

# RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,  
Empaneled by Various Banks, Insurance Cos., Income Tax

● Flat No. 404, "A" Wing, Fantasia CHS Ltd., Raheja Garden,  
Teen Hath Naka, Naupada, Thane 400604

● Block No.2, Smruti Vinayak Ground Floor, S.V.Road, Behind Pattekar Bldg.,  
Naupada, Thane - 400 602. Email : ranadeandassociates@gmail.com

Ph.: 2542 43 98  
9930408872

Date: 05 - July - 2022

Ref. No.: 2022 1003

To,  
The Senior Branch Manager,  
Bank of Baroda,  
Kapurbavdi Branch,  
Shop No. 1 to 5,  
Jahangir Arcade,  
Ghodbunder Road, Thane West 400606.

NAME OF CLIENT: MR. RAJESH MOHANLAL TAILOR ALONG WITH MRS. PUSHPA

RAJESH TAILOR - OWNER.

VALUATION REPORT OF FLAT NO. 305 ON THIRD FLOOR IN 'B' WING OF "JYOTI CHS  
LTD" SITUATED NEAR BANK OF BARODA, GEETA NAGAR, OFF. FATAK ROAD,  
BHAYANDER (WEST), DIST. THANE - 401 101.

S. No.	Particulars	
<b>A</b>		
1	Branch entrustment letter no.	Mrs. Bhagyashree Keni - Asst. Branch Manager - Bank of Baroda, Bapurbavdi Branch, instructed to carry out valuation.
2	Name of Valuer	Ranade and Associates.
3	Date of valuation	04 - July - 2022.
4	Name of Branch	Kapurbavdi Branch.
5	Purpose of Valuation	Revaluation of existing bank finance.
6	Person/s Accompanying/ available at the site at the time of visit / Inspection / valuation	Mr. Krishnakumar Mishra - Leave and Licensee.
7	Name of Owner/s	Mr. Rajesh Mohanlal Tailor Along With Mrs. Pushpa Rajesh Tailor - Owners.
8	Name of Developers of the property (in case of developers built properties submit all approvals and Regd. no.)	Details not available.
<b>B</b>		
<b>Physical Characteristics of the Asset</b>		
1	Property Location with boundaries and directions with small direction Map	Refer attached Google location map.
2	Type of the property - Whether	
	a) Agricultural	Property is not Agricultural.
	b) Industrial	Property is not Industrial.



	c) Residential (Flat/ Apartment) (Any restrictive clauses for sale etc. to furnished)	Property is a residential.
	d) Commercial	Property is not commercial.
	e) Institutional	Property is not Institutional.
	f) Other (Specify)	Not applicable.
3	If the property is industrial-	Property is not Industrial.
	a. State for what type of activity industry the premises is well suited	
	b. Sanctioned / connected power load	
	c. Type of activity presently going on at the premises	
4	Whether the property is residential flat / Apartment-If so, State	Property is a residential.
	a) When the building was constructed	Around year 2003-04 or thereabouts.
	b) Whether full consideration has been paid proper title document for verification	Full consideration has been paid by present owner.
	c) In Which floor / storey flat is located	Flat is on third floor.
5	If the property is of a commercial type state:	Property is not a commercial.
	a. For what purpose the same is well suited (Office purpose / Business etc.)	-
	b. The Present activity/Business being conducted	-
6	If the property is agricultural -State	Property is not Agricultural.
	a. Whether dry or wet lands	
	b. Irrigation facilities available	
	c. Type of crops grown and annual yield /income in the previous years	
7	Whether the building/ Property is constructed strictly according to the sanctioned plan. Please provide no section plan no- detail of variation noticed if any and effect of the same on the valuation to be dealt with specifically.	Commencement Certificate, Occupation Certificate and Sanctioned plan were not provided at the time of inspection.
8	Municipal Ward No.	
9	Postal address	Flat No. 305 On third Floor In 'A' Wing in "Jyoti CHS Ltd." Situated near Bank of Baroda, Geeta Nagar, Bhayander West, Dist. Thane - 401 101.
10	Area of the plot/ land (supported by a plan)	Not applicable - as property under consideration is a residential flat in building
	Area of the flat	
	Carpet Area	367 Sft carpet



	Built up area	400 Sft. built up.
	Super built up	495 Sft super built up.
11	Layout plan of the layout in which the asset is located	Details with owner.
12	Details of roads abutting the asset	Off Fatak Road.
13	Demarcation of the asset under valuation on a neighbourhood layout map	Please find attached sheet.
14	Description of adjoining properties :	
	East	Shree Simphony.
	West	Bhageshwari Building.
	North	Municipal Road and then Mittal Court.
	South	Municipal Road.
	Boundaries of flat	
	East	Flat No. 306.
	West	Open.
	North	B Wing.
	South	Lift.
15	Survey no. if any	Old S. No. 44 New S. No. 22 of village Bhayander.
16	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of	Ground plus three upper floors. Building is constructed in year 1991.
17	Making alterations / additional constructions with details, full details of specifications to be appended along with building plans and elevations.	It is a one bedroom hall kitchen flat.
18	Any other aspect	Nil.
<b>C. Town Planning parameters (If applicable)</b>		
1	Master plan provisions related to the property in terms of land use and sanction no	Residential.
2	Planning area / Zone	Residential.
3	Development Controls	Residential Development.
4	Zoning regulations	Residential use of premises.
5	FAR /FSI permitted and consumed	As per DC Rules.
6	Ground coverage	As per Sanctioned Plan.
7	Transferability of development rights if any, building bye law provisions as applicable to the property viz. setbacks, height restrictions, etc.	Not Applicable.
8	Comment on surrounding land uses and adjoining properties in terms of usage	Middle class residential.
9	Comment on unauthorized	Not applicable.



	constructions if any	
10	Comment on demolition proceedings if any	Not applicable.
11	Comment on compounding/regularisation proceedings	Not applicable.
12	Comment on whether OC has been issued or not. OC certificate no	Not provided.
13	Any other aspect	
<b>D. Legal aspects</b>		
1	Ownership documents	Agreement dated 28 – June – 2002 between Mr. P. Raghupathy and Mr. Rajesh Mohanlal Tailor Along With Mrs. Pushpa Rajesh Tailor.
2	Names of owner/s	Mr. Rajesh Mohanlal Tailor Along With Mrs. Pushpa Rajesh Tailor.
3	Title verification	Bank to carry out the same.
4	Details of Leases if any,	Not known.
5	Ordinary status of freehold or leasehold including restrictions on transfer	As per available information it is a freehold plot.
6	Agreement of easement if any,	Valuer is not aware – if any.
7	Notification for acquisition if any,	Valuer is not aware – if any.
8	Notification for road widening if any,	Valuer is not aware – if any.
9	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be enclosed with the report.	Not applicable.
10	Comment on transferability of the property ownership	Please obtain legal opinion in this regards, property is valued supposing it is freely transferable.
11	Comment on existing mortgages /charges/encumbrances on the property if any	Lender / Financial Institution have to obtain details.
12	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Valuer is not aware about any such details.
13	Building plan sanction, illegal constructions if any done without plan sanction/ violations.	Nil.
14	Any other aspect	
<b>E. Economic aspects</b>		
1	Is the property self-occupied or tenanted. if tenanted,	At the time of visit flat was in possession of leave and licensee.
	a. Name of the tenant/s	Mr. Krishnakumar Mishra – Leave and Licensee
	b. Contact no.	-
	c. Since how long he is occupying the	Details with owners.



	house/ building	
	d. Monthly rent	Details with owners.
	e. copy of rent agreement/ lease agreement (mandatory)	Not provided.
2	Taxes and other outgoings	Client to provided details.
3	Property insurance	Details not available.
4	Monthly maintenance charges security charges etc.	Client to provided details.
5	Is this a disputed property, if yes details	Details not available.
6	Any other aspect	
<b>F.</b>	<b>Socio-Cultural aspects</b>	
	Descriptive account of the location of the asset in terms of the social structure of the area, population ,social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, Etc.	This area is an urban residential locality.
<b>G.</b>	<b>Functional and utilitarian aspects</b>	
	Description of the functionality and utility of the asset in terms of:	Very Good.
	1.Space allocation,	
	2.Storage spaces,	
	3. Utility of spaces provided within the building,	
	4.Any other aspect	
<b>H</b>	<b>Infrastructure availability</b>	
1	Description of aqua infrastructure availability in terms of	
	a. Water Supply	Available from Mira-Bhayander Municipal Corporation.
	b. Sewerage /Sanitation	Provided.
	c. Storm water drainage	
2	Description of other physical infrastructure facilities viz.	
	a. Solid waste management	Available.
	b. Electricity	Available.
	c. Roads and public transportation connectivity	Good.
	d. Availability of other Public utilities nearby	Bhayander Railway Station to commute Mumbai area.
3	Social infrastructure in terms of	Available nearby.
	a. School	
	b. Medical Facilities	
	c. Recreation facilities in terms of parks and open spaces	



<b>I.</b>	<b>Marketability</b>	
	Analysis of the market for the property in terms of	
1	Locational attributes	Building is situated in urban middle class residential locality.
2	Scarcity	Properties are not scarce in this area, and many buildings in this area have well demarcated plot, open space, etc.
3	Demand and supply of the kind of subject property	Demand is modest and supply is low.
4	Comparable sale prices in the locality.	Varying from INR 6,500 to INR 7,500/Sft. Super built up.
<b>J.</b>	<b>Engineering and technology aspects</b>	
	Description of engineering and technology aspects to include	
1	Type of Construction	RCC
2	Materials and technology used,	RCC, brick walls, aluminium glass sliding windows provided.
3	Specifications,	RCC super structure.
4	Maintenance issues	Around 2 % of construction cost.
5	Age of the building	Around 31 years.
6	Total life of the building	29 years - if proper care of RCC super structure is taken.
7	Extent of deterioration	Not seen.
8	Structural safety	Building is in good condition.
9	Protection against natural disasters viz. Earthquakes	Not provided.
10	Visible damage in the building if any	There is no visible damage to the building.
11	Common facilities viz. lift, water pump, lights, security systems, etc.,	Provided.
12	Systems of air – conditioning,	Not provided.
13	Provision for fire-fighting, copies of plans and elevations of the building to be included.	Client to provide copies.
<b>K</b>	<b>Environmental factors</b>	
1	Use of environment friendly building materials, Green building techniques if any,	It is not a green building.
2	Provision for rain water harvesting, use of solar heating and lighting systems, etc.,	Solar heating and lightning system are not provided.
3	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	There are no environmental pollutants in vicinity.
<b>L</b>	<b>Architectural and aesthetic quality</b>	
	Descriptive account on whether the	It is not a modern building.



	building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	
<b>M</b>	<b>Valuation</b>	
1	Basis of present valuation	Comparative Method.
	a. Present depreciated value	Not considered.
	b. Market value (495 Sft x INR 10,000/-)	<b>INR 49,50,000/-</b>
	c. Rate adopted	INR 7,000/Sft. Super built up.
	d. Basis for the adopted rates	Market feedback.
	e. Whether the adopted rates are Commensurate with the rates adopted by the Registrar's office? In case of wide variation, please specify reasons	
	f. Whether the adopted rates have any relationship with those adopted by the IT Department	
	g. Whether the rates are based on prevalent rates in the area, if so, the basis for accepting the same	
2	Value of property as per guidance / circle value / approved Govt. Rate.	
3	Value of property based on recent sale transaction (not more than 6 months) for similar property in the same location.	-
4	Please verify the value of property available in public domain and real estate portal such as:	<a href="http://www.Magicbricks.com">www.Magicbricks.com</a> <a href="http://www.99acres.com">www.99acres.com</a> <a href="http://www.commonfloor.com">www.commonfloor.com</a> <a href="http://www.Makaan.com">www.Makaan.com</a>
5	Confirmation that the property has independent Access and not land locked.	Available from Municipal Road.
6	Geo location with longitude and latitude of the Property with photographs.	19.297931301262636, 72.85102441545774
7	In case of increase in present valuation over the previous valuation, then furnish the specifications, basis for the increase in value and the details of valuation.	-
8	Whether the building is insured, if so	Not known.
	a. For what value	-
	b. Against what risks	-
	c. Date of expiry of insurance	-
9	<b>Realisable value</b>	<b>INR 44,55,000/-</b>
	In case the bank were to sell the	<b>INR 39,60,000/-</b> (As bank normally does)



	property what would be the approximate realistic value (forced sale value)	distress sale and bank auctions are cornered and distress value is around 80 % price of fair market value.)
10	Sources of information for arriving at Forced Sale Value.	
11	Whether the said property was valued Earlier? If so,	Yes.
	a. Date of valuation	05 - August - 2017
	b. Name and address of the valuer	D. R. Shetty and Associates, Borivali
	c. whether in the approved panel of the Bank	Yes.
	d. Purpose of earlier valuation	To avail bank finance.
	e. Basis of valuation	Comparative Method.
	f. Also submit / enclose a copy of the earlier valuation report	Copy with bank.
<b>N</b>	<b>Declaration</b>	
<p>I hereby declare that:</p> <p>a) The information provided is true and correct to the best of my knowledge and belief.</p> <p>b) The analysis and conclusions are limited by the reported assumptions and conditions.</p> <p>c) I have no direct or indirect interest in the asset valued</p> <p>d) I/my authorized representative by the name of Shailendra Chavan who is also a 'Valuer', has inspected the subject property on 04 - July - 2022.</p> <p>e) I am a 'valuer' as per the existing provisions in category CCIT/THN/CAT- 1/42/2014-15 and fulfil the education, experience and other criteria laid out therein.</p> <p>f) No complaints have been registered against me with CBI, serious fraud investigation cell and courts and also not black listed by any other Bank.</p> <p>Name and address of the valuer SANJAY S. RANADE 2 SMRUTI VINAYAK CHS S. V. ROAD NAUPADA THANE 400602 Name of valuer Association of which I am a bonafide member in good standing Royal Institute of Chartered Surveyors (RICS) Membership Number 1301280 Signature of the valuer ..... Date 06 - July - 2022 Tel. No 022 -25424398 Mobile No. 9322276904 E-Mail <a href="mailto:ranadeandassociates@gmail.com">ranadeandassociates@gmail.com</a></p> <p>Enclosures: Layout plan of the area in which the asset is located Building plan Floor plan Photographs of the property being valued Any other relevant documents / extracts</p>		

DECLARATION

We, 1) Shri RAJESH MOHANLAL TAILOR, 2) Smt. PUSHPA RAJESH TAILOR., an adult Indian Inhabitants resident Flat NO. 305, Jyoti CO-OP. HSG. SOC. LTD., Geeta Nagar, BHAYANDER (West) 401 101 do hereby state and declare on oath as under.

we declare that we have purchased the Flat bearing NO. 305 on third floor of the Building known as Jyoti CO-OP. HOUSING SOC. LTD. Geeta Nagar, Bhayander (West) 401101 from Shri P. Raghupathy.

we further declare that we want to do the Registration as of now. And now vendor is not available, and co-operating in registering the above said Flat. That is why we want to do the Registration of the said Flat by ourselves i.e by the purchasers.

The details of the Agreement for sale for Flat No:305 is given below :-

Date of Execution of Agreement : 28TH Juer 2002.  
 Name of the Seller : Shri P. Raghupathy.

Name of the Purchaser : Shri Rajesh M. Tailor.  
 : SMT. Pushpa Rajesh Tailor.

Particulars of Flat : FLAT NO.305, third FLOOR  
 Jyoti CHS LTD

Area of Flat : 396 sq.ft BUILT UP 36.79

Total consideration : Rs.2,50,000/-

We declare that we will be responsible for the consequence incurred due to the Registration of the said flat purchased by ourselves i.e by purchasers.

The Registration Authority will not be held responsible in any of the consequences due to the Registration of the said Flat.



द.न.न.-७

दस्तावेज क्रमांक १२२५ १२००९.

१/२५

भारत 51309  
 163489  
 R.0000100f-P85497  
 APR 20 2009  
 SPECIAL ADHESIVE  
 11:07  
 INDIA STAMP DUTY MAHARASHTRA

For THE BANK LTD.  
 The Apool Co. Proprietary Pvt. Ltd.  
 Bhayander Branch, Geeta Nagar,  
 Tulsai Road, 1st Floor,  
 Pimpri, Shivajinagar,  
 Pune (Maharashtra) - 411 004  
 S/STP(V)/1005/2002/2012

The Agreement dated 28TH June , 2002 . is herewith at tached as Annexure

SCHEDULE OF THE PROPERTY

Flat No.305 admeasuring about 396 sq.fts ( Built up) 36.79 sq. mtr in the building known as Jyoti CHS LTD., Geeta Nagar,OAD, BHAYANDER (WEST) constructed on OLD SURVEY NO.44, New Survey no. 22, in village known as BHAYANDAR,BHAYANDER (W) 401 101

We STATE THAT WHATEVER STATED HEREIN ABOVE IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

WITNESSES

1. *Marsha S. Sondagar*

2. *[Signature]*

*[Signature]*  
SHRI RAJESH MOHANLAL TAILOR.

*[Signature]*  
SMT. PUSHPA RAJESH TAILOR.

DEPONENTS

DATED THIS *20<sup>th</sup>* DAY OF 2009,

Customer's Copy  
**THE KAPOL CO-OP. BANK LTD.**  
FRANKING DEPOSIT SLIP  
Branch **BHAYANDAR 16649** Date *20/4/2009*  
Pay to : Acct. Stamp Duty

Franking Value	Rs. 100
Service Charges	Rs. 10
TOTAL	Rs. 110

Name & Address of the Stamp duty paying party  
**MR. RAJESH M. TAILOR**  
*Flat No 305 3rd Floor Jyoti*  
*Co-op HSG Soc Ltd Geeta*  
*Nagar Bhy(W) 401101*

Mobile No. *28192210*

Desc. of the Document

DD/ Cheque No.

Drawn on Bank

(For Bank's Use only)

Tran ID

Franking Sr. No.

Cashier



ड.न.न.-७  
दस्तावेज क्रमांक *9/25* 17009  
2/24



4/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

टनन7

दस्त क्र 1928/2009

9:48 pm

सह दु.नि.ठाणे 7

3/4

क्रमांक : 1928/2009

पत्राचा प्रकार : घोषणा पत्र

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: श्री राजेश मोहनलाल टेलर - - पत्ता: घर/फ्लॅट नं: 305 गल्ली/रस्ता: - ईमारतीचे नाव: ज्योती को ऑप हौ सासा लि. गिता नगर ईमारत नं: - पेठ/वसाहत: - शहर/गाव: भाईदर प तालुका: - पिन: -	लिहून घेणार वय 42 सही		
नाव: श्रीमती पुष्पा राजेश टेलर - - पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 40 सही		
नाव: - - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही



दस्त गोषवारा भाग - 2

टनन7

दस्त क्रमांक (1928/2009)

8127

दस्त क्र. [टनन7-1928-2009] चा गोषवारा  
बाजार मूल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:1928 दिनांक:20/04/2009  
पावतीचे वर्णन  
नाव: श्री राजेश मोहनलाल टेलर - -

दस्त हजर केल्याचा दिनांक :20/04/2009 01:34 PM  
निष्पादनाचा दिनांक : 20/04/2009  
दस्त हजर करणा-याची सही :

6000 :नोंदणी फी  
500 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

6500: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 7

दस्ताचा प्रकार :64) घोषणा पत्र  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 20/04/2009 01:34 PM  
शिवका क्र. 2 ची वेळ : (फी) 20/04/2009 01:38 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 20/04/2009 01:39 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 20/04/2009 01:39 PM

दस्त नोंद केल्याचा दिनांक : 20/04/2009 01:39 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) हर्षा एस सोडागर- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: भाईदर प

तालुका: ठाणे

पिन: -

2) अशोक टेलर- - ,घर/फ्लॅट नं: वरिलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

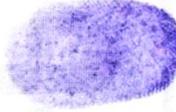
पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Harsha. S. Sondegar



दु. निबंधकाची सही  
सह दु.नि.ठाणे 7

दस्तावेज करणेस येते की  
दस्तावेज एकूण

घर आदेश

सह. मुख्य निबंधक ठाणे-७



वसुधत नोदरेनाही

पुस्तक क्रमांक ०११  
क्रमांक वर नोंदला

सह. मुख्य निबंधक ठाणे क्र. ७  
तारीख २० एप्रिल सन २००९



विनायक लक्ष्मण गोळे  
 ★ परवाना धारक मुद्रांक विक्रेता ★  
 १६, ए. पी. आर्टे ऑफिस सेंटर,  
 संजय होटल समोर, एल. वी. एस मार्ग  
 भाणूर (विशखा), मुंबई-४००. फोन:- २६५२४०२  
 रकम: 29888 दिनांक: .....  
 पाना वता स्वर्गपत्रा..... स्वायकंतर पंजर थिकला.

13 JUN 2002

SAI TYPING

Impounded under Section 5B  
 of Bombay Stamp Act 1958

AGREEMENT

*[Signature]*  
 Collector of Stamps Thane

THIS AGREEMENT IS MADE AND ENTERED IN TO THIS 28<sup>TH</sup>. JUNE, 2002 BETWEEN SHRI P RAGHUPATHY, ADULT, INDIAN INHABITANT, RESIDING AT MIRA ROAD, TALUKA & DISTRICT THANE, HEREINAFTER REFERRED TO US "THE TRANSFEROR" ( WHICH EXPRESSION SHALL UNLESS IT BE REPUGNANT TO THE CONTEXT OR MEANING TO BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS ) OF THE ONE PART,

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AND

MR. RAJESH MOHAN LAL TAILOR AND MRS. PUSHPA RAJESH TAILOR ADULT, INDIAN INHABITANT, RESIDING AT BHAYANDER HEREINAFTER REFERRED TO US THE " TRANSFEREE " ( WHICH EXPRESSION SHALL UNLESS IT BE REPUGNANT TO THE CONTEXT OR MEANING THEREOF IT BE DEEMED TO MEAN AND INCLUDE HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS ) OF THE OTHER PART.

: 2 :  
WHEREAS THE TRANSFEROR IS THE MEMBER OF THE SOCIETY KNOWN AS BAGESHREE ( JYOTI ) APARTMENT CO- OPERATIVE HOUSING SOCIETY LIMITED, A SOCIETY DULY REGISTERED UNDER THE MAHARASHTRA CO- OPERATIVE SOCIETIES ACT,1960, AND BEARING REGISTRATION NO. TNA/HSG/TC/6813/1993-94, DATED..... ( HEREINAFTER REFERRED TO AS " THE SAID SOCIETY" ) AND AS SUCH IS HOLDING FIVE SHARES OF THE SAID SOCIETY BEARING DISTINCTIVE NOS:..... TO ..... BOTH NUMBERS INCLUSIVE ISSUED SHARE CERTIFICATE NO : ..... DATED ..... HEREINAFTER FOR THE SAKE OF BREVITY REFERRED TO AS "THE SAID SHARES" ).

AND WHEREAS TOGETHER WITH SHARES THE TRANSFEROR ARE ALSO USING AND OCCUPYING FLAT NO : 305, THE AREA OF THE FLAT 495 SQ.FTS. ( SUPER BUILT UP ) ON THE THIRD FLOOR, OF THE BUILDING KNOWN AS JYOTI APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED, CONSTRUCTED ON A PLOT OF LAND BEARING OLD S.NO : 44, NEW S. NO : 22, ADMESURING 717 SQ.YARDS, AT FATAK ROAD, OPP. KAMLA PARK, BHYANDER (W), TALUKA & DISTRICT THANE, WITHIN THE LIMITS OF MIRA BHYANDER MUNICIPAL COUNCIL IN THE REGISTRATION DISTRICT SUB-DISTRICT OF THANE, ( HEREINAFTER FOR THE SAKE OF BREVITY REFERRED TO AS " THE SAID FLAT" ).

AND WHEREAS THE TRANSFEROR HAVE AGREED TO TRANSFER TO THE TRANSFEREE THE SAID SHARES TOGETHER WITH THE FLAT WITH THE CONSIDERATION AND ON THE TERMS AND CONDITIONS CONTAINED HEREINAFTER



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NOW IT IS AGREED CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES

HERETO AS UNDER :

1. THAT THE TRANSFEROR SHALL SALE AND TRANSFER TO THE TRANSEREE  
THE SAID GIVE SHARES AND THE SAID FLAT AT OR FOR THE COSIDERATION  
OF RS. 2,50,000/- ( RUPEES TWO LAKHS FIFTY THOUSAND ONLY ). TO BE PAID BY THE  
TRANSFEREE TO THE TRANSFEROR AS HEREINAFTER MENTIONED :

RS. 2,50,000/- ( RUPEES TWO LAKHS FIFTY THOUSAND ONLY ) TO BE PAID ON OR  
BEFORE THE EXECUTION OF THIS AGREEMENT ( THE TRANSFEROR

DO HEREBY ADMIT AND ACKNOWLEDGE HEREUNDER THE RECEIPTS

THEREOF AND EVERY PART THEREOF AND ABSOLUTELY AND FOREVER  
ACQUITS, RELEASE AND DISCHARGES THE TRANSFEREE OF THE SAME ).

2. IT IS MADE CLEAR AND IT IS AGREED CONFIRMED AND DECLARED BY THE  
TRANSFEROR AND THE TRANSFEREE THAT TRANSFEREE SHALL ALONE BE  
RESPONSIBLE AND LIABLE TO PAY THE STAMP DUTY UNDER THE BOMBAY  
STAMP DUTY ACT, AS PER PREVAILING MARKET RATE AND SHALL FURTHER  
BE RESPONSIBLE FOR REGISTRATION OF THE SAID DOCUMENT. THE  
TRANSFEREE SHALL ALONE BE RESPONSIBLE TO PAY THE STAMP DUTY  
AS



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ABOVE MENTIONED AND IF THE SAME IS NOT PAID THEN THE TRANSFEREE SHALL BE LIABLE TO PAY THE PENALTY, FINE OR INTEREST ETC. LEVIED BY THE CONCERNED AUTHORITIES ON THE SAID DOCUMENT. THE SOCIETY SHALL UNDER NO CIRCUMSTANCES BE RESPONSIBLE AND LIABLE TO PAY THE SAME.

3. THE TRANSFEROR AGREE TO HANDOVER TO THE TRANSFEREE ALL RECEIPTS WRITINGS AND PAPERS PERTAINING TO THE SAID SHARES AND THE SAID FLAT AND INCIDENTAL RIGHTS THERETO AND SHALL GET THE SAID SHARES ONLY TRANSFERED IN THE RECORDS OF THE SOCIETY TO THE NAME OF TRANSFEREE
4. THE TRANSFEROR HEREBY AGREE THAT AFTER MAKING FULL AND FINAL PAYMENT THE TRANSFEROR SHALL HANDOVER QUIET, VACANT AND PEACEFUL POSSESSION OF THE SAID FLAT TO THE TRANSFEREE.
5. IT IS AGREED BETWEEN THE TRANSFEROR AND TRANSFEREE TO EXECUTE THE NECESSARY INSTRUMENT OF TRANSFER OF THE SAID SHARES AND THE SAID FLAT AND TO LODGE THE SAME WITH THE SAID SOCIETY TOGETHER WITH THE SHARE CERTIFICATE OF THE SAID SHARES FOR THE PURPOSE OF TRANSFERRING THE SAID SHARES AND THE SAID FLAT TO THE NAMES OF THE TRANSFEREE IN THE RECORD OF THE SAID SOCIETY.
6. THE TRANSFEROR FURTHER AGREES AND UNDERTAKES TO OBTAIN ALL THE NECESSARY SANCTIONS, PERMISSIONS AND SIGNS ON ALL SUCH DOCUMENTS AND PAPERS AND TO DO OR CAUSE TO BE DONE ALL SUCH FURTHER ACTS, DEEDS, MATTERS OF THINGS AS MAY BE NECESSARY AND EXPEDIENT FOR ABSOLUTELY AND EFFECTIVELY TRANSFERRING THE SAID SHARES AND THE SAID FLAT IN FAVOUR OF THE TRANSFEREE.

P. Raghupathy

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MATTERS THINGS PAPERS OR DOCUMENTS AS SHALL BE REASONABLY REQUIRED BY THE TRANSFEREE FOR FULLY AND PERFECTLY TRANSFERRING ASSIGNING AND VESTING THE SAID FLAT AND THE SAID SHARES UNTO THE TRANSFEREE FOR THE TRANSFEREE'S BENEFIT.

IN WITNESS WHEREOF THE PARTIES HEREBY HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN



SCHEDULE

FLAT NO. 305, ADMEASURING 495 SQ.FT'S. (SUPER BUILT UP) ON THE THIRD FLOOR, OF THE BUILDING KNOWN AS JYOTI APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED, CONSTRUCTED ON A PLOT OF LAND BEATING OLD S. NO. <sup>New 22</sup> 22, ADMEASURING 717 SQ YARDS AT TALUKA & DISTRICT THANE, WITHIN THE LIMITS OF MIRA BHAYANDER MUNICIPAL COUNCIL IN THE REGISTRATION DISTRICT SUB-DISTRICT OF THANE.

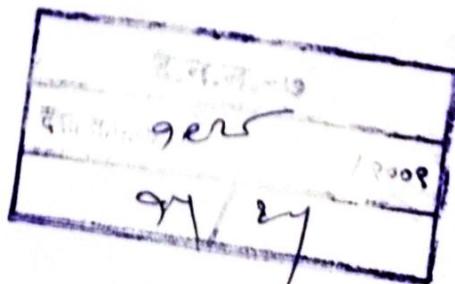
SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED TRANSFEROR SHRI P. RAGHUPATHY IN THE PRESENCE OF.

*P. Raghupathy*

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED TRANSFEREE SHRI RAJESH MOHANLAL TAILOR AND MRS. PUSHPA RAJESH TAILOR IN THE PRESENCE OF

*R. Tailor*  
*श्री ६९१*

*P. Raghupathy*









# JYOTI Co-op Hsg. Soc. Ltd.

Regd. No. T.N.A. / (T.N.A.) / H.S.G. / (T.C.) / 15720 / 2004 - 2005  
Geeta Nagar, Fatak Cross Road, Bhayandar (W.), Pin. 401 101.

Certificate No. 25

Flat / Shop / No. 305

Members's Regn. No. 25

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares of Rs. 50/- only

## SHARE CERTIFICATE

This is to certify that Shri/Smt./Ms. Rajesh M. Tailor

is the Registered Holder of Five fully Paid up Shares of

Rs. FIFTY each numbered from 121 to 125 (both inclusive)

in **JYOTI CO-OP. HSG. SOCIETY. LTD.**, Geeta Nagar, Fatak Cross Road, Bhayandar (W.), Pin. 401 101.

Subject to the Bye-laws of the said Society.

**Rs. 250/-**



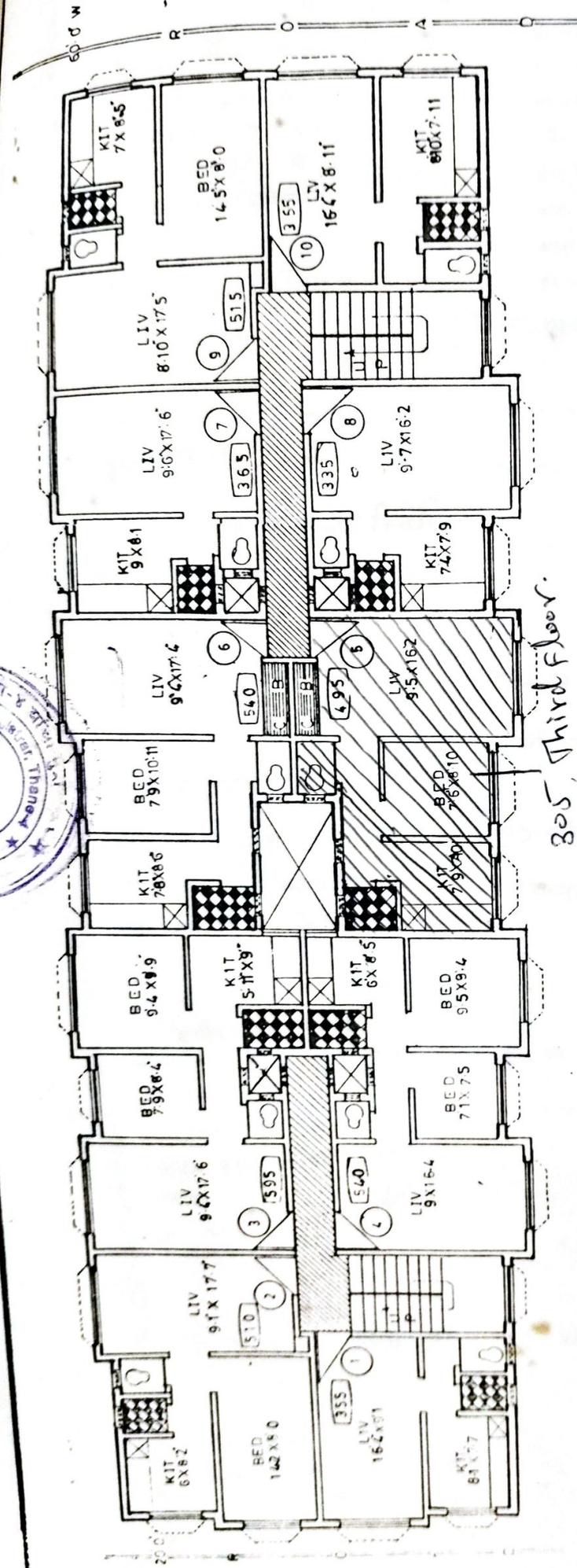
Given Under the Common Seal of the Society

at this on 16th day of January 2005

Chairman [Signature]

Secretary [Signature]

Committee Member [Signature]



305, Third Floor.  
 137222  
 P. Raghunathay.

TYPICAL FLOOR PLAN (B)		ARCHITECT & CONSULTANT
BUILDERS		ARCH. DESIGNERS
SONAL DEVELOPERS		CONSULTANT
SHOP NO. 16		62 GARDEN VIEW
KAMLA PARK		NARAYAN NAGAR
60'W PHATAK CROSS ROAD		BHAYANDAR W
BHAYANDAR (W)		SCALE DRAWN BY JOB NO.

