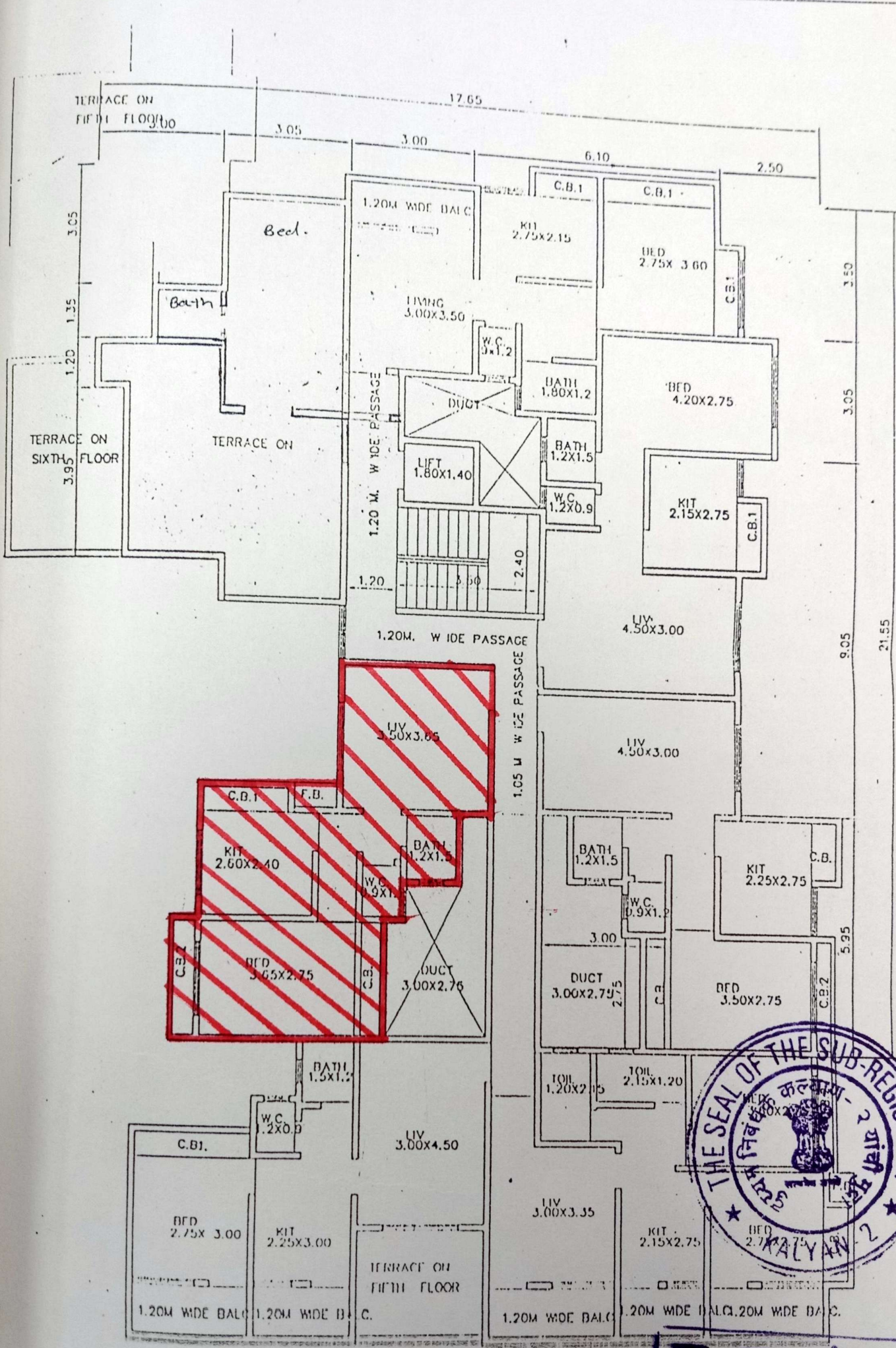


BLOCK PLAN



क. ल. नं. २
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SEVENTH FLOOR PLAN

क. ल. नं. २
 ७२२४
 २०१३

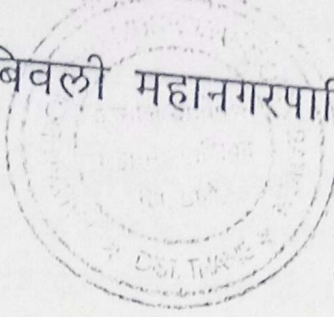
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१८

कल्याण डोंबिवली महानगरपालिका, कल्याण.

सुधारीत बांधकाम मंजूरी

जा.क्र. कडोंमपा/नरवि/बांप/को/३०४-१६२
कल्याण-डोंबिवली महापालिका कार्यालय, कल्याण.
दिनांक :- १९-९-०६



श्री/श्रीमती इंदिराबाई दानाराम कारिया व इतर
कु.मु.प. धारक :- श्री विनोद कुमार ओ. मिश्रा
द्वारा :- मे. आर. एम. कन्सल्टन्ट कम्पनी

विषय :- स.नं. ४२, सि.स.नं. —
हि.नं. २३, प्लॉट —, मौजे - जोतीवली
येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ :- आपला दि. २६.१५.१०६ चा श्री. मे. आर. एम. कन्सल्टन्ट वास्तुशिल्पकार
यांचे मार्फत सादर केलेला अर्ज.

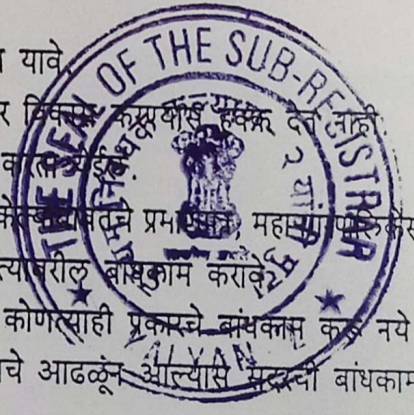
महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये

सि.स.नं. —, स.नं. ४२, हि.नं. २३
प्लॉट नं. —, मौजे जोतीवली मध्ये - ३०००-५० मध्ये चौ.मी.

भूखंडाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या
दि. २६.१५.१०६ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरूस्ती
दाखविल्याप्रमाणे १ स्टील/ २ तळमजला/ ३ पहिला मजला व दुसरा मजला, तिसरा मजला, चौथो मजला, पाचवा मजला, ४ पहावा
मजला, सातवा मजला, राहणेसाठी दुकाने/ ५ ६ ७ ८ ९ वाडे भिंतीच्या इमारतीच्या बांधकामाबाबत,
बांधकामास परवाना/प्रारंभ पत्र देण्यांत येत आहे.

भारत १) Below दस्त + तळ + २ मजले - अटी :-
(स्टील) (राहणार्थ + वाणीज्य)
सातवा मजला + सातवा मजला (४)
(राहणार्थ)

- ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमाच्या व नियोजित विकास आराखडयाच्या अनुषंगाने छाननी करण्यांत येईल.
- नकाशात रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- मे. जिल्हाधिकारी, ठाणे यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरू करावयाचे पंधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यांत यावे.
- ही परवानगी आपल्या मालकाच्या कब्जातील जमीनी व्यतिरीक्त जमीनीवर बांधकाम अगर विकस करायची इच्छा देत आहात.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे मंजूर नकाशाप्रमाणे बांधकाम केलेल्या बांधकाम प्रमाणे महापालिकेस सादर करण्यात यावे व इकडील कार्यालयाकडून तपासणी करून घेऊनच त्या नंतरच जोत्यावरील बांधकाम करावे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणतेही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास घेतलेली बांधकाम परवानगी रद्द झाली असे समजण्यांत येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- बांधकाम पूर्णतेच्या दाखला वापरपरवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. केल्यास कायदेशीर कायवाहा करण्यांत येईल. त्यासाठी जागेवर ज्या प्रमाणे बांधकाम पूर्ण आहे. त्याचा नकाशा वास्तु शिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागदपत्रासह सादर करण्यात यावा.
- बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात याव.



कल्याण नं. ३
दस्त क्र. ४२२९
२००६
(कु.मा.प.)

१२) या परवानगी द्वारे मंजूर केलेल्या इमारतीची व तदनुषंगी बांधकामामध्ये फक्त खोच विद्य
 व फक्त अशा आकारात साहीत्याना वापर करून व वापरकेल्या साहीत्याचा पीयानीत प्रमाणबद्ध
 मर्यादा सादर करणे बंधनकारक राहिले.

१३. नकाशात दाखविलेल्या गाळ्याच्या संस्थेमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.
१४. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टीक टँक पाहिजे व संडास भविष्यकाळात जवळच्या मलनिस्सरण नलिकेस स्वःखचनि नगरअभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेप्टीक टँक विहीरी पासून कमीत कमी ५० फुट अंतरावर असणे आवश्यक आहे.
१५. सांडगाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटारंत स्वःखचनि नगरअभियंता यांच्या पसंती प्रमाणे साडावे लागेल. सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवाना देण्यांत येणार नाही.
१६. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्या करिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रक्कमेसहीत) भरावी लागेल.
१७. बांधकामाच्या वेळी निरूपयोगी माल (मटेरीयल) महानगरपालिका सांगेल त्या ठिकाणी स्वःखचनि वाहून टाकला पाहिजे.
१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी (१) अशोक, (२) गुलमोहर, (३) चिंच, (४) निलगिरी, (५) करंज पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सद्या अस्तीत्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
१९. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी/वाणिज्य/शैक्षणिक/औद्योगिक उपयोग करावा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदीप्रमाणे जागा बाधीत होत असल्या सत्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२१. जागेतून किंवा जागेजवळून अतिदाव विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधीत खात्याकडून नाहरकत दाखला घेतला पाहिजे.
२३. बांधकामाकडे किंवा इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल व तसा रस्ता होई पावेतो इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
२४. जागेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवसाी करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निकारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
२५. सदर जागेतून पाण्याच्या नैसर्गीस निचरा होत असल्यास तो इकडील परवानगीशिवाय वळवू अथवा बंद करू नये.
२६. सदर प्रकरणी चुकीची संपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर जागेत विहीर असल्यास ती इकडील परवानगी शिवाय बुजवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता महानगरपालिकेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पिण्यासाठी महानगरपालिका हमी घेणार नाही.
२९. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर ती याद्वारे रद्द झाला असे समजायांत यावे.
३०. गटारचे व पावसाचा निचरा होणेकरिता महानगरपालिकेचा गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी बोअरवेलचे काम करावे लागेल.
३२. भूखंडासमोरील रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
३३. जागेच्या मालकी हक्काबाबत कायदेशीर वाद निर्माण झाल्यास त्याचे निराकरण करण्याची जबाबदारी आपली राहिल.
३४. पिण्याचे पाणी महापालिके तर्फे उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डों.म.पा. पाणी पुरवठा विभागातर्फे दिलेल्या निर्देशानुसार स्वःखचनि टाकणे आवश्यक राहिल.
३५. सक्षम अभियंत्याच्या देखरेखीखाली प्रस्तावित बांधकाम हे भारतीय मानक संस्थेने प्रमाणित केलेल्याप्रमाणे केल्याबाबतचा दाखला बांधकाम सुरू करण्यापूर्वी व बांधकाम पूर्णतेचा दाखला घेता ना सादर करणे बंधनकारक राहिल्यास केल्याबाबतचा दाखला घेता ना सादर करणे बंधनकारक राहिले.
३६. इमारतीच्या आवारात प्रवेश न करता कचरा उचलता यावा अशा पद्धतीने कचरा कुंडीची व्यवस्था करावी.
३७. क.डों.म.पा. च्या निर्देशानुसार सौरडर्जा उपकरणे बसविणे बंधनकारक राहिल. ३७) पुरवठा विभागातून केल्याबाबतचा दाखला घेता ना सादर करणे बंधनकारक राहिले.
३८. म.र.वि.मं. कडून विज पुरवठा घेण्यास क.डों.म.पा. ची हरकत नाही.
३९. भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा. स इमारतीच्या सामासिक अंतरासहिन विनामुल्ये उपलब्ध करून द्यावी लागेल. ३९) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी मालकास द्यावी व उधारणा होण्यातून महापालिकेची राहणार नाही.



बांधकाम परवानगी संश्लरी कर्माच्याची सही व हुद्दा

दस्त क्र. ८२२४	२००७
३१	३६

प्रत :- १) उप-आयुक्त, अनधिकृत बांधकाम विभाग
 २) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण.

कल्याण उपविहली महानगरपालिका



दस्तक्रमांक व वर्ष: 7226/2007

Thursday, October 11, 2007

3:25:23 PM

दुय्यम निबंधक: कल्याण 2

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : नेतिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 835,775.00
बा.भा. रू. 587,520.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे नेतिवली, स नं 42/2अ येथील त्रिवेणी बि नं.2 बी विंग सातवा मजला सदनिका नं बी-708 क्षेत्र 576 चौ फूट बिल्टअप
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. गजानन एसोसिएट्स तर्फे भागीदार विनोद कुमार ए मिश्र - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शिवम अपा कोळसेवाडी कल्याण; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEEFG9723F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पवनकुमार देवचंद्र मिश्र - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: मिठागर रोड; ईमारतीचे नाव: रेल्वे कॉलनी; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुलूंड-पूर्व, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AKJPM 3696 B.
- (7) दिनांक करून दिल्याचा 11/10/2007
- (8) नोंदणीचा 11/10/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 7226 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 24388.75
- (11) बाजारभावाप्रमाणे नोंदणी रू 8360.00
- (12) शोरा

सह. दुय्यम निबंधक कल्याण-२
दर्या-२



GAJANAN ASSOCIATES

3, Shivam Apartment, Durga Mata Mandir Road, Kolsewadi,
Kalyan (E)-421306. Ph. : 95251-2330487, 3299797 / 96

No. : _____

Date : 14/10/07

Received with thanks from Mr. / Mrs. / Miss Pawan Kumar D. Mishra - - - - -

The sum of Rupees only One lakh Seventeen Thousand, Six Hundred

Twenty Six vide Cash / Cheque / Demand Draft No. 684115 - - - - -

Dated 14/10/07 drawn on ICICI Bank

towards initial / progressive / final payment toward contribution for Balising - - - - -

Rs. 1,17,626/-

This Receipt is valid only to realisation of



For Gajanan Associates



THE TRIVENI 'B' CO-OPERATIVE
HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. TNA/KLN/HSG Date 24/06/2008)

Serial No. 058

Authorised Share Capital Rs. 250 Divided into 5 Shares each of Rs. 50/- only

Member's Registration No. 58

THIS IS TO CERTIFY that Shri/ Smt. PAWANKUMAR D. MISHRA

of B-708 is the Registered Holder of (FIVE) Shares from No. 286

to 290 of Rs. 250/- (TWO HUNDRED AND FIFTY ONLY)

in THE TRIVENI 'B' CO-OP. HSG. SOCIETY LTD. CO-OPERATIVE HOUSING SOCIETY.

Limited Lassi Compound, Kalyan Shill Rd.,
Kalyan (E), Netivali - 421 304. subject to the Bye-Laws of the said Society

Dist: Thane (M.S).

and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at KALYAN (E) this 16th

Day of May 2010

Samar Su

Chairman

Sulatil

Hon. Secretary

[Signature]

Member of the Committee



P.T.O.

Mr. PAWANKUMAR DEOCHANDRA MISHRA

Personal: 0

Group: 171

**SHUKAN**

ARCHITECTS, ENGINEERS & VALUERS

Krishnakant A. Pandat

(B. Arch., B. E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth tax 34AB Approved),
LCM - 2443, CAT-I - Immovable Properties, LCM - 2443, CAT-II-Agri. Lands,
LCM - 2445, CAT-VII - Plant & Machinery - Movable Property
Registered Engineer - Structural Designer of BMC, MHADA.

- 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivali (E), Mumbai-400 101.
- Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
- Email - shukanarchitects.valuers@gmail.com

Date :- 20/03/2021

REF.: SAEV/ MUM/VIR RAK/FLAT/VALU/ SBI/KURLA-RACPC /1806

To,

State Bank of India,
RACPC Branch,
Kurla, Mumbai

Sub- Valuation Report of Residential Flat No B/708 at 7th floor, B-Wing, TRIVENI, Netivali, **Kalyan (E), Thane, Maharashtra 421 306**, Situated on plot bearing Survey No. 42, Hissa No. 2(A) at Village- Netivali, Ta. Kalyan, Dist. Thane-421 306, Maharashtra, within limits of KDMC.

VALUATION REPORT

I. GENERAL	
1	Purpose for which valuation is made : To determine the Fair Market Value of the property
2	a) Date of inspection : 19/03/2021
	b) Date on which the valuation is made : 20/03/2021
3	List of documents produced for perusal : Agreement For Sale (Dt. 11/10/2007) Index-2 - 7226/2007, Completion Certificate Dt. 22/10/2007
4	Name of the owner(s) and their address(es) : Mr. Pawankumar D. Mishra, With Phone no. (details to be shared of each owner in case of joint ownership)
5	Brief description of the property : The Building Named "TRIVENI", Residential Building, Comprising Of G + 7 Upper Floors The Said Building Is Situated At Village - Netivali, Ta. Kalyan, Dist. Thane-421 306.
6	Location of property
a)	Plot No. / Survey No. : Survey No. 42, Hissa No. 2(A)
b)	Door No. : Flat No B/708 at 7 th floor,
c)	C.T. S. No. / Village : Village- Netivali
d)	Ward / Taluka : Kalyan
e)	Mandal / District : Thane
f)	Date of issue and validity of layout of approved map/plan : Not Provided
g)	Approved map/plan issuing authority : Kalyan Dombivali Municipal Corporation
h)	Whether genuineness or authenticity of approved map/plan is verified : Not Provided
i)	Any other comments by our empanelled valuers on authenticity of approved plan : Not Provided



Digitally signed by KRISHNAKANT
AMRUTLAL PANDAT
Date: 2021.03.21 21:30:09 +05'30'

**SHUKAN**

ARCHITECTS, ENGINEERS & VALUERS

- 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivali (E), Mumbai-400 101.
- Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
- Email - shukanarchitects.valuers@gmail.com

Date :- 20/03/2021

7	Postal address of the property	:	Flat No B/708 at 7 th floor, B-Wing, TRIVENI, Netivali, Kalyan (E), Thane, Maharashtra 421 306 , Situated on plot bearing Survey No. 42, Hissa No. 2(A) at Village- Netivali, Ta. Kalyan, Dist. Thane-421 306, Maharashtra, within limits of KDMC.	
8	City / Town	:	Kalyan (E)	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Kalyan Dombivali Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the side	:	A	B
		:	As per the Deed	Actual (As per site inspection)
	North	:	S No. 42 & H No. 1/2	Adarsh Dosa Center
	South	:	S No. 42 & H No. 2B	Shilphata Road
	East	:	S No. 2	A Wing
	West	:	Road	Road+ Mayuresh Dawakhana
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	19°13'38.2"N 73°07'25.1"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	occupied by the owner	





SHUKAN

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(B. Arch., B. E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

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- Email - shukanarchitects.valuers@gmail.com

Date :- 20/03/2021

II.	APARTMENT BUILDING	
1	Nature of the Apartment	: 1 BHK
2	Location	
	Survey No.	: Survey No. 42, Hissa No. 2(A)
	Block No.	: Nil
	Ward No.	: Nil
	Village / Municipality / Corporation	: Kalyan Dombivali Municipal Corporation
	Door No. Street or Road (PIN Code)	: 421 306
3	Description of the locality (Residential / Commercial / Mixed)	: Residential
4	Year of Construction	: 2007
5	Number of Floors	: G + 7 Upper Floors
6	Type of Structure	: RCC Framed Structure
7	Number of Dwelling units in the building	: -
8	Quality of Construction	: Good
9	Appearance of the Building	: Good
10	Maintenance of the Building	: Good
11	Facilities Available	
	Lift	: Yes
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open / Covered	: Open
	Is compound wall existing?	: Yes
	Is pavement laid around the building?	: Yes
III	Flat	
1	The floor on which the flat is situated	: On 7 th floor
2	Door No. of the flat	: Flat No B/708
3	Specification of the flat	
	Roof	: RCC
	Flooring	: Vitrified
	Doors	: TW Flush Doors and Wooden Doors
	Windows	: Aluminum Frame sliding windows
	Fittings	: Concealed
	Finishing	: Plaster



**SHUKAN**

ARCHITECTS, ENGINEERS & VALUERS

- 22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivali (E), Mumbai-400 101.
Regd. Office :- 501, 5th Floor, Chitrarath Complex, B/h. Hotel President, Nr. Swastik Char Rasta, CG Road, Ahmedabad-9.
Email - shukanarchitects.valuers@gmail.com

Date :- 20/03/2021

4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	On the Owner's Name
6	How is the maintenance of the flat?	:	Well maintained
7	Sale Deed executed in the name of	:	Mr. Pawankumar D. Mishra.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Super built up area = 691.20 Sq. Ft.
10	What is the floor space index (approx.)?	:	As per actual
11	What is the BUA Area of the flat?	:	576.00 Sq. Ft.
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner-occupied
15	If rented, what is the monthly rent?	:	Rs. 15,000/- to Rs. 20,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any



Date :- 20/03/2021

V RATE		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs. 5,000/- to Rs. 10,000/- per Sq. Ft. for Super Built up area in the locality for similar type of property (varying based on amenities and location)
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 (give details).	: Rs. 5,500/- to Rs. 10,500/- per Sq. Ft. for Super Built up area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:
	1. Building + Services	: Rs. 2,600/- per sq. ft.
	2. Land + Others	: Rs. 6,700/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 65,100/- per sq mt. i.e. Rs. 6,047/- per sq. ft as per ready reckoner 576.00 Sq. Ft. x 6,047/- = Rs. 34,83,072.00
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	: (14 Years X 10 ÷ 6) = 23.33% Depreciation 14 Years completed of Building.
	Replacement cost of flat with services {V(3)i}	: Rs. 3,500/- (-) 23.33% = Rs. 2683/- Sq. Ft. Say Rs. 2,600/- Per Sq. Ft. (after deduction 23.33% depreciation for 14 years)
	Age of the building	: 14 Years (2007)
	Life of the building estimates	: 60- 14 = 46 Years
	Depreciation percentage assuming the salvage value as 10%	: The 23.33% depreciation considered because building as the building age is 14 years old.
	Depreciation Ratio of the building	: 1:6 (10% depreciation at each 6 years)
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 2,600/- per sq. ft.
	Rate for land & other V (3) (ii)	: Rs. 6,700/- per sq. ft.
	Total Composite Rate	: Rs. 9,300/- per Sq. Ft. of Super Built up Area



**SHUKAN**

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- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 5, 000/- to Rs. 10,000/- per sq. ft.
- As per our opinion the fair market value of **Rs. 9,300/- per Sq. Ft. for Super Built up rate of the flat** is reasonable and worth. Considering all the allotments, the factors such as amenities, Location, Allotted Car Parking Space, Special Features provided and the sale instance in the locality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	691.20 Sq. Ft. (Super Built up area)	9,300/- Super Built up Rate	₹ 64,28,160.00
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/ Separate purchased car park or extended area etc.)	--	-	-
			Say	Rs. 64,28,160/- Rs. 64,28,000/-
(Rupees Sixty Four Lakhs Twenty Eight Thousands Only)				

Valuation Methodology:

(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) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed). To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that

The aforesaid Flat will fetch around **Rs.9, 300/- per Sq. Ft.** on the Super Built up area.

The rental value of the apartment at comes to Rs. 15,000/- to Rs. 20,000/- per month

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 **realizable value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 64,28,000/-**

The undersigned has inspected the property detailed in the Valuation Report dated 20-03-2021. We are satisfied that the realizable value of the property is Rs. 64,28,000/- (Rupees Sixty Four Lakhs Twenty Eight Thousands Only).

KRISHNAKANT
AMRUTLAL PANDAT

Digitally signed by KRISHNAKANT
AMRUTLAL PANDAT
Date: 2021.03.21 21:30:26 +05'30'



SHUKAN
ARCHITECTS, ENGINEERS & VALUERS

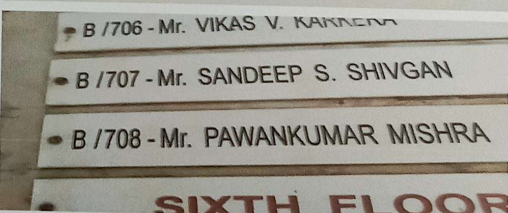
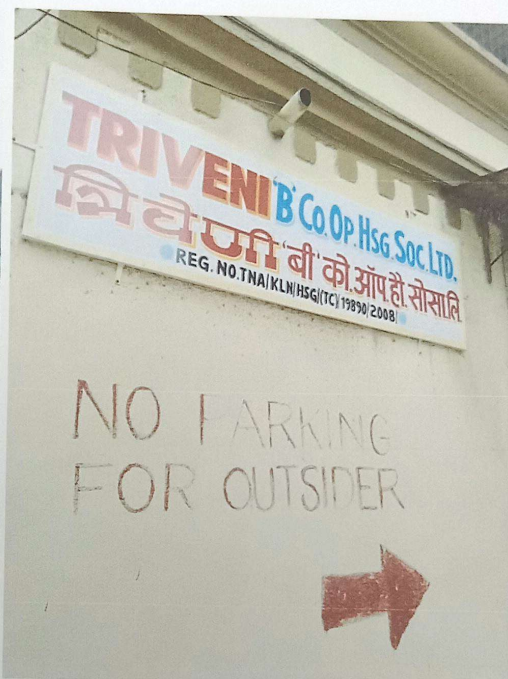
Krishnakant A. Pandat
(B.Arch., B.E. Civil, AIIA, FIIV, MCE, FEIO, FICCI)

Govt. Approved Valuer (Under Wealth tax 34AB Approved),
LCM - 2443, CAT-I - Immovable Properties, LCM - 2443, CAT-II - Agri. Lands,
LCM - 2445, CAT-VII - Plant & Machinery - Movable Property
Registered Engineer - Structural Designer of BMC, MHADA.

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PHOTOGRAPHS
(1)

Date :- 20/03/2021

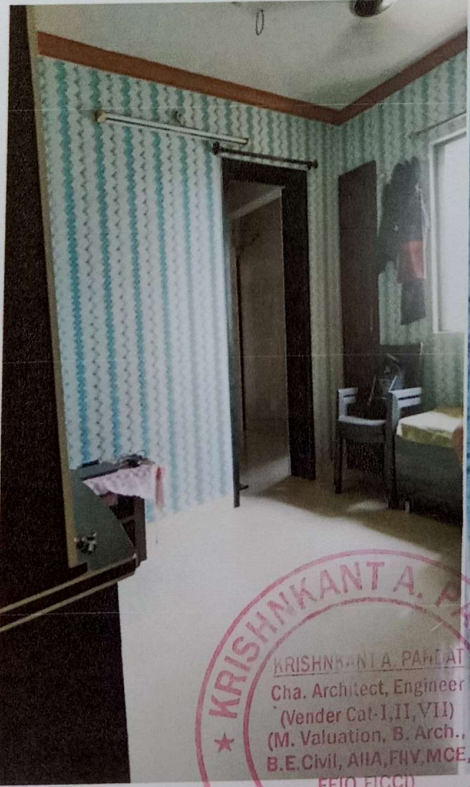


Govt. Regd. Valuer

22, Datani Flats, 2nd Floor, "A-Wing", Chitabhai Patel road, Nr. Union Bank, Ashoknagar, Kandivali (E), Mumbai-400 101.
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(2)

Date :- 20/03/2021



KRISHNKANT A. PANDIT
KRISHNKANT A. PANDIT
Cha. Architect, Engineer
(Vender Cat-I, II, VII)
(M. Valuation, B. Arch.,
B.E.Civil, AHA, FIIV, MCE,
FEIO, FICCI)
Mobile:-9898207111
82003 86306
Govt. Regd. Valuer

72873
19.01.21

New LOS: 22489605 22490398

Please Tick

PMAY Yes/No	Annual Gross Income
CIF No. TopUp LOS: 22489643	PAL
Existing SBI A/C No.	Tie up (If applicable)
LOS Reference No. 22330603 CRM 7207309	Take Over <input checked="" type="checkbox"/>

T/O-
7402777
22422463
Top-up
7402935
22422476

Applicant Name: PAWANKUMAR D MISHRA
 Co-Applicant Name: **H-65331**
 Contract (Resi.) Mobile: **H-65331**

Rs. 14.00 Lacs Takeover + Rs. 36.00 Lacs Top up

Loan Amount: 5000000/-	Tenure:
Interest Rate:	EMI:
Loan Type: HOUSING LOAN TOP UP 14 LAKH 36 LAKH	SBI LIFE: YES / NO
Hsg. Loan	Maxgain
ty	Home Equity

A/C-40187777042
CU-78205541585
TLU-40191790908



Property Location: KALYANCE)
 Property Cost: 6500000/-
 Name of Developer / Vendor: **H-65331-1**

SBI GZ
Done
July
2021

RBO- Zone- Branch- SION. Code No. 19144
 Name S.S.L. Co ordinator along with Mob No.:
 Name RACPC Co ordinator along with Mob No.:
 Name of HLST / MPST / BM / FS along with Mob No.:

H/C - HARSHAL LAHANE

	DATE		DATE
SEARCH - 1	VS. Legal	RESIDENCE VERIFICATION	CRUX
SEARCH - 2		OFFICE VERIFICATION	CRUX
VALUATION - 1	Krishn Kant Pandat	SITE INSPECTION	Mundal
VALUATION - 2			

CBIL 2/03
CRIT 21/03

Gross Amount:

15/05

H/L No. 14-10
CHECKED / VERIFIED
For M/s. KOCHAR & ASSOCIATES
Concurrent Auditors
21.02.21



Reference Staff PF ID: 7625782

Reference Staff Name: Syman

STATE BANK OF INDIA
RACPC SOUTH MUMBAI