

UNISAN & CO

Andheri: 6692 0818 / 0819
6697 0859
6777 7901

11923/2018



CERTIFICATE

Date : 17th February, 2018

To
Cosmos Bank,
Mulund (East) Branch

We have carried out the valuation of Flat pertaining to Mr. Jaywant Jagannath Chavan at Flat No. 2, Ground Floor, B Wing, Sharmila C. H. S. Ltd., Shiwaji Nagar, 2nd Rabodi, Village Majiwada, Thane (West), 400 601

On the basis of the data/ information furnished by Cosmos Bank our visual inspection, observations, analysis and Judgment, we are of the opinion that the present value of the above referred assets to be considered as Rs. 29,25,000/- (Rupees Twenty Nine Lakhs Twenty Five Thousand Only) As On 17th February, 2018

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.



Praksis Consultants & Valuers Pvt. L
Authorized Signat

... duty, registration fees, and the charges of this
agreements, application, deeds, legal charges, etc, shall be borne
and paid by TRANSFEREE ALONE.

18. This Agreement shall always be subject to the provisions of the
Maharashtra Ownership of Flats Act, 1963 and the Rules made
thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 2, admeasuring 300 Sq.
Feet. (Built-up) area on Ground Floor, of B-Wing of Building
known as "Sharmila Co-Operative Housing Society Ltd.", standing
on the plot of land bearing Survey No. 63, Hissa No. 3, Village -
Majiwada, Thane, lying, being and situated at Shiwaji Nagar, 2nd
Rabodi, Thane (W) - 400601, within the limits of Thane Municipal
Corporation, and within the Registration District and Sub-District of
Thane.



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

[Handwritten signature]

टनन - ६
वस्तु क्रमांक १२/२००५
१३/२७

दिनांक / Date 18-6-07

चौकस / क.रु. 7800

चौकस / क.रु. 10

चौकस / क.रु. 7810

Amount in Words Seven

and Eight Thous-

and

only / Name of stamp

श्री जयवंत जगन्नाथ

चौधरी

ठाणे

Name of counter party

Manohar Gawde

Purpose of transaction

Sale

अधिकार प्राप्त करीत असून अधिकार

अधिकार प्राप्त करीत असून अधिकार

18 JUN 2007

18 JUN 2007

Rs. Seven Thousand Eight Hundred only

Authorised Signatory

For Thane Bharat Sahakari Ba

//SHREE//

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 18th day of June, 2007,



BETWEEN

MR. MANOHAR BALAJI GAWDE, Age years, Indian Inhabitant, residing at Flat 2, B Wing, Ground Floor, Sharmila Co-Op Hsg. So. Ltd., Shiwaji Nagar, 2nd Rabodi, Thane (W)-400 601. hereinafter referred to as "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors administrators and assigns) THE PARTY OF FIRST PART.

Manohar

18/6/07

- 1 -

दस्तावेज - ५
५००७८००१-५८५१५१
११/१०

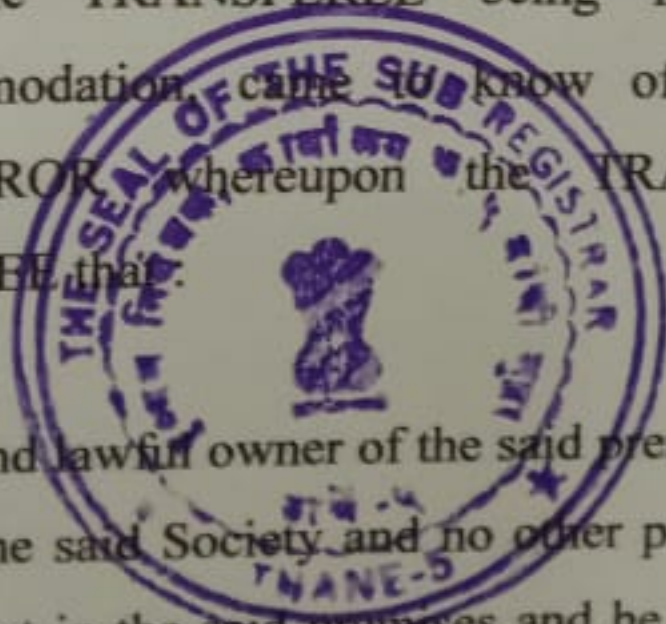
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00078001-PS5151

AND WHEREAS the TRANSFEROR is the bonafide member of "Sharmila Co-Operative Housing Society Ltd.", a Society registered under Registration No. TNA/TNA/HSG/(TC) / 2077 / 1988-89 on Dated 5/10/1988, and having right, title and interest and membership in respect of the said Premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said Society, the TRANSFEROR is holding Five fully paid up shares of Rs. 50/- each under Share Certificate No. 22, bearing Distinctive No. 106 to 110, (hereinafter referred to as the "SAID SHARES") and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said Premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid flat on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREE being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR presented to the TRANSFEREE that:

A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said Society and no other person/s has/ have right, title or interest in the said premises and he is well and



AND

MR. JAYWANT JAGANNATH CHAVAN, Age 42 Years, Indian Inhabitant, residing at Sant Nirankari Chawl, Room No. 10, Vitawa, Kalwa, Thane, hereinafter called "**THE TRANSFEREE**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 3rd December 1985 (Registered with the Sub-Registrar of Thane at Doc. No. 786/86 on dated 7/3/1986) executed between Todkar Enterprises having Office Matruchhaya, Shiwaji Nagar, 2nd Rabodi, Thane - 400 601 and the TRANSFEROR herein, the TRANSFEROR purchased and acquired all rights, title and interest in **Flat No. 2**, admeasuring **300 Sq. Feet. (Built-up)** area on **Ground Floor**, of **B-Wing** of Building known as "**Sharmila Co-Operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 63, Hissa No. 3**, Village - **Majiwada**, Thane, lying, being and situated at Shiwaji Nagar, 2nd Rabodi, Thane (W) - 400601, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "**SAID PREMISES**"



AND WHEREAS the TRANSFEROR has made the entire payment of consideration to the Said Todkar Enterprises of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the Said Premises as the and absolute and lawful owner thereof.