

Ref. No. CIDCO/VVSR/POC/BP-3022 & 3466/W/2825

Date: 06/07/2007

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

Sub: Grant of Part Occupancy Certificate for the Residential Buildings, Type-D (2 Nos.) (Gr.+4/Pt.), Type-E (Gr.+4/Pt.), Type-F (Gr.+4/Pt.) & Type-G (1 No.) (Gr.+4/Pt.) (in Vridavan Galaxy, Wing-A to E) on Plot No.1 to 6, Garden & Internal Road (Scheme-A), S.No.354, Plot No.1 to 6, Garden & Internal Roads (Scheme-C), S.No.354 & S.No.383, Village Bolinj, Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/BP-3022 & 3466/W/2614, dated 1/12/2006.
2) - Amended Plan approved vide letter No. CIDCO/VVSR/AM/BP-3022 & 3466/W/1320, dated 12/12/2006.
3) Receipt No. 36713 & 36714, dt. 25/05/2007 from Virar Municipal Council for potable water supply.
4) Development completion certificate dated 6/06/2007 from the Architect.
5) Structural Stability certificate from your Structural Engineer vide letter dated 6/06/2007.
6) Plumbing certificates dated 6/06/2007.
7) Your Architect's letters dt. 6/06/2007.

Sir/ Madam,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Buildings, Type-D (2 Nos.) (Gr.+4/Pt.), Type-E (Gr.+4/Pt.), Type-F (Gr.+4/Pt.) & Type-G (1 No.) (Gr.+4/Pt.) (in Vridavan Galaxy, Wing-A to E) on Plot No.1 to 6, Garden & Internal Road (Scheme-A), S.No.354, Plot No.1 to 6, Garden & Internal Roads (Scheme-C), S.No.354 & S.No.383, Village Bolinj, Tal. Vasai, Dist. Thane, alongwith as built drawings.

You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the provisional O.C.C./ O.C.C. of the last building.

You shall develop the R.G.-1 before coming for next plinth completion certificate/ occupancy certificate/ amendment.

Contd...2/-

01000

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

el. NOCIDCO/VVSR/POC/BP-3022 & 3466/W/ 2825.

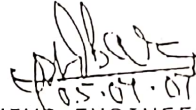
Date: 06/07/2007

...2...

You shall fix full window grill on the outer face of the
✓ extended projections beyond approved building line.

✓ Security deposit paid by you earlier amounting Rs.34,000/- is
hereby forfeited in lieu of violation of Commencement Cer-
tificate Condition.

Yours faithfully,



EXECUTIVE ENGINEER (BP & VV)

Encl. : a.a.

c.c. to :-

M/s. Shah & Gattani Consultants, Architects
103, Lucky Palace, Near SBI,
Stn. Road, Vasai(W), Tal. Vasai,
Dist. Thane.



1) MR. RAJESH LALLAN TIWARI, Aged 39 Years, 2) MRS. TARA RAJESH TIWARI, Aged 37 Years, Adults, Indian Inhabitant, RESIDING AT. FLAT NO. A/003, GROUND FLOOR, A WING, IN BLDG TYPE G, VRINDAVAN GALAXY, SRISHTI COMPLEX, VRINDAVAN TOWNSHIP, BOLINJ, VIRAR (W), TALUKA - VASAI, DIST - THANE., hereinafter called the "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to included their heirs, executors, administrators and assigns) of the FIRST PART:-

वसई - २
५४६६/२०१२
३/३०

AND

MR. AJAY BRIJNATH SINGH, Age 47 Years, Adult, Indian Inhabitant, RESIDING AT. ROOM NO. 2, JANTA COLONY, GULLY NO. 1, LALJI PADA, POLICE CHOWKI, LINK ROAD, KANDIVALI (WEST), MUMBAI - 400067., hereinafter called "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning there of be deemed to include his heir, executors, administrators and assigns) of the SECOND PART :-

WHEREAS

A) The Transferors are the member of VRINDAVAN GALAXY Co-operative Housing Society Ltd., a society duly registered under Maharashtra Co-operative Society Act, 1960 Bearing Registration NO. TNA/ VSI/ HSG/ (TC)/21769/2010-2011, Dated 05/04/2010, within the area of Sub-Registrar at VILLAGE BOLINJ, VIRAR (W), TAL. VASAI, DIST. THANE. Vasai and Virar hereinafter for brevity's sake collectively referred to as "THE SAID SOCIETY" and as such member the Transferors are entitled to five (5) shares of the said society each of the face value of Rs.50/- bearing Shares Certificate No.& distinctive Nos. to (hereinafter for brevity's sake collectively referred to as ("THE SAID SHARES")) and have been holding the FLAT bearing No. A/003, ON Ground FLOOR, admeasuring 36.00 Sq. Mrts (Carpet Area), building Type G, in building known as VRINDAVAN GALAXY CO. OP. HSG. SOC. LTD in "SRISHTI, Complex", in the Township known as "VRINDAVAN TOWNSHIP", Constructed on N. A. Land bearing S. NO. 354 Part AND Plot No.1 to 6,Garden and Road in Scheme 'C' in S. NO. 354 Part, lying being situate at VILLAGE BOLINJ, VIRAR (W), TAL. VASAI, DIST. THANE., (hereinafter for brevity's sake collectively referred to as ("THE SAID FLAT").

Ajay Singh

Rajesh Tiwari
Tara Tiwari



b) The Transferors have purchased the said flat from M/S. SHREE ASHTVINAYAK DEVELOPERS, vide an Agreement dated 14/03/2007, Registered at Sub-Registrar at Vasai-II, vide an Registered Document No.03153/2007.

c) The Transferors have paid full purchase price to from M/S. SHREE ASHTVINAYAK DEVELOPERS, and also has paid all the dues to the society.

d) The Transferors are ready and willing to sell, assign and transfer right, title and interest in the said flat along with the five shares to the TRANSFEREE which the TRANSFEREE have agreed to purchase for a lump sum price of Rs. 20,00,000/- (Rupees. TWENTY LACS ONLY).

e) The said flat is being purchased by the TRANSFEREE for Residential purpose and to which the provision of the Maharashtra Ownership Flats (Regulation transfer) Act, 1963 apply.

f) The TRANSFEREE have prior to the execution of this agreement satisfied themselves about the title of the Transferors to the said flat and have agreed to purchase the said flat and right, title and interest on the terms and conditions hereinafter appearing:

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

1. The Transferors have agreed to transfer the right title and interest to the TRANSFEREE in the said flat for a total consideration of Rs. 20,00,000/- (Rupees TWENTY LACS ONLY).

2. The TRANSFEREE have paid to the Transferors a sum of Rs. 5,00,000/- (Rupees FIVE LACS ONLY) by Cheque. Being Part consideration amount on the day of execution of this agreement. And balance amount Rs. 15,00,000/- (Rs. FIFTEEN LACS ONLY) Loan payable with 30 days execution of this agreement.

3. It is hereby agreed that in respect of amounts payable by the TRANSFEREE to the Transferors under or virtue of this agreement the Transferors shall has a first lien & charge on said flat so long as the same shall remain unpaid.

Asayamsh

Tara Tiwari

Ravish Tiwari



4. The Transferors shall handover the peaceful and vacant possession of the said flat to the TRANSFEREE given after receiving full consideration amount.

5. The Transferors have delivered to the TRANSFEREE, the Copy of original Agreement dated 14/03/2007 executed between the Transferors and M/S. SHREE ASHTVINAYAK DEVELOPERS, and all other necessary papers in respect of the said flat along with on the day of the execution of the agreement.

6. The Transferors declare that no person except themselves have any shares, right title, or interest of whatsoever nature in the said flat and further declare that they have not entered into any agreement for sale, agreement to lease or any other agreement in respect of the said flat or any part thereof with any person and that no loans have been obtained by the Transferor by hypothecated the said FLAT.

7. The Transferors hereby agree to pay all dues towards the Municipal taxes, Electric and Water charges, Maintenance charges, etc., in respect the said flat for the period to the execution of this agreement. The Transferors hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREE against payment of such charges for the said period. And from any other claim or claims of whatsoever nature towards the said flat.

8. The TRANSFEREE shall have only claim in respect of the said flat hereby purchased by them, the common passages and the common amenities provided by the builders in the said building and the premises of the building.

9. The TRANSFEREE shall not throw nor shall allow or cause to be thrown any dirt, rubbish or garbage or any other refuse out of their flat or any part thereof of the said Building.

10. Transferors shall transfer the Electric meter in the said flat to the name of the TRANSFEREE and deposits in connection with the electric supply in the said flat to the name of TRANSFEREE and shall sign transfer form and all other necessary papers for the transfer of the said electric meter & deposits in favour of TRANSFEREE.

11. TRANSFEREE hereby covenant to keep the walls, sewers, pipes and appurtenances thereto belongings in good and tenantable condition so as to support shelter and protect the parts of the said building.

Asay Singh

Taxa Tiwari
Rakesh Tiwari



VRINDAVAN GALAXY CO-OP. HSG. SOC. LTD.

(Regd. No. TNA/(VSI)/HSG/(TC)/21769/2010-2011) Dated : 05/04/2010

S. No. 354, P.I. 1 To 6, Srishti Complex, Vrindavan Township,
New Viva College Road, Bolinj, Virar (w) -401 303.

(Registered under the Maharashtra Co-operative Society Act. 1960)

Share Certificate

Authorised Share Capital Rs. 1,00,000/- Divided into 400 Shares of Rs. 50/- each.



Sr.No.: 003

Member's Register No. 3

SHRI RAJESH LALLAN TIWARI Flat No. A-003

This is certify that *Shri / Smt.* & SMT TARA RAJESH TIWARI

of _____ is the Registered Holder of (FIVE) Shares from No. 011

to 015 of Rs. 50 EACH (TOTAL RUPPEES 250/- ONLY)

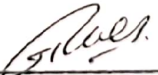
in the VRINDAVAN GALAXY CO-OP. HSG. SOC. LTD.


Subject to the Bye-Laws of the said Society and that upon each if such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bolinj, Virar this SUNDAY

day 01ST MAY 2011


Chairman


Hon. Secretary


Member of the Committee

P.F.O.



Phones:

Off. :91 (22) 2882 6937

S. D. Thakare

Aarch Consultants &Valuers

Phones:

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:91 (22) 2882 5635

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E-mail : aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants &Valuers

B.E. Hons. (Bom), A.M.I.E., A.I.V.

Govt. Reg. Valuers, Architectural, Engineering
Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai - 400 064.

PNB Charkop Branch / Ajay Brijnath Singh /38983

Date: 05/02/2020

To,
The Manager,
Punjab National Bank,
RAPC Charkop Branch,
Kandivali (West),
Mumbai.

VALUATION REPORT

Name of Address of Branch : Punjab National Bank, RAPC Charkop
Branch, Kandivali (West), Mumbai.

Name of Owner (s) : Ajay Brijnath Singh (Applicant/Owner)

1. Introduction.		
a)	Name of the property Applicant (with address & phone nos.)	Ajay Brijnath Singh (Applicant/Owner)
	Name of the property Owner	Ajay Brijnath Singh (Applicant/Owner)
b)	Purpose of Valuation	For Bank Loan Purpose.
c)	Date of Inspection of Property	04/02/2020
d)	Date of Valuation Report	05/02/2020
e)	Name of the Developer of property (in case of developer built property)	N.A.
2. Physical Characteristics of the Property		
	Location of the Property	Situated at S. No. 354 Part and Plot No. 1 to 6 of Village Bolinj, Near State Bank of India, Virar (West), Taluka Vasai & District Palghar 401 303.
i)	Nearby Land Mark	Near State Bank of India, Virar (West), Taluka Vasai & District Palghar 401 303.
ii)	Postal address of the property	Flat No. A/003 on Ground Floor, 'A' Wing, Building Type G Known as "VRINDAVAN GALAXY Co-Op. Hsg. Soc. Ltd." in "SRISHTI Complex" in Township known as "VRINDAVAN TOWNSHIP", Situated at S. No. 354 Part and Plot No. 1 to 6 of Village Bolinj, Near State Bank of India, Virar (West), Taluka Vasai & District Palghar 401 303.
iii)	Area of the plot / land (supported by a plan)	N.A.
iv)	Type of Land: Solid, Rocky, Marsh Land, Reclaimed land, Water-logged, Land Locked.	Solid Land.
v)	Independent Access / approach to the property etc.	Independent Access.
vi)	Google map Location of the property with a neighborhood layout map.	Google Map Attached.



Phones:

Off. :91 (22) 2882 6937

S. D. Thakare

Arch Consultants & Valuers

vii) Details of roads abutting the property.	Off. Narangi Bypass Road Virar (West), Taluka Vasai & District Palghar 401 303.	
viii) Description of adjoining property	-	
ix) Plot No. Survey No.	S. No. 354 Part and Plot No. 1 to 6 of Village Bolinj, Near State Bank of India, Virar (West), Taluka Vasai & District Palghar 401 303.	
x) Ward / Village / Taluka.	Village Bolinj, Taluka Vasai.	
xi) Sub-Registry / Block.	-	
xii) District.	Palghar.	
xiii) Any other aspect.	N.A	
b) Plinth Area, Carpet Area, and Area to be mentioned separately and clarified.	a) Carpet area is 387 Sq. Ft. (36.00 Sq. Mt.) as per Agreement for sale Dated: 01/06/2012 b) Built up area is 464 Sq. Ft. (43.11 Sq. Mt.) is Considered for Valuation.	
Boundaries of the Plot	As per Sale Deed / TIR	Actual
	North	N.A.
	South	Yashwant Yash Building
	East	B Wing
	West	Open Plot
3. Town Planning Parameters	Road	
i. Master Plan provisions related to property in terms of land use.	Residential Flat.	
ii. FAR- Floor area Rise / FSI- Floor Space Index permitted & consumed	FSI Fully utilized	
iii. Ground coverage.	Ground coverage with open spaces as per rule all around.	
iv. Comment on whether OC-Occupancy Certificate has been issued or not.	a) Occupation Certificate No. CIDCO/VSR/POC/BP-3022 & 3466/W/2825 Dated: 06/07/2007. issued by CIDCO. (For Type G (1 No.) Gr. + 4/pt.) b) Commencement Certificate No. CIDCO/VSR/CC/BP-3022 & 3466/W/2614 Dated: 01/12/2005. issued by CIDCO.	
v. Comment on unauthorized construction if any.	Details not available for inspection.	
vi. Transferability of Developmental rights if any, Building by-laws provision as applicable of the property viz. restriction etc.	Details not available for inspection.	
vii. Planning area zone.	Residential Zone.	
viii. Developmental controls.	Developmental controls as per Municipal Rules.	
ix. Zoning regulation.	Residential Zone.	
x. Comment on the surrounding land uses and adjoining properties in terms of uses.	Surrounding lands used for Residential Purpose.	
xi. Comment on demolition proceedings if any.	N.A	
xii. Comment on Compounding /	N.A	



	regularization proceeding.	
	xiii. Any other Aspect	N.A
4.	Documents Details and Legal Aspects of Property	
a)	Ownership Documents i. Sale Deed, Gifts Deed, Lease Deed. ii. TIR of the property	a) Agreement For Sale Dated: 01/06/2012. b) Index II Sr. No. 5468/2012 Dated: 01/06/2012. c) Electricity Bill Dated: 24/12/2019.
b)	Name of the Owner/s	Ajay Brijnath Singh (Applicant/Owner)
c)	Ordinary status of freehold or leasehold including restriction on transfer.	Freehold Land.
d)	Agreement of easement if any	Agreement For Sale Dated: 01/06/2012.
e)	Notification of acquisition if any	N.A
f)	Notification of road widening if any	N.A
g)	Heritage restriction, if any	Nil.
h)	Comment transferability of the property ownership	N.A.
i)	Comment on existing mortgages / charges / encumbrances of the property, if any.	N.A
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	N.A
k)	Building plan Sanction : Authority approving the plan. Name of the office of the Authority Any violation from the approved Building Plan.	a) Bldg. Plan Sanctioned by MBMC. b) Occupation Certificate No. CIDCO/VVSR/POC/ BP- 3022 & 3466/W/2825 Dated: 06/07/2007. issued by CIDCO. (For Type G (1 No.) Gr. + 4/pt.) c) Commencement Certificate No. CIDCO/VVSR/CC/BP-3022 & 3466/W/2614 Dated: 01/12/2005. issued by CIDCO.
l)	Whether property is Agriculture Land if yes, any conversation is contemplated.	No.
m)	Whether the Property is SARFAESI compliant.	N.A
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b) Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	a) Agreement For Sale Dated: 01/06/2012. b) Index II Sr. No. 5468/2012 Dated: 01/06/2012. c) Electricity Bill Dated: 24/12/2019. Not Known.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgage.	Flat No. 003 to be Mortgaged with bank.

