

7/1-2, SECTOR 1, VASHI,
MUMBAI 400 703
Office: 99302 14082/ 99302 12381
snaarchitects@hotmail.com
sna@snaesign.com

Ref No. 23/12072/SBI

: 28/12/2023

Format-C

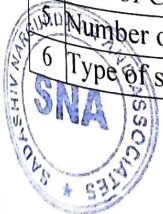
TO,
STATE BANK OF INDIA
BRANCH : SARB Patna BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)

I GENERAL	
1 Purpose for which the valuation is made	: Submission to SBI, SARB Patna Branch
2 a) Date of inspection	: 12/12/2023
b) Date on which valuation is made	: 28/12/2023
3 List of Documents produced for perusal	: 1) Agreement to sale dated 04-04-2014 with 2) Commencement Certificate dated 18/03/2014
4 Name of the owner(s) and his/ their address (es) with phone no. (Details of share of each owner in case of joint ownership)	: Mr. Rahul Kumar S/o Mr. Ramesh Prasad
5 Brief Description of the property	: The property is 2 BHK Flat No. A-303, Third Floor, Wing 'A', Flight View Co-op. Hsg. Soc. Ltd., Near Dhobi Ghat, Radha Gram, Vakola, Santacruz (East), Mumbai - 400055. Santacruz Station is about 1.75 Km away.
Location of the Property	: 19.0849167, 72.847273
Plot No. / Survey No.	: CTS No 2
Door No.	: A-303
T.S. No./ Village	: C.T.S. No. 2 , Village Kolekalyan
Ward /Taluka	: H (E) Ward/ Tal. Andheri
Mandal / District	: Mumbai Suburban
Date of issue and validity of layout of approved map / plan	: NA
Approved map / plan issuing authority	: CC, dtd 18/03/1986 issued by MCGM
Whether genuineness or authenticity of approved map / plan is verified	: MCGM
8. Any other comments by our empaneled valuers on authentic of approved plan	: Nil
7 Postal Address of the property	: Flat No. A-303, Third Floor, Wing 'A', Flight View Co-op. Hsg. Soc. Ltd., Near Dhobi Ghat, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055.
City/ Town	: Mumbai
Residential Area	: Residential Area



Residential Area	:	Residential Area
Residential Area	:	Residential
Industrial Area	:	-
Classification of the area	:	-
9) High/ Middle/ Poor	:	Middle Class
10) i) Urban/ Semi-Urban/ Rural	:	Urban
ii) Coming under Corporation limit/ Village Panchayat/ Municipality	:	Municipal Corporation of Greater Mumbai- MCGM/
11) Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	Development Plan of Mumbai
12) Boundaries of the Plot	:	
North	:	Nala & Om CHSL
South	:	Chawl
East	:	Nala & Panchsheel Building
West	:	Masjid
13) Dimensions of the site		A
		B
		As per Deed
		Actuals
		The Built up Area is 854 Sq. ft. as per agreement
		Carpet area as measured is 750.Sq ft.
North	:	Nala & Om CHSL
South	:	Chawl
East	:	Nala & Panchsheel CHSL
West	:	Masjid
14) Extent of Site	:	Built up Area is 854 Sq. ft. as per agreement
14.1) Latitude, Longitude & Co-ordinates of flat	:	19.0849167, 72.847273
15) Extent of site considered for valuation (least of 13A& 13B)	:	Proportionate to FSI Consumed
16) Whether occupied by owner/ Tenant? If occupied by tenant, since how long? Rent Received per month	:	Tenant
II APARTMENT BUILDING		
1) Nature of Apartment	:	Residential
2) Location	:	Radhagram
T.S. No.	:	CTS 2,
Block No	:	Kole Kalyan Village
Ward No	:	H (E) ward
Village/ Municipality/ Corporation	:	Municipal Corporation of Greater Mumbai- MCGM -
Door No. Street Or Road (PIN Code)	:	400 055
3) Description of the Locality Residential/ Residential/ Mixed	:	Predominantly Residential
4) Year of Construction	:	1986 Approx
5) Number of floors	:	Gr +6
6) Type of structure	:	RCC



7	Number of Dwelling units in the Building	:	3 flats per floor
8	Quality of Construction	:	Average
9	Appearance of the Building	:	Average
10	Maintenance of the Building	:	Poor
11	Facilities available		
	Lift	:	1 No
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car-parking – Open / Covered	:	Available
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	3 rd floor
2	Door No. of the flat	:	A - 303
3	Specifications of the Flat		
	Roof	:	RCC
	Flooring	:	Vitrified Tile
	Doors	:	Flush doors
	Windows	:	Aluminum sliding
	Fittings	:	standard
	Finishing	:	standard
4	House Tax		Not Available
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity service Connection No. Meter Card is in the name of	:	Not Available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Rahul Kumar S/o. Ramesh Prasad
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	The Built up Area as per Agreement is 854 Sq Ft
10	What is the Floor space Index?	:	AS per MCGM rules
11	What is the Carpet area of the flat?	:	The Carpet Area of flat 750 Sq ft as measured.
12	Is it Posh/ I Class/ Medium/ Ordinary?	:	1 st class
13	Is it being used for Residential or Residential purpose?	:	Residential Purpose
14	Is it Owner- occupied or let out?	:	Let out
15	If rented, what is the monthly rent?	:	Rs 28,000/- per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value?	:	It is residential zone and nearer to Santacruz Station.



Any negative factors are observed which affect the market value in general?	: Nothing specific
V RATE 1 After Analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	: Present Market rate is Rs 20,000/- per Sq ft. of BUA
2 Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details)	: Rs. 20,000 per sq. ft.
3 Break up for the rate i) Building + Services ii) Land + Others	: Rs. 3,000 per sq. ft. Rs. 17,000.00 per sq. ft..
4 Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Rs. 1,51,360/- per Sq. Mtr. as per ASR, Govt of Maharashtra. The depreciated rate as per ASR guideline is Valuation as per ASR is $((1,51,360-79550)*63% + 79550) = \text{Rs. } 124790.30 / \text{Sq M.}$ The value of property is $(854 \text{ Sq Ft} \times 124,790.30 / 10.764 =) \text{Rs } 99,00,679.69$, say Rs 99,00,000/- (Rs Ninety Nine Lakhs Lakhs. Only.)
COMPOSITE RATE ADOPTED AFTER DEPRICIATION	
1 Depreciated Building Rate Replacement cost of flat with Services (v(3)i) Age of the Building Life of the Building estimated Depreciation percentage assuming the salvage value as 10% Depreciated Ratio of the Building	: Rs. 3000.00 per sq. ft 37 years 60 Years 55.50% 44.50%
2 T. Composite Rate arrived for Valuation Depreciated Building Rate V(3)i Rate for Land and other V (3)ii Total Composite Rate	: Rs. 1,335.00 Rs. 17,000.00 Rs 18,335.00 per sq. ft
DETAILS OF VALUATION	
SR. Description NO Qty Rate per Sq. ft. amalgamated Flats 1 (854 X 18,335.00)= Present Value of the flat	: Rs.1,56,58,090/- Rs -
2 Wardrobes / furniture	
3 Showcases/ almirahs	
4 Kitchen arrangements	
5 Superfine finish	
6 Interior Decorations	



Electricity depo./Elect. fittings, etc.		
Extra collap. gates/grill works etc.		
Potential Value, if any		
Others		
Car parking - 1 no		Included in flat Rate/-
Total	Say	Rs.1,56,58,090/- Rs, 1,57,00,000/-

Market Sale Value	(Rs. One Crore Fifty Seven Lakhs Only)	: Rs . 1,57,00,000/-
Realizable Sale Value (20% less than FMV)	(Rs. One Crore Forty- One Lakh Only)	: Rs . 1,41,00,000/-
Distress Sale Value (20% less than FMVV)	(Rs. One Crore Twenty-Six Lakh Only)	: Rs. 1,26,00,000.00

Valuation:

(Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

The property is 2 BHK Flat No. A-303, Third Floor, Wing 'A', Flight View Co-op. Hsg. Soc. Ltd., Near Dhobi Ghat, Radha Gram, Vakola, Santacruz (East), Mumbai - 400055. Santacruz Station is about 1.75 Km away

I am of the opinion that though the rates of new Flat in the area are in the range of Rs. 22,000 to 24,000 per Sq. ft. of Built up Area, the older buildings like Flight view Society the price range of 2 BHK flat somewhere near Rs 1.50 Crores per flat which also include 1 Car parking space. The Carpet Area of flat is 854 Sq ft. The age of the building is around 37 Years. Nearest landmark is Vakola Police Station. SantaCruz Station Station is about 2 Km away

I have considered reasonable depreciated market rate to be Rs 18,335/- per Sq ft BUA area. This is substantially more than the Govt declared ASR for this area, of Rs. 11,51,360/- per Sq. M. However, Since the Ready reckoner Rate is applicable for entire zone, as published by the Govt for stamp duty purposes, it is observed that individual buildings can have a little higher rates than the ASR Rate depending upon the amenities and locations, floor height, physical condition, etc. It is thus observed that there is a substantial difference in the stamp duty value



and market value of the property. The Replacement cost of construction of similar specification will be Rs 3000/- per Sq ft. The calculations are already shown in the body of report.

Valuation as per Govt Rate is done as per the valuation guidelines published by Government.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites = Attached

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **1,41,00,000.00 (Rs. One Crore Forty One Lakh Only)**

For SNA ARCHITECTS

Sadashiv Vasudeo Nargundkar
Digitally signed by Sadashiv Vasudeo Nargundkar
Date: 2024.01.01 18:26:36 +05'30'

SADASHIV NARGUNDKAR
Reg. No. CA/859105
BMC No. 113/CA
valuer Reg. No. CAT/257 1988
FIV No. F-13556

(S.V. NARGUNDKAR)

B.Arch. MTCP, AITP, FIV.

Architect Planner Govt. regd. Valuer.

SBI Valuer No – SME/TCC/2021-22/85/58 Dated 20.04.2021

Regn No CAT/ I / 257 of 1988

Place : MUMBAI

Date: 28/12/2023

The undersigned has inspected the property detailed in the Valuation Report dated 28/12/2023 on ----- . We are satisfied that the fair and reasonable market value of the property is Rs . 1,57, 00,000/- (Rs. One Crore Fifty Seven Lakhs Only)

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

TO BE OBTAINED FROM VALUERS ALONG WITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I) : Attached
2. Model code of conduct for valuer (Annexure II) : Attached



(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors
DECLARATION- CUM- UNDERTAKING**

I, Sadashiv Nargundkar Son of Mr Vasudeo Vyankatesh Nargundkar do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 28/12/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our representative inspected the property on **12/12/2023**. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- f. I have not been convicted of any offence and sentenced to a term of imprisonment
- g. I have not been found guilty of misconduct in professional capacity
- h. I have not been declared to be unsound mind
- i. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- j. I am not an undischarged insolvent
- k. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- l. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and



- m. My PAN Card number/Service Tax number as applicable is AABPN19901G
- n. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- o. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- p. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- q. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- r. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- s. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- t. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- x. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	PI Refer Report
2	Purpose of valuation and appointing authority	SBI Patna Branch
3	Identity of the valuer and any other experts involved in the valuation;	PI Refer Report
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	PI Refer Report
6	Inspections and/or investigations undertaken;	PI Refer Report
7	Nature and sources of the information used or relied upon;	PI Refer Report
	Procedures adopted in carrying out the valuation and	PI Refer Report



9	valuation standards followed; restrictions on use of the report, if any;	Only for the purpose sited by the Bank
10	major factors that were taken into account during the valuation;	PI Refer Report
11	major factors that were not taken into account during the valuation;	PI Refer Report as per the data received.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

For SNA ARCHITECTS

Sadashiv Vasudeo Nargundkar
Digitally signed by Sadashiv Vasudeo Nargundkar
Date: 2024.01.01 18:27:15 +05'30'

SADASHIV NARGUNDKAR
Reg. No. CA/85/9105
BMC No. 113/CA
Valuer Reg. No. CAT/257 1988
FIV No. F-13556

(S.V. NARGUNDKAR)

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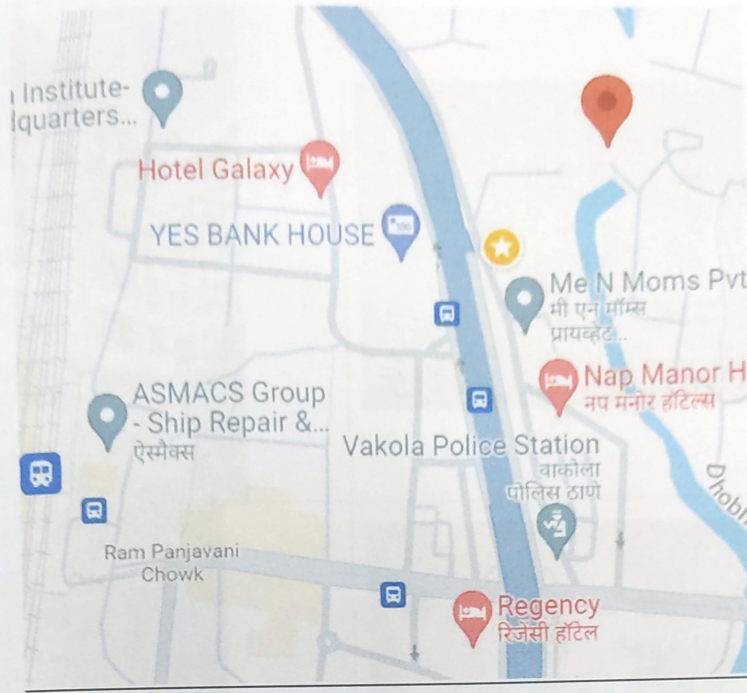
Regn No CAT/ I / 257 of 1988

Date: 28/12/2023

Place: Mumbai

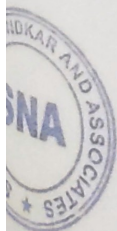


Google Location



Govt ASR Rate

DIVISION / VILLAGE : KOLE KALYAN						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North and East, Jawaharlal Nehru Marg to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
31	31/170	79550	151360	182760	215990	162650
C. T. S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105.						

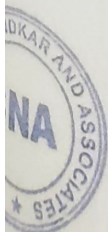
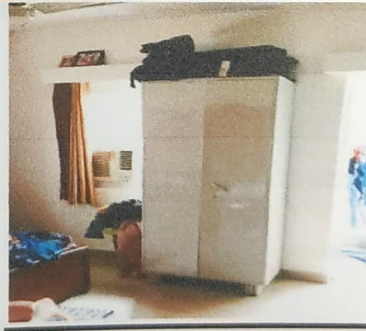


Photographs of the Property



FLIGHT VIEW CO-OP. HSG. ST. LTD.
R.NO. BAN/WHE/TC/2076/92-93

6 TH FLOOR	
001) MR. A. KES. CHAUDHARY	102) MRS. S. S. CHOUHARY
002) MR. MANOJ K. PADAVE	
5 TH FLOOR	
101) MR. ANIL DOWDE	102) MR. C. N. KADREKAR
103) MR. SHAMBA ISLANKHE	
4 TH FLOOR	
201) MR. C. DEVDASA	202) MR. PRADIP R. GAWDE
203) MRS. R. D. KORE	
3 RD FLOOR	
301) MRS. A. SUVARNA	302) MRS. R. PRADIP
303)	
2 ND FLOOR	
401) MRS. S. R. PEDNEKAR	402) MR. B. S. TULSIANI
403) MR. ZORAB ADASALI	
1 ST FLOOR	
501) L. K. V. VENTIL	502) MR. K. K. KESKIN
503) MRS. P. J. TAYLOR	
G ^R FLOOR	
601) MR. J. N. PADAY	602) MR. S. S. CHANDAL C
603) MR. GANESH K. M. CHANDAL C	604) MR. S. S. CHANDAL C



Market Search

NOBROKER

2 BHK Flat in Flight View Co Op Hsg Society For Sale in Santacruz East

₹ 1.55 Crores

₹ 68,837/Months EMI for 20% Down

359 Sq Ft

2 Bedrooms

2 Bathrooms

2 Car

Get Owner Details

Price trends by NB Estimate

Property is not available in this property

Activity On This Property

Similar Properties

Overview

- Age of Building: 13 Years
- Ownership Type: Self Owned
- Market Type: Middle Class
- Flooring: Tiles
- Price: ₹ 1.55 Cr
- Construction Status: Ready to Move
- Area: 359 Sq Ft
- Other: 2 Car

₹ 34 C

Search

NOBROKER

2 BHK Flat in Flight View Co Op Hsg Society For Sale in Santacruz East

₹ 1.55 Crores

₹ 68,837/Months EMI for 20% Down

359 Sq Ft

2 Bedrooms

2 Bathrooms

2 Car

Get Owner Details

Price trends by NB Estimate

Property is not available in this property

Activity On This Property

Similar Properties

Overview

- Age of Building: 13 Years
- Ownership Type: Self Owned
- Market Type: Middle Class
- Flooring: Tiles
- Price: ₹ 1.55 Cr
- Construction Status: Ready to Move
- Area: 359 Sq Ft
- Other: 2 Car

₹ 34 C

Search

NOBROKER

2 BHK Flat in Yashoda Chi For Sale in Santacruz East

₹ 1.5 Crores

₹ 65,173/Months EMI for 20% Down

350 Sq Ft

2 Bedrooms

2 Bathrooms

2 Car

Get Owner Details

Price trends by NB Estimate

Property is not available in this property

Activity On This Property

Similar Properties

Overview

- Age of Building: 10 Years
- Ownership Type: Self Owned
- Market Type: Middle Class
- Flooring: Tiles
- Price: ₹ 1.5 Cr
- Construction Status: Ready to Move
- Area: 350 Sq Ft
- Other: 2 Car

₹ 34 C

Search

NA

Index II

सूची क्र.2

दुयम निर्बंधक : सह दु.नि. अंधेरी 1

वस्त क्रमांक : 16379 2023

नोंदणी :

Regn 63m

गावाचे नाव : कोलेकल्याण

10/12/2023
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 please contact concern SRO office.

1) शिंपीकरणाचा प्रकार	करारनामा
2) क्षेत्रफळ	7300000
3) बाजारभाज भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी वेतो किंवा पट्टेकाराचे तसे नमुद करावे	5789747.04
4) भूमापन पोटहिस्ता व घरक्रमांक (असत्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं 601,6 वा मजला, ए विंग, डी - 1 बिल्डींग, कावेरी को ऑप ही सोसा ली, राधा ग्राम, धोबी घाट, वाकोला ब्रिज, सांताक्रूझ पूर्व, मुंबई 400055, सदनिकेचे क्षेत्र 392 चौ फुट बांधीव (C.T.S. Number : 217 :))
5) क्षेत्रफळ	36.43 चौ.मीटर
6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) वस्तोवर करून देण्याच्या विहून देण्याच्या पक्षकाराचे नाव किंवा दिवणी च्यायातयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:- कमलाकर मारुती वाळनेकर वय:- 51 पत्ता:- प्लॉट नं: सदनिका नं 601, माळा नं: 6 वा मजला, इमारतीचे नाव: ए विंग, डी - 1 बिल्डींग, कावेरी को ऑप ही सोसा ली, ब्लॉक नं: राधा ग्राम, धोबी घाट, वाकोला ब्रिज, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400055 पॅन नं:- AAAPW0699P 2): नाव:- सायली कमलाकर वाळनेकर वय:- 46 पत्ता:- प्लॉट नं: सदनिका नं 601, माळा नं: 6 वा मजला, इमारतीचे नाव: ए विंग, डी - 1 बिल्डींग, कावेरी को ऑप ही सोसा ली, ब्लॉक नं: राधा ग्राम, धोबी घाट, वाकोला ब्रिज, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400055 पॅन नं:- AAPPW9602D
8) वस्तोवर करून देण्याच्या पक्षकाराचे व किंवा दिवाणी च्यायातयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:- समीर चंद्रकांत जाधव वय:- 37; पत्ता:- प्लॉट नं: रूम नं 11, माळा नं: -, इमारतीचे नाव: सकपाळ चाळ, ब्लॉक नं: डिमेलो कंपाऊंड, वाकोला ब्रिज, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400055 पॅन नं:- ALEPI446SN 2): नाव:- कुसुम चंद्रकांत जाधव वय:- 37; पत्ता:- प्लॉट नं: रूम नं 11, माळा नं: -, इमारतीचे नाव: सकपाळ चाळ, ब्लॉक नं: डिमेलो कंपाऊंड, वाकोला ब्रिज, सांताक्रूझ पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400055 पॅन नं:- AWGP11500Q
9) वस्तोवर करून दिवण्याचा दिनांक	30/11/2023
10) वस्त नोंदणी केल्याचा दिनांक	30/11/2023
11) अनुक्रमांक खंड व पृष्ठ	16379 2023
12) बाजारभावाप्रमाणे मूद्रांक शुल्क	438000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) मूल्य	
मूल्यांकनासाठी विचारात घेतलेला तपशील:-	
मूद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Data of ESBTR for GRN MH000070301201415S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910371/Kalina- Santacruz
Print Txn id : 39826838
Print DtTime : 04/04/2014 16:00:04
ChallanIdNo : 69103332014040450919
District : 7101 / MUMBAI

Stationary No : 13013820406875
Print DtTime : 04/04/2014 16:00:53

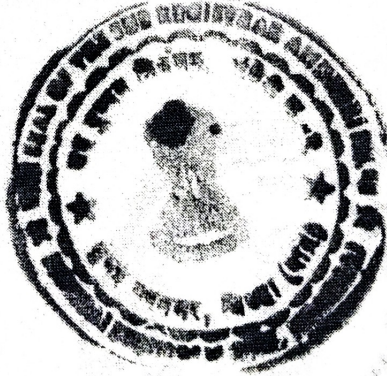
Office Name : IGR187(BDR4)
Office No : 323-16925
DATE : 04/04/2014
Office No : 323-16925

Deface Number : 000041304201415
AMOUNT : 30000.00
Rs Thirty Thousand Rupees Only
RgnFeeSchm : 1
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : B25
Prop Mvblty : Immovable
Prop Descr : A 303Flight viewRadha gramVakola , SantacruzEastMumbai
Consideration : 70,00,000.00/-
Maharashtra
400055
Duty Payer : PAN-ATVPK5014A Rahul Kumar
Other Party : PAN-AZXPk7077R Mithilesh KUMAR

Bank Scroll No : --
Bank Scroll Date : --
REI Credit Date : --
Mobile Number : 919006803399

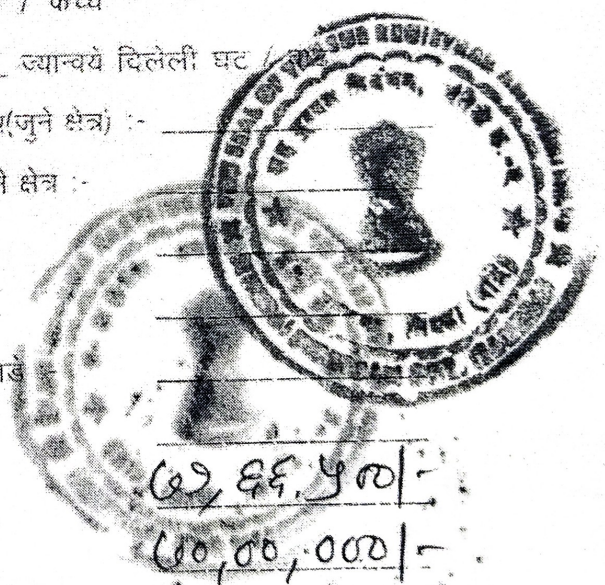


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2018		

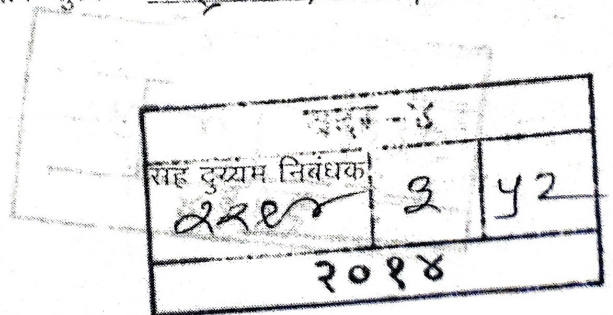


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010


1. दस्ताचा प्रकार :- करनामा अनुच्छेद क्रमांक 85(b)
2. सादरकर्त्याचे नाव :- प्रा. व. खे. प्रसाद कुवार
3. तालुका :- मुंबई / अंधरी बोरीवली / कुर्ला
4. गावाचे नाव :- अलिबल्याण
5. नगरभूनापन क्रमांक/सह्ये क्र./अंतिम भुखंड क्रमांक :- 2
6. मूल्या दर्शविभाग (डोनों) :- 31/170 उपविभाग _____
7. भिन्नकरांचा प्रकार :- खुली जामीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- 129000
8. दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ :- 79.36 कारपेट / बिल्ट अप चौ. मीटर / फूट
9. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- G+6 floor उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 1986 घसारा :- 30%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पदके / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट /
14. भाडेकरू व्याप्त मिल्कत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- _____
2. नवीन इमारतीत दिलेले क्षेत्र :- _____
3. भाड्याची रक्कम :- _____
15. लिहू अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____
निवासी/अनिवासी 2. अनागत रक्कम / आगावू भाडे _____
3. कालावधी :- _____
16. निर्धारित केलेले बाजारमूल्य :- 60,86,500/-
17. दस्तामध्ये दर्शविलेली मोबदला :- 60,00,000/-
18. देय मुद्रांक शुल्क :- 394,400/- भरलेले मुद्रांक शुल्क :- 394,400/-
19. देय नोंदणी फी :- 30,000/-



लिपीक



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

13013820406875 

Branch: IBKL - 6910371/Kalina- Santacruz Stationery No: 13013820406875
 Txn id: 39826838 Print DtTime: 04-Apr-2014@16:00:53
 DtTime: 04-Apr-2014@16:00:04 GRAS GRN: MH000070301201415S
 ChanIdNo: 69103332014040450919 Office Name: IGR187-BDR4_JT SUB REG
 District: 7101-MUMBAI

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt: R 3,58,500/- (Rs Three, Five Eight, Five Zero Zero only)

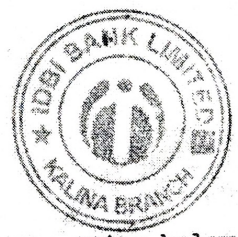
RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt: R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article: B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 70,00,000/-
 Prop Descr: A 303, Flight view, Radha gram, Vakola, Santacruz, East, Mumbai, Maharasht
 ra, 400055

Duty Payer: PAN-ATVPK5014A, Rahul Kumar
 Other Party: PAN-AZXPK7077R, Mithilesh KUMAR

Bank official Name & Signature

Wahab
ABAS
Takash legale.
Janu Yash
 11/5/14



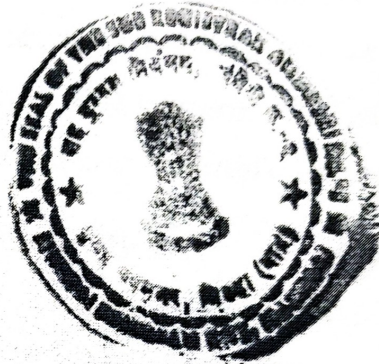
Bank official2 Name & Signature

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



Date	
12	4
2014	

FROM THE DATE OF PAYMENT



T-8		
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2014		

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, this the 04th day of April, 2014 (Year Two Thousand Fourteen) BETWEEN **Mr. MITHILESH KUMAR S/o. KUMAR AWADHESH NARAYAN**, aged 33 years, an adult, Indian Inhabitant, residing at Flat No. A-303, 3rd Floor, A-Wing, Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055, hereinafter called "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his executors, administrators and assigns) of the **FIRST PART**.

Chit

Mithlesh Kumar

Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055, hereinafter called "Purchaser" which expression shall unless it be repugnant to the context of meaning thereof mean and include his heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS the Vendor herein is the sole and rightful owner of **Flat Premises bearing Flat No. A-303, 3rd Floor, A-Wing, Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055, having an admeasuring area 854 sq. ft. Built-up area, land bearing C.T.S. No. 2 of Village - Kolekalyan, Taluka - Andheri, Mumbai Suburban District,** hereinafter referred to as "the said flat") and are this day fully seized and possessed of and entitled in all manner to dispose of the said Flat under this Agreement.

AND WHEREAS the Vendor is member of **Flight View Co-operative Housing Society Limited,** (registered under **Registration No. BOM/WHE/HSG/TC/7078/92-93** and having its registered office at **Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055.**

AND WHEREAS as such member the Vendor is absolute owner of five shares of face value of Rs. ___/- each in the capital of the society, bearing distinctive nos. ___ to ___ of the aggregate value of Rs. ___/- (Rupees _____ only) hereinafter called "the said shares". That the society is not issued the share Certificate yet/till date.

AND WHEREAS the Vendor has agreed to sell, transfer, assign and convey unto the Purchaser and the Purchaser have agreed to purchase from the Vendor the said shares in the capital of the said society and as incidental thereto, all the beneficial right title and interest of the Vendor in the said flat and in capital and property of the society with the consent of the society in the flat together with the rights of and occupation of the flat for a consideration of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)** on the terms and conditions contained herein:

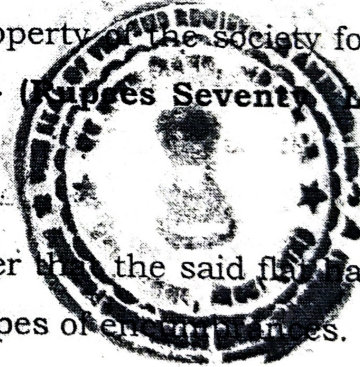
22/07/2024
Consent of the society

ET/14 ✓
Laksh Kumar

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this agreement in writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:-

1. The Vendor hereby agree to sell, transfer, assign and convey to the Purchaser and the Purchaser hereby agree to purchase from the Vendor and accept the transfer of the five shares of the face value of Rs.____/- (Rupees _____ Only) each bearing distinctive nos. ___ to ___ (both inclusive) aggregating to a total of Rs.____/- (Rupees _____ Only) in the capital of the said society. That the society is not issued the share Certificate yet/till date.
2. As incidental to transfer of the said _____ shares as stated in PARA -1 above, the Vendor hereby transfer all his beneficial right, title and interests in the upon the said Flat No. A-303, including the use and occupation of the said flat and the said shares and also in the capital and property of the society for the total consideration of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)**.
3. The Vendor has assured the Purchaser that the said flat has not been mortgaged and is free from all types of encumbrances.
4. The Vendor hereby will admit and acknowledge that after the payment of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)** as the full and final consideration for the sale of the said flat against the peaceful and vacant possession of the said flat being hand over by the Vendor to the Purchaser.
5. The Purchaser has paid **Rs.16,00,000/- (Rupees Sixteen Lakhs Only)** by RTGS, being part payment to the seller in respect of the said flat. It is further agreed between the parties that remaining amount of **Rs.54,00,000/- (Rupees Fifty Four Lakhs Only)** will be paid by the Purchaser to the seller within six months date of execution of this Agreement for sale.

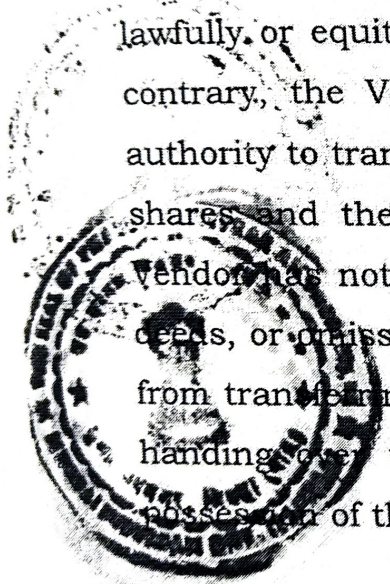


the said flat being hand		
22/08	2	42

6. The Vendor both hereby declare and say as follows:-

a) That the Vendor has sole and absolute right, title and interest in the said shares and in the said flat and the right and power to dispose off the same and there is no impediment or prohibition against the said right power and authority of the Vendor to deal with and dispose off the same and the same are clear and marketable and free from encumbrances and that the Vendor have not done or allowed or permitted to be done any acts, deed or things that might have resulted or tantamount to result in encumbering, charging alienating or creating a lien over the said shares and the said premises in any manner whatsoever.

b) That notwithstanding any of the deeds, matters or things whatsoever by the Vendor or any other person or persons lawfully or equitably claiming or knowingly or willingly suffered contrary, the Vendor have full power and absolute right and authority to transfer the membership of the said society, the said shares and the said flat premises as aforesaid, and that the Vendor has not, nor anyone else on their behalf done any acts, deeds, or omission where by the said Vendor might be prevented from transferring the said shares and the said flat premises and handing over to the Purchaser actual, physical and peaceful possession of the said flat premises.



c) That the right, title and interest of the Vendor in the said shares and in the said flat premises or any of them has not been the subject matter of any pending litigation, or any attachments, either before or after judgment, nor the same are subject to any attachment or prohibitory order issued by any department of the State or Central Government, other authorities, courts of law, Tribunal or Arbitrators whereby the Vendor is prevented or restrained from assigning or transferring all the rights of the Vendor in the said shares and in the said flat premises to the Purchaser as envisaged under this Agreement.

Handwritten notes in a box: '22/11/20', 'Vendor', 'Purchaser'.

323/2294

Friday, April 04, 2014

7:16 PM

पावती

9

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3201

दिनांक: 04/04/2014

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर4-2294-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राहुल रमेश प्रसाद कुमार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 31040.00

DELIVERED

आपणास मूळ दस्त थंबनेल प्रिंट व सीडी अंदाजे 7:36 PM ह्या वेळीस मिळेल.

सह. दुय्यम निबंधक, अंधेरी-2

बाजार मुल्य: रु.7166500/-

मोबदला: रु.7000000/-

भरलेले मुद्रांक शुल्क :

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा.

रु. 358500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000070301201415S दिनांक: 04/04/2014

बँकेचे नाव व पत्ता: IDBI

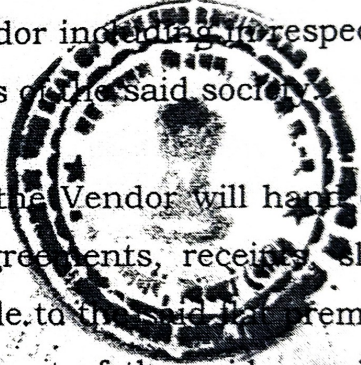
2) देयकाचा प्रकार: By Cash रक्कम: रु 1040/-

Rahul Kumar

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON...10/04/2014

d) That the Purchaser shall and will at all times hereafter peaceably and quietly be entitled to occupy, use and possess and enjoy the said shares and the said flat premises, with all the benefits of the membership of the said society and the occupancy rights in respect of the said flat premises without any interruption, claim or demand of whatsoever nature from the vendor or from any other person or persons claiming by, from, under or in trust for the Vendor. The Vendor hereby agree and undertake to indemnify the Purchaser and keep the Purchaser fully indemnified against any claim, demand, liabilities, expenses, litigations, charge, lien proceedings, damage or loss that may arise against The Purchaser consequent upon any claims being made by any person or persons in respect of or arising out of the transfer made under these presents by the Vendor including in respect of the said flat premises or the said shares of the said society.



e) Upon the execution of these presents the Vendor will hand over to the Purchaser all the Original Agreements, receipts, share certificates, and other documents of title to the said flat premises correspondence, letters, papers in respect of the said premises, and the Vendor will also sign and deliver to the Purchaser, all necessary applications, affidavits, consents for transfer to the name of the Purchaser of the deposits made with the said society of any authority or authorities including Electricity provider and the Vendors agrees to co-operate and sign and appear before registrar for registration of this Agreement.

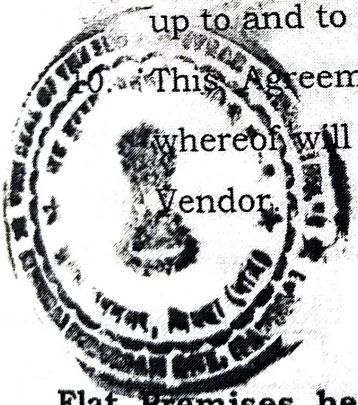
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2200	99	72
20/8/22		

f) The Vendor will co-operate for getting the Purchaser admitted into the membership of the society and allotted the shares of the said society and right, title and interest in the said flat premises, The Vendor shall request the said society to transfer the deposits, if any standing in the name of the Vendor to the Purchaser.

g) That the Purchaser will be responsible for clearing the liabilities, outgoings i.e. Society maintenance, taxes, dues, electricity bills, etc. in respect of the said flat till date.

7. The Purchaser hereby agree and covenant with the Vendor and the society as under:-
 - i) That the purchaser will be regularly pay the said society the monthly outgoings to the concern authorities;
 - ii) On being admitted as members of the said society, to perform and abide by the Rules, Regulations and bye-laws of the society from time to time in force.
8. The contribution towards the transfer charges of the society shall be borne by the purchaser and the stamp duty and registration charges payable in respect of this agreement shall be borne entirely by the Purchaser.
9. The Parties herein shall sign and execute all further and necessary documents, papers, forms and writing as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said premises up to and to the use of the Purchaser.

This Agreement shall be engrossed in Duplicate the original whereof will be kept by the Purchaser and the duplicate by the Vendor.



SCHEDULE

Flat Premises bearing Flat No. A-303, 3rd Floor, A-Wing, Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055, having an admeasuring area 854 sq. ft. Built-up area, land bearing C.T.S. No. 2 of Village - Kolekalyan, Taluka - Andheri, Mumbai Suburban District, Building Constructed year 1986 and the building consisting of G+ 6 Floors With

Lift in the Registration District of Mumbai and Mumbai Suburban.

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IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.



SIGNED SEALED AND DELIVERED

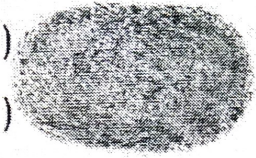
By the within named Vendor

Mr. MITHILESH KUMAR

S/o. KUMAR AWADHESH NARAYAN

In the presence of.....

- 1. 
- 2. 

) 
)
) *Mithilesh Kumar*
)





SIGNED SEALED AND DELIVERED


By the within named Purchaser

Mr. RAHUL KUMAR

S/o. RAMESH PRASAD

In the presence of.....

- 1. 
- 2. 

) 
)
) *Rahul Kumar*
)



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2028		

RECEIPT

Received with thanks from the Purchaser Mr. RAHUL KUMAR S/o. RAMESH PRASAD a sum of Rs.16,00,000/- (Rupees Sixteen Lakhs Only) by RTGS as part payment/ consideration for the sale of Flat No. A-303, 3rd Floor, A-Wing, Flight View Co-operative Housing Society Limited, Radha Gram, Vakola, Santacruz (East), Mumbai - 400 055.

I, SAY RECEIVED

Rs.16,00,000/-



Mithilesh Kumar

(Mr. MITHILESH KUMAR
S/o. KUMAR AWADHESH NARAYAN)

WITNESSES:-

1. *[Signature]*

2. *[Signature]*

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