

SATISH PAWAR
CHARTERED ENGINEER GOVT. APPROVED VALUER
Mobile: +91.9850046534

Ref. No. SPA/SBI/RAC/GHT/2021/S12-06

Date: 5-Dec-2021

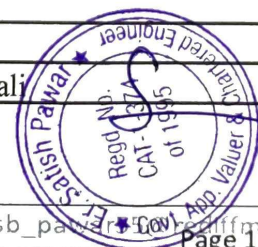
To,
Asst. General Manager,
Retail Assets Centralized Processing Centre,
1st Floor, Ashok Silk Mills Compound,
LBS Marg, Ghatkopar (West),
Mumbai 400 086

Sub- Valuation Report of Residential Apartment owned by **Mr. Manohar Sudam Rajguru & Mrs. Sujata Manohar Rajguru** at Flat no. 506, 5th Floor, 21/C, 'SHREE ASHTVINAYAK SRA'- C.H.S Ltd, Sangharsh Nagar, Chandivali Farm Road, Andheri East, Mumbai 400 072, Maharashtra, India, situated on plot bearing Survey No. 11A, Village- Chandivali, Tal- Kurla, Dist.- Mumbai Suburban, within limits of Greater Mumbai Municipal Corporation

VALUATION REPORT (IN RESPECT OF FLATS)

I. GENERAL		
1	Purpose for which the valuation is made	: Home Loan
2	a) Date of inspection	: 04-Dec-21
	b) Date on which the valuation is made	: 5-Dec-21
3	List of documents produced for perusal	
	i)	: Index 2 for registration of agreement Sale Deed bearing No. Kurla -2- 8690/2020- Dtd. 28.10.2020
	ii)	:
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. Manohar Sudam Rajguru & Mrs. Sujata Manohar Rajguru Flat no. 506, 5th Floor, 21/C, 'SHREE ASHTVINAYAK SRA'- C.H.S Ltd, Sangharsh Nagar, Chandivali Farm Road, Andheri East, Mumbai 400 072, Mob - 98702 18848
5	Brief description of the property	: Residential Apartment bearing Flat no. 506 situated on 5th Floor having 1 Hall + Kitchen + 1 Toilet units
6	Location of property	
	a) Plot No. / Survey No.	: 11A
	b) Door No.	: 506
	c) T. S. No. / Village	: Chandivali

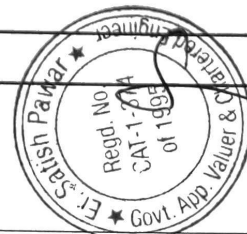
Reports Scrutinised
Saurashkar
 Asst / Dy Manager / CM



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	d)	Ward / Taluka	:	Kurla
	e)	Mandal / District	:	Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Not Provided
	g)	Approved map / plan issuing authority	:	Greater Mumbai Municipal Corporation
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	N/A
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N/A
7		Postal address of the property	:	Flat no. 506, 5th Floor, 21/C, 'SHREE ASHTVINAYAK SRA' - C.H.S Ltd, Sangharsh Nagar, Chandivali Farm Road, Andheri East, Mumbai 400 072, Maharashtra, India,
8		City / Town	:	Town
		Residential Area	:	Residential
		Commercial Area	:	---
		Industrial Area	:	---
9		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Greater Mumbai Municipal Corporation
11		Whether covered under any State / Central Govt.	:	NIL
12		Boundaries of the property	:	
		North	:	Tip Top Super Market
		South	:	Community Hall
		East	:	Sai Baba temple
		West	:	Durga Mata temple
13		Dimensions of the site	:	A B
			:	Not Applicable
		North	:	
		South	:	
		East	:	
		West	:	
14		Extent of the site	:	N/A



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14	Latitude, Longitude & Co-ordinates of flat	:	Latitude – 19.0618.N Longitude – 72.8826.E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N/A
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received	:	Owner Occupied

II. APARTMENT BUILDING			
1	Nature of the Apartment	:	1 Rk + 1 Toilet Unit
2	Location	:	
	T.S.No.	:	11A
	Block No.	:	Nil
	Ward No.	:	Nil
	Village/ Municipality / Corporation	:	Greater Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	506
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	2008
5	Number of Floors	:	Ground + 7 Upper Floors
6	Type of Structure	:	RCC
7	Number of Dwelling units in the building	:	Not Known
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	Good
	Lift	:	1 No. of Lift + 1 Stair Case
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Covered
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

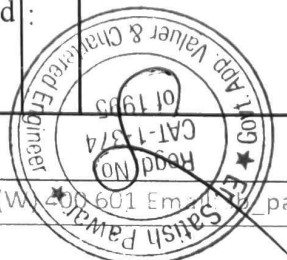
III FLAT			
1	The floor on which the flat is situated	:	5th
2	Door No. of the flat	:	506
3	Specifications of the flat	:	
	Roof	:	RCC
	Flooring	:	Ceramic Tiles
	Doors	:	Wooden



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	Windows	:	Aluminium sliding
	Fittings	:	Good Quality
	Finishing	:	Good Quality
4	House Tax	:	Not Provided
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Not Provided
	Meter Card is in the name of	:	
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Manohar Sudam Rajguru & Mrs. Sujata Manohar Rajguru
8	What is the undivided area of land as per Sale Deed?	:	N/A
9	What is the plinth area of the flat?	:	BuiltUp Area-270 .06 Sq.Ft. (25.09 Sq.Mtr.)
10	What is the floor space index (app.)	:	N/A
11	What is the Carpet Area of the flat?	:	Carpet-225.00 Sq.Ft.(20.90 Sq. Mtr.)
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	NA
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in core area
3	Any negative factors are observed which affect the market value in general?	:	NIL
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? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	:	About Rs. 13,000/- to Rs. 15,000/- per sq. ft on Carpet Area.
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 (give details).	:	Rs.14,700/- per Sq.Ft. of Carpet Area



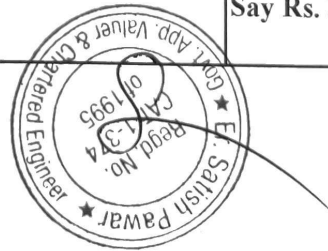
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3	Break - up for the rate	:	
	i) Building + Services	:	
	ii) Land + Others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Guide Line Value- Rs. 4497507.95 /-
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	
	Replacement cost of flat with Services(v (3)i)	:	Rs.2,500/- per Sq.Ft.
	Age of the building	:	13 Yrs
	Life of the building estimated	:	47 Yrs
	Depreciation percentage assuming the salvage value as 10%	:	19%
	Depreciated Rate of the building	:	Rs.2,025/- per Sq.Ft.
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.2,025/- per Sq.Ft.
	Rate for Land & other V (3)ii	:	Rs.12675/- per Sq.Ft.
	Total Composite Rate	:	Rs.14,700/- per Sq.Ft. of Carpet Area

Details of Valuation:

Sr.	Description	Qty.	Rate per Sq.Ft. Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	Carpet-225.00 Sq.Ft.(20.90 Sq. Mtr.)	14,700	Rs. 33,07,500.00
2	Wardrobes	0		0.00
3	Showcases	0		0
4	Kitchen Arrangements	0		0
5	Superfine Finish	0		0
6	Interior Decorations	0		0
7	Electricity deposits / electrical	0		0
8	Extra collapsible gates / grill	0		0
9	Potential value, if any	0		0
10	Others	0		0
	Total			Rs. 33,07,500.00 Say Rs. 33.08 Lakhs



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Valuation Methodology:

(Here, the approved valuer should discuss in details his 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) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

To arrive at the property value we relied upon recent transactions, property dealers, agents and local people, and news paper advertisements which information has, however, been validated.

Considering all aspects regarding specifications, location, other facilities available in & around the site and the recent transaction instances in the same locality for sale of residential units, we can conclude that the aforesaid Flat will fetch around Rs.14,700/- per Sq.Ft. of Carpet Area.

Photograph of owner/representative with property in background to be enclosed.

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


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 Rs.33.08 Lakhs
(Rupees ThirtyThree Lakhs & Eight Thousand only).


Summary :-

Realizable Value	:	Rs. 33,08,000.00
Distress Value	:	Rs. 28,11,800.00
Rental Value	:	Rs. 8,000.00
Insurable Value	:	Rs. 5,62,500.00

Place: Thane

Date : 06-12-2021

Signature

(Satish Pawar)
CAT-I- NO. 374 OF 1995



The undersigned has inspected the property detailed in the Valuation Report dated 06-12-2021. We are satisfied that the fair and reasonable market value of the property is Rs. 33.08 Lakhs

(Rupees ThirtyThree Lakhs & Eight Thousand only).

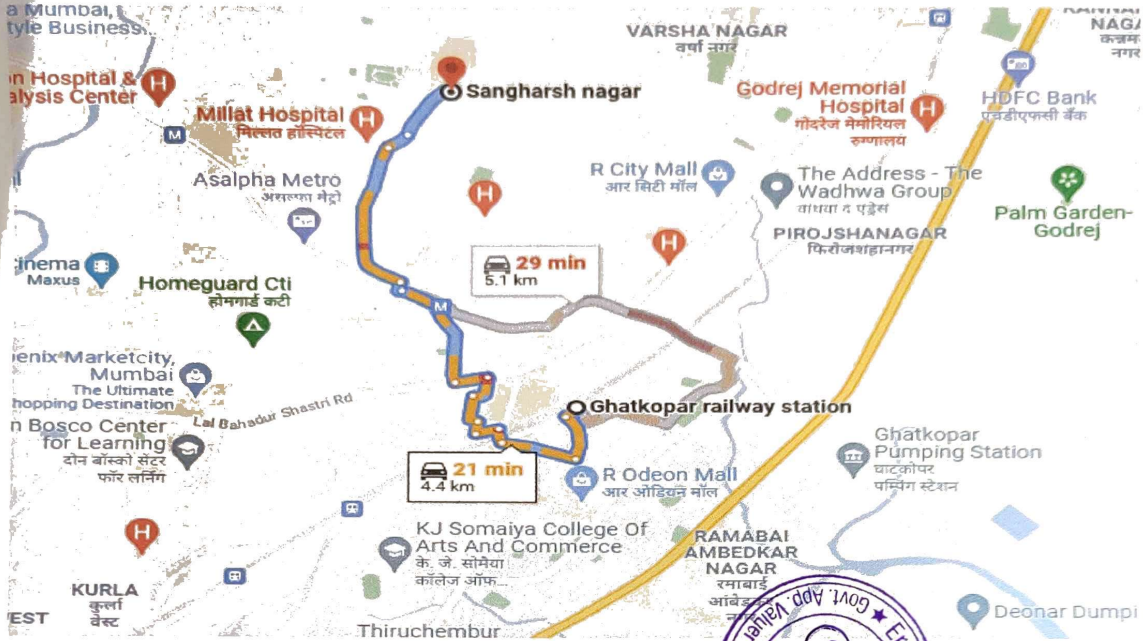
Signature

(Name of the Branch Manager with office Seal)

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LOCATION :-



MARKET SEARCH :-

1 RK Flat For Sale In Sangharsh Nagar In Powai

jama masjid Explore Nearby

300 sqft
Builtup

₹24,645/Month
Estimated EMI

₹43 Lacs
₹14,333 per sq.ft.



5 Photos

East
Facing

1 RK
Apartment Type

1
Bathrooms

Bike and Car
Parking

Get Owner Details

Nearby: Powai Supreme Business Park Symphony IT Park R City Mall DMart Sakinaka Metro Station

<https://www.99acres.com/property-in-sangharsh-nagar-central-mumbai-suburbs-fiid>

Buy Sangharsh Nagar Add more

Localities

Projects / Societies

Transaction Status

Features

Car Backup + Lift



1 BHK Apartment in Sangharsh Nagar
Sangharsh Nagar

25 L 275 sq.ft. 1 BHK
₹2,050/sq.ft. (26 sq.m.) Built-up Area 1 Bath

Hello, yes i'm selling the sangharsh nagar property at a very very rea... r

3 people already contacted since last week

A-703, Odyssey, Lodha Paradise, Majiwada, THANE (W) 400 601 Email: sb_pawar55@rediffmail.com

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PHOTOGRAPHS:-

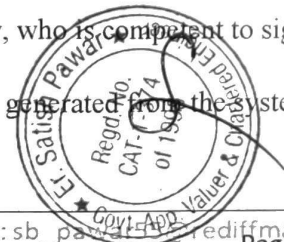


(Annexure-I)

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

I, Mr. Satish Balaji Pawar son of Balaji Dinbaji Pawar 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 05-12-2021 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. I/My representative have personally inspected the property on 04-12-2021. 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.
- f1. 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.
- f.2 I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. 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
- m. 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
- n. My PAN Card number/G.Service Tax number as applicable is AAUPP8995K / 27AAUPP8995K1ZB
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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
- s. 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.



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- y. Further, I hereby provide the following information.
- z. 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)
- a1. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- c1. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- d1. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- e1. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- f1. Further, I hereby provide the following information.

SR. NO.	Particulars	Valuer comment
1	background information of the asset being valued;	Ref.I/General-item no.5
2	purpose of valuation and appointing authority	To avail Housing loan
3	identity of the valuer and any other experts involved in the valuation;	Satish Pawar & Associates
4	disclosure of valuer interest or conflict, if any;	None
5	date of appointment, valuation date and date of report;	04-12-2021 / 05-12-2021
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Estate Agents/Net search
8	procedures adopted in carrying out the valuation and valuation standards followed;	Information from Property dealers & net search
9	restrictions on use of the report, if any;	Only for mentioned branch
10	major factors that were taken into account during the valuation;	Location & Surroundings
11	major factors that were not taken into account during the valuation;	None
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.	Nil

Date: 05-12-2021

Place: Thane

Signature (Satish Balaji Pawar)



CHALLAN
MTR Form Number-6



J05955812202021M	BARCODE	Date 22/10/2020-11:01:20	Form ID 25.2
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Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)	करल-२	
Registration Fee	PAN No.(If Applicable)	AMIPR3247E	
Name KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	Manohar Sudam Rajguru	
City MUMBAI		२०२०	
2020-2021 One Time	Flat/Block No.	Bldg No.21, C Wing, Room No.506, 5th Floor, Shri	

Premises/Building		Ashtavinayak Co.Opp. S.R.A.Gruhnirman Sanstha	
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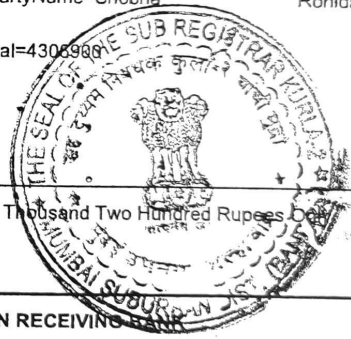
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
J30045501 Stamp Duty ✓	86200.00	Sangharsh Nagar, Chandivali Farm Road, Andheri(E), Mumbai	Chandivali		4 0 0 0 7 2
J030063301 Registration Fee ✓	30000.00				

Remarks (If Any)	
PAN2=CCCP2139A-SecondPartyName=Shobha Rohidas	
Sakhare-CA=2600000-Marketval=4306980	

Total	1,16,200.00	Amount In Words	One Lakh Sixteen Thousand Two Hundred Rupees Only
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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING	
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Cheque-DD Details		Bank CIN	Ref. No.	00040572020102260898	CPAAJHUEQ9
Cheque/DD No.		Bank Date	RBI Date	22/10/2020-11:02:55	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9137562785
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

करल-२		
२६०	४	४५
२०२०		

:- AGREEMENT FOR SALE:-

THIS AGREEMENT FOR SALE is made at MUMBAI

On this 9th day of September, 2020

BETWEEN

SMT. SHOBHA ROHIDAS SAKHARE, holder of Aadhar no. 6091 6554 5370, PAN NO. CCCPS2139A, an adult, Indian Inhabitant of Mumbai, residing at **Flat No. 506, on Fifth Floor, Building No. 21/C, Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd., Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400072**, hereinafter called as **"THE TRANSFEROR"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;

: AND :

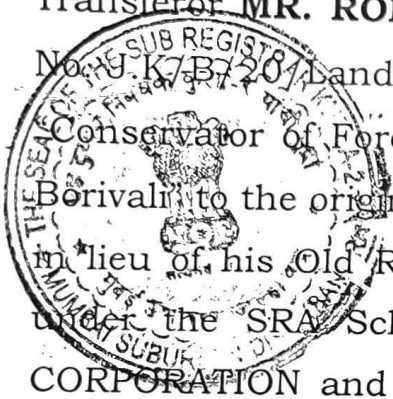
- (1) **MR. MANOHAR SUDAM RAJGURU**, holder of PAN - AMIPR3247E, & Aadhar no. 8053 5766 0390, aged about 46 years,
- (2) **Mrs. SUJATA MANOHAR RAJGURU**, holder of PAN - BNKPR5712C, & Aadhar no. 2807 5780 5633, aged about 34 years, both residing at Room No. 6754, Building No. 185, Kannamwar Nagar 2, Behind Mahatma Phule Hospital, Vikhroli (East), Mumbai - 400083, hereinafter called as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS Transferor herein is the legal and lawful owner, absolutely seized and possessed of or otherwise well and sufficiently entitled to a Flat, being **Flat No. 506, on Fifth Floor, Building No. 21/C, Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd., Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400072**, area admeasuring **225 Sq. Ft., (Carpet)** i.e. 270 square feet built up area equal to 25.09 sq. mtrs., lying and situated at land bearing

Manohar Rajguru
Sujata Manohar Rajguru

2022 No.6, 7, 12 and 14 i.e. CTS NO.11A (PT), 11-A/191 TO 40
11-D (PT), 16, 16/1 TO 92, 19, 19/1 TO 28, 20(PT), 25(PT), 25/1 TO 32, 50 (PT) of Chandivali Village, Taluka Kurla, District
- Mumbai Suburban, Registration Sub - Registrar - Kurla within
the limits of the L Ward of the Municipal Corporation of Greater
Mumbai, which a Flat is hereinafter and referred to as "the said
Flat".

AND WHEREAS originally the said flat allotted to the husband of
Transferor **MR. ROHIDAS GOPAL SAKHARE** vide Allotment letter
No. **K7B720/1** Land/5261/2008-2009, dated 12.12.2008 issued by
Conservator of Forests & Director, Sanjay Gandhi National Park,
Borivali to the originally allottee **MR. ROHIDAS GOPAL SAKHARE**
in lieu of his Old Room at Damu Nagar, Mumbai and thereafter
under the SRA Scheme in the name of Project M/s. SUMER
CORPORATION and Developers and Transferor's son has allotted
the said flat i.e. **Flat No. 506, on Fifth Floor, Building No. 21/C,**
Shree Ashtavinayak Society 21/C SRA Co-operative Housing
Society Ltd., Sangharsh Nagar, Chandivali Farm Road,
Chandivali, Andheri (East), Mumbai - 400072, and said original
Allottee **MR. ROHIDAS GOPAL SAKHARE** died intestate on
07.04.2013 at Mumbai and after death of said original allottee
SMT. SHOBHA ROHIDAS SAKHARE, his wife i.e. the Transferor
herein has made an application to the concerned SRA authority for
transfer of said flat alongwith share certificate in his name and
thereafter concerned society i.e. **Shree Ashtavinayak Society**
21/C SRA Co-operative Housing Society Ltd., transferred the
said flat along with share certificate and other relevant documents
in the name of the Transferor herein, and all legal heirs of the
deceased **ROHIDAS GOPAL SAKHARE** have released their
respective share in respect of said flat in favour of Transferor vide
Release Deed dated 28.10.2020, duly registered at the office of
Joint Sub Registrar at Kurla - 2 vide Sr. No. 8684 dated
28/10/2020 and since then the TRANSFEROR is in exclusive
occupation and possession of the said flat as sole and absolute
owner thereof. The members of the building has formed a society



Kause

2
Shobha
K. S. K.
Shobha

करल-२		
६६०	६	४५
२०२६ Co-operative		

namely **Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd.**, as a registered under registration no. MUM/SRA/HSG/(T.C.)/ 12347/2013 dated 26.11.2019 which is hereafter referred to as the SAID SOCIETY and the said society has issued Share certificate no. **36**, under Membership no. **36** from distinctive Nos. from **176 to 180** for the value of Rs. 50/- each which are hereinafter referred to as the **SAID SHARES**).

AND WHEREAS "The Transferor" declares that her membership in the said society is valid and subsisting and not terminated by the said society and she has not received any notice of expulsion from the membership of the said society or any other notice restraining him from transferring the said Flat and the said shares.

AND WHEREAS "The Transferor" further declares that her title over the said Flat is marketable and free from all encumbrances and she is in exclusive continuous and uninterrupted use, occupation and possession and has full and absolute right, title, and interest upon the said flat premises.

:- NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. "The Transferor" has agreed to sell, transfer and assign to "The Transferor" and "The TRANSFEREES" has agreed to purchase and acquire the possession of said **Flat No. 506, on Fifth Floor, Building No. 21/C, Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd., Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400072**, together with all the rights, title, interest, benefits, shares, sinking fund amount etc, at the lump sum price or being the full and final consideration amount of **Rs.26,00,000/- (Rupees Twenty Six Lakhs Only)**.
2. The TRANSFEREES shall pay the said sum of **Rs.26,00,000/- (Rupees Twenty Six Lakhs Only)** to the

3

HTD

Ravsa

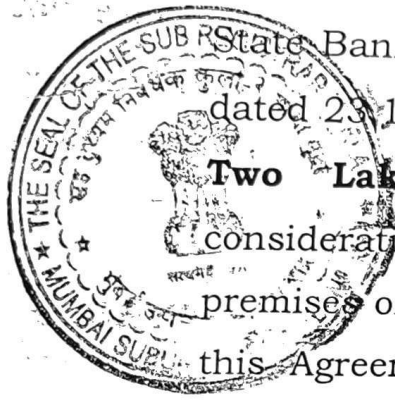
Rajendra



2020

Transferor being the full and final consideration in respect of the said flat, in the following manner;

(a) The TRANSFEREES has paid to the Transferor a sum of **Rs.1,00,000/- (Rupees One Lakhs only)** by Cash on dated 07.09.2020 and **Rs.1,00,000/- (Rupees One Lakhs only)** by way of Cheque bearing No. 816302, State Bank of India, Vikhroli East, Mumbai Branch on dated 22.10.2020 and **Rs.60,000/- (Rupees Sixty Thousand only)** by way of Cheque bearing No. 816303, State Bank of India, Vikhroli East, Mumbai Branch on dated 23.10.2020, in total paid **Rs.2,60,000/- (Rupees Two Lakh Sixty Thousand only)** being part consideration amount in respect of the said flat premises on or before the execution and Registration of this Agreement for Sale (the Transferor doth hereby admit and acknowledge the receipt hereunder);



(b) Balance amount of **Rs.23,40,000/- (Rupees Twenty Three Lakhs Forty Thousand Only)** being the part payment of purchase consideration amount in respect of the said flat premises shall be payable by the TRANSFEREES to the Transferor by availing Housing Loan from any Bank / Financial Institution and other sources, by way of cheques, within 45 working days from the date of Registration of this Agreement for Sale. The Transferor shall handover the vacant and peaceful possession of the said Flat immediately / one month thereafter simultaneously to the TRANSFEREES on receipt of full and final payment.

3. It is hereby agreed by and between the parties that the Transferor shall provide the required and necessary original documents in respect of the said Flat to TRANSFEREES for obtaining / availing Loan in stipulated time.

4
A. H. D. D.
Sharma

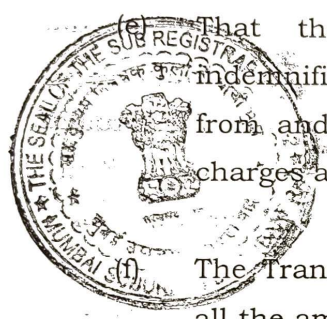
A. H. D. D.

Sharma

करले-३		
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membership of the Transferor is valid and subsis
and is not terminated by the society.

(d) That the Transferor shall whenever required to execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any for more perfectly securing, assuring and effectually transferring the said flat and said Shares unto and to the use of the TRANSFEREES till transfer of flat.



(e) That the transferor shall indemnify and keep indemnified till completion of sale the TRANSFEREES from and against all actions, claims, demands, costs, charges and expenses etc.

The Transferor covenant with the TRANSFEREES that all the amount standing to the said Transferor credit on this day in the books of the society towards deposits, stock, bonds, sinking funds, dividends and other amount to which the said Transferor is legitimately entitled in respect of they being the members of the said Society shall be transferred to the name of the TRANSFEREES.

8. The TRANSFEREES hereby agrees and undertakes to become members of the said **Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd.**, and abide by the rules, regulations, bye-laws of the society.
9. That the Transferor hereby declares that no suit, proceedings, litigation etc. are pending against the said flat nor the said flat is subject matter in any court of law.
10. That the transferor hereby declares that there is no prohibitory order by any government and/or local authority or injunction by any Court restraining them from handing

Handwritten signatures and stamps:
 - A circular stamp with a fingerprint-like pattern.
 - A signature that appears to be "Shobhan".
 - A signature that appears to be "Suresh".
 - A signature that appears to be "Suresh".

over and/or transferring the said
declares that no attachment has
11. The Transferor further und
maintenance charges, ele
respect of the said flat
completion of the
TRANSFEREES s
necessary outgr
shares.
12. The Tran
such
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tr

करल-२		
CE/6	099	84
2020 Electricity Meter		

That the Transferor has no objection for the transfer of the TRANSFEREES herein by the concerned authority along with security deposit.

IN WITNESS WHEREOF the parties have subscribed their respective names hereinafore written;

SIGNED AND DELIVERED
Within named "TRANSFEROR"
SMT. SHOBHA ROY
In the presence of

SIGNED AND DELIVERED
Within named "TRANSFEREE"
(1) MR. ...

17. It is hereby agreed and declared between the parties herein that after receipt of balance / full and final consideration in respect of the said flat and on handing over the peaceful and vacant physical possession of the said flat to the TRANSFEREES by the transferor as mentioned hereinabove, the said Agreement for sale shall be treated as SALE DEED and hence separate SALE DEED need not be executed between the parties herein.

18. The society transfer charges in respect of this transfer shall be borne and payable by the TRANSFEREES. The stamp duty and the registration charges on this Agreement for Sale shall be borne by the TRANSFEREES alone.



THE SCHEDULE REFERRED TO ABOVE

RESIDENTIAL PREMISES, Flat No. 506, on Fifth Floor, Building No. 21/C, Shree Ashtavinayak Society 21/C SRA Co-operative Housing Society Ltd., Sangharsh Nagar, Chandivali Farm Road, Chandivali, Andheri (East), Mumbai - 400072, area admeasuring 225 Sq. Ft., (Carpet) i.e. 270 square feet built up area equal to 25.09 sq. mtrs., lying and situated at land bearing S.No.6, 7, 12 and 14 i.e CTS NO.11A (PT), 11-A/191 TO 402, 11-D (PT),16, 16/1 TO 92, 19, 19/1 TO 28, 20(PT), 25(PT), 25/1 TO 32,50 (PT) of Chandivali Village, Taluka Kurla, District - Mumbai Suburban, Registration Sub - Registrar - Kurla within the limits of the L Ward of the Municipal Corporation of Greater Mumbai.



Handwritten signatures in blue ink.

श्री अष्टविनायक सोसायटी २१/सी एस.आर.ए. सहकारी गृहनिर्माण संस्था (मर्या.)

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी./टी.सी.) १२३४७/२०१३

इमारत क्र. २१/सी., संघर्ष नगर, चांदिवली फार्म रोड, चांदिवली, अंधेरी (पूर्व), मुंबई-४००-०७२.

दिनांक : २७-१०-२०

ना हरकत प्रमाणपत्र

करल-२		
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२०२०		

उपरोक्त संस्थेच्या वतीने आपणांस कळविण्यात येते की, श्रीमती. शोभा रोहिदास साखरे ह्या संस्थेच्या परिशिष्ट २ मध्ये पात्र असून दिनांक - १२-१२-२००८ रोजी जा.क्र.ब/२०/जमीन/५२६१/२००८-०९ नुसार सदनिका क्रमांक २१/सी/५०६ चे वाटप केलेल्या सदनिकेचे क्षेत्रफळ (कारपेट २२५) चौ.फुट आहे. तरी त्यांनी ही सदनिका श्री. मनोहर सुदाम राजगुरु यांना विकण्यासाठी संस्थेकडे दिनांक : २३-१०-२०२० अर्ज केलेला आहे. सदर सदनिकेच्या संदर्भात आमच्या संस्थेच्या दफ्तरी तपासणी केली असता कोणतेही येने थकित बाकी नसून सर्व भरणा केलेला असल्याचे निदर्शनास आले.



त्यासाठी आपणांस विनंती आहे की, नविन सक्क्युलरच्या नियमानुसार महाराष्ट्र झोपडपट्टी क्षेत्र (सुधारणा निर्मूलन व पुनर्वसन) अधिनियम १९७६ कलम ३(ई), नुसार व झो.पु.प्रा. पुनर्वसन प्राधिकरणाचे परिपत्रक क्र. १४५ दिनांक २४/१०/२०१३ अन्वये सदनिकेचे हस्तांतरण परवानगीसाठी परिपत्रका नुसार संस्थेस काही हरकत नाही. सदर नियमानुसार आपली सदनिका हस्तांतरण करण्याची परवानगी पुर्तता केली जाईल.



शुब्जा मोरे
अध्यक्ष

राम तेलो
सेक्रेटरी

खजिनदार

अध्यक्ष सचिव खजिनदार

भाग हस्तांतरणासंदर्भात भागामध्ये झालेल्या बदलांचा तपशील

करल-२
६९० १६ ४५
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हस्तांतरण अ.क्र.	ज्या सभेत हस्तांतरण करण्यात आले त्या सभेची तारीख	ज्यांच्या नावे हस्तांतरण केले त्यांचे नाव	भाग नोंद वहीतील पुर्वीचा अनु क्रमांक	भाग नोंद वहीतील नवीन अनु क्रमांक
०१.	०२.	शोभा रोहिदास सारकर	०३.	०५.
०१.	४९/२६/११/२०१९ अध्यक्ष	शान लेळगे मानद सचिव	४९	कामिटी सदस्य
०२.	अध्यक्ष	मानद सचिव		कामिटी सदस्य
०३.	अध्यक्ष	मानद सचिव		कामिटी सदस्य
०४.	अध्यक्ष	मानद सचिव		कामिटी सदस्य
०५.	अध्यक्ष	मानद सचिव		कामिटी सदस्य



वनसंरक्षक
मुंबई उच्च न्यायालयात दाख
दि. १५/९/२००३ तसेच रिट याचिका
दि. ४/५/२००६ चे आदेश तसेच नोंद
तसेच मुख्य सचिव म.रा. मंत्रालय
प्रतिज्ञापत्रानुसार संजय गांधी यज्ञ
पर्यायी भूखंडासाठी ज्या अतिक्रम
असे अतिक्रमक) यांचे पुनर्वास
पात्र अतिक्रमकाकरीता झोप
आदेशाद्वारे खालील अटी त
सदानुषंगी तपशिल :

अटी व शर्ती

१. मा

श्री अष्टविनायक सोसायटी २१/सी एस.आर.ए. सहकारी गृहनिर्माण संस्था (मर्या.)

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी./ (टी.सी.) १२३४७/२०१३

पत्ता : इमारत क्र. २१/सी., संघर्ष नगर, चांदिवली फार्म रोड, चांदिवली, अंधेरी (पूर्व), मुंबई-४०० ०७२.

संदर्भ क्र. :

दिनांक : २६/११/२०

परिशिष्ट क्र. २६

(उपविधी क्र. ४० अन्वये)

करल-२		
५६६०	१९	४५
२०२०		

प्रती,

शोभा रोहिदास साखरे

सदनिक क्र. २१/सी/५०६

अष्टविनायक एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित

संघर्षनगर, चांदिवली फार्म रोड, अंधेरी (पूर्व) मुंबई - ४०००७२



१. रोहिदास गोपाल साखरे (मयत) यांचे संस्थेच्या भांडवलात / मालमतीत असलेले भाग वाहितसंबंध तुम्हाला हस्तांतरित करण्याबाबतचा अर्ज व संस्थेच्या सभासदत्वासाठी तुम्ही केलेला अर्ज, हे दोन्ही संस्थेचा दि. २६/११/२०१९ रोजी झालेल्या व्यवस्थापक समिती सभेमध्ये ठराव क्र. नुसार मंजूर झाले असल्याने, तुमचे नाव आय नमुन्यातील सभासद नोंद पुस्तकात घेतल्याने व नमुन्यातील सभासद यादीमध्ये दाखल केले असुन, हस्तांतराने धारण केलेले भाग तुमच्या नावावर हस्तांतरित केल्याबद्दलचा आवश्यक तो शोरा पत्र क्र. ४९ मध्ये लिहिला आहे. हे पत्र मिळाल्यावर, अधिनियम, नियम व उपविधी यांच्या तरतुदीनुसार सभासदत्वाचे हक्क वापरण्यास तुम्ही पात्र राहाल.

२. तुमच्या नावाने रितसर पृष्ठांकीत केलेले भागपत्र सोबत जोडले आहे.

सहपत्रे : भागपत्र

आपला विश्वासु

श्री अष्टविनायक - २१/सी एस आर ए सहकार
गृहनिर्माण संस्था मर्यादित

ठिकाण : मुंबई

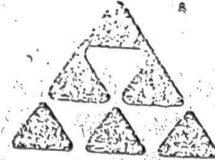
दिनांक :

अष्टविनायक एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित

अध्यक्ष सुरजा मोरे सचिव राम तेंडोळी खजिनदार



3



करल-२		
६६०	२८	४५
२०२०		

Slum Rehabilitation Authority
5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519/0405/1879/0993
E-mail: info@sra.gov.in

No.SRA/DDTP/184/L/PL/OCC
Date: 11 SEP 2008

To,
Shri. John R Dantas,
Licensed Surveyor,
001, Kulshree, Gr. Floor,
R.K.Vaidya Road,
Dadar(W), Mumbai-400 028.



SUB: Amended plans for wings (A to H, J) and full OCC for wings (B,C,D,E) of bldg no. 21 under S. R. Scheme under clause no. 3.11 read with clause no. 3.5 and 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S. No. 11A(pt), 11A/191 to 402, 11D(pt), 16, 16/1 to 92, 19, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 and 50 (pt) of Village Chandivali, 'L' ward, Mumbai.

Sir,

The building no. 21 wings (B,C,D,E) under S. R. Scheme under clause no. 3.11 read with clause no. 3.5 and 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S. No. 11A(pt), 11A/191 to 402, 11D(pt), 16, 16/1 to 92, 19, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 and 50 (pt) of Village Chandivali, 'L' ward, Mumbai, completed under the supervision of Licensed Surveyor Shri. John R Dantas, Lic. No. D/304/LS, Structural Engineer Shri. S. R. Mahimutra, Lic. No. STR /39 and Site Supervisor Shri .P. P. Mohanan, Lic. No. M / 151 / SS-II may be occupied on the following conditions;

1. This occupation permission is granted for wing 'B,C,D,E' consists of 192 of rehab tenements and nil nos of Society Office.
2. That all remaining conditions of LOI, Layout and IOA shall be complied with before requesting for further occupation permission under the S. R. Scheme.
3. That the SWD arrangement for disposal of storm water and internal means of access shall be developed upto W.B.M upto each

M/s. Sumer Corporation

Sir,
With reference to your
Permission and grant of
Regional Town Planning Act
45 of Maharashtra
No. T.P.S.No. _____
The conditions mentioned
No. SRA/DD-P/181

करल-२		
६६०	२२	४५
wing entry, shall be made as per the requirement of M.C.G.M. and completion certificate for SWD and internal access constructed on site from concerned department of M.C.G.M. shall be submitted.		

4. That certificate u/s. 270-A of BMC. Act shall be obtained from A. E. (W.W.) 'L' ward and a certified copy of the same shall be submitted to this office.
5. That the NOC from Tree Authority shall be submitted before asking OCC to last rehab building in the scheme.
6. That the provision of Rain Water Harvesting system as per the design prepared by the approved consultants in the field shall be made before asking OCC to last rehab building in the scheme.
7. That the Co-operative Hsg. Society of the beneficiary slum dwellers (PAP) shall be formed and got registered by Conservator of Forest SGNP Borivali, with assistance from Niwara Hakk Welfare center, as NGO and Federation of the various Co-Operative Hsg. Societies for the purpose of maintenance of common amenities shall also be formed and got registered by Conservator of Forest SGNP Borivali.
8. Cleaning of all the rehab tenements of the building under reference shall be carried out and surrounding pavement shall also be cleaned before allotment.

A set of certified completion plan is returned herewith.

Yours faithfully,

Sd/-
Dy. Che. Engineer
Slum Rehabilitation Authority.

Copy to: 11 SEP 2008

1. M/s. Sumer Corporation.
2. The Conservator and Director of Forest, SGNP, Borivali.
3. Asst. Municipal Commissioner 'L' ward, M.C.G.M.
4. A.A. & C. 'L' ward, M.C.G.M.
5. A.E.(W.W.) 'L' ward, M.C.G.M.
6. Nivara Hakk Committee.

For information please.

Approved
10/9/08
Dy. Che. Engineer.
Slum Rehabilitation Authority.

SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/DDTP/184/L/PL/AP Bldg. No. 21
COMMENCEMENT CERTIFICATE 18 JUL 2003

करल-२		
२६०	३०	६५
२०२०		

M/s. Sumer Corporation

Sir,
With reference to your application No 5741 dated 30.5.03 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. * _____ of village Chandivalli situated at _____ ward _____ T.P.S. No. _____

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/DDTP/23/L/PL/LOI dt 06.05.03 IOA U/R No. SRA/DDTP/184/L/PL/AP dt. 10.7.03 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within _____ months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S.G.Rane

Executive Engineer to exercise his powers, and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level only for bldg no. 21

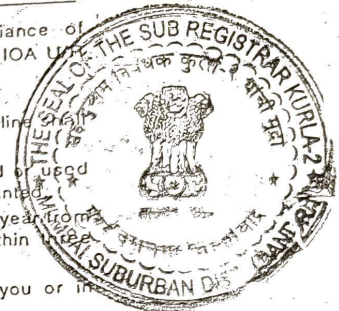
* C.T.S. NO. 11(pt) 11A/191_402, 11D(pt) 20(pt), 25(pt), 25/1-32 of village Chandivalli.

CERTIFIED TRUE COPY

JOHN DANTAS
Licensed Surveyor
Lic No-D/304/LS

For and on behalf of Local Authority
The Slum Rehabilitation Authority

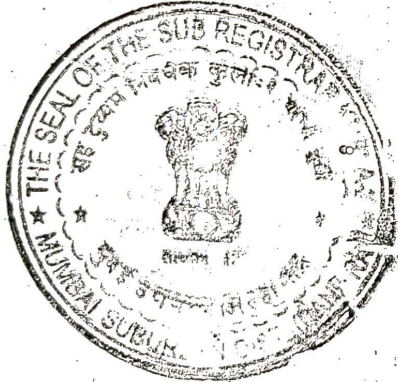
Shri. S.G.Rane
Executive Engineer (SRA)-III
FOR:
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



करल-२		
६६०	३९	४५
२०२०	as per amended	

SRA/DDP/184/1/Part AP dt 4 OCT 2006

is endorsed as C.C water plants
 plan approved on 28.07.2006
 wings 'A to H & J'



Shivade
 Executive Engineer
 Slum Rehabilitation Society

करल-२
 नमूना
 कारनामा
 ता. २७-७-०६
 जि. वि. १०३
 क. १०३
 फ. १०३

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 8690/2020

नोदंणी :

Regn:63m

2020

गावाचे नाव : चांदिवली

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	2600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4497507.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: फ्लॉट नं-506,5वा मजला,इमारतीचे नाव-21/सी श्री अश्राविभायक एस आर ए,सी एच एस,एल टी डी संघर्ष नगर,चांदिवली फार्म रोड,अंधेरी पूर्व मुंबई-400072 क्षेत्रफळ--25.09 चौ मी((C.T.S. Number : 11A ;))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(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:-शोभा रोहिदास साखरे वय:-59; पत्ता:-प्लॉट नं: फ्लॉट नं-506, माळा नं: 5 वा मजला, इमारतीचे नाव: बिलडींग नं-21/सी श्री अष्टविनायक सोसायटी एसआरए सी एच एस , ब्लॉक नं: संघर्ष नगर, चांदिवली, रोड नं: चांदिवली फार्म रोड,अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-CCCPS2139A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोहर सुदाम राजगुरु वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिलडींग नं-19/एच रुम नं-204 संजीवनी सी एच एस ; ब्लॉक नं: संघर्ष नगर चांदिवली, रोड नं: चांदिवली फार्म रोड चांदिवली अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AMIPFR3247E 2): नाव:-सुजाता मनोहर राजगुरु वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिलडींग नं-19/एच रुम नं-204 संजीवनी सी एच एस , ब्लॉक नं: संघर्ष नगर चांदिवली, रोड नं: चांदिवली फार्म रोड चांदिवली अंधेरी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-BNKPR5712C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	8690/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	90000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला टाप शीट:-

मुद्रांक शुल्क आकारतांना निवडलेल्या अनुच्छेद :- :

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

