

# Satyam Apartment Owners Association

NL-6, Buildings No. 8, Sector-15, Nerul, Navi Mumbai - 400 706.

Reg. No. P 666 dt. 24/3/1987

Ref. No. : 38

(15)

Date : 13/02/06

## NO OBJECTION CERTIFICATE

This is to certify that Mr./Mrs. SAGHIR AHMED ABDOU SALAM & HUSNA BANO. is purchasing apartment no 5 Sector 15 at Nerul in our association from Shri. ARBENDRA SINGH & SONS HUF.

This Association has NO OBJECTION if the Apartment is mortgage by the bank for raising the financial assistance by any bank.

Shri. ARBENDRA SINGH & SONS HUF has not mortgaged this flat to any Bank.

This certificate is issued at the request of the members of the Association.

For Satyam Apartment Owners Association

Gurpal Singh

Secretary

देयकाचा प्रकार : चलनाचे;

चलन क्रमांक: 1291021; रक्कम: 13250 रु.; दिनांक: 13/01/2006

Saghir Ahmed

चलन क्र. १२२६३५०

रु. पन्नास हजार मात्र

धेणा-या व्यक्तीचे नाव: श्री. अ. एस. ए. एस.

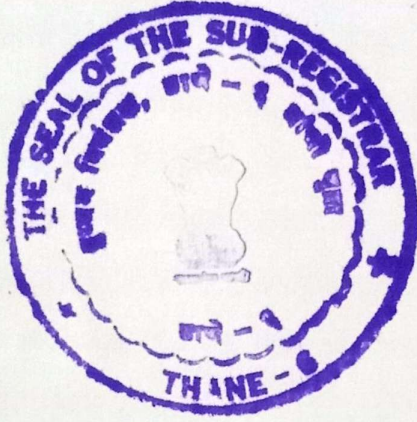
पत्ता: नेरुळ

हस्तो: .....

प्रावती क्र. ३३३०२०६

(बी. एन. धिवरे)

PROPER OFFICER  
SUB - REGISTRAR  
THANE - VI (BELAPUR)

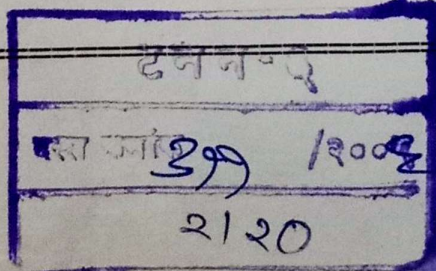


## AGREEMENT FOR SALE

APARTMENT NO : NL-6, BLDG NO : 08, ROOM NO : 1:5,  
SECTOR NO : 15, NERUL, NAVI-MUMBAI : 400 706.

BUILT UP AREA IN SQ. MTRS.	:	54.03
BUILT UP AREA IN SQ FT.	:	581
DECLARED RATE PER SQ. MTRS.	:	20000/-
MARKET VALUE	:	10,81,000.00
MARKET VALUE AFTER 20% DEPR.	:	8,64,500.00
STAMP DUTY PAID	:	50,000.00
REGISTRATION FEES PAID	:	13,250.00

SALE PRICE : 13,25,000.00



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SUB-REGISTRAR  
BELAPUR  
MAH-CCRA/0078

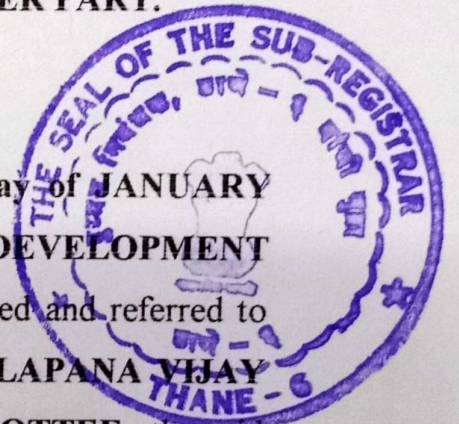
भारत  
33927  
116088  
R. 0050000  
INDIA  
STAMP DUTY MAHARASHTRA  
P B 1045  
SPECIAL  
ADHESIVE  
JAN 16 2006

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THIS AGREEMENT made and entered into at Nerul, Navi-Mumbai on this 17<sup>th</sup> day of JANUARY, 2006 BETWEEN SHRI. ARABINDRA SINGH KARTA OF M/S ARABINDRA SINGH SONS (HUF), THROUGH GPA HOLDER MR SHRI. JITENDRA SINGH, an adult, aged 56 residing at: NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15, NERUL, NAVI-MUMBAI: 400 706, hereinafter for brevity's sake called and referred to as " THE APARTMENT OWNER / VENDOR " (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators legal representatives and assigns ) of the **ONE PART** AND SHRI. SAGHIR AHMED ABDUL SALAM AND SMT. HUSAN BANO, BOTH an aged 51 & 50 Years, an Indian Inhabitant residing at : 304, TWINKLE CO-OP HSG. SOC. LTD. PLOT NO: 2, SECTOR NO: 19, NERUL, NAVI-MUMBAI : 400 706, hereinafter for brevity's sake called and referred to as "THE PURCHASER'S" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

**WHEREAS :**

By an Agreement to OUTRIGHT-Purchase dated 25<sup>TH</sup> day of JANUARY 1985, executed between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA ( hereinafter called and referred to as " CIDCO/ CORPORATION ) AND One SMT. KALAPANA VIJAY KANODIA., ( hereinafter referred to as ORIGINAL ALLOTTEE the said Corporation allotted to original Allottee an Apartment No : NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15 , NERUL, NAVI-MUMBAI: 400 706, (hereinafter called and referred to as the SAID APARTMENT ), on receiving of Full and Final payment of the sale price and hand over the physical possession of the said apartment to the Original Allottee.



*Jitendra Singh*

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*Saghir Ahmed*

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**AND WHEREAS :**

The said Original Allottee: **SMT. KALPANA VIJAY KANODIA.** had sold all his all rights, titles, claims, interest in respect of the Said Apartment, to the Vendor for a proper consideration after entering into an Agreement for sell and the Power of Attorney dated 05.11.2000

**AND WHEREAS :**

The Apartment owner have paid and cleared the balance HUDCO LOAN amount of CIDCO Ltd., and thereby converted the HIRE-PURCHASE AGREEMENT into OUTRIGHT PURCHASE AGREEMENT vide CIDCO Letter Dated : CIDCO/ACCTS /EB/.....

**AND WHEREAS :**

The ORIGINAL ALLOTTE sold his rights to. **SHRI. ARABINDRA SINGH KARTA OF M/S ARABINDRA SINGH SONS (HUF).** And the CIDCO has admitted as NEW APARTMENT OWNER vide its Letter No : **CIDCO/EMS/AEO(NL)/2000/3164. DATED :30.08.2000.**

**AND WHEREAS :**

The VENDOR is fully seized and possessed of or otherwise well and sufficiently entitled to the said premises, to deal with or dispose of the same to anyone subject to the terms and conditions of the CIDCO Agreement and this Agreement .

**AND WHEREAS :**

The PURCHASER'S being approached the Vendor and discussed the prospects of selling the said premises and also negotiated the sale price which the Vendor agreed fixed at **Rs 13,25,000.00 ( RUPEES THIRTEEN LAKH TWENTY FIVE THOUSAD ONLY )** free from all encumbrances. By mutual agreement, the sale price is payable as per payment schedule annexed hereinbelow.



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**AND WHEREAS :**

THE PURCHASER'S on request, inspected the copies of these relevant documents of the said premises such as : the Agreement to Sell made between the CIDCO and being party of first part AND THE VENDOR being part of second part, Allotment letter, the possession letter, the payment receipt, and also the said premises in question, and finding the same to be in order and good and tenantable conditions, agreed to purchase the said premises for the said consideration. Both the parties mutually discussed the terms and condition governing this Agreement and are now desirous of recording the same as hereinafter appearing.

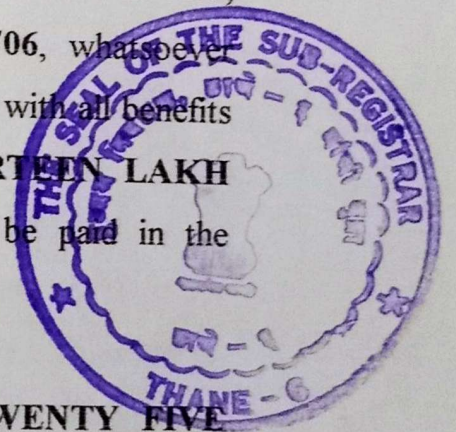
**AND WHEREAS:**

The CIDCO Ltd., has admitted the PURCHASERS as the New Apartment Owner of the above said Apartment. Vide its Letter No: CIDCO/EMS/AEO/NERUL/SANPADA/2006/2244 DATED: 16.01.2006

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :**

1. THE APARTMENT OWNER/ VENDOR has agreed to sell, transfer and assign all possessors rights, title and interest in and upon the Said Apartment: NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15,NERUL, NAVI-MUMBAI : 400 706, whatsoever acquired from the corporation under its agreement to sell, with all benefits for a total sum of Rs 13,25,000.00 ( RUPEES THIRTEEN LAKH TWENTY FIVE THOUSAD ONLY ) Which shall be paid in the following manner:

A ) Received a sum of Rs 25,000.00 ( RUPEES TWENTY FIVE THOUSAND ONLY) VIDE CHEQUE NO 173574. DATED 22.12.05. DRAWN ON CANARA BANK., BRANCH : NERUL being PART PAYMENT in advance on or before execution of these presents.



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B ) Balance amount of **Rs.13,00,000.00 ( RUPEES THIRTEEN LAKH ONLY)** Shall be paid by the PURCHASER'S to the seller by arising Housing Loan from **by arising Housing Loan for Any Financial Institute**

2. THE APARTMENT OWNER/ VENDOR assures the PURCHASER'S as under :

i ) That the Vendor has paid and cleared the following outstanding dues till the date of execution of these presents:

- a ) Service Charges,
- b) Water Charges,
- c) Apartment Owner's Association's Contribution
- d) Electricity Bill.

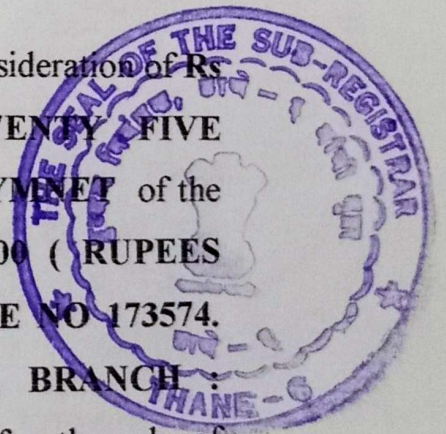
ii) That the vendor has not, prior to this Agreement entered into any Agreement, t pledged, mortgaged or hypothecated nor taken any loan against the same from any Financial Institutions, Banks or from any Private party.

iii) That no legal proceedings of any kind exist in respect of the said premises

iv) That nothing in or around the said premises has been done that would invite **CIDCO** action.

v) That the Vendor has paid and cleared all outstanding of the said premises before the execution of this Agreement.

3. THE PURCHASER'S shall pay to the Vendor the total consideration of **Rs. 13,25,000.00 ( RUPEES THIRTEEN LAKH TWENTY FIVE THOUSAD ONLY )** being the **FULL AND FINAL PAYMENT** of the Said Apartment, out of which the a sum **Rs 25,000.00 ( RUPEES TWENTY FIVE THOUSAND ONLY) VIDE CHEQUE NO-173574. DATED 22.12.05. DRAWN ON CANARA BANK., BRANCH : NERUL** being **PART PAYMENT** of the Sale price for the sale of apartment. ( Receipt for which is acknowledge by the Vendor in the end of this Agreement ).



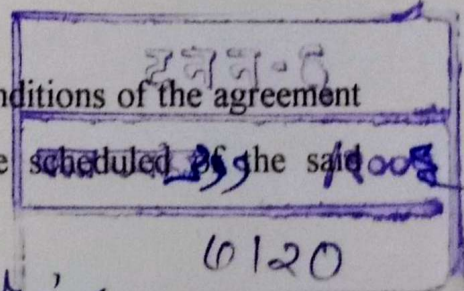
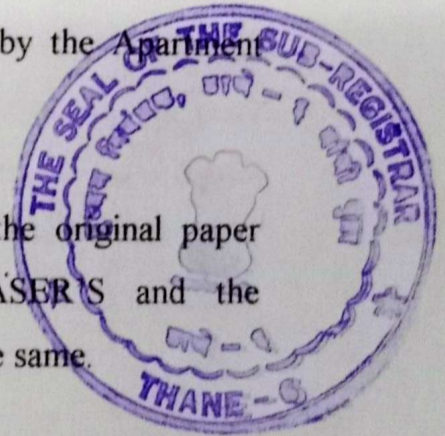
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4. THE Apartment Owner/Vendor Shall handover the physical possession of the said Premises, after his receiving the full & final payment, from the said PURCHASER'S
5. THE PURCHASER'S is aware that all persons who have purchased apartments in the condominium shall automatically become members of the said association of the apartment Ownership act, 1970 and shall thereby contributed accordingly
6. ALL COSTS, charges, expenses in connection with the formation, preparation, approving, engrossing, stamping and the registration of the Deed of Apartment / Sale Deed, an / or any other legal document/s shall be borne and paid by the PURCHASER'S only.
7. THE APARTMENT OWNER / VENDOR doth hereby covenants, with the PURCHASER'S to execute and sign all necessary documents, writings, PURCHASER'S for more perfectly securing and assuring unto and to the PURCHASER'S all rights, title and interest of the said premises; with all rights, titles & interest of the Vendor to the PURCHASER'S & for which no extra premium shall be charged.
8. THE PURCHASER'S both hereby agrees to pay the **CIDCO / CORPORATION** the Transfer charges and obtain the **NO OBJECTION CERTIFICATE** permitting sale of the said premises by the Apartment owner to the PURCHASER'S/s.
9. THE Apartment Owner/ Vendor shall hand over all the original paper pertaining to the said apartment to the PURCHASER'S and the PURCHASER'S do hereby confirm of having received the same.
10. Subject to the provisions and terms and conditions of this Agreement the Apartment Owner/Vendor hereby agrees to transfer and sell all this rights, interests in and upon the said premises to the PURCHASER'S and the PURCHASER'S are entitled to hold, possess., occupy enjoy the said premise without any interruptions from the Vendor or any person/s claming through the Vendor thereof.
11. Save and except as aforesaid, all the terms and conditions of the agreement made & PURCHASER'S as if all the same are scheduled of the said premises, were incorporates in this agreement

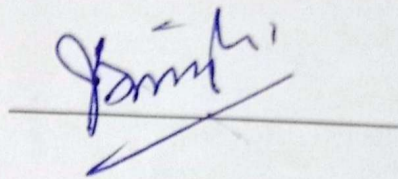


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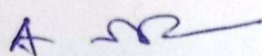
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED by the  
Withinnamed " VENDOR "

SHRI. ARABINDRA SINGH KARTA OF  
M/S ARABINDRA SINGH SONS (HUF),  
(THROUGH HIS GPA HOLDER  
MR SHRI. JITENDRA SINGH )

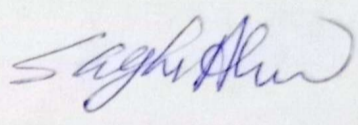


In the presence of ....

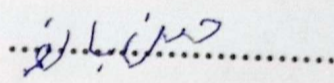
1. 
- 2.

SIGNED AND DELIVERED by the  
Withinnamed " PURCHASER'S "

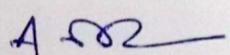
SHRI. SAGHIR AHMED ABDUL SALAM  
AND



SMT. HUSAN BANO

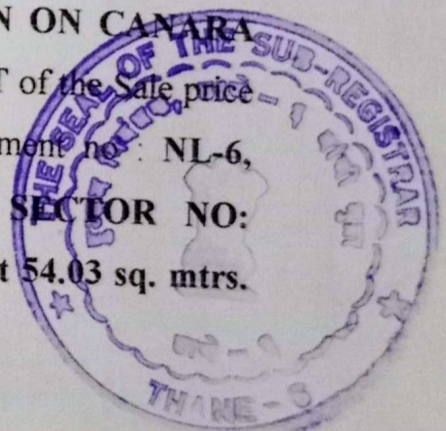


In the presence of ...

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2. 

**RECEIPT**

RECEIVED OF AND FROM the withinnamed " PURCHASER'S" – SHRI. SAGHIR AHMED ABDUL SALAM AND SMT. HUSAN BANO a the sum of Rs 25,000.00 ( RUPEES TWENTY FIVE THOUSAND ONLY) VIDE CHEQUE NO 173574. DATED 22.12.05. DRAWN ON CANARA BANK., BRANCH : NERUL being the PART PAYMNET of the Sale price as agreed to under these presents, in respect of said apartment no: NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15,NERUL, NAVI-MUMBAI: 400706, admeasuring about 54.03 sq. mtrs. Build – Up.



**I SAY RECEIVED**

Rs.25,000.00



(SHRI. ARABINDRA SINGH KARTA OF  
M/S ARABINDRA SINGH SONS (HUF)  
(SIGNED BY GPA HOLDER  
SHRI. JITENDRA SINGH )  
APARTMENT OWNER / VENDOR

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**CIDCO**  
**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 5650 0900  
FAX : 00-91-22-2202 2509

NODAL OFFICE

Office of the Assistant Estate Officer,  
CIDCO Site Office, Sector-3,  
Nerul, Navi Mumbai - 400 706.

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 5591 8100  
FAX : 00-91-22-5591 8166

Ref. No. CIDCO / AEO / NERUL / SANPADA / 2006 / 2244

Date : 16/01/2006

To,

Shri / Smt. / ARABINDRA SINGH KARTA OF M/S. ARABINDRA SINGH SONS (HUF)  
NL-6/8/5, Sector-15,  
Nerul, Navi Mumbai.

Sir / Madam,

Sub.: Sale of Apartment No. NL-6/8/5

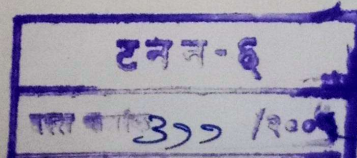
Sector 15 at Nerul

Please refer to your Letter dated 16/01/2006

The Corporation is pleased to permit you to sell the aforesaid apartment to  
Shri / Smt. / SAGHIR AHMED ABDUL SALAM & SMT. HUSAN BANO . subject to the following terms and Conditions.

- The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 by a regular conveyance according to law at the cost of the parties.
- The conveyance shall be registered with the Sub-Registrar of Assurance on or before date 15/04/2006. 3 months.
- The conveyance shall contain the following covenant. The purchaser shall not sell, assign, mortgage underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the corporation. Which permission shall not be refused if the purchase performs or is willing to perform the following conditions, that is to say :
  - The purchaser pays to the Corporation additional price in consideration of such permission.
  - In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet to otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions here in written.
  - A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Assistant Estate Officer of the Corporation within seven days from the date of its execution.

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Explanation (i) : The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the office of the Corporation.

Explanation (ii) : Nothing contained here in shall apply to mortgage of the said premises or any part thereof, to the Central Govt. a State Govt. a nationalised Bank, the Life Insurance Corporation the Housing Development Finance Corporation Ltd. or and Employer of the purchaser or any other financial Institutions as may be approved by the Board of the Corporation from time to time for the purpose of securing a loan borrowed from any of the foregoing instituions.

e) You shall obtain any other permission, as may be required by any other statue or law being in force.

f) You shall furnish certified copy, of the said conveyance within 7 days from the date of registration.

The permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment for the intending transfer or conveyance of the apartment is not executed and lodged for registration with sub Registrar of Assurance on or Before dt. 15/04/2006 i.e. 3 months and a certified copy with its registration No. and date is not deposited with the corproations in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record and or Corproation will exercise the right including the forfeiture of Transfer charges paid by you.

We will appreciate if you kindly note that the share money and entrance fee and the deposits paid by you and service connection charges if any paid to the M.S.E.B. which are attached to the apartment stands transferred with the apartment consequent on the above sale and no claim for refund of these amounts will be entertained.

Thanking you,

Yours faithfully,

*M. M. M. M.*

ASSTT. ESTATE OFFICER

(NERUL / SANPADA)

Assistant Registrar  
SIDP/110



C.C. to : Shri / Smt. SAGHIR AHMED ABDUL SALAM &

SMT. HUSAN BANO.

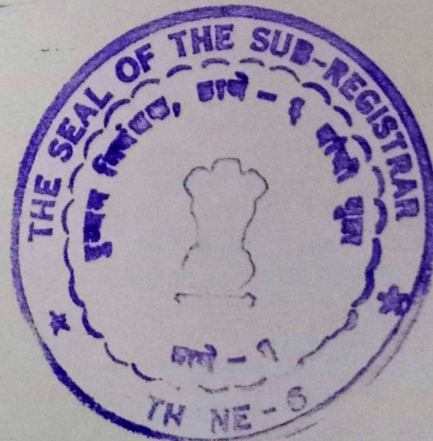
NL-6/8/5, Sector-~~1800~~ 15, Nerul.

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पल्ल क्रमांक 399 / 08

गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,325,000.00  
बा.भा. रू. 1,081,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नंबर - एन एल 6-8- 5 से 15 नेरुळ
- (3) क्षेत्रफळ (1) 54.03 स्के.मी
- (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 अरबिंद्रा सिंग सन्स (कर्ता व एच यु एफ म्हणून अरबिंद्रा सिंग यांचे कु.मु जिलेंद्र सिंग ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नेरुळ ; तालुका: -; पिन: -; पॅन नम्बर: ए क्यु एम पि एस 8039 बी .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - सगीर अहमद अब्दुल सलाम -; घर/फ्लॅट नं: मुखंड 2 से 19 नेरुळ ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नवी मुंबई; तालुका: -; पिन: -; पॅन नम्बर: ए ए जे पि एस 1680 एफ .  
(2) - - हसन बानो ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए डी आर पि ए 3384 आर .
- (7) दिनांक करून दिल्याचा 18/01/2006
- (8) नोंदणीचा 18/01/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 311 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 50000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 13250.00
- (12) शेरा

दुय्यम निबंधक ठाणे - १



Estate Management Section,  
CIDCO Office Building,  
Floor-3, Nerul, Navi Mumbai.

Ref : No. CIDCO/EMS/AEO (NL)/2000/ 3164

Date : 30/8/2000

To,

- 1) Shri/Smt./ ARABINDRA SINGH & SONS (HUF)  
NL-6/8/5, Sector-15,  
Nerul, Navi Mumbai.
- 2) Shri/Smt. KALPANA VIJAY KANODIA  
NL-6/8/5, Sector-15,  
Nerul, Navi Mumbai.



Sub : Sale of Apartment No. NL-6/8/5,  
Sector : 15 Nerul, Navi Mumbai.

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~~CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.~~ Tripartite Agreement has been executed by  
Shri/Smt./ ARABINDRA SINGH & SONS (HUF) in capacity of C.A.  
Shri/Smt. KALPANA VIJAY KANODIA in favour of  
Shri/Smt. ARABINDRA SINGH & SONS (HUF) transferring  
the above mentioned apartment to him/her Apt. No. NL-6/8/5,  
Sector 15 Nerul is accordingly ordered to be transferred in  
the name of Shri/Smt./ ARABINDRA SINGH & SONS (HUF) in the  
record of our Office, Shri/Smt./ ARABINDRA SINGH & SONS (HUF)  
will be liable to pay all amounts that may be legally due in respect  
of the said apartment with effect from 30/08/2000.

ASSTT. ESTATE OFFICER  
(NERUL/SANPADA)  
Assistant Estate Officer  
CIDCO Ltd, Nerul

C.C. to : -

- 1) A.A.O (EMS)
- 2) FO. O.A. CT. FOR necessary changes in the register
- 3) S.E. (Water Supply)
- 4) M.S.E.B.
- 5) THE SECRETARY Type apartment owners association.
- 6) N.M.M.C.

PRAMOD  
32

# SATYAM APPARTMENT OWNERS ASSOCIATION

NL6, BUILDING NO 8, SECTOR 15 NERUL NAVI MUMBAI - 400 706

REG NO P 666 DT 23/6/1987

REF NO: 37

DATE: 10/01/2006

## NO DUES CUM NO OBJECTION CERTIFICATE

This is to certify that Mr./Mrs. ARABINDRA SINGH  
Holding apartment no NL6/8/5 sector 15 at NERUL in this  
association is a member of this Association.

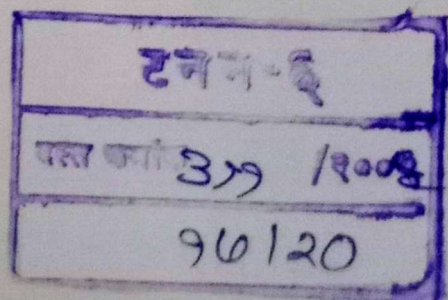
He / She has paid all the dues till date.

This Association has **NO OBJECTION** if the Apartment is sold or transferred in the  
name of any person of his / her choice.

This Certificate is issued at the request of the member of the Association for submitting  
the same to the Manager C.I.D.C.O. Ltd along with the transfer application.

For Satyam Apartment Owners Association,

Gurpal Singh  
Secretary Signature



409300HL017150009

Total score 46.65

# VALUATION

# REPORT

# FOR

**Mr. SAGIR AHMED ABDUL SALAM**

**Smt. HUSAN BANO.**

FLAT NO. 05, FIRST FLOOR, "SATYAM APARTMENT",  
APARTMENT NO. NL-6, BUILDING NO. 08, SECTOR 15,  
NERUL (E), VILLAGE SHIRAVNE, NAVI MUMBAI-400 706.

- REPORTED BY -

**SHINDE & GAIKWAD ASSOCIATES**

Mumbai

Office : 101, Usha Commercial Complex,  
Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai - 421 301.  
Mo. 08108618555, 9405308666 E - Mail : s.m.shinde.valuer@gmail.com

# SHINDE & GAIKWAD ASSOCIATES

- \* CHARTERED ENGINEER
- \* GOVT. APPROVED VALUERS
- \* STRUCTURAL ENGINEERS
- \* PLANNERS & DESIGNERS

Office : 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai - 421 301. Mo. 08108618555, 9405308666 E - Mail : s.m.shinde.valuer@gmail.com

REF No.: S&G/MUM/PNB/2015/OCT-20

Date: 13/10/2015.

## VALUATION REPORT

### ANNEXURE-1

<b>Bank / Branch</b>		PUNJAB NATIONAL BANK [Ghatkopar East Branch]	
<b>PARTICULARS OF VALUER</b>			
i.	Name.	SHINDE & GAIKWAD ASSOCIATES.	
ii.	Address with Telephone No:	Office : 101, Usha Commercial Complex, Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai- 421 301, Mob- 9860572555, 9405308666. E-Mail: <a href="mailto:s.m.shinde.valuer@gmail.com">s.m.shinde.valuer@gmail.com</a>	
iii.	Registration No.	--	
	Date of Visit	12/10/2015.	
	Date as on which valuation is made	13/10/2015.	
<b>1. Customer Details</b>			
	Name	Mr. SAGIR AHMED ABDUL SALAM Smt. HUSAN BANO.	
	Case Type	--	
<b>2. Asset Details</b>			
	Address	FLAT NO. 05, FIRST FLOOR, "SATYAM APARTMENT", APARTMENT NO. NL-6, BUILDING NO. 08, SECTOR 15, S. NO. 138 PT-A, PLOT NO. 02, NERUL (E), VILLAGE SHIRAVNE, NAVI MUMBAI-400 706.	
	Nearby Landmark	NERUL (E), VILLAGE SHIRAVNE, NAVI MUMBAI-400 706.	
<b>3. Document Details</b>			
	Layout Plan	NA	Approval No. N.A
	Building Plan	--	Approval No. --
	Construction Permission	Yes, Navi Mumbai Municipal Corporation.	Approval No. CIDCO Letter No.: CIDCO/AEO/NERUL/SANPADA/2006/2244, Dated: 16/01/2006. <b>Commencement Certificate, Occupancy Certificate &amp; Building Plan is not available.</b>
	Legal Documents	Yes.	List of Documents a) Agreement for Sale b) CIDCO Letter.



4. <b>Physical Details/Brief Description.</b>				
<b>Address of The Property:</b> Flat No. 05, First Floor, "Satyam Apartment", Apartment No. NL-6, Building No. 08, Sector 15, Nerul (E), Village Shiravne, Navi Mumbai-400 706.				
<b>Brief Description:</b> Flat No. 05, First Floor, "Satyam Apartment", Apartment No. NL-6, Building No. 08, Sector 15, Nerul (E), Village Shiravne, Navi Mumbai-400 706. well maintained after having considered all the aforesaid factors, real estate market conditions, good locality Nerul Station Road Front Building, Physical condition/life of Building Ground + 3 upper Floors. Built up Area of technical details of the Building and various other information gathered in this regard.				
Adjoining Properties:				
<b>East</b>		<b>West</b>		<b>North</b>
Flat No. 06		Side Margin		Side Margin
				<b>South</b>
				Flat No. 08 & Staircase
Matching of Boundaries :				
Plot Demarcated	Approved land use	Type of property		--
Yes	Residential	Residential		--
No. of Rooms	Living/Dining	Bed Rooms	Toilets	Kitchen
<b>2 BHK</b>	1 Hall	2 Rooms.	2 Toilet	1 kitchen
Total No. of Floor	Floor on which the property is located	Approx. age of the property	Future Age of the property	Type of structure
Ground + 03 upper Floors.	1 <sup>st</sup> Floor.	<b>Occupancy Certificate is not available.</b>	--	R.C.C. Framed Structure
5. <b>Tenure/Occupancy Details</b>				
Status of Tenure	Owned/Rented	No. of years of Occupancy.	Relationship of tenants to owner	
Building is 100% work Completed.	Owner Occupied.	<b>Occupancy Certificate is not available.</b>	NA	
6. <b>Stage of Construction</b>				
Status of Tenure	Under Construction/ Completed	If construction, extent of completion	Under % completed	
Building is 100% work Completed	Completed.	--	--	





7.	<b>Violation if any Observed</b>				
	Nature and extent of violations.	--			
8.	<b>Rate adopted for Valuation.</b>				
	<b>Prevalent Market Rate:</b>	Rs. 11000/- to Rs. 12000/- Per Sq. Ft. For Built up area.			
	<b>Rate adopted for valuation</b>	Rs. 11000/- Per Sq. Ft. For Built Up Area.			
9.	<b>Area Details of the property</b>				
	Site Area	Built Up Area	Carpet Area	Saleable Area	Remarks
	Flat No. 05 [First Floor]	581.00 Sq. Ft. [54.03 Sq. Mt.]	--	--	--
10.	<b>Valuation</b>				

As per present Market Rate :

Sr. No.	Flat No.	Built Up Area	Rate Per Sq. Ft.	Total Value
1.	Flat No. 05. [First Floor]	581.00 Sq. Ft. [54.03 Sq. Mt.]	Rs. 11000/-	Rs. 63,91,000/-
<b>Total Value</b>				<b>Rs. 63,91,000/-</b>

**THE MARKET VALUE**

**Rs. 63,91,000/-**

(In Words: Rupees Sixty Three Lacs Ninety One Thousand Only)

The <b>realizable value</b> of the above property is	Rs. 57,51,900/-
The <b>distressed sale value</b> of the above property	Rs. 54,64,305/-

**Insurance Value :- Rs. 8,71,500/-**



**DECLARATION**

I hereby declare that,

- [a] The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- [b] I have no direct or indirect interest in the property valued.
- [c] I have not been convicted of any offence & sentenced to a term of imprisonment.
- [d] This report is prepared for specific purpose & specific intended user
- [e] The property was inspected on 12/10/2015 presence of **Mr. Sagir Ahmed Abdul Salam.**

Date : 13/10/2015.

Place : Mumbai.



S. M. SHINDE.

**SIGNATURE OF VALUER**  
**[SHINDE & GAIKWAD ASSOCIATE]**  
**[B.E. (Civil), MIE, FIV, CE.]**

**TECHNICAL DETAILS :**

1.	No. of floors and height of each floor	:	Ground + 03 Upper Floors.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	<b>Flat No. 05</b> (First Floor) <b>Built up Area : 581.00 Sq. Ft.</b> [54.03 Sq. Mt.]
3.	Year of construction	:	Occupancy Certificate is not available.
4.	Estimated future life	:	Occupancy Certificate is not available So, Building Estimated Future life is not Conider in Valuation Report.
5.	Type of construction [Load-bearing walls/R.C.C. frame/ Steel frame structure]	:	R.C.C. Framed Structure.
6.	Type of foundations	:	R.C.C. Foundation.
7.	Walls	:	Brick Masonry Walls.
	[a] First Floor	:	140 mm thick burnt brick masonry walls in cement mortar
8.	Partitions	:	120 mm thick burnt brick masonry walls in cement mortar
9.	Doors & Windows	:	Sagwan Door & Sliding Glass Windows.
10	Flooring [floor wise]	:	Yes.
	[a] Stilt Floor	:	Marble Flooring.
11.	Finishing [Floor wise]	:	Cement plastered & Simple Paint.
12.	Roofing & Terracing	:	R.C.C. Slabs.
13.	Special architectural or decorative features if any	:	Good Elevation.
14.	[i] Internal wiring -surface conduit	:	Concealed Fitting.
	[ii] Class of fitting Superior/ Ordinary Poor	:	Superior
15.	Sanctuary Installation		



[a]	[i] No. of water closets	:	02.
	[ii] No. of lavatory basins	:	01
	[iii] No. of urinals	:	--
	[iv] 5 No of Common Toilet	:	01
[b]	Class of fitting Superior colored / Superior white/ ordinary	:	Superior.
16.	Compound wall	:	Yes.
	[a] Height and length	:	4.5 Ft.
	[b] Type of construction	:	R.C.C.
17.	No. of lifts and capacity	:	No.
18.	Underground Tank capacity and type of construction	:	40,000 Ltr. [Approx.] R.C.C. Type.
19.	Overhead tank	:	Yes.
	[i] Where Located	:	On Terrace.
	[ii] Capacity	:	35,000 Ltr. 1 Tank. [Approx.]
	[iii] Type of construction	:	R.C.C. Type.
20.	Pumps No. their H.P	:	As per Requirement.
21.	Road & paving with in the Compound Approximate area and Type of Paving	:	Plaver Block.
22.	Sewage disposal whether connected to Public Sewers. If septic tank provided no & capacity	:	Septic tank & Soak pit.

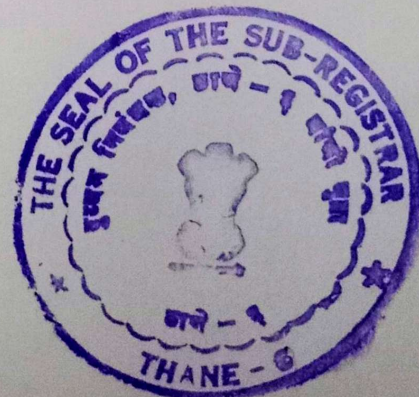




## गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,325,000.00  
बा.भा. रु. 1,081,000.00  
\*(25-ड) निवासि जागां (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅट्स) संबंधी असेल तर
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नंबर एन एल 6 टाईप बिल्डींग नं 8 सदनिका 5 से 15  
नेरुळ 1 ला मजला
- (3) क्षेत्रफळ (1) 54.03 स्के मी
- (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 अराबिंद्र सिंग सन्स (एच यु एफ) अराबिंद्रा सिंग कर्ता तर्फे कु मु जितेंद्र सिंग ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: एन एल 6-8-5 से 15 नेरुळ ; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - सगीर अहमद अब्दुल सलाम ; घर/फ्लॅट नं: 2 नेरुळ ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: 304 से 19 नेरुळ; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) - - हुसन बानो; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 29/03/2006
- (8) नोंदणीचा 29/03/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 1782 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 50000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा

दुय्यम निबंधक ठाणे - 6





खातेदाराची वत/पार्टी कॉपी  
दि महानगर को-ऑप. बँक लि.  
THE MAHANAGAR CO-OP. BANK LTD.

No. 13147

शाखा/Branch

दिनांक/Date 28/1/06

मुद्रांक शुल्क/Stamp Duty ₹./Rs. 100/-

सेवा आकारणी शुल्क/रु./Rs. 10

Service Charges

No. of Document

एकूण/Total ₹./Rs. 110/-

अक्षरी रूपचे/Amount in Words One

शुद्धा 100

मुद्रांक शुल्क भरण-याचे/मिंब/Name of stamping duty paying party

Ahmed

पॅन नं./Pan No.

पत्ता/Address & Tel. No. 301/Prave

His Ser. 19

समोरच्या पक्षकाराचे नाव/Name of counter party

Ashokra Singh

व्यवहाराच्या उद्देशाने कारण/Purpose of transaction

Conveyance deed

धनादेश/पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव व शाखा/Name of the Drawee Bank & Branch

डीडी/पे ऑर्डर/चेक नं.

D.D./Pe/Cheque No. if any

रोखपाल

Cashier

अधिकारी/याची सही

Authorised Sign.

मुद्रांक केल्याने दस्तऐवज व घेण्यास येताना ही पावती आणणे आवश्यक आहे/This counterfoil has to be presented at the time of delivery of stamp documents. Subject to Delivery of stamp documents.

## CONVEYANCE DEED

Under the Provision of Maharashtra

Apartment Ownership Act 1970

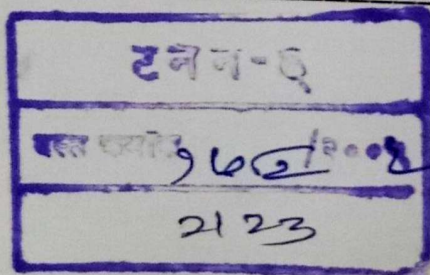
APARTMENT NO : NL-6, BLDG NO : 08, ROOM NO : 1:5,

SECTOR NO : 15, NERUL, NAVI-MUMBAI : 400 706.

STAMP DUTY HAS ALREADY PAID

VIDE RECEIPT NO : 00311 DATED 18.01.2006

BUILT UP AREA IN SQ. MTRS.	:	54.03
BUILT UP AREA IN SQ FT.	:	581
DECLARED RATE PER SQ. MTRS.	:	20000/-
MARKET VALUE	:	Rs.10,81,000.00
MARKET VALUE AFTER 20% DEPR.	:	Rs. 8,64,500.00
STAMP DUTY PAID	:	Rs. 50,000.00
REGISTRATION FEES PAID	:	Rs. 13,250.00
SALE PRICE	:	Rs. 13,25,000.00



Signature of Ahmed

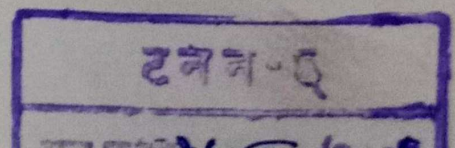
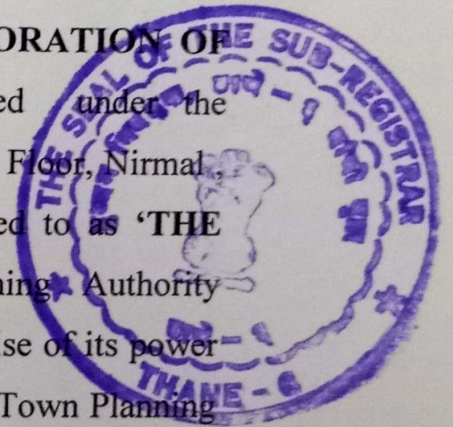
Signature of Cashier

**DEED OF APARTMENT / CONVEYANCE DEED**

THIS DEED OF APARTMENT made and entered into at NERUL, Navi-Mumbai, on this .....Day of MARCH, 2006 BETWEEN SHRI. ARABINDRA SINGH KARTA OF M/S ARABINDRA SINGH SONS (HUF), THROUGH GPA HOLDER SHRI. JITENDRA SINGH, an Aged 56 an adult, Indian Inhabitant residing at NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15, NERUL, NAVI-MUMBAI: 400 706, hereinafter called 'THE VENDOR' ( Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns ) of the " ONE PART " AND SHRI. SAGHIR AHMED ABDUL SALAM AND SMT. HUSAN BANO., both aged 51 & 50 adult, Indian Inhabitant residing at 304, TWINKLE CO-OP HSG. SOC. LTD. PLOT NO: 2, SECTOR NO: 19, NERUL, NAVI-MUMBAI : 400 706., hereinafter called 'THE VENDEE'S'S' ( Which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns ) of the 'OTHER PART'

**WHERE AS**

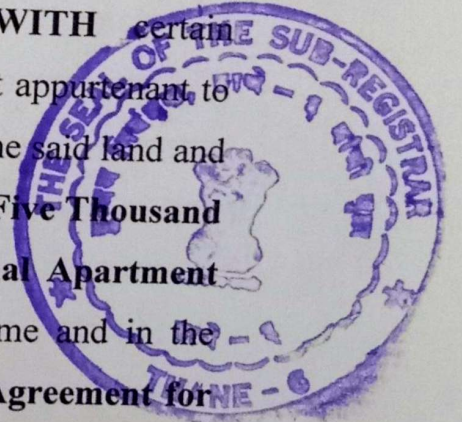
- 1) The CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LIMITED, a company incorporated under the Companies Act , 1958 having its registered office at 2<sup>nd</sup> Floor, Nirmal, Nariman point, Mumbai - 400 021, (hereinafter referred to as 'THE CIDCO/ CORPORATION') as New Town Planning Authority declared and appointed by the state Government in exercise of its power under section 113 (3) A of the Maharashtra Regional and Town Planning Act, 1966 ( hereinafter referred to as " The MRTP Act " for the New Town of New Bombay.
- 2) Pursuant to Section 113A of the MRTP Act, the state Government has been acquiring the Land and vesting in the Corporation the said lands for development and disposal.



*[Handwritten signature]*

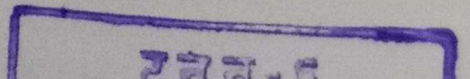
*[Handwritten signature]*

- 3) By his orders **NO.REV/DESK-II/LBP/V/WS/1847 DT.08.05.80** the **collector of Thane** vested in the **Corporation** for development and disposal inter alia, a piece or parcel of land situated at village **Shiravane** Tehsil **Thane**, District **Thane** Bearing or Survey No: **138pt-A**, admeasuring **2847.00** Square meters or thereabout being **Plot No: 02** in **Sector No : 15**, and more particularly describe in the **First Schedule** here underwritten (herein after referred to as '**the said Land**' )
- 4) The Corporation obtained possession of the said land and constructed thereon **NL-6**, type **Building No:NL-6/8/5**, each of **GROUND** and **THIRD** upper floor such building being designated as Condominium No: **NL-6/8/5**, type building No : **NL-6/ 8/5**, ( hereinafter referred as '**the said Building**') of which the **Corporation** is the owner.
- 5) By an **Agreement for sale** of **Apartment** dated **25<sup>TH</sup>** day of **JANUARY 1985**, ( hereinafter called '**The said Agreement**') made between the **Corporation** of the **One Part** and the **Original Apartment Owner** of the **OTHER PART**, the **Corporation** agree to sell to the **Apartment Owner**, an **Apartment No: NL-6, BLDG.NO: 08, FIRST FLOOR, ROOM NO :1:5, SECTOR NO: 15, NERUL, NAVI-MUMBAI: 400 706**, on the **FIRST FLOOR**, of the said Building No: **NL-6/08**, admeasuring **54.03 Sq.Mtrs. TOGETHER WITH** certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to common areas and facilities of the said land and building or for the price of **Rs.95,150- ( Rupees Ninety Five Thousand One Hundred Fifty Only )** to be paid by the **Original Apartment owner** to the **Corporation** by installment at the time and in the manner therein provided. And in pursuance of the said **Agreement for Sale** the **Original Apartment Owner** paid on **30<sup>TH</sup>** Day of **APRIL1987**, **Rs. 7,500.00 ( Rupees Seven Thousand Five Hundred )** being the Earnest Money.



*Saghar Aho*  
*ilun*

Cond.....4





**THE FIRST SCHEDULE ABOVE REFERRED TO: -**

All that piece of the land containing by admeasurement **2847.00 Square meters** or thereabout being **Plot No: 02** in the **Sector No:15**, of the layout of the bearing **Survey No: 138 pt,-A** and other land situated and laying at Village **Shiravne**, Tehsil **Thane**, District **Thane** in the Registration Sub-District **Thane** District **Thane** and bounded as follows that is to say:-

**On the North by : 30 MTRS. WIDE ROAD.**  
**On the East by : NL-6 TYPE BLDG.**  
**On the South by : 15 MTRS. WIDE ROAD.**  
**On the west by : PLOT NO: 2-A.**

**THE SECOND SEHEDULE ABOVE REFERRED TO:**

**NL-6, BLDG NO: 08, ROOM NO : 1:5, SECTOR NO: 15, NERUL, NAVI-MUMBAI – 400 706**, admeasuring about **54.03 Square Mtrs.** on the **FIRST FLOOR**, of the **Building No:NL-6/8/1:5, on Plot no:02 in Sector 15**, and other lands ( more particularly described in the first schedule hereinabove written ) and which the said **Apartment** is bounded as follows that is to say:

**On the North by : APARTMENT NO : NL-6/8/8**  
**On the East by : OPEN SPACE.**  
**On the South by : OPEN SPACE.**  
**On the west by : APARTMENT NO: 8/6**



**Cond.....10**

*Handwritten signature*

*Handwritten signature: Saghi Alu*  
*36/08*

