



Monday, December 31, 2018  
1:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18359 दिनांक: 31/12/2018

गावाचे नाव: आणिक  
दस्तऐवजाचा अनुक्रमांक: करल5-17294-2018  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सचिन रमेश चाळके

नोंदणी फी रु. 21800.00  
दस्त हाताळणी फी रु. 520.00  
पृष्ठांची संख्या: 26

एकूण: रु. 22320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:12 PM ह्या वेळेस मिळेल.

  
Joint S.R. Kuria-5

बाजार मुल्य: रु. 2173797.6/-  
मोबदला रु. 2000000/-  
भरलेले मुद्रांक शुल्क : रु. 108700/-

सह. कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: eChallan रक्कम: रु. 21800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010035090201819E दिनांक: 31/12/2018  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 520/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

**DELIVERED**



Nutan

' 01 JAN 2019 '

CHALLAN  
MTR Form Number-6

करल - ५

Form No. MH010035090201819E	BARCODE	Date	31/12/2018 12:19:12	Form ID	252
Department	Inspector General Of Registration				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	ALVPC1050G		
Location	MUMBAI	Full Name	SACHIN RAMESH CHALKE AND NUTAN SACHIN CHALKE		
Year	2018-2019 One Time	Fiat/Block No.	FLAT NO.222 SAINATH CHS LTD		
Account Head Details		Amount in Rs.	Premises/Building		
030045501	Stamp Duty	108700.00	Road/Street	RUNWAL BLDG NO.15, MMRDA COLONY R C MARG	
030063301	Registration Fee	21800.00	Area/Locality	CHEMBUR, MUMBAI	
			Town/City/District		
			PIN	4	
			Remarks (If Any)	PAN2=BYCPC6652F-Second Party Name VASARAM VIRAJ CHEKHLIYA Nee VASRAM-	
			Amount In	One Lakh Thirty Thousand Five Hundred Rupees Only	
Total		1,30,500.00	Words		
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042018123192662	002438152
Cheque/DD No		Bank Date	RBI Date	31/12/2018-12:19:16	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 9833491338  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यादव कायदा केंद्र दुखान निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

करल - ५		
१०२०१६	५	२६
२०१६		



## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at Mumbai this 31<sup>st</sup> day of December 2018,

BETWEEN

**MR. VASARAM VIRJI CHEKHLIYA Nee VASRAM** aged 56 years [PAN NO. BYCPC6652F] an adult Indian Inhabitant presently residing Flat No.222, 2<sup>nd</sup> Floor, Runwal Building No.15, Sainath Co-op. Hsg. Society Ltd., M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai - 400074 hereinafter referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors administrators and assigns) of the **First Part**.

And

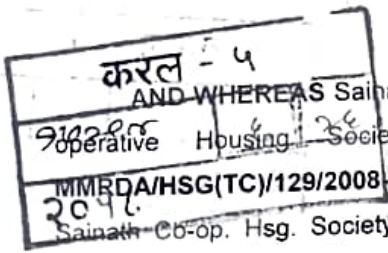
**MR. SACHIN RAMESH CHALKE** aged 29 years [PAN NO. ALVPC1050G] & **MRS. NUTAN SACHIN CHALKE** aged 24 years [PAN NO. FTTPS3627E] both adults Indian Inhabitants presently residing at Flat No.219, 2<sup>nd</sup> Floor, Runwal Building No.15, Sainath Co-op. Hsg. Society Ltd., M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai - 400074 hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors administrators and assigns) of the **Second Part**.

**WHEREAS MR. VASARAM VIRJI CHEKHLIYA Nee VASRAM** is the absolute, legal owner and entitled to a Residential Flat No.222, 2<sup>nd</sup> Floor, Runwal Building No.15, Sainath Co-op. Hsg. Society Ltd., M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai - 400074 admeasuring 225 Sq. Ft. Carpet area hereinafter referred to as "the said Flat Premises".

**AND WHEREAS** by the MMRDA / MUTP vide allotment letter dated 27/10/2004 to the said **MR. VASARAM VIRJI CHEKHLIYA Nee VASRAM** The allotment of tenement in the permanent rehabilitation building is subject to above and SRA Rules and State Govt. MUTP R & R Policy.

*(Signature)*  
Nutan

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AND WHEREAS Sainath Co-operative Housing Society Ltd. a Registered Co-operative Housing Society, registered under Registration No. MUM/MMRDA/HSG(TC)/129/2008-2009 having its office at Runwal Building No.15, Sainath Co-op. Hsg. Society Ltd., M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai - 400074 hereinafter referred to as "The said Society" for the brevity's sake.

AND WHEREAS the society has been also allotted (5) Five Shares of Rs.50/- each at a face value of Rs.50/- vide **Share Distinctive Nos. 286 to 290** under **Share Certificate No.61** dated **24/03/2015**, hereinafter referred to as "the said Shares" for the brevity's sake.

AND WHEREAS the Vendor/Transferor has agreed to sell, transfer and assign to the Purchasers/Transferees and the Purchasers/Transferees has agreed to purchase and acquire all the right, title, interest of the Vendor/Transferor in the said Flat together with the right of ownership and of use and occupation of the said Flat and all title, interest in the Vendor/Transferor in the said Building, on the terms and conditions herein contained and at or for the lump sum price of **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)**.

AND WHEREAS at the instance of the Vendor/Transferor and with a view to confirm the said transaction, to these presents.

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

- 1) The Vendor/Transferor hereby agreed to sell and the Purchasers/Transferees hereby agrees to purchase and acquire the said Flat and said shares of the society with the right of ownership and of use and occupation of the said Flat and all the right, title, interest of the Vendor/Transferor in the said Society and at or for the lump sum price of **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)**.
- 2) The Purchasers has paid to the Vendor a sum of **Rs.2,00,000/- (Rupees Two Lakh Only)** as and by way of part payment and transfer of the above said Flat premises, the receipt of which the Vendor doth hereby admits and acknowledges.
- 4) It is agreed by and between the parties that the Purchasers shall pay balance amount of **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)** to the Vendor by obtaining loan within 45 days from the date of execution of this Agreement.
- 3) The Vendor/Transferor doth hereby covenant with the Purchasers/Transferees that the Purchasers/Transferees has paid in full the consideration for the acquisition of the said Flat and shall pay all outgoing in respect thereof at the time

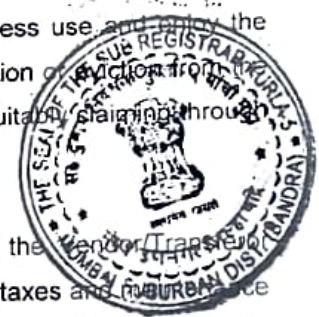
*Chinmay*... *Nandan*

परीक्षा

करल - 4  
 3096  
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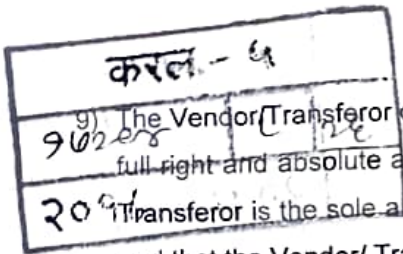
of given possession of the said Flat and that if any such amount or any part thereof is found lawfully due and/or is in fact recovered from the purchaser than the same shall be reimbursed by the Vendor to the Purchasers and the Vendor/ Transferor doth hereby agree and undertake to indemnify and keep the Purchasers/Transferees indemnified for the amount so paid and all the expenses lawfully incurred by the Purchasers/Transferees in respect thereof.

- 4) The Vendor/Transferor doth hereby further covenant with the Purchasers/Transferees that on being put in possession of the said Flat, the Purchasers/Transferees shall quietly and peacefully possess use and enjoy the said Flat without any let hindrance denial demand interruption or eviction from the Vendor/Transferor or from any other person lawfully or equitably claiming through under or in trust for the Vendor.
- 5) The Purchasers/Transferees doth hereby covenant with the Vendor/Transferor that the Purchasers/Transferees shall pay all the outgoing taxes and other charges in respect of the said Flat from taking possession of the said Flat on wards and shall become a member of the said Society and shall abide by the by-laws rules and regulations of the said Society.
- 6) The Purchasers/Transferees agreed to observe and perform all and every terms and conditions and the stipulations of the said Sainath Co-op. Hsg. Society Ltd. and regularly pay the dues payable to the said Society, including the periodical ground rent, Municipal Taxes, water charges and any other outgoings, including dues to SRA / MMRDA / MHADA. in respect of the said Flat and shall not withhold the same for any reason whatsoever.
- 7) The Vendor/Transferor doth hereby further covenant with the Purchasers/Transferees that the Vendor/Transferor shall, from time to time and at all times hereafter, whenever called upon by the Purchasers/Transferees or their Advocate or Attorney, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Ppurchasers'/Transferee's in the said Flat that may be reasonably required but at the cost of the Purchasers/Transferees.
- 8) The Vendor/Transferor doth hereby declare that the Vendor/Transferor has not on or before the date of this Agreement, mortgaged transferred assigned leased or in any other manner whatsoever encumbered or alienated the Vendor/Transferor rights, title, interest in or possession of the said Flat, and that the Vendor/Transferor shall not do so at any time in future.



*[Signature]*  
 Nandan

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10) The Vendor/Transferor doth hereby declare that the said Flat are not the subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there are no taxation of income or wealth which prohibit or prevent the Vendor from dealing with or disposing of the said Flat as is herein contemplated.

11) The Vendor/Transferor shall forthwith apply to the said Society for its sanction for the transfer of the said Flat and the said shares to the name of the Purchasers/Transferees and for the Purchasers/Transferees being admitted as a member of the said Society.

12) The Vendor/Transferor confirmed that the Vendor/Transferor has not received any notice or writ or summons in respect of the said Flat or any part thereof.

13) The Vendor/Transferor do hereby assure unto and covenant with the Purchasers/Transferees that the said premises hereby agreed to be transferred is free from all claims, encumbrances, whatsoever and that no person or persons has any claim in or upon the said Premises hereby agreed to be transferred, maintenance, resident, possession, lease, lien, assessment or otherwise whatsoever. There is no Income Tax case on this property, any arrears or imposition thereon shall be paid by the Vendor/Transferor alone.

14) The said agreement subject to the Section 8 of the Maharashtra Flat Ownership Act 1963 and provisions made in the said law.

15) All out of pocket expenses of and incidental to this Agreement including the stamp duty and registration charges, will be borne by the Purchasers/Transferees alone and also the transfer fee shall be borne and paid by the Purchaser/Transferee alone.

*Edwin...*  
*Nutan*

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करल - ५

SCHEDULE ABOVE REFERRED TO

गुजरात e 26

Flat No. 222 on Second Floor admeasuring area about 225 sq. ft. Carpet in the Runwal Building No.15 known as "Sainath Co-operative Housing Society Ltd. situated at M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai - 400074, The building standing on the land bearing C.T.S. NO. 251B/1 of Village - Anik, Taluka Kurla, in Greater Mumbai bearing Municipal No. ME \_\_\_\_\_ in the Registration District and Sub-District of Mumbai Suburban.

3096

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

SIGNED SEALED AND DELIVERED )

by the withinnamed "Vendor/Transferor" )

MR. VASARAM VIRJI CHEKHLIYA Nee VASRAM)

in presence of ..... )

1. V.C. Gawade

वशराम

2. 



SIGNED SEALED AND DELIVERED )

by the withinnamed "Purchaser/Transferee" )

MR. SACHIN RAMESH CHALKE )



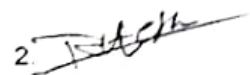


MRS. NUTAN SACHIN CHALKE )

in presence of ..... )

1. V.C. Gawade

Nutan

2. 



करल - 4		
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:: RECEIPT ::

RECEIVED from MR. SACHIN RAMESH CHALKE & MRS. NUTAN SACHIN CHALKE (The Purchaser) a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) being part payment as against the sale of Flat mention in the Agreement for Sale as follows

Che/Ref No	Date	Drawn on Bank	Branch	Amount
Transfer	31/12/2018	Axis Bank	Mulund	Rs.2,00,000/-
		<b>Total</b>		<b>Rs.2,00,000/-</b>

I say Received Rs.2,00,000/-

वस्रम

(MR. VASARAM VIRJI CHEKHLIYA Nee VASRAM)

WITNESSES :

1) V.C. Gawade

2) 





करल = ६१
Slum Rehabilitation Authority
State of Maharashtra, Mumbai
Phone: 2222 19 / 0405 / 1879 / 0953
Email: sra@gov.in

No: SRA/DDTP/127 & 128 /ME/PL/AP

Date:

5 MAY 2005

To.

✓ Shri Hiren Thakker  
M/s. S.V. Thakker & Associates  
335/337, Kailas Plaza,  
Vallabh Baug Lane,  
Ghatkopar (East),  
Mumbai - 400 075.

**Sub:** Occupation permission to the proposed Rehab bldg. no. 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, (15) & 16 under Slum Rehabilitation bearing CTS nos. 251B(pt), 259, 261D & 312B of village Anik, Chembur, M/East ward.  
— Occupation Certificate.

**Ref.:** Architects application dated 12.01.2005 vide page. 1969 buildings no. 1, 2, 3, 4, 5, 6, 6A, 6B, 7, 8, 9, 10, 11, 12, 13.

Sir,

The development works of rehab building Nos. 1, 2, 3, 4, 5, 6, 6A, 6B, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 in the Slum rehabilitation scheme sanction under clause No.3.11 read with clause 3.5 and 3.19 (ii) of Appendix IV of DCR 33(10) on plot bearing CTS nos. 251B(pt), 259, 261D & 312B of village Anik, at Vasinaka, R.C. Marg, Chembur, M/East ward. Mumbai, completed under the supervision of Shri. Hiren Thakker, M/s. S.V. Thakker & Associates Licensed Surveyor / Architect having Lic. No. T / 107/ L.S., Shri. Hiten Mahimtura Licensed Structural Engineer Having Lic.No.STR/M/53 and Shri. Sunil P. Bam, Licensed Site Supervisor having Lic.No.B/114/SS-I) occupied on following conditions.

1. That certificate under Section 270A of BMC Act shall be obtained from A.E.(W.W.) M/E Ward and a certified copy of the same shall be submitted to this office.
2. That all the balance condition of LOI/Layout/IOA shall be complied with.
3. That all the balance conditions of LOI/Layout/IOA, complied with before asking TDR Defect Liability Period.  
after





# साईनाथ को. ऑप. हौ. सोसायटी लिमिटेड

नोंदणी क्र. एम.यु.एम./एम.एम.आर.डी.ओ./एच.एस.जी.(टी.सी.) १२९/२००८/०९

विल्डींग नं. १५, रुनवाल सी.टी.एस.नं. २५१ बी, २६१ सी ३१३ जे आणि ३१४ अे एम.ए.एम.एम.आर.डी.ओ. कॉलनी, वाशीनाका, चेंबुर, मुंबई - ४०० ०७४.

म क्र.

दिनांक १०/१२/१८		
करल - ५		
१०/१२/१८	३५	२६
२०१८		

नाहरकात पत्र :-

— श्री वंशराम कम नं. २२२ यांच्या दिनांक २६/११/२०१८ च्या विजेती अर्जा नुसार नाहरकात पत्र देण्यात येते की :-

— श्री वंशराम क. नं. २२२ हे उपरोक्त सोसायटीचे सभासद असून ते आपली सदानिका स्वइच्छेने व परीधाराच्या संमतीने विक्री करित आहेत त्यांना सोसायटीच्या निष्ठाप्रमाणे व एम.एम.आर.डी.ओ. यांच्या परिपत्रक क्रं. १४५ नुसार त्यांनी आपली सदानिका एम.एम.आर.डी.ओ. च्या परवानगीने विक्री करण्यास उपरोक्त सोसायटीची कोठ्याही प्रकारची हरकात नाही. त्यांच्या विजेती अर्जानुसार हे नाहरकात पत्र त्यांना देण्यात येत आहे. सदर सदानिका हि २२५ स्विकेजर फुर एरिचा असा आहे.



साईनाथ को. हौ. सोसायटी

*Ravab*  
सेल्यरी

**SHARE CERTIFICATE**

**Sainath Co-operative Housing Society Ltd.**

REGN NO : M.U.M/MMRDA/HSG (TC)129 /2008-2009

C.T.S. No. 251 B 261 C 313 J & 314 AMA

Bldg.No.15 (Runwal) M.M.R.D.A. Colony, Vashi Naka, Chembur, Mumbai 400 074.

Registered under the Maharashtra Co-op Societies Act. 1960

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2096		

Share Certificate No.: 61 Member's Register No. 61

This is to Certify that Shri/Smt./M/s. VASRAM

of Flat No. 222 is the Registered Holder of 5 fully paid up Shares of Rs. 50/- each  
numbered from 226 to 230 (both inclusive) in

**Sainath Co-operative Housing Society Ltd.**

the Bye-Laws of the said Society.



Rs. 250/-

Given under the Common Seal of the said Society at Mumbai

this Thursday day of 21.6. 2015.

[Signature]  
Chairman

[Signature]  
Hon. Secretary

[Signature]  
Member of the Committee



No.MUTP/CDO/Aug.2004

करल - प		
August, 2004		
90208	28	28
2004		

### Provisional allotment letter of tenement at Anik Chembur, Mumbai under MUTP and Surrender Receipt of the Transit Tenement at Kokri Agar, Wadala.

Shri Yashram I.D. Card No. 46 KYN  
 staying in Room No. 7 Chawl No. 1104 in Transit Camp at  
 Kokri Agar, Wadala, has been allotted a regular tenement at Anik Chembur,  
 Bldg. No. 15, Room No. 222 (Proposed Cooperative Housing  
 Society \_\_\_\_\_) under MUTP.



2. The Allottee has handed over the vacant possession tenement in Transit Camp at Kokri Agar, Wadala to \_\_\_\_\_

3. The allotment of tenement in the permanent rehabilitation building is subject to above and SRA Rules and State Govt. MUTP R & R Policy.

\_\_\_\_\_  
 SPARC Representative  
221212

\_\_\_\_\_  
 MMIRDA Representative

\_\_\_\_\_  
 Name & Signature of the Occupant who has handed over vacant possession of the tenement in Transit Camp.

\_\_\_\_\_  
 Name & Signature of the Security Guardtaking over the possession of the vacant tenement at Wadala.

Dated : \_\_\_\_\_



December, 2018

सूची क्र.2

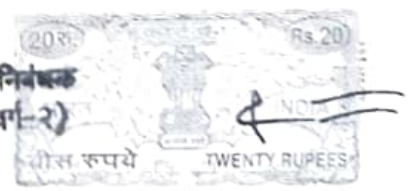
दुय्यम निबंधक : सह. दु.नि. कुर्ला 5

दस्त क्रमांक : 17294/2018

नोटिंगी 63  
Regn. 63m

माग्याचे नाव : आणि	
1) विवेचाचा प्रकार	कारणाचा
2) मोबदला	₹ 2,000,000/-
3) बाजारभाव(भांडपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो तो घट्टेदार ते समुद करावं)	₹ 2,173,798/-
4) झु-भाषण फोटोहिन्या व घरक्रमांक(असल्यास)	251 B, पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 222, माळा नं: 2 रा मजला, इमारतीचे नाव: साईनाथ को-ऑप. हो. सो. लि., ब्लॉक नं: कणबाव वॉल्वींग नं.15,एमएमआरटीए कॉलनी,वाशीनाका, रोड नं: आर. सी. मार्ग,चेंबूर,मुंबई - 400074, इतर माहिती: सदनिकेचे एकूण क्षेत्र 225 चौ. फुट कारपेट 25 09 चौ मीटर
5) क्षेत्रफळ	
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:- बमराव वीरजी चंघलीया उर्फ बमराव ;वय: 56; पत्ता-प्लॉट नं: कम नं.222, माळा नं: 2 रा मजला, इमारतीचे नाव: साईनाथ को-ऑप. हो. सो. लि., ब्लॉक नं: कणबाव वॉल्वींग नं.15, एम.एम.आर.टी.ए. कॉलनी, वाशीनाका, चेंबूर, मुंबई, रोड नं: आर. सी. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400074 पॅन नंबर: BYCPC6652F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- सचिन रमेश चाळक; वय:29; पत्ता-प्लॉट नं: फ्लॉट नं.219, माळा नं: 2 रा मजला, इमारतीचे नाव: साईनाथ को-ऑप. हो. सो. लि., ब्लॉक नं: कणबाव वॉल्वींग नं.15, एम.एम.आर.टी.ए. कॉलनी, वाशीनाका, चेंबूर, मुंबई, रोड नं: आर. सी. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:- 400074; पॅन नं:- ALVFC1050G; 2)नाव:- नूतन सचिन चाळक; वय:24; पत्ता-प्लॉट नं: फ्लॉट नं.219, माळा नं: 2 रा मजला, इमारतीचे नाव: साईनाथ को-ऑप. हो. सो. लि., ब्लॉक नं: कणबाव वॉल्वींग नं.15, एम.एम.आर.टी.ए. कॉलनी, वाशीनाका, चेंबूर, मुंबई, रोड नं: आर. सी. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400074; पॅन नं:- FTTPS3627E;
9) दस्तऐवज करून दिव्याचा दिनांक	31/12/2018
10) दस्त नोंदणी कर्याचा दिनांक	31/12/2018
11) अनुक्रमांक,छात्र व पृष्ठ	17294/2018
12) बाजारभावामागे मुद्रांक शुल्क	₹.108,700/-
13) बाजारभावामागे नोंदणी शुल्क	₹.21,300/-
14) शेर	

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)



सुप्याबनामाटी विचारान घेतवला मधील  
मुद्रांक शुल्क आकारनाचा निवडनेना अनुषट्टः

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



पस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

Provisional allotment letter of tenement at  
Anik Chembur, Mumbai under MUTP and Surrender  
Receipt of the Transit Tenement at Kokri Agar, Wadala

Shri Yashram I.D. Card No. 46 KNN  
staying in Room No. 7 Chawl No. A/04 in Transit Camp at  
Kokri Agar, Wadala, has been allotted a regular tenement at Anik Chembur,  
Bldg. No. 15, Room No. 222 (Proposed Cooperative Housing  
Society \_\_\_\_\_) under MUTP.

GL  
Gokul

2. The Allottee has handed over the vacant possession of the above  
tenement in Transit Camp at Kokri Agar, Wadala to MMRDA on  
\_\_\_\_\_.

3. The allotment of tenement in the permanent rehabilitation building is  
subject to above and SRA Rules and State Govt. MUTP R & R Policy.

[Signature]  
SPARC Representative  
9212121

[Signature]  
MMRDA Representative

\_\_\_\_\_  
Name & Signature of the Occupant  
who has handed over vacant possession  
of the tenement in Transit Camp.

[Signature]  
Name & Signature of the Security  
Guardtaking over the possession of the  
vacant tenement at Wadala.

Dated : \_\_\_\_\_

98334 91338

Cosmos  
ford.

17969



17969/2021



## **VALUATION REPORT**

**MR. SACHIN RAMESH CHALKE &  
MRS. NUTAN SACHIN CHALKE**



**FLAT NO. 222, 2<sup>ND</sup> FLOOR, RUNWAL BUILDING NO. 15,  
"SAINATH CO-OP. HSG. SOC. LTD.", M.M.R.D.A. COLONY,  
VASHI NAKA, MAHUL ROAD, VILLAGE-ANIK, CHEMBUR (EAST)  
MUMBAI 400 074**

**FOR**

**COSMOS BANK, FORT BRANCH**

---

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/312, 3<sup>RD</sup> Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,  
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- [praksisconsultants@gmail.com](mailto:praksisconsultants@gmail.com) /[info@praksisconsultants.com](mailto:info@praksisconsultants.com)

**CERTIFICATE**

Date : 6<sup>th</sup> February, 2021

**To,  
Cosmos Bank  
Fort Branch**

We have carried out the valuation of Flat pertaining to **Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke** at Flat No. 222, 2<sup>nd</sup> Floor, Runwal Building No. 15, "Sainath Co-Op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Village-Anik, Chembur (East) Mumbai 400 074

On the basis of the data/ information furnished by **Cosmos Bank**, our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred asset to be considered as **Rs. 21,99,375/- (Rupees Twenty One Lakhs Ninety Nine Thousand Three Hundred Seventy Five Only)** as on 6<sup>th</sup> February, 2021

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.



**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.  
AUTHORISED SIGNATORY**

**PRASHANT RAUT**

Govt. Approved Valuer

**Reg. No. CCIT-TH/3/16/22/3/2010-11Ref:- PR/PCVPL/VLN/CB VI /722/17969 / 2021****VALUATION REPORT**

- |                                  |   |
|----------------------------------|---|
| 1. PARTY :-                      | <b>MR. SACHIN RAMESH CHALKE &amp;<br/>MRS. NUTAN SACHIN CHALKE</b>  |
|                                  | FLAT NO. 222, 2 <sup>ND</sup> FLOOR, RUNWAL BUILDING NO. 15, "SAINATH CO-OP. HSG. SOC. LTD.", M.M.R.D.A. COLONY, VASHI NAKA, MAHUL ROAD, VILLAGE-ANIK, CHEMBUR (EAST) MUMBAI 400 074  |
| 2. OWNER :-                      | <b>MR. SACHIN RAMESH CHALKE &amp;<br/>MRS. NUTAN SACHIN CHALKE</b>  |
| 3. REFERENCE DATE                | 25 <sup>TH</sup> JANUARY, 2021  |
| 4. DATE OF INSPECTION :-         | 27 <sup>TH</sup> JANUARY, 2021<br>(ER. DEVESH ) ALONG WITH<br>VIJAY SALUNKHE  |
| 4. VALUATION<br>INSTRUCTED BY :- | COSMOS BANK<br>FORT BRANCH  |
| 5. PURPOSE OF<br>VALUATION :-    | TO ASCERTAIN THE PRESENT MARKET<br>VALUE OF FLAT NO. 222, 2 <sup>ND</sup> FLOOR,<br>RUNWAL BUILDING NO. 15, "SAINATH CO-<br>OP. HSG. SOC. LTD.", M.M.R.D.A. COLONY,<br>VASHI NAKA, MAHUL ROAD, VILLAGE-<br>ANIK, CHEMBUR (EAST) MUMBAI 400 074<br>WITH FINANCIAL DEALING WITH COSMOS<br>BANK, FORT BRANCH |



**6. BRIEF DESCRIPTION:-**

FLAT NO. 222, 2<sup>ND</sup> FLOOR, RUNWAL  
 BUILDING NO. 15, "SAINATH CO-OP. HSG.  
 SOC. LTD.", M.M.R.D.A. COLONY, VASHI  
 NAKA, MAHUL ROAD, VILLAGE-ANIK,  
 CHEMBUR (EAST) MUMBAI 400 074

**THIS FLAT CONSIST OF**

LIVING ROOM	1 NO.
KITCHEN	1 NO.
WC BATH	1 NO.

**THIS FLAT HAS FOLLOWING AMENITIES:-**

- 1] CERAMIC FLOORING
- 2] WOODEN DOOR
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS INTERNALLY  
PLASTERED WITH DRY DISTEMPER  
OIL BOUND PAINT FINISH
- 5] EXTERNALLY PLASTERED WITH  
SAND FACED FINISH
- 6] CONCEALED WIRING
- 7] CONCEALED PLUMBING
- 8] KITCHEN HAS GRANITE PLATFORM
- 9] WC BATH HAS CERAMIC FLOORING
- 10] RCC SLAB ROOF
- 11] RCC FRAMED STRUCTURE
- 12] THIS BUILDING IS GROUND + 5  
UPPER FLOORS
- 13] NO LIFT FACILITY
- 14] COMPOUND WALL
- 15] PAVEMENT AROUND BUILDING



**Format Of Valuation Report**
**(For all properties of value upto Rs. 5 crores)**

 Full Name of the valuer:- **Praksis Consultants & Valuers Pvt. Ltd.**

Registration No. with CBDT/CCIT:-CCIT-TH/350/16/22/3/2010-11

Educational Qualification:- B.E - CIVIL

 Ref. No. :- PR/PCVPL/VLN/COSMOS/911/17969/2021     Date:- 6<sup>th</sup> February, 2021

Subject:-Valuation of

Client Name:-

Flat

**Mr. Sachin Ramesh Chalke &**
**Mrs. Nutan Sachin Chalke**

Sir/Madam,

Please Find Here with The Valuation Report For

**Mr. Sachin Ramesh Chalke &**
**Mrs. Nutan Sachin Chalke**

Location and brief description of the property :-

 Flat No. 222, 2<sup>nd</sup> Floor, Runwal Building No. 15, "Sainath Co-Op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Village-Anik, Chembur (East) Mumbai 400 074

(Rs.)

Fair Market Value As On Today (In Words & Figures)	(Rupees Twenty One Lakhs Ninety Nine Thousand Three Hundred Seventy Five Only) Rs. 21,99,375/-
Realizable Value	Rs. 19,79,437/-
Distress Value	Rs. 17,59,500/-
Registration Sale Value (As Per Guidelines Of Ready Reckoner For Stamp Duty Purposes)	Rs. 20,06,100/-
Cost Price As Per Agreement 31/12/2018	Rs. 20,00,000/-
Insurable Value	Rs. 5,40,000/-

Detailed report as per Annexure 1 enclosed herewith




Signature of the Firm

**Praksis Consultants & Valuers Pvt. Ltd.**

Registration No. of the Signatory: CCIT-TH/350/16/22/3/2010-11

**ANNEXURE-I**  
**FORMAT OF VALUATION REPORT**

(To be used for all properties of value up to Rs. 5 crores)

Name & Address of Branch		The Cosmos Co-op Bank Ltd. Fort Branch		
Name Of Customer (S)/Borrower Unit (For Which Valuation Report Is Sought)		<b>Mr. Sachin Ramesh Chalke &amp; Mrs. Nutan Sachin Chalke</b>		
<b>1</b>	<b>Customer Details</b>			
	Name	<b>Mr. Sachin Ramesh Chalke &amp; Mrs. Nutan Sachin Chalke</b>		
	Application No.	N.A.		
<b>2</b>	<b>Property Details</b>			
	Address	Flat No. 222, 2 <sup>nd</sup> Floor, Runwal Building No. 15, "Sainath Co-Op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Village-Anik, Chembur (East) Mumbai 400 074		
	Nearby Landmark/Google Map Independent access to the property	Vashi Naka Railway Yard		
<b>3</b>	<b>Documents Details</b>		Whether All Required Documents made Available ?	Yes/No
		Yes/No	Name of the Approving Authority	No. Date
	Layout Plan	No	No	No No
	Building Plan	No	No	No No
	Occupation Certificate	Yes	SRA	SRA/DDTP/127 & 128/ME/PL/AP 5/5/2005
	Documents referred	1] Articles of Agreement Made Between Mr. Vasaram Virji Chekhliya Nee Vasram & Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke Dated 31/12/2018 2] Occupation Certificate		
<b>4</b>	<b>Physical Details</b>			
	<b>Adjoining Properties:-</b>	<b>As Per Building</b>	<b>As Per Flat</b>	
	East	Bharat Nagar Road	Flat No. 223	
	West	Vashi Naka Railway Yard	Staircase	
	North	HPCL Colony Private Road	Passage	
	South	Public Garden By HPCL	Open To Air	
	Matching Boundaries	Yes		
	Plot Demarcated	NA		
	Approved land use	Residential		
	Type of Property	Flat		
	Latitude	19.0290° N		
	Longitude	72.8881° E		



No. of Rooms	Particulars	No/s
	Hall	1
	Kitchen	1
	Toilet/s	1
	Other	NA
Total No. Of Floors		Ground + 5 Upper Floors
Floor On Which The Property Is Located		2 <sup>nd</sup> Floor
Approx. Age Of The Property		16 Years
Residual Age Of The Property		59 Years
Details Of Property/Specifications		See Details
<b>5</b>	<b>Tenure/Occupancy Details</b>	
	Status Of Tenure	Owner Occupied
	No. Of Years Of Occupancy	N. A.
	Relationship Of Tenant Or Owner	Owner Occupied
<b>6</b>	<b>Stage Of Construction</b>	
	Stage Of Construction	Completed
	If under construction, extent of completion	NA
<b>7</b>	Violations if any observed	
	NA	
<b>7A</b>	Nature and extent of violations	
	NA	
<b>8</b>	Area Details of the property	
	<p>Area of land/Flat (As per sale/lease deed) <b>See Details</b></p> <p>As Per Actual Physical Measurement Of The Plot/Flat/Unit = <b>See Details</b> Documented/Measured built up area (Main shed/other sheds) = NA</p> <p>Documented/Measured Mezzanine floor area = NA</p> <p>Saleable area considered for valuation = <b>N.A.</b></p> <p>(Building sanction plan provided/If not provided for our perusal, construction value is based on actual measurement at site.)</p> <p>Longitude and latitude of the property 19.0290° N &amp; 72.8881° E</p>	
<b>9</b>	<b>Valuation</b>	
	<p>i) Mention the value as per Govt. Approved Rates also</p> <p>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. Summary of valuation (The depreciated rate considered for structure, total life of structure is taken)</p> <p><b>Sale instances</b></p> <p>We have worked out this valuation on the basis of Composite/Land &amp; Building method. While adopting land rate we have referred</p> <p>Index II No</p> <p>SRO-</p> <p>Address: Village Anik</p>	



Area calculations:-

Plot Area NA .

Area of Construction is NA .

Consideration value = NA .

Govt. value = NA .

Analysis of sale instance:-

Construction cost = Area of construction X Construction Rate

= NA .

Plot Value = Consideration value – Construction cost

= NA .

Plot Rate = Plot Value / Plot Area

= NA

**Justification:**

**A) Fair market value:-**

**a) Land Value:-** NA

**b) Building :-**

**Total = (i) + (ii) = Rs. NA**

**c) Plot Development :-** NA

**Total fair market value:**

Type of Asset	Market Value in Rs.
Land	NA
Building	NA
Plot Development	NA
<b>Total</b>	<b>NA</b>

**B) Guideline Value:-** NA

(Guideline Rate obtained from Registrar's UNIT /State Govt. Gazette/Income Tax Notification)

**C) Negative Features, if any:-** NA





7. **PROPERTY LOCATION:-** THIS PROPERTY IS 4.9 KM. AWAY FROM CHEMBUR RAILWAY STATION
8. **AGE, FUTURE LIFE:-** THIS BUILDING WAS COMPLETED IN 2005 GENERAL CONDITION IS GOOD AND FUTURE LIFE MAY BE TAKEN AS 59 YEARS UNDER NORMAL WORKING CONDITION & REGULAR MAINTENANCE
9. **AREA:-**
- CARPET AREA = 225 SQ. FT.**  
**AS PER AGREEMENT GIVEN BY BANK**  
**BUILT UP AREA = 270 SQ. FT.**
- CARPET AREA = 202 SQ. FT.**  
**AS PER SITE MEASUREMENT**
- GOVT. RATE = RS. 94,090/- SQ. MT.**  
**= RS. 8,741/- SQ. FT.**



**11. VALUATION RATE :-**

THIS FLAT IS ON 2<sup>ND</sup> FLOOR OF GROUND + 5 UPPER FLOORS BUILDING WITH TWO LIFTS AND IS 4.9 KM. AWAY FROM CHEMBUR RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 9,000/- TO RS. 10,500/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 9,775/- SQ. FT.

**12 VALUATION :-**

RS. 9,775/- X 225 SQ. FT.  
 = RS. 21,99,375/-

MARKET VALUE:- RS. 21,99,375/-

REALISABLE SALE VALUE:-RS. 19,79,437/-

DISTRESS SALE VALUE :- RS. 17,59,500/-

INSURANCE VALUE :- RS. 5,40,000/-

GOVT. VALUE:- RS. 20,06,100/-

