

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/449/05 - 17

SUMMARY OF VALUATION REPORT OF

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY

SHRI. RAMESH NEELKANTH NAIK

&

SOU. LATA RAMESH NAIK

AT

FLAT NO.21, THIRD FLOOR, SATISHDHAM C.H.S LTD.,

G.B.ROAD, BEHIND BRAHMIN VIDYALAYA, CHARAI,

THANE (W) - 400 601.

AS INSTRUCTED BY

CENTRAL BANK OF INDIA - (KHODADAD CIRCLE BRANCH)

Description	Present Fair Market Value as on 06/06/2017	Net Realizable Value(NRV) as on 06/06/2017	Distress Sale Value as on 06/06/2017
Residential - Flat No.21, Third Floor, Satishdham C.H.S Ltd., G.B. Road, Behind Brahmin Vidyalaya, Charai, Thane (W) - 400 601.	Rs.69,96,000/-	Rs.62,96,400/-	Rs.55,96,800/-
	Rs.69,96,000/-	Rs.62,96,400/-	Rs.55,96,800/-

TOTAL PRESENT FAIR MARKET VALUE : Rs.69,96,000/- of Residential Flat No. 21, Third floor, as on 06/06/2017 **(RUPEES SIXTY NINE LAKHS NINETY SIX THOUSANDS ONLY).**

FOR NAVJIVAN CONSULTANCY SERVICES PVT LTD

Borrower's documents are returned by the valuer

DIRECTOR/ AUTH SIGN.
(APPROVED VALUER OF CBI)

2

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301.
Ph. No. (O) 0251-2315834, (M), 8976093701, 8767606667 Email: navjivanconsultancy@gmail.com

Branches At: Ghatkopar, Borivali, Navi Mumbai, Pune, Kalyan



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

TO,
CENTRAL BANK OF INDIA - (KHODADAD CIRCLE 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 - Reverse Mortgage and Primary Security Proposal with Central Bank Of India - (Khodadad Circle Branch) A reverse mortgage is a type of home loan for older homeowners (62 years or older) that requires no monthly mortgage payments. Borrowers are still responsible for property taxes and homeowner's insurance.
2.	a)	Date of Inspection : 17/05/2017
	b)	Date on which the valuation is Made : 06/06/2017
	c)	Person/s accompany/ available at site at the time of visit/ inspection/ valuation. : Mr. Ramesh N. Naik Mobile No. :- 9920390653
3.	List of documents produced for perusal	:
1.	A Letter Ref No. CBI/KHOD/2017-18 Dated 16/05/2017 from Chief Manager, Central Bank of India (Khodadad Circle Branch) advising us for submission of valuation report in present case.	: We have relied on documents as provided by the Khodadad Circle Branch & presume the same to be authentic & true.



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

The building is having RCC frame structure with foundations, footing, slabs, staircase and underground water storage tanks, all in RCC with 9'ft height from floor level to ceiling.

The present Property mainly consists of following Units -

Units -	Approx. (Meter)			Area Sq. Mt.
	L	X	W	
Hall	4.00	2.90		11.60
Kitchen	3.10	2.55		07.91
Bedroom	4.42	3.30		14.59
Bath	1.60	1.20		01.92
WC	1.60	0.70		01.12
Passage	2.42	1.05		02.54
Total Approx Area				39.68 sq.mtrs.

The above dimensions are approximate & as measured at site during our site visit.

6.	LOCATION OF PROPERTY	
	a) Plot No. / Survey No.	: Survey No. 315, 316, 317 and 318, Tika No. 13,
	b) Door No.	: Flat No. 21, Third Floor.
	c) T.S. No. / Village	: Thane.
	d) Ward / Taluka	: Thane.
	e) Mandal / District	: Thane.
7.	Postal address of the property	: Flat No. 21, Third Floor, Satishdham C. H. S Ltd., G B. Road, Behind Brahmin Vidyalaya, Charai, Thane (W) - 400 601.
8.	City / Town	: Thane West.
	Residential area	: Yes.

6

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301.
Ph. No. (O) 0251-2315834, (M), 8976093701, 8767606667 Email: navjivanconsultancy@gmail.com
Branches At: Ghatkopar, Borivali, Navi Mumbai, Pune



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

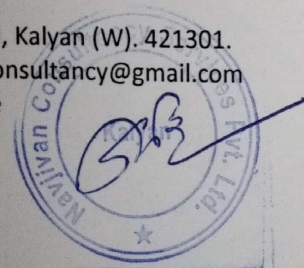
	Commercial area	:	Yes.
	Industrial area	:	No.
9.	Classification of the area		
	i) High / Middle / Poor	:	Middle Class.
	ii) Urban / Semi Urban / Rural	:	Urban.
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Thane Municipal Corporation, Thane.
11	Whether covered under any State /Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area.	:	Reportedly No.
12	Boundaries of the property (As per Actual)		
	North	:	By Kelkarwadi Bldg.
	South	:	By Brahman Vidyalaya.
	East	:	By Ramesh Apartment.
	West	:	By Govind Bachchan Road.
13	Boundaries of the property as per Deed	:	A B
		:	As per Deed Actual
	On or towards the North	:	- By Kelkarwadi Bldg.
	On or towards the South	:	- By Brahman Vidyalaya.
	On or towards the East	:	- By Ramesh Apartment
	On or towards the West	:	- By Govind Bachchan Road.
14	Extent of the site	:	-.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	The area statement of Flat No. 21, Third floor, as mentioned in Agreement For Sale dated 3 rd August 1999 is as below:- Built up Area :- 52.00 Sq.Mtrs. (560 Sq.ft.)



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

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?	<p>The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.1,45,314/- to Rs1,56,078/- per Sq.Mtrs. of Built up area (Rs.13,500/- to Rs.14,500/- per Sq.ft. Built up 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.1,34,550/- per sq. Mtrs. of Built up 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.1,34,550/- per Sq. Mtrs. Built up area of flat. (Rs.12,500/- per Sq.ft. Built up area).
3.	BREAK - UP FOR THE RATE	
	i) Building + Services	: Rs.74,000/- per Sq.Mtrs.
	ii) Land + others	: Rs.60,550/- per Sq.Mtrs.



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

<p>4. Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)</p>	<p>: As per Government Stamp Duty Ready Reckoner of the year 2017 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Thane, Thane (West) Village No./Zone No. 2/6/2-9A, is Rs.77,300/- per Sq. Mtrs. Built up area (Copy enclosed).</p> <p>The Ready Reckoner Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation to determine the market value. The Ready Reckoner do not by itself reveal all the aspects of Valuation.</p> <p>The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p>
--	---



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED

CIN: U67190MH2000PTC125736

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a)	Depreciated building rate	: Depreciated market rate.
	Replacement cost of flat with Services (v(3)i)	: = 52 Sq.Mtrs. x Rs.74,000/- per Sq.Mtrs. = Rs.38,48,000/-
	Age of the building	: 31 Years.
	Life of the building estimated (With visual inspection and without carrying any test).	: 29 Years. Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc by society.
	Depreciation percentage assuming the salvage value as 10%	: -
	Depreciated Ratio of the building	: Depreciated market rate.
b)	Total composite rate arrived for valuation.	
	Depreciated building rate VI (a)	: Rs.74,000/- per Sq.Mtrs.
	Rate for Land & other V (3) ii	Rs.60,550/- per Sq.Mtrs.
	Total Composite Rate	Rs.1,34,550/- per Sq.Mtrs.



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910233/Ghatkopar
Pmt Txn id : 125668189
Pmt DtTime : 06-JUN-2017@17:41:46
ChallanIdNo: 69103332017060651155
District : 1201-THANE

16101647397932

Stationery No: 16101647397932
Print DtTime : 07-Jun-2017@13:49:45
GRAS GRN : MH002053341201718S
Office Name : IGR117-THNS THANE NO 5
GRN Date : 06-Jun-2017@17:41:35

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 9,800/- (Rs Nine, Eight Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 0/- (Rs Zero only)

Article : 6(1).2-Equitable Mortgage
Prop Mvblty: Immovable Consideration: R 49,00,000/-
Prop Descr : Flat no 21, Satishdham Chsl, Near Brahman, Vidyalaya, Govind Bachhan, Road Charai, Thane, Maharashtra, 400601
Duty Payer: PAN-AAQPN7914A, Ramesh N Naik

Other Party: PAN-AAACC2498P, Central Bank of India

Bank official1 Name & Signature



Kiran P
(Kiran Dara)
Asst. Manager
IDBI BANK
EIN - 25500

जयश्री अहीर/Jayshree Ahire
उप शाखा प्रमुख/Asst. Branch Head
Emp. Code. 8460
Ghatkopar Br. 033



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग

नोंदणी फी व मुद्रांक शुल्क गारंती भरवयाचे मुल्यांकन माहिती विकरण पत्र

(बांधकाम / इमारतीकरीता)

विभाग क्र. (ज्ञान नं.)
(माहिती असल्यास द्यावी)

उपविभाग क्र. (सब डिवीजन नं.)

१. पक्षकाराचे नाव :

Shri. Ramesh Nilkanth Naik & Mrs. Lata R. Naik.

२. दस्तऐवजाचा प्रकार

Deed of Declaration.

३. मालमत्तेचे वर्णन :

अ) १ सिटी सर्वे नं. : सर्वे नं./ गट नं./ पोट हिस्सा नं./ टी.पी.एस.नं. CS NO. 315, 316, 317, 318 Hi. ^{Tikano 13}

अ) २ बांधकामाचे स्वरूप व वर्षे :

ब) चतुःसिमा १)

२)

३)

४)

क) मालमत्तेचे क्षेत्र 560 34/7 Buidg. चौ.मी./ चौ.फु. (फ्लॉट / अपार्टमेंट / दुकान / कार्यालय)

ड) वापराचे स्वरूप Residence (निवासी / व्यापारी / औद्योगिक)

ई) मजला 3rd फ्लोर नं. Flat No. 21

क) इतर सुविधा

(पच्ची (टेम्प) लिफ्ट/ जॉगिंग पार्क/ क्लब/ उद्यान/ पोहण्याचा तलाव/ वाहनतळ इत्यादी)

वकाश :

(पक्षकाराची स्वाक्षरी / अंगठा)

:- कार्यालयीन उपवोगासाठी :-

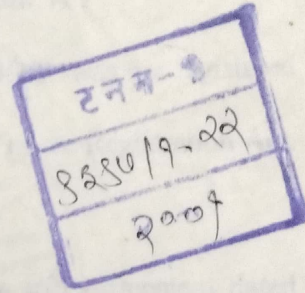
माहितीच्या आधारे लागू होणारा जिल्ह्याच्या/ तालुक्याच्या बाजार मुल्यदर
तक्त्यातील विभाग क्रमांक मधील अ / क्र चा दर प्रति चौ. मी. / चौ. फूट
नुसार मालमत्तेची येणारी किंमत
भावश्यक मुद्रांक शुल्क रु.
लेले मुद्रांक शुल्क रु.
नोंदणी फी रु.

दुय्यम निबंधक

20 RS.



विक्रीचे ठिकाण : श्री साईबाबा शेराॅक्स सेंटर
कलेक्टर ऑफिस जवळ, ठाणे.
अनुक्रम नंबर... 11365... किंमत रुपये... 21
नांव... Ramesh Narendra Naik, T
दिनांक... Abbey...
हस्त...
- 3 OCT 2001 (सौ. एस. एस. वगारे)
स्टॅम्प केंद्र



DEED OF DECLARATION

We, the undersigned, **RAMESH NEELKANTH NAIK and**
(PANNO. AAQPIN 7914A.)
MRS. LATA RAMESH NAIK, adult, Indian Inhabitant,
residing at Flat No.21, 3rd floor, Satishdham Co-op. Hsg. Soc.
Ltd., Near Brahman Vidyalay, G. B. Road, off Old Mumbai -
Agra Road, Charai, Thane (W) - 400 601, do hereby state and
declare on solemn affirmation as under.

[Handwritten signature]
11-11-

टनन-१
३२५०/२-२२
९

That, we intend to record Agreement for Sale dated 03/08/1999 reached between us & SMT. USHA EKNATH VERNEKAR of Thane.

We say that SMT. USHA EKNATH VERNEKAR had entered into Agreement 03/08/1999 and confirmed that they have sold Flat on in property well described in Agreement dt. 03/08/1999 for Rs.2,40,000/-.

We say that the said SMT. USHA EKNATH VERNEKAR entered into Agreement dt. 03/08/1999 and confirmed the sale of said flat more particularly described in the Agreement dated 03/08/1999 which is attached to this declaration as Annexure 'A'.

We say that the said Agreement dated 03/08/1999 was not registered as its registration is optional under section 18 of the Registration Act, 1908.

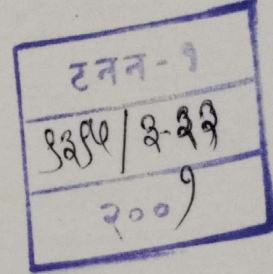
We say that we now intend to registered the said Agreement dated 03/08/1999, we are aware of the fact that the said Agreement dated 03/08/1999 cannot be lodged for Registration today, as it is time - barred under the provision of section 25 of the Indian Registration Act, 1908.

We further say that the SMT. USHA EKNATH VERNEKAR is not available to present physically for lodging the said Agreement dated 03/08/1999 with confirmation deed.

Handwritten signature
Usha Eknath Vernekar

We feel it is absolutely necessary to bring the fact **SMT. USHA EKNATH VERNEKAR** have entered into a that Agreement dated **03/08/1999** regarding room and therefore I am executing this Deed of Declaration.

SCHEDULE OF PROPERTY



All that residential premises being **Flat No.21** admeasuring **560 Sq. ft. Built-up** area in Satishdham Co-op. Hsg. Soc. Ltd. bring, luing and situate at G. B. Road, Off Old Mumbai - Agra Road, Behind Brahmin Vidyalaya, Charai, Thane (W) - 400 601 Tal. & Dist. Thane within the limits of Thane Municipal Corporation bearing survey Nos.315, 316, 317 and 318, Tika No.13.

We say that what is stated herein above is true and correct to the best of our knowledge and belief.

Dated this 30th day of OCT, 2001.

Ramesh Naik

RAMESH NEELKANTH NAIK

HR Naik

**MRS. LATA RAMESH NAIK
DECLARANTS**

WITNESSES &

1. *[Signature]*
2. *[Signature]*

ट न न -
४२५० / १.२२
२००१

अनुक्रम नंबर ९३९७

सन २००१ माहे ऑक्टो. ३० तारखेस

३ व ४ चे दरम्यान ठाणे - ने

दुय्यम निबंधक यांचे कचेरीत आणून दिला.

[Handwritten Signature]

दुय्यम निबंधक ठाणे क.

खालील प्रमाणे

फी घेतली रु.	<u>७९४०१-</u>
नोंदणी फी	<u>१२०१-</u>
नकल फी	<u>२०१-</u>
(फोटो/पाने)	<u>२०१-</u>
शेरे नकल फी	<u>२०१-</u>
रुजवात फी	<u>२०१-</u>
फाईलिंग फी	<u>२०१-</u>
टपाल फी	<u>२०१-</u>
एकुण	<u>८०८०१-</u>

२४.

दुय्यम निबंधक ठाणे क.

- १) श्री. जे. एम. राजा. सज्जान, रा. जगन बिल्डिंग.
- २) कुमार् आळी, कळवा.

श्री. रमेश निळके नाईक.
श्रीमती लता रमेश नाईक.
उभं सज्जान, रा. चर्च. ठाणे.

दस्तावेज करून देणार

तथाकथित द्योषणप्पनाचा

दस्तावेज करून दिल्याचे कबूल करतात.

[Handwritten Signature]

[Handwritten Signature]



हे दुय्यम निबंधकास माहित असलेला इसम असे निवेदन करीत आहेत की, दस्तावेज करून देणा-या उपर निर्दिष्ट इसमास व्यतीशः ओळखतात व त्याची ओळख पटवितात

१) *[Handwritten Signature]*

२)

दुय्यम निबंधक ठाणे क.

दिनांक ३० माहे ऑक्टोबर २००१

पुक. १ / वर ९३९७

क्रमांकावर नोंदले

दुय्यम निबंधक ठाणे क.

दिनांक ३० माहे ऑक्टोबर २००१

सहाय्य दस्तावेज नोंदविलेला नाही.

[Handwritten Signature]



विक्रीचे ठिकाण, श्री अश्विनायक

टायपिंग सेंटर, शॉप नं. २६, कलेक्टर ऑफिसजवळ, ठाणे

अनुक्रम नंबर 4205 किंमत रु. 100/-

मांव Ramesh N. Nail

हस्ता scip

दिनांक 3 AUG 1999

टन-१
8854 / 4-29
२००९

[Handwritten Signature]
(दि. एस. मेल्सेकर)

Impounded under section 33,
of Bombay Stamp Act 1958.

Collector of Stamps Thane

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE BEING MADE AND ENTERED
TI INTO AT THANE ON THIS 3rd DAY OF AUGUST,
1999...

[Handwritten Signature]

[Handwritten Signature]

B E T W E E N

SMT. USHA EKNATH VERNEKAR, Indian Inhabitant,
Residing at Flat No: 21, 3rd Floor, Satish
Apartment, Near Brahman Vidyalaya, Old Bombay
Agra Road, Thane - Hereinafter called
as 'THE TRANSFEROR' (which expression shall

[Handwritten Signature]
u.e. Vernekar

[Handwritten Signature]
u.e. Vernekar

[Handwritten Signature]
u.e. Vernekar

[Handwritten Signature]
HNail

unless it be repugnant to the context or contrary to the mean and include his heirs, executors, administrators and assigns) of the ONE PART.

टनन
३२९०/१०-९९
२००९

A N D

SHRI. RAMESH NEELKANTH NAIK & SOU. LATA RAMESH NAIK, Indian Inhabitant, Residing at Room No:3, Laxmi Niwas, Mahagiri Koliwada, Thane (W) Hereinafter called as 'THE TRANSFEREES'

(Which expression shall unless it be repugnant to the context or contrary to the mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

W H E R E A S :

The transferor owns on ownership basis one residential flat being flat No: 21, on Third Floor, in 'SATISHDHAM & APARTMENT, situated at Near Brahman Vidyalaya, Old Bombay Road, Thane, a housing society registered with the Deputy Registrar Co-Operative Societies, Thane under the Maharashtra Co-Operative Societies Act, 1960 under Registration No: T.N.A.(T.N.A.)/H.S.G./(T.C.)/ 8952/YEAR-97-98 having registered at Thane.

Transferor was purchased said flat from M/s. CHETNA BUILDERS., Dist. Thane

U.e. Vernekar

U.e. Vernekar

R.Naik

277-9
8280 / 6-29
2009 flat

The transferor is in possession of the said flat as a member of the said housing society and has got all the rights, title and interest to deal with the said flat in whatever way he alike.

HR Nalk

HR Nalk

The transferor has now agreed to sell the said flat from transferee and the transferee has agreed to purchase the said from the Transferor on what is known as ownership basis.

Spriety

Spriety

M. e. Verneker

The parties hereto have agreed upon the terms and conditions in respect of the said sale of the said flat.

M. e. Verneker

The parties hereto being now desirous of recording the terms and conditions in writing.



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

1. The transferor shall sell and transferee shall purchase said residential flat No: 21, on Third Floor, in 'SATISHDHAM' CO-OP.HSG.SOC.LTD, situated at Near Brahaman Vidyalaya, Old Bombay Road, Dist. Thane from all encumbrances and liabilities at the lumpsum price of Rs. 2,40,000/- (RS. TWO LAKH FOURTY THOUSAND ONLY).

Spriety

HR Nalk

M. e. Verneker



2. The transferee hereby pays consideration price of Rs. 2,40,000/- (RS. TWO LAKH FOURTY THOUSAND ONLY) to the transferor on following manner :-

Rs. 46,000/- (Rs. Fourty Six Thousand only) transferee pay to the transferor in cash as an advance amount.

Rs. 1,15,000/- (Rs. One Lakh Fifteen Thousand only) vide Cheque No: 850862 Dtd: 11.6.98 drawn by Bank of India, Thane Branch.

Rs. 35,000/- (Rs. Thirty Five Thousand only) vide Cheque No: 850863 Dtd: 6.7.1998 drawn by Bank of India, Thane Branch.

Rs. 44,000/- (Rs. Fourty Four Thousand only) Balance amount transferee will pay to the transferor at the end of the month of August, 1999.

Rs. 2,40,000/- TOTAL

Transferee failing to pay balance amount to the transferor, the same agreement shall be treated as cancelled.

3. The transferor has also agreed to

HR Naik
Pranali
U.e. Vernekar



277-9
8854/S-22
2009

HR Naik
Pranali
U.e. Vernekar

HR Naik
Pranali
U.e. Vernekar

उत्तर-१
१३५०/१०-२३
२००९

. 5 .

transfer in favour of the Transferee the said five shares of said housing society as aforesaid in his favour together with all his rights as a member of the said housing society.

HR Naik

Naik

U. E. Vernekar

4. The transferor hereby states and declares that the said flat is free from all encumbrances and liabilities. The transferor has paid up the Municipal Taxes/Government dues-Taxes/Local Govt. Taxes etc, and other charges payable by him to the said housing society, municipality, Local Government, as the case may be till the date hereof.

5. The transferor has got all the rights, title, and interest to sell, transfer and convey the said flat as the same is his self acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature into and upon the said flat and shares.

6. The transferor hereby agrees and undertakes to get the said flat and shares duly transferred in favour of the transferee herein and for that purpose the transferor herein hereby agrees and undertakes to sign and execute and/or get signed and

HR Naik

Naik

U. E. Vernekar

. 6

Naik

HR Naik

U. E. Vernekar



दस्तावेज-१

88310/99-29
२००९

executed all such necessary applications, forms, deeds, matters and things as may be necessary at any time in future.

HPNair
Ghark
u.e. Vernekar

7. The transferee hereby agrees and undertakes to pay the Municipality taxes and such other charges payable to the Govt./Municipality/ Local Govt./Authorities or to the said housing society from the date of actual physical possession of the said flat.

8. The Transferor herein hereby nominates, constitutes, appoints, and authorises the transferee as his attorney herein to sign any applications, forms or documents for and on his behalf and to do all and whatsoever may be necessary for and in respect of the said flat and shares and the transfer thereof in favour of transferee at any time in future.



9. The transferor declares that all the Rules, Regulations in the force and bye-laws of the said Housing Society applicable to the said housing society have been observed by the Transferor.

HPNair
Ghark
u.e. Vernekar

10. The transferee hereby declares that he has taken inspection of the said flat in all respects and the flat was in order.

Ghark ..7
u.e. Vernekar HPNair

11. The transferor hereby agrees that he shall transfer the separate meters and/or deposits in regard to electricity, etc with the said housing society to the name of the transferee.

टनन-१
३२३०/१२-२१
HR Naik

HR Naik
u.e. Vernekar

12. The transferor hereby agrees to sign the various forms as per provisions of various acts and co-operate for completing all the formalities in connection with the said matters.

13. The transferor hereby agrees that Transferor shall take all such steps as may be required to put the transferees to effectual enjoyment and ownership of the said flat premises and shall execute all such other documents to transfer various deposits including Electric meters and or all such act, matters or things in favour of the transferees.



14. In the subject Agreement made under the Provisions of Maharashtra Co-Operative Societies Flat's Rules, 1963 and Maharashtra Co-Operative Societies Flat's Act, 1964 and will be continue or altered as per the changes or alterations as per the said Maharashtra Co-Op. Soc. Rules and Acts.,

HR Naik
HR Naik
u.e. Vernekar

HR Naik
u.e. Vernekar

2777-9
SAS 6/28-29
2009

@@ SCHEDULE OF THE PROPERTY @@

A piece and parcel of land bearing Survey Nos:

315, 316, 317 and 318, Tika No: 13, a

land bearing situated and lying at Charai,

Near Brahaman Vidyalaya, Old Bombay Road,

Dist. Thane having exist on a land a Building

named 'SATISHDHAM' CO-OP. HSG. SOC. LTD, having

exist a Flat No: 21, on Third Floor,

admeasuring area of flat 560 square foot

Built-Up Area., premises is within the

limits of Thane Municipal Corporation,

and /or registrar, Sub-Registrar of

Thane, District. Thane.

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

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED 'TRANSFEROR'
SMT. USHA EKNATH VERNEKAR,
IN THE PRESENCE OF... Shri. R. N. Shet

1. *[Signature]*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED 'TRANSFeree'
SHRI. RAMESH NEELKANTH NAIK

AND

SOU. LATA RAMESH NAIK,
IN THE PRESENCE OF... R. N. Shet

1. *[Signature]*

2. *[Signature]*

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Satishdham Co. Op. Hsg. Society Ltd.

(TNA(TNA)/HSG/(TC)/8952/1997-98)

G. B. Road, Off Old Mumbai Agra Road, Behind Brahmin Vidyalaya, Charai, Thane (West)-400 601.

Ref :

21st AUGUST, 2000 .

277-9
8284 / 98-09
2009

TO WHOME SO EVER IT MAY CONCERN

As per the records available with the society, this is to certify that Mr. Ramesh Neelkanth Naik & Mrs. Lata Ramesh Naik are resident of our society and living in block No.21 since August, 1997 till date. Society has no any objection to get register their block with the Registrar.

This certificate is issued on request of Mr. Ramesh N. Naik .

Satishdham Co-operative Hsg. Society ,

Chairman / Secretary

अर्जदार श्री/श्रीमती रमेश नीलकंठ नं. ६०५

यांनी दिनांक २३/५/२०१६ रोजी अर्जावरून

भौजे बागे ता. जि. ठाणे येथील टिकानं १३

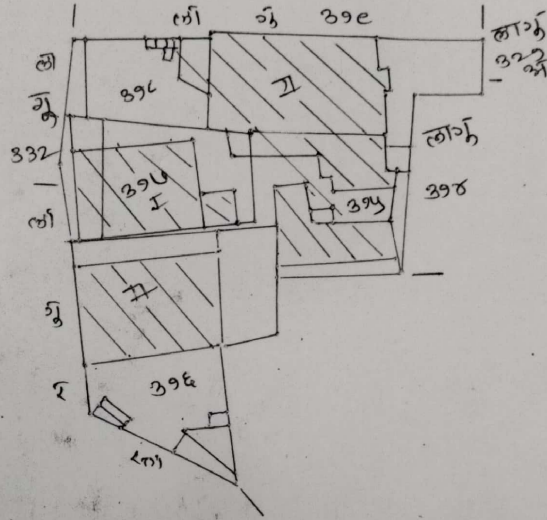
टि.पी. १/२

न.भू. क्रमांक ३९५ ते ३९८

ची कारणापुर्ती नक्कल मुद्रा/ पुनर्विलोकन आलेग्रा वरून देणेत आली.

नक्कल मुद्रा वरून देणेत आली आहे
मानक / कार्यालय आलेख / पुनर्विलोकन
वालेखा वरून देणेत आली आहे

संदर्भात नक्कल कार्यादरमि आलेखाने वरून देणेत आली आहे
जागेची आद्यवत स्थिती दर्शविणाऱ्या नकाशाक्यादी
मोजणी करून घेणे आवश्यक आहे.

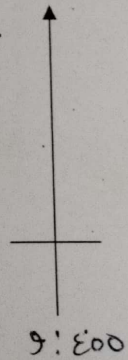


सत्यप्रत

नक्कल आल्याची तारीख २३/०५/१६ नोंदी ४
नक्कल तयार तारीख २३/०५/१६ रुपये १००/-
नक्कल दिल्याची नारीख ५/-
नक्कल तयार करणार
नक्कल तपासणी करणार
एकूण फी १०५१/-



प्रमुख लिपिक
नगर भूमापन अधिकारी
ठाणे



१:६००



सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. (टी. एन. ए.) / एच. एस. जी. / (टी. सी. / ८९५२/सन ९७-९८

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

~~तातिशायाम को-ऑपरेटिव्ह हॉटिंग सोसायटी लि. बरई, ठाणे [परिचय]~~

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदणी क्रमांक टी. एन. ए. (टी. एन. ए.) / एच. एस. जी. / (टी. सी. / ८९५२ / ९७-९८ / दिनांक ३० / ४ / १९९७ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप-वर्गीकरण भाडे करू गृह भागीदारी गृह निर्माण संस्था असा आहे.

कार्यालयीन मोहर :

स्थळ : ठाणे

दिनांक ३० / ४ / १९९९



[अ. के. बघाणा]

हुद्द निबंधक सहकारी संस्था,

ठाणे शहर, ठाणे.

ट न न -
९९९७ / ४-२९
२००१

अनुक्रम नंबर ९३९७

सन २००१ माहे ऑक्टो. ३० तारखेस

३ व ४ चे दरम्यान ठाणे - ने

दुय्यम निबंधक यांचे कचेरीत आणून दिले.

२४.

दुय्यम निबंधक ठाणे क.

खात्रील प्रमाणे

फी घेतली रु.

७९४०१-

नोंदणी फी

नकल फी

१२०१-

(फोटो/पाने)

शेरे नकल फी

२०१-

रुजवात फी

फाईलींग फी

टपाल फी

एकुण

८०८०१-

दुय्यम निबंधक ठाणे क.

१) श्री. जे. एस. राजा.

सजान, राजमंडन बिल्डिंग.

२) कुमार आळी, कळवा.

श्री. रमेश निळके नाईक.
श्रीमती लता रमेश नाईक.
उम्रं सजान, रा. चमई. ठाणे.

दस्तावेज कलम देणार

तथाकथित दोषणपत्राचा

दस्तावेज करून दिल्याचे कबूल करतात.

हे दुय्यम निबंधकास माहित असलेला इसम असे निवेदन करित आहेत की, दस्तावेज करून देणा-या उपर निर्दिष्ट इसमास व्यतीशः ओळखतात व त्याची ओळख पटवितात

१) जे. एस. राजा

२)

दुय्यम निबंधक ठाणे क.

दिनांक ३० माहे ऑक्टोबर २००१

पुक. १ / वर ९३९७
क्रमांकावर नोंदले

दुय्यम निबंधक ठाणे क.

दिनांक ३० माहे ऑक्टोबर २०

सुरेखा दस्तवेज नोंदविलेला

सजान



THE SATISHDHAM

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act. 1960) Registration No. TNA (TNA)/HSC and Date (TC)8032/1997-98 Dt. 30-04-1997



No. 20

Authorised share Capital Rs. 250/- Divided into 05 Shares each of Rs. 50/- only Member's Register No. 20 THIS IS TO CERTIFY that Shri/Smt. RAMESH NILKANTH NAIK

of is the Registered Holder of (FIVE) Shares from No. 96 to 100 of Rs. 250/- (TWO HUNDRED FIFTY ONLY.)

in THE SATISHDHAM CO-OPERATIVE HOUSING SOCIETY LTD THANE subject to the Bye-laws of the said Society 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 THANE this 23 RD day of DECEMBER 1992001.

Mubal
Chairman

Haini
Hon. Secretary

R.S.
Hon. Treasurer
or M. C. Member
(P.T.O.)

Satishdham Co-op. Housing Society Ltd.

(TNA(TNA)/HSG/(TC)/8952/1997-98)

Govind Bachchaji Marg, Off Sawarkar Road, Behind Brahmin Vidyalaya, Charai, Thane (West) - 400 601.

Date : 22.06. 2017

To,
The Branch Manager,
Central Bank of India,
Kodad Circle,
Dadar (E.) Mumbai – 400 014.



Ref : - Flat No. 21 of Mr. Ramesh Naik/Mrs. Lata Ramesh Naik
in the Satishdham Co. operative Housing Society Limited
situated at Charai, Thane – 400 601.

Dear Sir,

This is confirm that the above Society is registered under No. TNA/(TNA)/HSG/(TC) 8952/1997-1998 dated 30/04/1997. The Conveyance Deed is yet to be executed in favour of the Society and as such Society is yet to be declared as the owner of the said property of land and the building thereon.

We have no objection of giving the loan to the said allotted and their mortgaging the said flat to you by way of security for the loan, subject to the aforementioned disclosure.

We also inform you that Share Certificate has been issued to the said allotted.

We confirm to you that we undertake to comply with the provisions of the Apartment Ownership Act and the rules therein as applicable to the Society.

In the event Central Bank of India Creates lien on the property, we request you to keep the Society intimated.

Thanking You,

Yours Truly,

For SATISHDHAM CO-OPERATIVE HOUSING SOCIETY LTD.

CHAIRMAN

SECRETARY

FOR SATISHDHAM CO-OP HSG SOCIETY LTD.

AD. 1110 J. R. 1110

SECRETARY / CHAIRMAN / TREASURER

