

(Rs. Twenty seven thousand three hundred 75  
Fifty only) 29350/

GENERAL STAMP OFFICE  
EXTENDED SALES COUNTER  
MMRDA BLDG, BANDRA (E)  
MUMBAI - 400 051  
MAH/GSO/010



9 MAR 2000

For 9-3-2000  
By. Superintendent of Stamps  
Bandra

ARTICLES OF AGREEMENT made and entered  
into at Bombay this 14<sup>th</sup> day of MARCH 1993 2000

BETWEEN PRATHMESH ENTERPRISE hereinafter called  
"the Promoter" (which expression shall unless it be repugnant  
to the context or meaning thereof, mean and include  
the partners or partner from time to time of the said  
firm, the last surviving partner and its assigns) of the  
One Part and Smt. Bhavanas Devi Panikaj

*Handwritten signature/initials*

Bhanushali fields at A-19,  
Hill view, Himalaya Co-op  
Society Ltd, Nasti Sevastadan  
Road, Ghatkopar (W), Mumbai-400084

hereinafter called "the Flat Purchaser"/"the Shop Purchaser"  
(which expression shall unless repugnant to the context  
or meaning thereof, mean and include his/her/their respective  
heirs, executors, administrators and assigns) of the OTHER  
PART:

WHEREAS:


1. Smt. Saraswatibai Fatehbadur Singh Chandel  
and her two daughters Smt. Kalavati Suresh Lokre  
and Smt. Rekha Ramesh Desai were absolutely  
seized and possessed of or otherwise well and  
sufficiently entitled to land situate at Village  
Ghatkopar-Kirol, New Maneklal Estate having



625

12A26579152 (new)  
प्रमाण/कार्यक्रम  
Date

CTS Nos. 502, 503, 504, 505 and 506 and Survey No. 44 and Hissa No.4 and Survey No.44, Hissa No.7 of Village Kirol in New Maneklal Estate on Sant Narsi Mehta Marg, Ghatkopar (W), Bombay 400 086 in Greater Bombay together with all tenanted structures standing thereon. The said plot is more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said plot".

2. The above referred Smt. Saraswatibai F. Chandel and her two daughters by an Agreement of Sale dated 30th June 1985 agreed to sell the said plot to Shri Ramnikbhai Pragjibhai Vadgama for the price and on the terms and conditions as set out therein.
  3. The said Ramnikbhai Pragjibhai Vadgama failed to develop the said plot of land and in turn cancelled the abovesaid Agreement for Sale dated 30th June 1985 by a declaration and cancellation dated 7th June, 1988.
  4. The abovesaid Smt. Saraswatibai F. Chandel and her two daughters by an Agreement for Sale dated 7th June 1988 agreed to sale the said plot of land to Shri Nagindas Tribhuvandas Shah for the price and on terms and conditions as set out therein.
  5. The said Nagindas Triubhuvandas Shah in turn formed a proprietary concern "PRATHMESH ENTERPRISE" and transferred the right of development of the said plot of land to the said concern "PARTHMESH ENTERPRISE" the Promoter herein.
  6. The Promoter is constructing on the said plots of land a multi-storeyed building.
  7. The Purchaser has inspected the site and seen the building under construction and has taken inspection of all the documents required under the Maharashtra Ownership Flat Act, 1963, including the following documents prior to the execution hereof, viz:-
- 
- Pu*  
*B.B.*

11. The Purchaser has on the basis of the above information and documents supplied to him by the Promoter, and/or otherwise being satisfied with the particulars and specifications of the proposed construction agreed to be acquired from the Promoter an Apartment, being Flat/~~Garage/Shop/~~ Car Parking Space No. A-102-A on the first floor of the said building "AVANTIKA APARTMENT" being constructed on the said plot of land for the price and on the terms and conditions as hereinafter set forth.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Promoters shall sell to the Flat Purchaser and the Flat Purchaser shall purchase from the Promoters on "Ownership Basis", a Flat being Flat/~~Shop/Car Parking Space/Garage~~ No. A-102-A on the first floor of the Building "AVANTIKA APARTMENTS" being constructed on the said CTS No. 502, 503, 504, 505 and 506 part and more particularly described in the First Schedule hereunder written. The said Flat/~~Shop/Car Parking Space/Garage~~ for the sake of brevity shall hereinafter be referred to as "the said Flat". The Flat Purchaser shall pay to the Promoters, a sum of Rs. 8,10,000/- (Rupees Eight Lacs Ten Thousand only) being the Purchase Price to purchase the said Flat. The said price of Rs. 8,10,000/- (which includes Rs. 30,000/- being the proportionate price of the common areas and facilities and limited common area and facilities appurtenant to the said Flat) is payable as follows by Demand Draft drawn in favour of the Promoters on any Bank in Bombay.

- (a) Rs. 1,20,000/- (15%) paid on or before the execution of these presents as earnest;
- (b) Rs. \_\_\_\_\_ (10%) for completed plinth;
- (c) Rs. \_\_\_\_\_ (7.5%) for completed 1st slab;
- (d) Rs. \_\_\_\_\_ (7.5%) for completed 2nd slab;
- (e) Rs. \_\_\_\_\_ (7.5%) for completed 3rd slab;
- (f) Rs. \_\_\_\_\_ (7.5%) on completion of 4th slab;
- (g) Rs. \_\_\_\_\_ (10%) on completion of only brick walls;



- (h) Rs. \_\_\_\_\_ (5%) on preparing doors and windows frame work for the said Flat but not fitting thereof in the said Flat;
- (i) Rs. \_\_\_\_\_ (5%) on fitting of tiles on the floors of the said flat;
- (j) Rs. \_\_\_\_\_ (10%) on completion of plastering (internal and external);
- (k) Rs. \_\_\_\_\_ (5%) on completion of drainage line and fitting of water pipes;
- (l) Rs. 6,75,000/- (5%) on completion of sanitary fittings in the said Flat; and
- (m) Rs. 15,000/- (5%) at the time of occupation of the said Flat by the Flat Purchaser.

2. This Agreement shall be subject to the terms and conditions mentioned in Annexure 'A' hereto and the said terms and conditions shall be deemed to have been duly incorporated herein and forming part hereof.

3. The following expressions used herein and in Annexure 'A' hereto shall mean the following, viz:

The said Flat : shall mean Flat/~~Car Parking Space/Open Garage~~ on four floor of the said Building.

The said Shop : shall mean shop on Ground floor.

Possession Date; 31<sup>st</sup> May 2000  
 Building Name : "AVANTIKA APARTMENTS"  
 Monthly contribution : Rs. \_\_\_\_\_ per month

4. The carpet area of the said Flat is 400.00 square feet (37.16 M<sup>2</sup>) and the carpet area of the balcony/ies attached to the said Flat is \_\_\_\_\_ square feet ( \_\_\_\_\_ M<sup>2</sup>) includes balcony

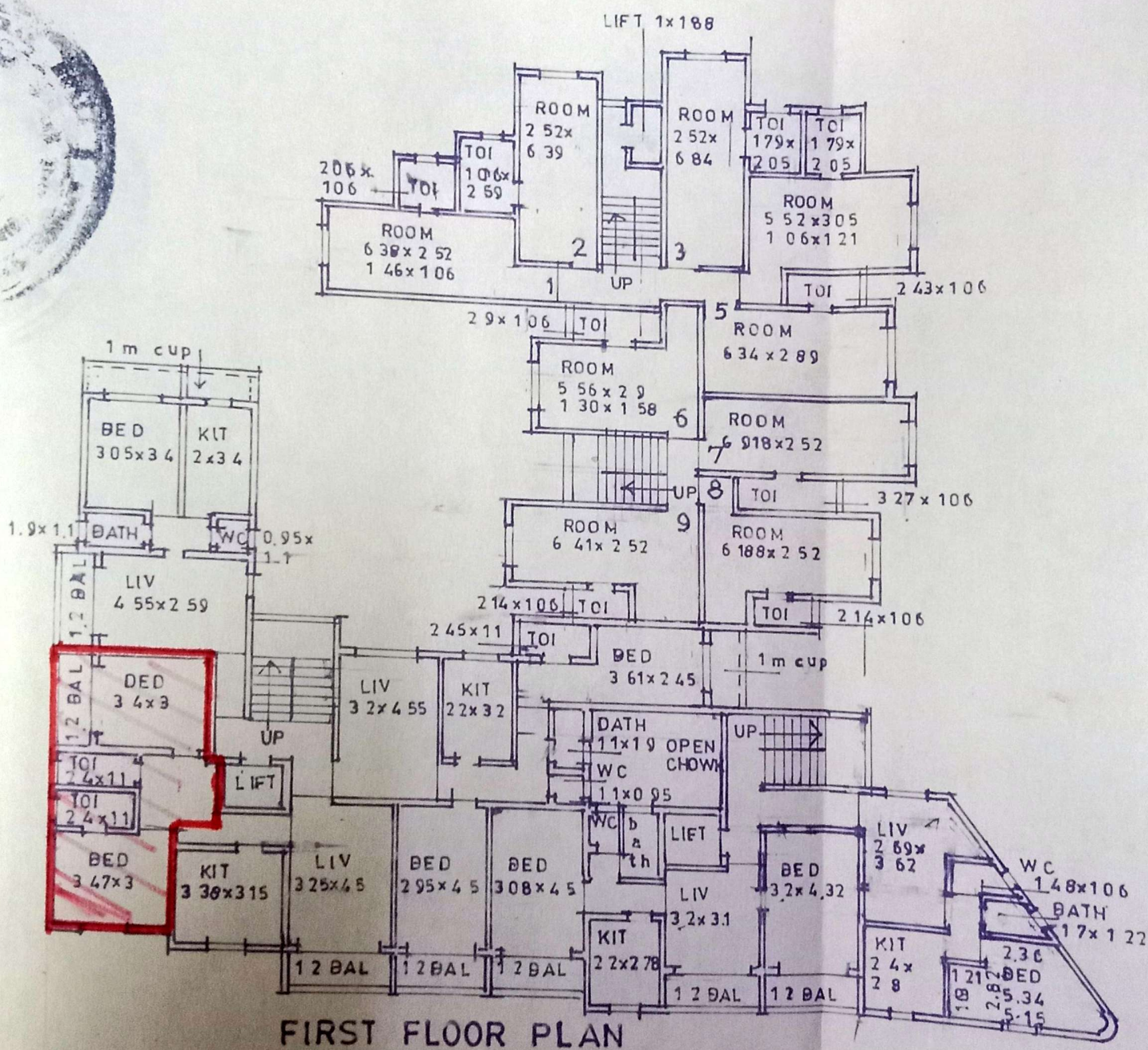
5. The Flat Purchaser shall have 1.48% undivided share in the common areas and facilities of the whole building and 33.33% undivided share in the limited common areas and facilities.

PROPOSED BUILDING ON CTS Nos 502 A & 502 B  
 OF VILLAGE GHATKOPAR KIROL  
 AT SANT NARSI MEHTA MARG  
 GHATKOPAR W.

APPROVED BY EXECUTIVE ENGINEER I

S R A UNDER No SRA/CHE/302/PL/AP COMPOSITE BLDG

Dated: 29.7.1998



FIRST FLOOR PLAN

PRATHMESH  
 ENTERPRISE  
 BUILDERS & CONTRACTORS  
 SANT NARSI MEHTA MARG  
 NEW MANEKLAL ESTATE  
 GHATKOPAR W  
 MUMBAI 400 086

JOSHI RAJE  
 C2.B, UNITY APARTMENT  
 L.B.S. MARG  
 KURLA W  
 MUMBAI 400 070

# New Avantika Co-operative Housing Society Ltd.

Sant Narshi Mehta Marg, New Maneklal Estate, Ghatkopar (W), Mumbai - 400 086.

(Regd. No.: MUM/MHADB/HSG/TC/12584/2006-2007)

## SHARE CERTIFICATE

Share Certificate No.: 002 Member's Register No.: 2

Authorised Share Capital Rs.1,00,000/- divided into 2000 Shares of Rs.50/- each

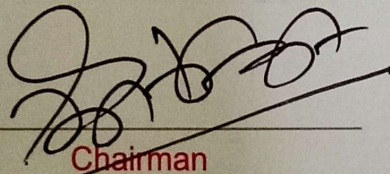
THIS IS TO CERTIFY that ~~Sfri~~/Smt./M/s. BHAVANA . P. BHANUSHALI

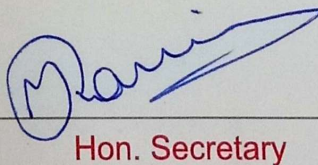
of Flat/~~Shop~~ No. A102 is the Registered Holder of 5 fully paid up Shares of Rs. 50/- each  
bearing distinctive numbers from 6 to 10 (both inclusive) in

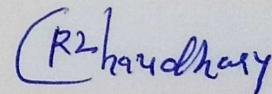
**New Avantika Co-operative Housing Society Ltd.** subject to the  
Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this 31ST day of MARCH 20 08 .

  
Chairman

  
Hon. Secretary

  
Member of the Committee

Member of the Committee

# **VALUATION REPORT**

## **FOR**

**Mrs. BHAVANA PANKAJ BHANUSHALI.**

FLAT NO. A-102-A, FIRST FLOOR, "AVANTIKA APARTMENT",  
A-WING, SANT NARSI MEHTA MARG, NEW MANEKLAL  
ESTATE, GHATKOPAR WEST, MUMBAI - 400 086.

- REPORTED BY -

**SHINDE & GAIKWAD ASSOCIATES**

Mumbai

**Office** :101, Usha Commercial Complex,  
Opp. Sagar International Hotel, Valipeer Road, Kalyan (W), Mumbai - 421 301.  
Mo. 9860572555, 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/PUNE/PNB/2015/SEPT-03.

Date: 03/09/2015.

## VALUATION REPORT

### ANNEXURE-1

<b>Bank / Branch</b>		<b>PUNJAB NATIONAL BANK</b> [Ghatkopar East Branch.]	
<b>PARTICULARS OF VALUER</b>			
i.	Name.	<b>SHINDE &amp; GAIKWAD ASSOCIATES.</b>	
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: s.m.shinde.valuer@gmail.com	
iii.	Registration No.	--	
	Date of Visit	19/08/2015.	
	Date as on which valuation is made	03/09/2015.	
<b>1. Customer Details</b>			
	Name	<b>Mrs. BHAVANA PANKAJ BHANUSHALI.</b>	
	Case Type	--	
<b>2. Asset Details</b>			
	Address	<b>FLAT NO. A-102-A, FIRST FLOOR, "AVANTIKA APARTMENT", A- WING, C. T. S. NO. 502, 503, 504, 505, 506 (P), S. NO. 44, H. NO. 04, SANT NARSI MEHTA MARG, NEW MANEKLAL ESTATE, GHATKOPAR WEST, MUMBAI. 400 086.</b>	
	Nearby Landmark	<b>SANT NARSI MEHTA MARG, NEW MANEKLAL ESTATE, GHATKOPAR WEST, MUMBAI - 400 086.</b>	
<b>3. Document Details</b>			
Layout Plan	NA	Approval No.	N.A
Building Plan	Yes.	Approval No.	--
Construction Permission	Yes, Mumbai Municipal Corporation.	Approval No.	<b>Commencement &amp; Occupancy Certificate is not available.</b>
Legal Documents	Yes.	List of Documents	a] Agreement for Sale. b] Floor Plan.





4. **Physical Details/Brief Description.**

**Address of The Property:** Flat No. A-102-A, First Floor, "Avantika Apartment", A-Wing, Sant Narsi Mehta Marg, New Maneklal Estate, Ghatkopar West, Mumbai – 400 086.

**Brief Description:** Flat No. A-102-A, First Floor, "Avantika Apartment", A-Wing, Sant Narsi Mehta Marg, New Maneklal Estate, Ghatkopar West, Mumbai – 400 086. Building is good condition, well maintained after having considered all the afore said factors, real estate market conditions, good locality Sant Narsi Mehta Marg Road Front Building, Physical condition/ life of Building Ground + 6<sup>th</sup> Upper Floors. Built up Area of technical details of the Building and various other information gathered in this regard.

Adjoining Properties:

East	West	North	South
Side Margin	Side Margin	Side Margin.	Flat No. 101.

Matching of Boundaries :

Plot Demarcated	Approved land use	Type of property	--	--
Yes	Residential	Residential	--	--
No. of Rooms	Living/Dining	Bed Rooms	Toilets	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 + 6 <sup>th</sup> Upper Floors	First Floor.	--	--	R.C.C. Framed Structure

5. **Tenure/Occupancy Details**

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. **Stage of Construction**

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. 12500/- to Rs. 13500/- Per Sq. Ft. For Carpet area.		
	<b>Rate adopted for valuation</b>		Rs. 12500/- Per Sq. Ft. For Carpet Area.		
9.	<b>Area Details of the property</b>				
	Site Area	Built Up Area	Carpet Area	Saleable Area	Remarks
	Flat No. A-102-A [First Floor]	--	400.00 Sq. Ft. [37.16 Sq. Mt.]	--	--
10.	<b>Valuation</b>				

As per present Market Rate :

Sr. No.	Flat No.	Carpet Area	Rate Per Sq. Ft.	Total Value
1.	Flat No. A-102-A. [First Floor]	400.00 Sq. Ft. [37.16 Sq. Mt.]	Rs. 12500/-	Rs. 50,00,000/-
<b>Total Value</b>				<b>Rs. 50,00,000/-</b>

**THE MARKET VALUE** **Rs. 50,00,000/-**

(In Words: Rupees Fifty Lacs Only)

The <b>realizable value</b> of the above property is	Rs. 45,00,000/-
The <b>distressed sale value</b> of the above property	Rs. 42,75,000/-

**Insurance Value :- Rs. 6,00,000/-**

**Building is 100% Construction Work Complete As Per Sanction Building Plan.**

**Note:- Flat No. A-101-A & A-102-A Is Internal Joint Condition.**



**TECHNICAL DETAILS :**

1.	No. of floors and height of each floor	:	Ground + 6 <sup>th</sup> Upper Floors.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	<b>Flat No. A-102-A. (First Floor)</b> <b>Carpet Area : 400.00 Sq. Ft.</b> [37.16 Sq. Mt.]
3.	Year of construction	:	Occupancy Certificate is not available.
4.	Estimated future life	:	Occupancy Certificate is not available.
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	:	Tiles 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	:	01
	[ii] No. of lavatory basins	:	02
	[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. Type
17.	No. of lifts and capacity	:	Yes
18.	Underground Tank capacity and type of construction	:	35,000 Ltr. [Approx.] R.C.C. Type.
19.	Overhead tank	:	Yes.
	[i] Where Located	:	On Terrace
	[ii] Capacity	:	30,000 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.

