

**SALE CERTIFICATE**

(Under Rule 9 (6) of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

Whereas,

The undersigned being the Authorised Officer of **Saraswat Co-operative Bank Ltd.**, a scheduled Co-operative Bank Registered under the Maharashtra Co. Operative Societies Act, 1960 and also under the Multi State Co-operative Societies Act 2002, having its registered office at Ekanath Thakur Bhavan, 953 Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400 025 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Saraswat Co. Operative Bank Ltd. (Secured Creditor) in favour of **Mrs. Ashwini Mahesh Mahaddalkar and Mr. Mahesh Suresh Mahaddalkar**, having his residential address at Shop No. 9, Om Varad Laxmi Apartment, Viva Jangid Complex, Manvelpada Road, Virar East, the immovable property shown in the Schedule below secured in favour of Saraswat Co. Operative Bank Ltd. by Mr. Sameer Suresh Shirodkar and Mr. Sachin Suresh Shirodkar towards the credit facilities offered/ granted by Saraswat Co. Operative Bank Ltd. to Mr. Sameer Suresh Shirodkar and Mr. Sachin Suresh Shirodkar. The undersigned acknowledge receipt of Rs.29,75,000/- (Rupees Twenty-Nine Lakh Seventy Five Thousand only) in full and handed over the delivery and possession of the scheduled property to **Mrs. Ashwini Mahesh Mahaddalkar and Mr. Mahesh Suresh Mahaddalkar**. The sale of scheduled property has been made with all encumbrances and liabilities (known & unknown), except the said financial facilities of the said secured creditor.

**List of encumbrances:**

The Secured assets are sold strictly on "As Is Where Is Basis", "As Is What is Basis" and "No Recourse Basis" with all known & unknown encumbrances (except the encumbrances and liabilities to the Secured Creditor in respect of the financial facilities including interest thereon as against the Scheduled Property).

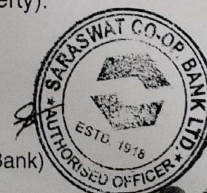
**Saraswat Co-operative Bank Ltd.** (Scheduled Bank)

CENTRALISED RECOVERY DEPT.

74 C, Samadhan Building, Senapati Bapat Marg, Dadar-West, Mumbai 400 028.

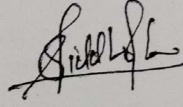
Tel. : 24221202 / 24221204 / 24221206 / 24221211

E-mail - incharge\_recovery@saraswatbank.com

**100+**  
A century & beyond...

SCHEDULE

Flat No. D/201, on the Second Floor, Admeasuring area 490 sq. ft. built up area (i.e. 45.53 sq. meters) in the building known as "Mohak Chamber Co-Operative Housing Society Limited," constructed on land bearing situated Survey No.235, Hissa No.1, At Village – Virar, Taluka – Vasai, District:- Palghar/Thane.



**MR. SIDDHESH GUND**  
AUTHORISED OFFICER,  
Saraswat Co-op. Bank Ltd.  
Under Section 13 (4) of The Securitization  
And Reconstruction of Financial Assets and  
Enforcement of Security Interest Act,2002

**Mrs. Ashwini Mahesh Mahaddalkar and**  
(Purchaser)

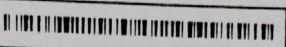
**Mr. Mahesh Suresh Mahaddalkar**  
(Purchaser)

Date:  
Place:

2

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 २०१६/२०१५  
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CHALLAN  
 MTR Form Number-6

GRN	MH002007885201516E	BARCODE		Date	01/07/2015-19:04:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)			
	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No. (If Applicable)	BKYP54802D		
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			Full Name	SAMEER S SHIRODKAR		
Location	THANE			Flat/Block No.	D/201 MOHAK CHEMBER CHS LTD		
Year	2015-2016 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Remarks (If Any)				
0030046401	Sale of NonJudicial Stamp	34200.00	PAN2=-PN=SUBODH S KELSKAR-CA=				
			Amount In				
			Words				
			Thirty Four Thousand Two Hundred Rupees Only				
Total		34200.00					
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	REF No.	02300042015070109224 256152956		
Cheque-DD Details			Date	01/07/2015-19:06:07			
Cheque/DD No			Bank-Branch	BANK OF MAHARASHTRA			
Name of Bank			Scroll No.	Date	Not Verified with Scroll		
Name of Branch							

Mobile No. Not Available





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CHALLAN  
MTR Form Number-6

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IN	MH002004847201516E	BARCODE		Date	01/07/2015-17:28:32	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Registration Fees Ordinary Collections IGR		TAX ID (If Any)			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR		PAN No. (If Applicable)	BKYP54802D		
Location	THANE		Full Name	SAMEER S SHIRODKAR		
Year	2015-2016 One Time		Flat/Block No.	D/201 MOHAK CHEMBER CHS LTD		
Account Head Details		Amount In Rs.	Premises/Building			
030063301	Amount of Tax	22800.00	Road/Street			
			Area/Locality	VIRAR E		
			Town/City/District			
			PIN	4	0	1 3 0 5
			Remarks (If Any)	PAN2--PN=SUBODH S. KELASKAR-CA=		
			Amount In	Twenty Two Thousand Eight Hundred Rupees Only		
Total		22800.00	Words			
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	REF No.	02300042015070108941	256122666
Cheque/DD Details						
Cheque/DD No			Date	01/07/2015-17:29:16		
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available



# महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१

A-1) महानगर पालिका -

वसई - विरार

वसई-२
दस्ता क्रमांक ४७१०/२०१५
५/३३

१. दस्ताचा प्रकार :- अनुच्छेद क्रमांक
२. सादरकर्त्याचे नाव :- अगरि शिरोडकर
३. तालुका :- वसई
४. गावाचे नाव :- विरार
५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- २३५
६. मूल्य दरविभाग (झोन) :- ५ उपविभाग :- ५
७. मिळकतीचा प्रकार :-  बुलीवगीन  निवासी  कार्यालय  दुकान  औद्योगिक
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४३३०० ४६.५३ क्वॉड्रेट/बिल्टअप/चौ. मीटर
९. कारपार्किंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- ५२५१ उदवाहन सुविधा :-                      आहे/नाही.
११. बांधकाम वर्ष :-                      घसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्र. :-
१४. लिट्ल अँड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :-
- निवासी/अनिवासी २ :- अनामत रक्कम/ आगावू भाडे :-
- ३ :- कालावधी :-
१५. निर्धारित केलेले बाजारमुल्य :- १९७२०००
१६. दस्तामध्ये दर्शविलेले मोबदला :- २८,५०,०००
१७. देय मुद्रांक शुल्क :- १७१००० भरलेले मुद्रांक शुल्क :- १८१०००
१८. देय नोंदणी फी :- २८५००

लिपीक

सह दुय्यम निबंधक  
सह दुय्यम निबंधक  
वसई क्र.-२ (विरार)



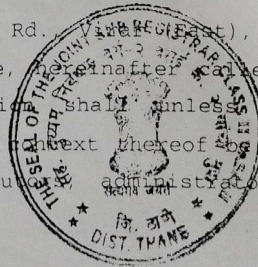
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दस्तावेज-२
दस्तावेज क्रमांक-०७१०/२०१५
७/३३

**AGREEMENT FOR RESALE**

ARTICLES OF AGREEMENT is made and entered into at Virar, on this 2nd day of July in the Christian year Two Thousand Fifteen

**BETWEEN MR. SUBODH SHANKAR KELASKAR**, adult, Indian Inhabitant, residing at Flat No. D/201, Second Floor, Mohak Chamber Co-operative Housing Soc. Ltd., Near Bhushan Hospital, Manvelpada Rd. Vasai, Dist. : Palghar/Thane, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART:-



*[Handwritten signature]*

*Subodh Kelaskar*

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MR. SAMEER SURESH SHIRODKAR, Adult, residing at Flat No. A/102, First Floor, Mohak Chamber Co-operative Housing Soc. Ltd., Near Bhushan Hospital, Manvelpada Rd., Virar (East), Taluka Vasai, Dist. : Palghar/Thane, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his heirs, executors, administrators and assigns) of the



*[Handwritten signature]*

*Attest. Kelastan*

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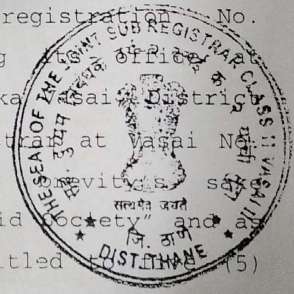
वसई-२
दस्ता क्रमांक ८५१६/२०१५
२/१३३

WHEREAS :-

a) By an Agreement for sale dated 5<sup>th</sup> April 1995 and registered with Sub Registrar at Vasai-II(Virar), vide its Document No. Cha.762/954, dated 26/04/1995 M/s. MOHAK CONSTRUCTIONS had sold the Flat bearing No. D/201, on the Second Floor, measuring 490 sq. ft. built up area i.e. 45.53 sq. meters, in building known as "MOHAK CHAMBERS", constructed on land bearing Survey No. 235, Hissa No. 1, lying, being and situate at Village : Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai-II(Virar) (hereinafter called "The said Flat") to MR. SUBODH SHANKAR KELASKAR, (hereinafter called "THE TRANSFEROR"), on the terms and conditions mentioned in the said agreement.

b) All the flat Holders of the building formed co-operative society and vide its Registration No. TNA/(VSI)/HSG/(TC)/13785/2002-03, known as "MOHAK CHAMBER CO-OPERATIVE HOUSING SOCIETY LTD."

c) The TRANSFEROR is a member of "MOHAK CHAMBER PALACE CO-OPERATIVE HOUSING SOCIETY LTD.", a Society duly registered under Maharashtra Co-operative Societies Act, 1960 bearing registration No. TNA/VSI/HSG/TC/13785/2002-03, having its office at Manvelpada Road, Virar (East), Taluka Vasai, District Thane, within the area of Sub-registrar at Vasai North II (Virar) and hereinafter for all purposes collectively referred to as "the said Society" and all such member the TRANSFEROR is entitled to 5 shares having Share Certificate No. 34 of the said Society and of the face value of Rs. .50/- each,



*[Handwritten signature]*

*Subodh Kelaskar*



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वतई-२
दस्ता क्रमांक १०१४ / २०१४
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consideration of Rs. 28,50,000/- (Rupees Twenty Eight Lac Fifty Thousand Only).

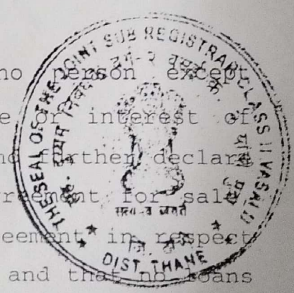
2] The TRANSFEREE has paid the sum of Rs. 5,70,000/- (Rupees Five Lac Seventy Thousand Only) to the TRANSFEROR as and by way of part payment of the said Flat herein above mentioned [the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge of and from the TRANSFEREE.]

3] It has been mutually agreed upon by and between the parties hereto that the TRANSFEREE shall pay to the TRANSFEROR the balance amount of Rs. 22,80,000/- (Rupees Twenty Two Lac Eighty Thousand Only) within 45 days from registration of this agreement.

4] The TRANSFEROR shall hand over the peaceful and vacant possession of the said Flat to the TRANSFEREE immediately after receiving full consideration amount.

5] The TRANSFEROR hereby agrees and undertake to execute all further writings, deeds, papers, letters, documents, transfer forms and all other papers which may be required and necessary in connection with the said Flat in favor of the TRANSFEREE as and when required under the existing laws and/or rules.

6] The TRANSFEROR declare that no person except himself has any share, right, title or interest of whatsoever nature in the said Flat and he hereby declares that he has not entered into any agreement for sale or agreement to lease of any other agreement in respect of the said Flat or any part thereof and that no loans have been obtained by the TRANSFEROR by hypothecating the said Flat or any portion thereof.



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bearing No. 166 to 170 (hereinafter for brevity's sake collectively referred to as "The said Shares").

d) The TRANSFEROR is ready and willing to sell, assign and transfer rights, title and interest and five shares and the said Flat to the TRANSFEREE which the TRANSFEREE has agreed to purchase for a lump sum price of Rs. 28,50,000/- (Rupees Twenty Eight Lac Fifty Thousand Only).

e) The TRANSFEROR herein has obtained permission from the society to sell the said Flat to the TRANSFEREE herein.

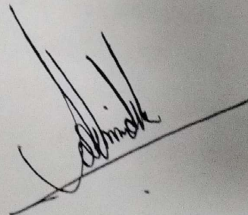
f) The said flat is being purchased by the TRANSFEREE for residential purpose and to which the provision of the Maharashtra Ownership Flat (Regulations of the Promotion of Construction, Sale, Management and Transfer) act, 1963 apply.

g) The TRANSFEREE has prior to the execution of the Agreement satisfied about the title of the TRANSFEROR to the said Flat and has agreed to purchase the said Flat and the right, title and interest on the terms and conditions hereinafter appearing :-

NOW, THEREFORE, THESE PRESENT WITNESETH AND IT IS HEREBY SAID AND BETWEEN THE PARTIES HERETO AS FOLLOWS

The TRANSFEROR has agreed to transfer the right, title and interest of Flat No. D/201 to together with share Certificate NO. 34 bearing distinctive Nos. 166 to 170 the TRANSFEREE in the said Flat for a total

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१३ / ३३

13] The TRANSFEREE shall not use not shall allow or cause to be used the said Flat or any part thereof for any purpose which may or which is likely to cause nuisance to the occupants to other tenements in the said building nor use the said Flat for any illegal or immoral purpose.

14] The TRANSFEREE accept the construction and fittings etc. in respect of Flat to be satisfactory as on the execution of this Agreement and shall not call upon the TRANSFEROR to cause any additions, alteration or repairs to the Flat occupied by him nor shall hold the TRANSFEROR liable for any defect in the said construction.

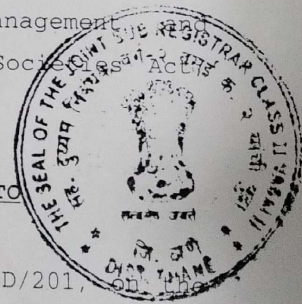
15] The stamp duty and registration charges leviable on the Deed of transfer shall be borne and paid by the TRANSFEREE. The Transfer Charges / Donation/ Contribution to other funds if payable to the Society in respect of the transfer of the said flat shall be borne and paid by the TRANSFEREE and TRANSFERORS equally.

16] This Agreement is subject to provisions of Maharashtra Ownership Flat (Regulations of the Promotion of Construction sale, management Transfer) Act, 1963 AND CO-operative Societies Act, 1960 with rules made thereunder.

THE SCHEDULE ABOVE REFERRED TO

Flat bearing No. Flat bearing No. D/201, Second Floor, admeasuring 490 sq. ft. built up area i.e. 45.53 sq. meters, in building known as "MOHAK CHAMBER CO-OPERATIVE HOUSING SOCIETY LIMITED",

*[Handwritten Signature]*





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15

constructed on land bearing Survey No. 235, Hissa No. 1, lying, being and situate at Village : Virar, Taluka Vasai, District : Palghar/Thane, within the area of Sub-Registrar at Vasai-II (Virar).

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THE DAY AND THE YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE )  
Within named TRANSFEROR )  
MR. SUBODH SHANKAR KELASKAR )  
in the presence of ..... )

Subodh Kelaskar.



1.

2.



SIGNED AND DELIVERED BY THE )  
Within named TRANSFEREE )  
MR. SAMEER SURESH SHIRODKAR )  
in the presence of ..... )



1.

2.



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दस्त क्रमांक-४०१०/२०१५  
२१/३३

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office No. 2nd Floor, Chairman Point, 400 091. 902 2481 / 902 2420 / 902 2579 00-91-22-909 9509 011-83218 CIDC IN • GRAM : CITWIN

HEAD OFFICE : CIDCO Bhawan, CIDCO-Belapur, New Bombay - 400 614. PHONES : 757 1241-42-44 / 757 0912 757 2631 / 757 1069 FAX : 00-91-22-757 1066

CIDCO/VVSR/BP-836/E/9287

Date : 23/12/96  
31

To,  
Shri Sandeep M. Joshi  
Mohak Apartment,  
Manvelpada Road, Virar (E)  
Taluka Vasai  
DIST : THANE 401 302.

Sub: Grant of Part Occupancy Certificate for Residential Buildings No. 'A', 'B' & 'C' on land bearing S.No. 235, H.No.1, Village Virar, Taluka Vasai, Dist: Thane.

- Ref: 1. Your architect's letter dated 09/10/1996.
- 2. Commencement certificate No. CIDCO/VVSR/BP-836/T/3415 dated 18/05/94.
- 3. Amended Plan approval No. CIDCO/VVSR/BP-836/F/6683 dated 13.06/96.

Sir,

Please find enclosed herewith the necessary Part Occupancy Certificate for the Residential Buildings No. 'A', 'B' & 'C' on land bearing S.No.235, H.No.1, Village Virar, Taluka Vasai, Dist. Thane, alongwith as built drawings.

Yours faithfully,

*[Signature]*  
ASSOCIATE PLANNER/ADDL. TPO  
(VVSR)

*[Signature]*  
Architect  
Chhatrapati  
Virar (W)



30

वसई-२
दस्ता क्र. ३-२७१४ / २०१५
२३ / ३३

**CIDCO**

**CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

OFFICE :  
 2nd Floor, Nariman Point,  
 400 021.  
 202 2481 / 202 2480 / 202 2579  
 00-91-22-202 2509  
 011-83218 CIDC IN • GRVW • CIWIN

HEAD OFFICE :  
 CIDCO Bhavan, CIDC-Delegat,  
 New Bombay - 400 614.  
 PHONES : 757 1241-42-44 / 757 0912  
 757 2631 / 757 1069  
 FAX : 00-91-22-757 1066

CIDCO/VVSR/BP-835/E/9287

Date : 23/12/96

**PART OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Buildings No. 'A', 'B' & 'C' with built up area 2220.16 Sq.m. on land bearing S.No.235, H.No.1, Village Virar, CTS No.1861, of Village Dhovali, Taluka Vasai, Dist:Thane, is completed under the supervision of Shri R. V. Shirke (Licence No.STR/S-110) and has been inspected on 02/12/96 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-836/E/6683 dated 13/06/96 issued by the CIDCO, Thane and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd. .... 2.



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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :  
"NIRMAL", 2nd Floor, Nariman Point,  
Bombay - 400 021.  
PHONES : 202 2481 / 202 2420 / 202 2579  
FAX : 00-91-22-202 2509  
TELEX : 011-83918 CIDC IN • GRAM : CHIVIN

HEAD OFFICE :  
CIDCO Bhavan, CBD-Beclapur,  
New Bombay - 400 614  
PHONES : 757 1941-  
757 2631  
FAX : 00-91-22-75

Date :

Ref. No.

-: 2 :-

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or lateration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority shall cause the same to be carried out and recover the cost of carrying out the same from grantees/successors and every person deriving titles through or under them.
4. This certificate of occupancy is issued only in respect of 63 flats contained in 3 No. of building.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

One set of as built drawing duly certified is returned herewith for your record.

*P. V. V. V.*  
ASSOCIATE PLANNER/ADDL. IFO  
(VVIIIP)  
*Reddy*





35

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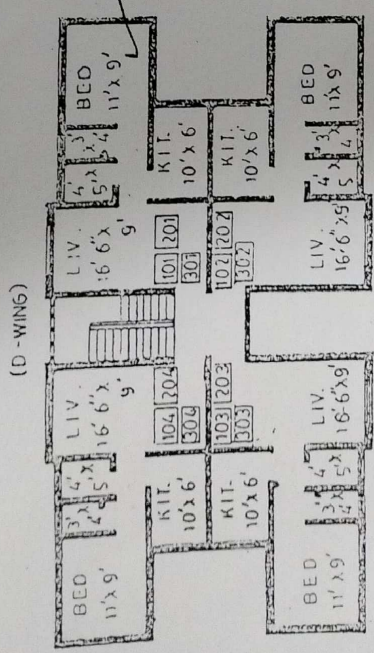
AREA STATEMENT	
FLAT NO.	S.B. AREA
101, 201, 301.	490 SQ.FTS.
102, 202, 302.	490 - -
103, 203, 303	490 - -
104, 204, 304	490 - -

ARCHITECT:  
 R. V. SHIRKE. (G.D. ARCH.)  
 3, TIWARI ESTATE,  
 1 ST FLOOR,  
 VIRAR (W)



ed. Keloston

PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S.NO. 235, H.NO.1  
 AT VILLAGE: VIRAR, TAL: VASAI  
 DIST: THANE  
 FOR MOHAK CONSTRUCTION



1ST, 2ND AND 3RD FLOOR PLAN  
 SCALE: 1" TO 16'

*(Handwritten signature)*

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गुरुवार, 02 जुलै 2015 8:49 म.पू.

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दस्त गोषवारा भाग-1

वसई 39133  
दस्त क्रमांक: 4714/2015

दस्त क्रमांक: वसई 2 /4714/2015

बाजार मूल्य: रु. 19,72,000/-

मोबदला: रु. 28,50,000/-

भरलेले मुद्रांक शुल्क: रु. 1,71,000/-

दु. नि. सह. दु. नि. वसई 2 यांचे कार्यालयात

अ. क्र. 4714 वर दि. 02-07-2015

तेजी 8:39 म.पू. वा. हजर केला.

पावती: 6277

पावती दिनांक: 02/07/2015

मादर करणाराचे नाव: समीर सुरेश शिरोडकर - -

नोंदणी फी रु. 28500.00

दस्त हाताळणी फी रु. 660.00

पृष्ठांची संख्या: 33

एकुण: 29160.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Vasai 2  
सह दुय्यम निबंधक  
वसई क्र.-२ (विरार)

दस्ताचा प्रकार: करारनामा

Sub Registrar Vasai 2  
सह दुय्यम निबंधक  
वसई क्र.-२ (विरार)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

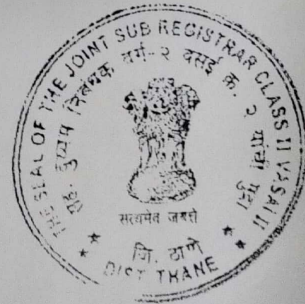
शिक्का क्र. 1 02 / 07 / 2015 08 : 39 : 16 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 07 / 2015 08 : 40 : 54 AM ची वेळ: (फी)

वसई ऐवज सोदत जोडलेले कागदपत्र कुळमुखत्यार  
एवत्र व्यक्ती इत्यादी बनावट आडबुन आल्यास  
त्याची संपूर्ण जबाबदारी पक्षकाराची राहिल.

लिहून देणार  
सही

लिहून देणार  
सही



39



दस्त गोपवारा भाग-2

वमड 52-133  
दस्त क्रमांक: 4714/2015

दस्त क्रमांक : वमड2/4714/2015  
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: समीर सुरेश शिरोडकर -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/102, मोहक चेंबूर को - ऑ. हौ. सो. लि., भुपण हॉस्पिटल जवळ, ब्लॉक नं: -, रोड नं: मनवेलपाडा, विरार - पु, महाराष्ट्र, ठाणे. पिन नंबर: BKYP54802D	लिहून देणार वय: -32 स्वाक्षरी		
2	नाव: सुबोध शंकर केळसकर -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/201, मोहक चेंबूर को - ऑ. हौ. सो. लि., भुपण हॉस्पिटल जवळ, ब्लॉक नं: -, रोड नं: मनवेलपाडा, विरार - पु, महाराष्ट्र, ठाणे. पिन नंबर: AKRPK3370L	लिहून देणार वय: -49 स्वाक्षरी		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 02 / 07 / 2015 08 : 41 : 50 AM

ओळख:-  
बालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख गटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुधीर केळसकर -- वय: 43 पत्ता: तुलसी अपार्टमेंट, मनवेलपाडा, विरार - पु पिन कोड: 401305			
2	नाव: गणेश पाटील -- वय: 36 पत्ता: गोकुळ प्लाझा, विरार - पु पिन कोड: 401305			

शिक्का क्र.4 ची वेळ: 02 / 07 / 2015 08 : 42 : 24 AM

शिक्का क्र.5 ची वेळ: 02 / 07 / 2015 08 : 42 : 40 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Vasai 2  
सह दुय्यम निबंधक  
वसई क्र.-२ (विरार) Payment Details.



Defacement Number  
0001262931201516  
0001262930201516  
0001262929201516

Sr.	Epayment Number
1	MH002007959201516E
2	MH002004847201516E
3	MH002004662201516E

69

31050

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

HEAD OFFICE: BY REGD. POST

HEAD OFFICE: "RMAL", 2nd Floor, Nariman Point,  
New Bombay-400 021  
PHONES: 202 24 81/202 24 20/202 25 79  
FAX: 202 25 09 • GRAM CITWIN  
TELEX: 011-83218 "CIDCO IN"

HEAD OFFICE:  
CIDCO Bhavan, CBD, Belapur,  
Post-Konkan Bhavan, New Bombay-400 614.  
PHONES: 767 12 41/42/44/767 09 16  
767 26 31/767 10 69  
FAX: 767 10 66 • TELEX: 013-11216 "CIDCO IN"

Ref No : CIDCO/VVSR/BP-836/I/314/S

Date: May 16, 1994  
18/5

To,  
Shri Sandeep M. Joshi  
Mohak Apartment  
Manvelpada Road, Virar (E)  
Taluka Vasai  
DIST : THANE 401 303.

Sir,

Sub: Development Permission for the proposed Residential  
Buildings on S.No.235, H.No.1, Village Virar, Taluka  
Vasai, Dist:Thane.

Ref: Your Architect's letter dated 13/05/94\*

Please refer to your application for development permission  
for Residential Buildings on land bearing S.No.235, H.No.1, Village Virar, Taluka Vasai,  
Dist:Thane.

The Development Permission is hereby granted to construct  
Residential Buildings on land bearing S.No.235, H.No.1, Village  
Virar, Taluka Vasai, Dist:Thane.

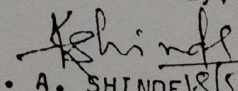
This permission is valid only after N.A. Permission is obtained  
from the Collector.

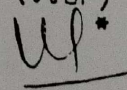
The Commencement Certificate as required under Section 45 of the  
Maharashtra Regional and Town Planning Act, 1966 is also enclosed  
herewith for the structures referred above.

You will ensure that the building material will not be stacked  
on the road during the construction period.

Encl: a/a.

Yours Faithfully,

  
K. A. SHINDE 18/5/94  
ASSOCIATE PLANNER/ADDL.TPO  
(VVBP)



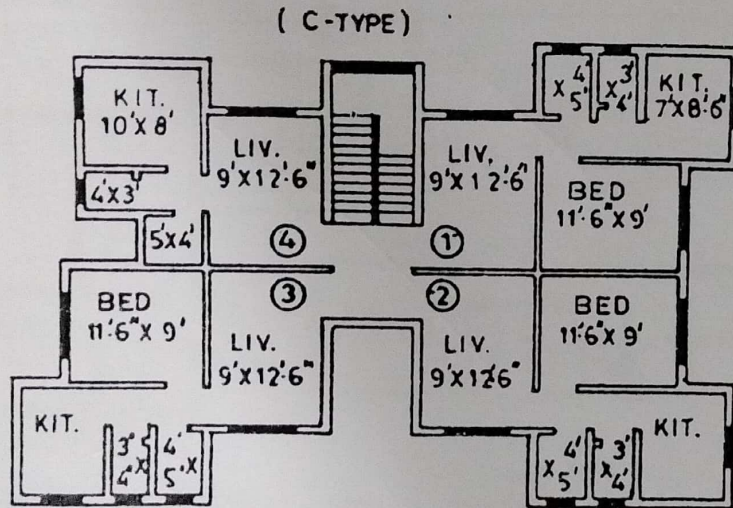


PLAN OF PROPOSED BUILDING

PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S.NO. 235, H.NO.1  
 AT VILLAGE: VIRAR TAL-VASAI  
 DIST-THANE FOR  
MOHAK CONSTRUCTIONS.

AREA STATEMENT

FLAT NO.	S.B. AREA.
1	450 SQ.FTS.
2	450 - " -
3	450 - " -
4	325 - " -



GROUND FLOOR PLAN

SCALE : 1" TO 16'

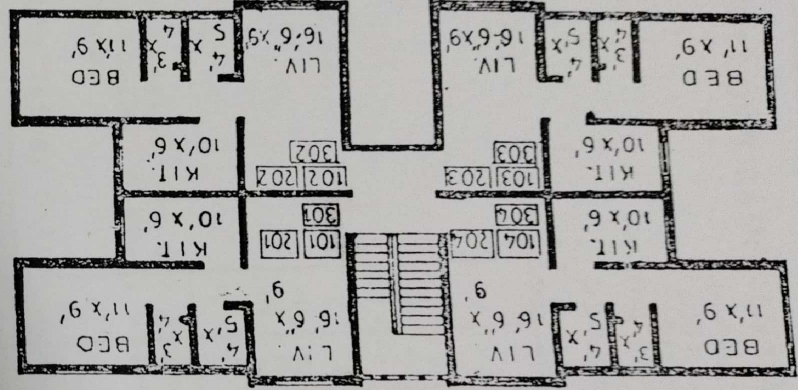
ARCHITECT : R.V. SHIRKE.  
 (G.D.ARCH.)

3, TIWARI ESTATE,  
 1 ST FLOOR,  
 VIRAR(W)

ARCHITECT:  
R.V. SHIRKE. (G.D. ANCH.)  
 3, TIWARI ESTATE,  
 1 ST FLOOR,  
 VIRAR (W)

*Shirke Shirke*  
*Shirke Shirke*

SCALE: 1" TO 16'  
 1ST, 2ND AND 3RD FLOOR PLAN



(D-WING6)

FOR MOHAK CONSTRUCTION

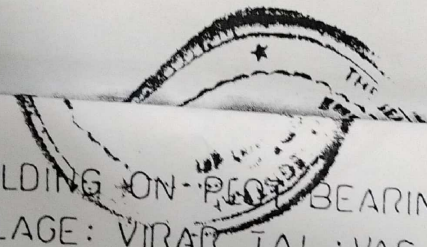
PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S.NO. 235, H.NO. 1  
 AT VILLAGE: VIRAR, TAL: VASAI  
 DIST: THANE

AREA STATEMENT	
FLAT NO	S.B. AREA
101, 201, 301	490 SQ. FTS.
102, 202, 302	490
103, 203, 303	490
104, 204, 304	490

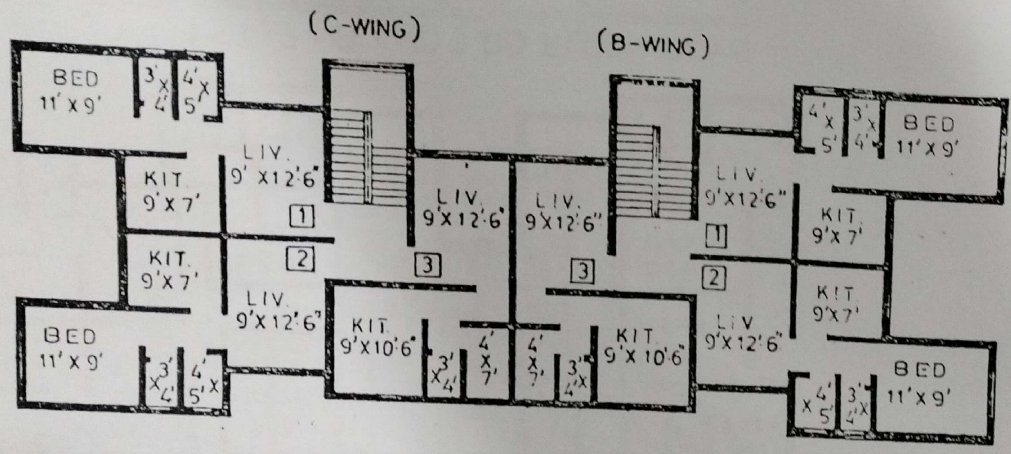
AREA STATEMENT	FLAT NO.	101, 201, 301
	S.B. AREA	490 SQ.FTS

PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S.NO.235, H.NO.1  
 AT VILLAGE: VIRAR, TAL: VASAI  
 DIST: THANE  
 FOR MOHAK CONSTRUCTION

PLAN OF PROPOSED BUILDING ON PLOT BEARING  
 S. NO. 235, H. NO. 1, AT VILLAGE: VIRAR, TAL: VASAI  
 DIST: THANE. FOR MOHAK CONSTRUCTIONS.



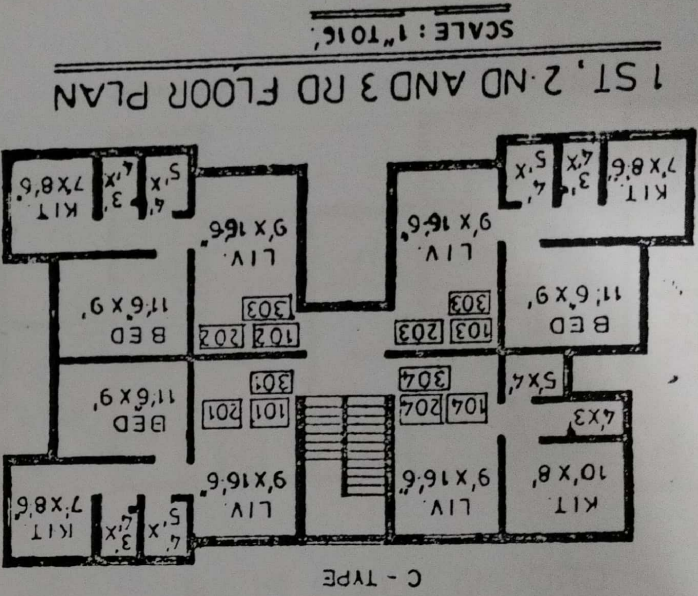
AREA STATEMENT:	
FLAT NO.	S.B. AREA IN SQ.FTS.
C-WING 3	375
B-WING 3	
C-WING 1,2	450
B-WING 1,2	



GROUND FLOOR PLAN  
 SCALE: 1" TO 16'

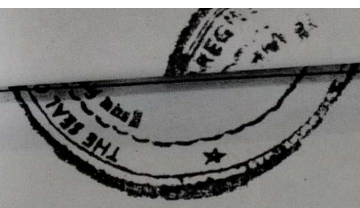
ARCHITECT:  
 R.V. SHIRKE. (G.D. ARCH.)  
 3, TIWARI ESTATE,  
 1 ST FLOOR,  
 VIRAR. (W)

PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S. NO. 235, H. NO. 1  
 AT VILLAGE: VIRAR, TAL: VASAI,  
 DIST: THANE FOR  
 MOHAK CONSTRUCTIONS.



AREA STATEMENT	
FLAT NO.	S.B. AREA
101, 201, 301	490 SQ. FTS.
102, 202, 302	490
103, 203, 303	490
104, 204, 304	375

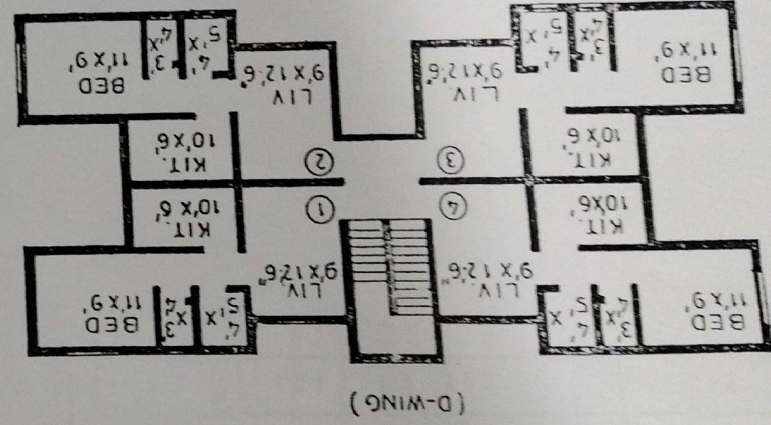
ARCHITECT: R.V. SHIRKE  
 (G.D. ANCH.)  
 3 TIWARI ESTATE  
 1 ST FLOOR,  
 VIRAR (W)





ARCHITECT :  
R.V. SHIRKE (G.D. ANCH)  
 3, TIWARI ESTATE,  
 1 ST FLOOR,  
 VIKAR(W)

GROUND FLOOR PLAN  
SCALE: 1" TO 16'



PLAN OF PROPOSED BUILDING ON  
 PLOT BEARING S.NO. 235 H.NO.1  
 AT VILLAGE:VIKAR, TAL:VASAI  
 FOR  
MOHAK CONSTRUCTIONS  
 (D-WING)

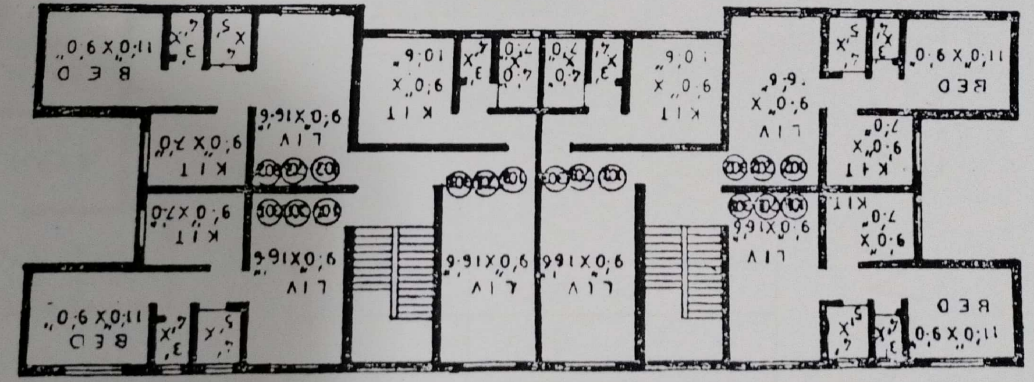
AREA STATEMENT	
FLAT NO.	S.B. AREA
1	450 SQ.FTS.
2	450
3	450
4	450



ARCHITECT: R.V. SHIRKE  
 (G.D. ANCH.)  
 3 TIWARI ESTATE,  
 1 ST FLOOR,  
 VIKAR(W)

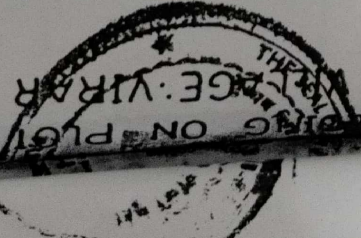
ARCHITECT  
 R.V. SHIRKE (G.D. ARCH.)  
 6-TIWARI ESTATE 1ST FLR.  
 VIRAR(W), TAL: VASAI.

1ST, 2ND & 3RD FLOOR PLAN  
 SCALE: 1:16.0'



AREA STATEMENT	FLAT NO.	SQ.FT.
C-WING	101 201 301	490
	102 202 302	490
	103 203 303	425
B-WING	101 201 301	490
	102 202 302	490
	103 203 303	425

BEARING S.NO-235 H.NO-1 AT VILLAGE: VIRAR  
 TAL: VASAI, DIST: THANA.  
 FOR - M/S. MOHAK CONSTRUCTION





02/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 4714/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) विरार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2850000 ✓
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1972000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग नं. 4, गांव मौजे विरार, सर्व्हे नं. 235, हि. नं. 1, सदनिका क्रं. डी/201, दुसरा मजला, एरिया 45.53 चौ. मी. बिल्ट अप., मोहक चेम्बर को - ऑ. ही. सो. लि. (( Survey Number : 235 ; )) इतर हक्क :
(5) क्षेत्रफळ	1) 45.53 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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:-सुबोध शंकर केळसकर -- वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी/201, मोहक चेम्बर को - ऑ. ही. सो. लि., भुषण हॉस्पिटल जवळ, ब्लॉक नं:-, रोड नं: मनवेलपाडा, विरार - पु. महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AKRPK3370L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर सुरेश शिरोडकर -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए/102, मोहक चेम्बर को - ऑ. ही. सो. लि., भुषण हॉस्पिटल जवळ, ब्लॉक नं:-, रोड नं: मनवेलपाडा, विरार - पु. महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-BKYP54802D
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2015
(10) दस्त नोंदणी केल्याचा दिनांक	02/07/2015
(11) अनुक्रमांक, खड व पृष्ठ	4714/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	171000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28500 ✓
(14) शेरार	



सह दुय्यम नि.  
वसई क्र.-२ (दि. ०२/०७/२०१५)

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



# S.G.M. & ASSOCIATES

(Regd.)

Advocate High Court

Head Office:- A/204, 2<sup>nd</sup> Floor, Winsway Complex, Old Police Lane, Andheri (East), Mumbai - 400 069  
Mobile Nos. :- 9867867816/9867862567/9867863323/9867494279/9082186816 E-mail :- sgm.association@gmail.com

REF No.804/SGM/2024

3<sup>rd</sup> September, 2024

To,  
The Branch Manager,  
**The Cosmos Co-Operative Bank Ltd.,**  
Santacruz,  
Mumbai

1) Sub: - Search and Title report for property owned by  
Mr. Sameer Suresh Shirodkar legal heirs Mr. Sachin  
Suresh Shirodkar as per the Saraswat Bank notice

1(a). Name (s) of Propose Purchaser/Buyer (s) :

- a. Mrs. Ashwini Mahesh Mahaddalkar &
- b. Mr. Mahesh Suresh Mahaddalkar

2) Name of the Branch :- Santacruz, Mumbai

3) Name of the Owner :- Mr. Sameer Suresh Shirodkar legal heirs  
Mr. Sachin Suresh Shirodkar  
as per the Saraswat Bank notice

4) Documents Seen :

We have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution Date	Original/ Attested Copy/ Photocopy/ Duplicate and Particulars of the document
1.	CIDCO/VVSR/BP-836/1/314/3	18 <sup>th</sup> May, 1994	Photocopy of Development Permission issued by City and Industrial Development Corporation of Maharashtra Limited
2.	CHH-762/1995	5 <sup>th</sup> April, 1995	Photocopy of Agreement executed between M/s. Mohak Construction as the "Builders" of the First Part and Mr. Subodh Shankar Kelaskar as the "Purchaser" of the Second Part

B.O. :- Bhandup (W), Mumbai, Palghar & Pune



3.	-	31 <sup>st</sup> December, 1996	Photocopy of Part Occupancy Certificate issued by City and Industrial Development Corporation of Maharashtra Limited
4.	-	18 <sup>th</sup> January, 2003	Photocopy of Share Certificate in the name of Mr.Subodh Shankar Kelaskar issued by Mohak Chamber Co-operative Housing Society Limited.
5.	-	23 <sup>rd</sup> September, 2014	Photocopy of Property tax receipt issued by Vasai Virar City Municipal Corporation
6.	-	28 <sup>th</sup> May, 2015	Photocopy of Electricity Bill in the name of Mr. Subodh Shankar Kelaskar
7.	VSI-2-4714/2015	2 <sup>nd</sup> July, 2015	Photocopy of Agreement for Resale executed between Mr. Subodh Shankar Kelaskar as the "Transferor" of the First Part and Mr. Sameer Suresh Shirodkar as the "Transferee" of the Second Part
8.	-	27 <sup>th</sup> September, 2015	Photocopy of No objection certificate for creation mortgage on Flat No.D-201 to Dewan Housing Finance Corporation Limited issued by Mohak Chamber Co-operative Housing Society Limited.
9.	-	7 <sup>th</sup> September, 2022	Photocopy of Notice u/s 13/ (2) of the SARFAESI Act, 2002 under reference No. SCB:REC:22:AGM:367 issued by Saraswat Bank, to Shirodkar Sameer Suresh and Shirodkar Sachin Suresh
10.	-	28 <sup>th</sup> October, 2023	Photocopy of Order in respect of Flat No.D/201 signed by Subhash Bhagade Additional District Magistrate Palghar.
11.	-	1 <sup>st</sup> January, 2024	Photocopy of Order in respect of Flat No.D/201 issued by Office of Tehsildar and Executive Magistrate Vasai
12.	-	1 <sup>st</sup> February, 2024	Photocopy of Public Notice in Free Press Journal & Marathi newspapers, in respect of

RECEIPT

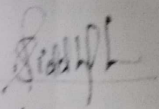
RECEIVED an amount of Rs.7,45,000/- (Rupees Seven Lakh Forty Five Thousand only) from Mrs. Ashwini Mahesh Mahaddalkar and Mr. Mahesh Suresh Mahaddalkar for consideration of Flat No. D/201, on the Second Floor, Admeasuring area 490 sq. ft. built up area (i.e. 45.53 sq. meters) in the building known as "Mohak Chamber Co-Operative Housing Society Limited," constructed on land bearing situated Survey No.235, Hissa No.1, At Village – Virar, Taluka – Vasai, District:- Palghar/Thane.

Details of Amount received are as follows :-

Sr. No.	Date	Amount
1	21-08-2024,	2,70,000/-
2	26-08-2024	4,75,000/-
TOTAL		7,45,000/-

Thanking you,

Yours faithfully,



( Siddhesh Gund )  
AUTHORISED OFFICER



**Saraswat Co-operative Bank Ltd.** (Scheduled Bank)

RECOVERED RECOVERY DEPT.

Samadhan Building, Senapati Bapat Marg, Dadar-West, Mumbai 400 028.

Tel. : 24221202 / 24221204 / 24221206 / 24221211

E-mail - incharge\_recovery@saraswatbank.com

74 C, Samadhan Building, Senapati Bapat Marg, Dadar

Tel. : 24221202 / 24221204 / 24221206 / 24221211

E-mail - incharge\_recovery@saraswatbank.com