

Ref. No.: 2016 1477

Date: 20 - October - 2016

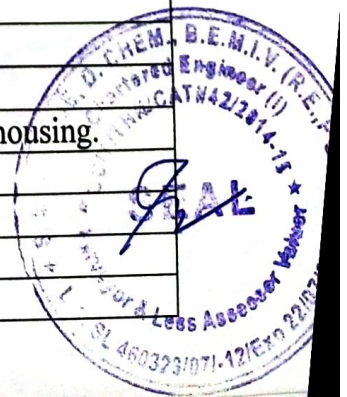
To,
The Branch Manager,
Vijaya Bank,
Louiswadi Branch,
Louiswadi, Thane (W).

VALUATION REPORT OF RESIDENTIAL FLAT NO. 401, ON FORTH FLOOR,
OF "HAPPY VALLEY PHASE I CHS LTD" ON CHITALSAR MANPADA,
TIKUNJI WADI ROAD, IN THANE (WEST).

NAME OF CLIENT : MRS. SAVITA SUBRAO LANDGE ALONG WITH MR.
SUBRAO P. LANDGE.

As per your instructions valuation of flat of Mrs. Savita Subrao Landge along with
Mr. Subrao P. Landge was undertaken for security purpose. To estimate market value
for the same, the flat was visited for inspection and verification through valuation
angle on 19 - October - 2016 and findings are as follows;

Sr. Nos.	Descriptions	Remarks
1	Purpose of valuation	To avail Bank finance
2	Date of visit	19 - October - 2016.
3	Persons accompanying/ available at the site at the time of visit/ inspection/ valuation	Mr. Rajiv Kanojia - Representative of Owner. Mr. Vinayak Hegde - Branch Manager - Louiswadi Branch.
4	a) Complete address of the property (Door No. street/ Cross Road Survey No. etc.)	Flat no. 401 on fourth floor in Bldg, No. A-1 in "Happy Valley Phase I CHS Ltd." in "Happy Valley Homes" situated on Chitalsar Manpada, Tikujini Wadi Road, in Thane (West). Gut. No. 59, H. no. 1 (p), 13 (p), 20 (p), 28 (p) of village Chitalsar Manpada. Soc. Reg. No. : TNA / (TNA) / HSG / (TC) / 11999 / 2000.
	Boundaries	
	East	MTNL Office.
	West	Kotahri Compound.
	North	Maharashtra State Warehousing.
	South	Tikujini Wadi Road.
	Global co-ordinates	
	Latitude	19.237631.
	Longitude	72.970209.



5	Title of the property	
	a) Name and address of the owner	Mrs. Savita Subrao Landge along with Mr. Subrao P. Landge.
	b) Since how long owning the property	Since 28 - March - 1998.
	c) Whether joint / ownership others	It is joint ownership.
	d) In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	Details are not available but normally it is 50 % each.
	e) Whether assessed to wealth Tax if so wealth Tax paid	Details with owner.
	f) Corporation Tax paid 1) Amount 2) Year of Assessment 3) Date of payment	Yes, directly paid by society.
	g) Agreement of assessments and if so attach copies	Details with owner.
	h) Restrictive Clause as to use if any (whether Building use Certificate from the Corporation has been obtained etc.)	No restrictive clause only residential use of premises.
6	a) Local advantages/ disadvantages	Facilities and amenities for residential use such as banks, market place, etc. are available nearby. Building is easily approachable by T.M.T. buses and rickshaws from Thane railway station.
	b) Classification of locality Higher class/ Middle class/ Poor class	Upper and middle class residential.
	1) Civic amenities	T.M.T. buses, and rickshaws available to commute to Thane Railway Station, lights and roads are also available.
	2) Proximity to surface communication	Railway available from Thane Railway Station.
	3) Distance from the city/ Municipal limits	Within Thane Municipal Corporation limits.
	4) If the property is not within the City / Town / Municipal limits, then state property from them	Not applicable.
	a) Municipal office b) Municipal limits	
	5) Disadvantage, if any to be specified	As a residential place - nil.
7	Title of the property	
	a) Whether Freehold	Flat is freehold.
	b) If not freehold, what is the un expired period of the lease?	Not applicable.
	c) If leasehold, name of the lessor / lessee, nature of lease date of renewal of lease	Not applicable.
	d) Distance from the city/ Municipal limits	Not applicable.
	e) Unearned increase payable to the lessor in the event of sale or transferor	Not applicable.



8	Type of the property - whether	
	a) Agricultural	Property is not agricultural.
	b) Industrial	Property is not industrial.
	c) Residential (Any restrictive clause for sale etc. to be furnished)	Property is residential.
	d) Commercial	Property is not commercial.
	e) Institution	Property is not institutional.
	f) Others (specify)	Not applicable.
9	What is the - -	
	1) Year of acquisition/ purchase of flat	Photocopy of sale agreement dated 28 - March - 1998 between Tanna Home Life Pvt. Ltd. and Mrs. Savita Subrao Landge along with Mr. Subrao P. Landge.
	2) Value/ purchase price paid	Rs. 8,10,000.00 - agreement value.
	3) Year of construction of super structure/ purchase of building	In year 1998 or thereabouts.
	4) Number of floors/ stories	Stilt plus seven upper floors with lift.
	5) Year of completion	In year 1998 or thereabouts.
	6) Cost of construction	around Rs. 2,500/Sft.
	7) Additions / improvements carried out if any state briefly nature of additions/ improvements total cost thereof	Nil.
	8) Rate and amount of depreciation	2 % per annum.
	9) Present written down value	Details are not available.
	10) Valuer's opinion regarding the present condition/ state of building	
	11) Estimated future life	around 40 years - if proper care and periodic maintenance of super structure is taken.
10	1) Area of flat to be supported by a map showing shape, dimensions and physical	64.5 Sq. Mtr. or says 694 Sft. carpet or say 833 Sft. built up.
	Saleable area of flat	972 Sft. - super built up.
	2) Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If so, give details	No.
	3) Area of building/ constructed portion (state separately for factory, administration, building staff quarters, etc.	Not applicable.
	4) Type/ Class of construction	RCC super structure.
	5) Service items available (list of all the items to be provided - such as lifts, bore well, pump, embedded motors DG set, water supply sanitary disposal systems, canteen stores, etc.)	Water supply, lights and Sanitation system is available from Thane Municipal Corporation. Parking space available in society premises.
11	If the property is industrial - -	Property is not industrial
	a) State for what type of activity / industry the premises well suited	
	b) Sanctioned / connected Power Load	
	c) Type of activity presently going on at the premises	



12	Whether the property is Residential flat/ apartment if so, then state	Property is residential.
	a) When building was constructed	In year 1998 or thereabouts.
	b) Whether the full consideration has been paid and proper titles documents obtained and produced for verification	Part payment has been made by buyer.
	c) In which floor / storey, flat are located	Fourth floor.
13	If the property is of a commercial type - state	Property is not commercial.
	1) For what purpose the same is well suited (office purpose/ business etc.)	
	2) The present activity / business being conducted	
14	If the property is agriculture, 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	
15	Whether the building / property is constructed strictly according to the sanctioned plan - Details of verification noticed, if any, and effect of the same on the valuation to be dealt with specifically	Occupancy Certificate issued by Thane Municipal Corporation bearing No. V.P. No. 95055 / TMC / TDD / 1861 / dated 14 - October - 1998. Property Tax Bill of Thane Municipal Corporation indicates that it is an authorised property.
16	Whether the property is self-occupied or tenanted / let out if tenanted / let out	At the time of inspection flat is vacant and in possession of present owners.
	a) Since how long	Not applicable.
	b) To how many tenants	Not applicable.
	c) What is the total monthly income	Not applicable.
	d) If partly owner occupied, specify portion and extent of area under owner occupation	Not applicable.
17	Whether the said the property was valued earlier? if so	Not known.
	a) Date of valuation	Not applicable.
	b) Name and address of the valuer	Not applicable.
	c) Whether in the approved panel of the Bank	Not applicable.
	d) Purpose of earlier valuation	Not applicable.
	e) Basis of valuation	Not applicable.
	f) Also submit/ enclose a copy of the valuation report	Not applicable.
18	Basis of present valuation	
	a) Present depreciated value (as above) (under point no. 9)	To some extent.
	b) Market value	Rs. 97,20,000.00
	c) Rates adopted	Rs. 10,000/Sft. super built up.
	d) Insurance Value	Rs. 16,66,000 (833 Sft @ 2,000/Sft)
Flat under consideration is situated in "Happy Valley Phase I CHS Ltd." in "Happy Valley		



Homes" situated on Chitalsar Manpada, Tikujini Wadi Road, in Thane (West). Facilities and amenities for residential use are available nearby and it is an upper and middle class residential locality. Market rates for similar resale flats in this area are varying from Rs. 9,000 to Rs. 11,000/Sft. super built up. Considering above factors I value the above flat in the subject measuring 972 Sft. super built up @ Rs. 10,000/Sft. and hence for the flat market value of say Rs. 97,20,000.00 is reasonable.

	d) Basic for adopted rates	Market feedback.
	e) Whether the adopted rates are adopted by the Registrar's office? In case of wide variation, please specify reasons	Adopted rates are near higher than stamp duty rates.
	f) Whether the adopted rates have any relationship with those adopted by the IT departments	Not known.
	g) Whether the rates are based on prevalent rates in the area. If so, the basis for accepting the same	Yes, the rates are based on prevalent rates in the area
19	In case of increase in present valuation over the previous valuation, then furnish the specify reasons, basis for the increase the details of various	Not applicable.
20	Whether the building is insured, if no	Not known.
	a) For what value	Not applicable.
	b) Against what risks	Not applicable.
	c) Date of expiry of insurance	Not applicable.
21	In case the bank were to sell the property, what would be the approximate realizable value (forced sale value)	Around Rs. 77,76,000.00 (As bank normally does distress sale and bank auctions are cornered and distress value is around 80 % Price of fair market value.)
22	Source of information for arriving at the forced sale value	As observed in case of Auctions done by Institutes.

Declaration:

I hereby declare that

- 1) The Information furnished above is true to the best of my knowledge and belief.
- 2) I have no direct and indirect interest in the property valued.
- 3) My representative has visited the property on 19 – October – 2016.
- 4) I have not been found guilty of misconduct in my professional capacity.

Date: 20 – October – 2016

Place: Thane



Vijaya Bank

Lugwadi Thane (W)

4822687

HAPPY VALLEY PHASE I CO-OPERATIVE HOUSING SOCIETY LIMITED,

Chitalsar, Manpada, Thane (W).

Date : 25/11/2003

(Registered under Maharashtra Co-operative Societies Act 1950)

Registration No. TNA / (TNA) / HSG (TC) 11999/2000 Dt. 30-9-2000

Share Certificate



Share Cert. No. 013

Member's Register No. A1401

No. of Shares FIVE

This is to certify that Shri./Smt./M/s. SAVITA SUBRAO LANDGE & Mr. SUBRAO . P. LANDGE

is the Registered Holder of FIVE paid up shares of Rs. FIFTY each numbered from 061 - 065 both inclusive, in **HAPPY VALLEY PHASE I CO- OPERATIVE HOUSING SOCIETY LTD.,** Chitalsar, Manpada, Thane. Subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at **THANE** this 25th day of

NOVEMBER 20 03 under byelaw No. 9.

Treasurer

Secretary

Chairman

For Buildings No. 1, 2 & 3 only.
Still + 7 upper

V. P. No. 95055 TMC/TDD 1861 Date 14/10/98

To,
S. V. Deshmukh
Madhuban, Ram Maruti Road
Naupada, Thane-400 602.

Sub: Occupancy Certificate for Gut No. 59
H.No. 13(P) 20 (P) and 1(E) 28 (P) at
Village Chitalnar, Manpada, Thane.

Ref.: V. P. No. 95055
Your Letter No. 4933 dt. 12.10.98

Sir,
The part / full development / work / erection / re-erection or alteration in/of building / part building
No. 1803 situated at _____ Road/Street _____
Ward No. _____ Sector No. 4 S. No./C. I. S. No. 59 H. No. 13(P)
28(P) 1(P) 20(P)
Village/TPS No. Chitalnar Manpada under the supervision of S. V. Deshmukh Licensed
Surveyor/ Engineer/ Structural Engineer/ Supervisor / Architect/Licence No. CA/76/3262
may be occupied on the following Conditions.

- 1) पुढील बापर परवान्यापूर्वी सुधारित नकाशे प्रजूर करणे आवश्यक.
- 2) पुढील बापर परवान्यापूर्वी डी.पी. रोड वरील क्षेत्र ठाम्माच्या नावे करणे आवश्यक.
- 3) लिफ्ट बांधते व समीपत्र आपणावर बंधनकारक राहिल.
- 4) ड्रेनेज व पाणीपुरवठा विभागाचे दिलेल्या नाबरकत पत्रातील अटी बंधनकारक राहतील.

A set of certified completion plan is returned herewith.

सावधान

"मंजूर नकाशांनुसार बांधकाम करणे तसेच
विकास नियंत्रण नियमावलीनुसार आवश्यक त्या
परवान्या व घेता याबाबत बापर करणे, महाराष्ट्र
बांधकाम व नगर रचना अधिनियमाचे कलम ५२
नुसार पत्रलयात गुन्हा आहे. त्यासाठी जास्तीत
जास्त २ वर्षे काळ व रु. ५०००/- दंड होऊ शकतो."



Yours faithfully,



By: [Signature]
City Engineer
(Planning & Development)
Municipal Corporation of
the City of Thane.

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- E. E. (Water works), TMC
- Assessor, Tax Dept. TMC
- Vigilance Deptt. T. D. D. TMC



Rs. 52000/- Fifty Two Thousand

[Signature]
 Secy. Treasury Office

21 MAR 1998

Revenue Village

Flat/Shop/Office No. 401/A

¹³⁰⁰ Area Built up 860 sq ft

No. of Floors of Bldg. 7th

Consideration 8,10,000/-

Market Value 11,65,000/-

Stamp Duty 52000/-

AGREEMENT FOR SALE Paid 52000/-

This Agreement For Sale made at Thane this 28th day of March 1998 BETWEEN (1) Tanna Home Life Pvt. Ltd. (formerly known as M/s. Griffin Properties Pvt. Ltd. for itself and as the Constituted Attorney of (1) Smt. Niranjana K. Tanna, (2) Ms. Arti Kalyanji Tanna, (3) M/s. Tanna Traders Pvt. Ltd. (4) M/s. Nereid Finance & Leasing Pvt. Ltd., (5) Mr. Jagjivandas Jamnadas Tanna, (6) Mr. Mulraj Jamnadas Tanna, (7) Mr. Kishore Jamnadas Tanna, (8) Mr. Kamlesh Jamnadas Tanna, (9) M/s. Jhara Finance Pvt. Ltd., (10) Mr. Jitendra Jaganath Mehta, (11) Mr. Deven Jitendra Mehta, (12) Mr. Harshad Navnitrai Mehta, (13) Mr. Rohit Navnitrai Mehta, and (14) Mr. Hemant Navnitrai Mehta hereinafter referred to as the Builders (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators its Survivor or Survivors as the case may be and their assigns) of the One Part: AND Shri/Smt. SAVITA SUBRAO LANDGE / MR.

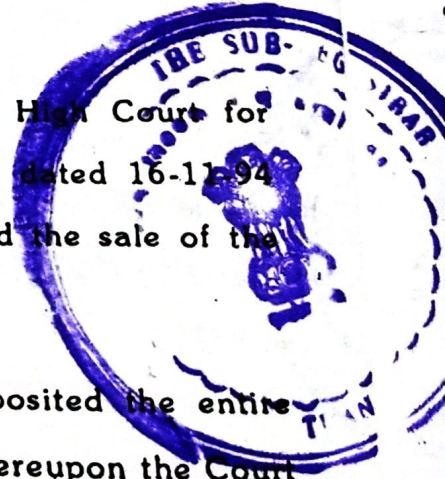
SUBRAO P. LANDGE residing at DURGA NAGAR

CHITALSAR MANPADA hereinafter referred to as 'the Flat Purchasers' (which expression shall unless it be repugnant to the context or meaning thereof shall mean

and include his/her/their heirs executors and administrators) of the Other Part:

W H E R E A S

1. One Fuel Injections Ltd. (in liquidation) (hereinafter referred to as "the Company") was inter alia seized and possessed of and/or otherwise well and sufficiently entitled to various pieces of land, hereditaments and premises situated at village Chittalsar, Manpada, admeasuring 52221 sq. mts. or thereabout alongwith buildings and structures standing thereon (hereinafter referred to as "the said property") and more particularly described in the First Schedule hereinafter written.
2. Pursuant to the Order passed by the Hon'ble High Court of Judicature at Bombay in Suit no.566 of 85 filed by ICICI against the Company and others, the Court Receiver High Court, Bombay was appointed as the Receiver of the said property more particularly described in the First Schedule hereunder written alongwith the Plant, machineries, furniture and fixtures, lying thereat and/or belonging to the said Company. By the said Order the Hon'ble High Court further directed the Court Receiver to sell the assets of the said Company.
3. Pursuant to the Order passed by the High Court of Judicature at Bombay the Court Receiver put up the said property for sale. The offer given by the Builders herein was declared to be the highest and accepted by the Court Receiver subject to the sanction by the High Court.
4. The Court Receiver submitted his report to the Hon'ble High Court for sanction of sale in favour of the Builders. By the Order dated 16-11-94 the Hon'ble High Court of Judicature at Bombay confirmed the sale of the said property in favour of the Builders herein.
5. The Builders herein have pursuant to the said Order deposited the entire consideration payable by them to the Court Receiver and thereupon the Court Receiver put the builders into possession of the said property more particularly described in the First Schedule hereunder written alongwith plant, machineries, furnitures and fixtures lying thereat and has issued his usual certificate confirming the sale.



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 1-2-1994
 B
 [Signature]

6. As a refer of M vaca prov
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6. As a result of Urban Land (Ceiling & regulations) Act, 1976 (hereinafter referred to as the "the Ceiling Act") which came into force in the State of Maharashtra on 17-2-1976, the Builders were not entitled to hold any vacant land in excess of the ceiling limit save and except as otherwise provided in the Ceiling Act.
7. The Builders herein have filed the requisite return as prescribed u/s. 6(1) of the Ceiling Act. By an Order dated 10-5-1995 passed by the Additional Collector and Competent Authority, ULC, Thane, u/s. 8(4) of the Ceiling Act, the said Additional Collector and Competent Authority declared that the entire holding of the Builders is within the Ceiling limit as prescribed under the Ceiling Act.
8. The Builders herein as the Co-owners have agreed to jointly develop the said property for residential/commercial purpose. The Builders have therefore made the necessary application to the Collector for change of user of the said property from Industrial to residential/commercial purpose. By an Order dated 30-8-95 the Collector permitted the Builders to use the said property for residential on the terms and conditions therein mentioned.
9. The Builders have appointed M/s. Access Architect for the preparation of the layout of the building to be constructed on the said property. The Builders have also appointed Mr. Shashi Deshmukh Architect for TMC purposes. The Builders have entered into a standard agreement with the said Architect who is registered with the Council of the Architects. The said agreement is as per the proforma prescribed by the Council of the Architects. The Builders have also appointed Mr. U. N. Kamat for the preparation of Structural Engineering and drawing in respect of the building, to be constructed on the said property. The Builders have agreed to accept the professional supervision of the said Architects and Structural Engineers or such other Architect and structural Engineers that may be appointed by them from time to time.



[Handwritten signature]

15. The Flat Purchasers have demanded from the Builders and the Builders have given inspection to the Flat Purchasers of all the documents of title relating to the said property including the order dated 16th October 1994 passed by the High Court of Judicature and the Certificate issued by the Court Receiver, High Court Bombay as well as the Order dated 10-5-1995 passed by the Additional Collector and Competent Authority (ULC), (NOC plans, designs and specifications prepared by the Builders, Architect and approved by the T.M.C. and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of permission of construction, sell, management and transfer) Act and rules made thereunder.

16. The Flat Purchasers have requested the Builders for Allotment of Flat no. 401 on the 4th floor of the building No. A-1 being constructed by the Builders on the part of the said property. A plan showing layout of the Flat agreed to be purchased by the Flat Purchasers is annexed hereto as Annexure "D".

17. The Flat Purchasers have prior to the execution hereof informed the Builders that neither the flat purchaser nor any member of his/her family as defined under the Ceiling Act, own any dwelling unit in the same urban Agglomeration.

18. Relying upon the aforesaid representation the Builders have agreed to allot to the Flat Purchasers flat No. 401 on the 4th floor of the building No. A-1 in **HAPPY VALLEY HOMES** to be known being constructed by the Builders on the part of the said property more particularly described in the First Schedule hereunder written on the terms and conditions hereinafter appearing.

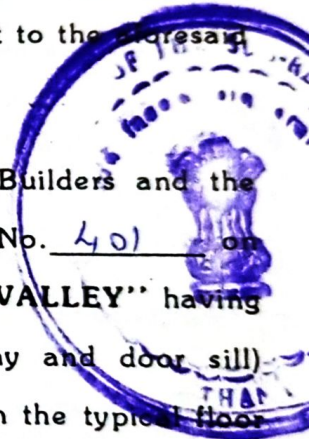
19. Under Section 4 of the said Act the Builders are required to execute a written Agreement for sale of the shops/flat to the Flat Purchasers, being these presents and also to register the said Agreement under the Registration Act.

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

1. The Builders are constructing building No.1 to 6 on Part of the said property more particularly described in the First Schedule hereunder written and shown on the plan hereto annexed as Annexure "A" hereto by comprising of stilt on ground floor level and 7 or more upper floors in "HAPPY VALLEY" in accordance with the building plans sanctioned/to be sanctioned by the Thane Municipal Corporation with such variation as the Thane Municipal Corporation or the Builders may deem fit and the Flat purchasers hereby consent to the same. PROVIDED THAT if such variation or modification adversely affect the area of the flat agreed to be purchased by the Flat purchasers, then and in such event, the Builders shall obtain prior consent of the Flat purchasers in writing : PROVIDED ALWAYS the Builders shall have fullest liberty to make any variation or alteration or amendment in any other building to be constructed on the said plot, or the location thereof, and the Flat purchasers shall not object to the aforesaid and hereby grant irrevocable consent to the same.

2. The Flat Purchasers hereby agree to purchase from the Builders and the Builders hereby agree to sell to the Flat Purchasers Flat No. 401 on 4th floor of the building No. A-1 in "HAPPY VALLEY" having carpet area of 64.5 sq.ft. (including area of balcony and door sill) (hereinafter referred to as the said Premises) and shown on the typical floor plan hereto annexed as Annexure 'D' surrounded by red colour boundary line alongwith Garage parking space under Stilt/Open parking space No. _____ at or for the price of Rs. 810000/- (Rupees Eight lacs ten thousand only) (which is inclusive of the proportionate cost of common area and facilities appertaining to the said Premises). The entire extent and description of the common area/limited common area, facilities as well as the list of amenities to be provided in the said Premises are set out in Annexure "E" hereto.

3. The Flat Purchasers hereby agree to pay to the Builders the aforesaid



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Handwritten signature in blue ink, possibly 'S. S.' or similar.

Handwritten signatures and initials in blue ink, including the name 'S. S.' and some illegible text.

by the Flat Purchasers only. The Builders shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Flat Purchasers shall be paid by them immediately on demand.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this writing the day and the year hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcel of land hereditaments and premises situate, lying at being at Chitalsar Manpada, Taluka , District Thana bearing Gat No.59, H.No.1 (P) 13 (Pt) 20 (Pt), 28 (Pt) admeasuring 62,458 Sq.yds. i.e. 52,221 sq.mts. or thereabout and bounded as follows:

On or towards the North by : Proposed Municipal Road,
 On or towards the South by : Tikkujini Wadi Road,
 On or towards the East by : Private Property
 On or towards the West partly by : Road (Proposed Municipal Road)

SIGNED SEALED AND DELIVERED by the
withinnamed : THE BUILDERS
TANNA HOME LIFE PVT.LIMITED
in the presence of MR. S.S. MATHUR.

[Handwritten signature]

- 1.
- 2.

SIGNED SEALED AND DELIVERED by the
withinnamed : THE FLAT PURCHASERS
MRS. SAVITA SUBRAO LANDGE
MR. SUBRAO P. LANDGE

मै. साविता सुब्राय लॉडगे
[Handwritten signature]

in the presence of

- 1. *[Handwritten signature]*
- 2. *[Handwritten signature]*

RECEIVED of and from the withinnamed)

Flat Purchasers a sum of Rs. 110,000/-

[Handwritten signature] (Rupees one lac ten thousand)

in cash/by Cheque being the amount
of earnest money expressed to have
been paid by the Flat Purchasers

to us.

Rs. 110,000/-

WITNESSES:

WE SAY RECEIVED

Dated This Day of

1998

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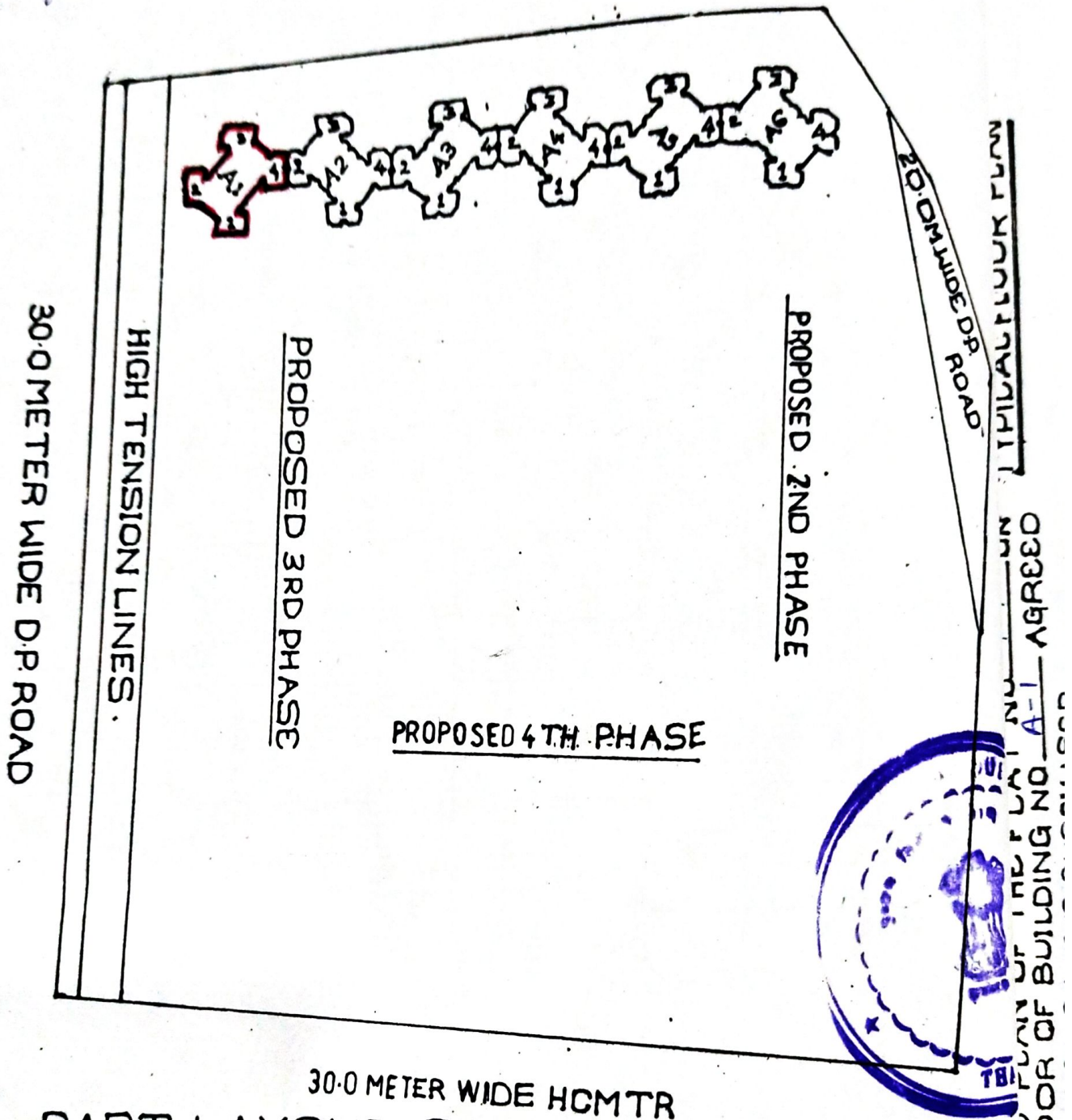
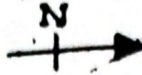
TANNA HOME LIFE PVT. LTD.

..... The Builder.



सौ. नवीना कुमार् तान्ना
प्रा.सौ.

ANNEXURE 'C'



30.0 METER WIDE HCMTR
PART LAYOUT PLAN
DRAWING NOT TO SCALE

FOR TANNA HOMELIFE PVT LTD.


DIRECTOR / AUTHORISED SIGNATORY

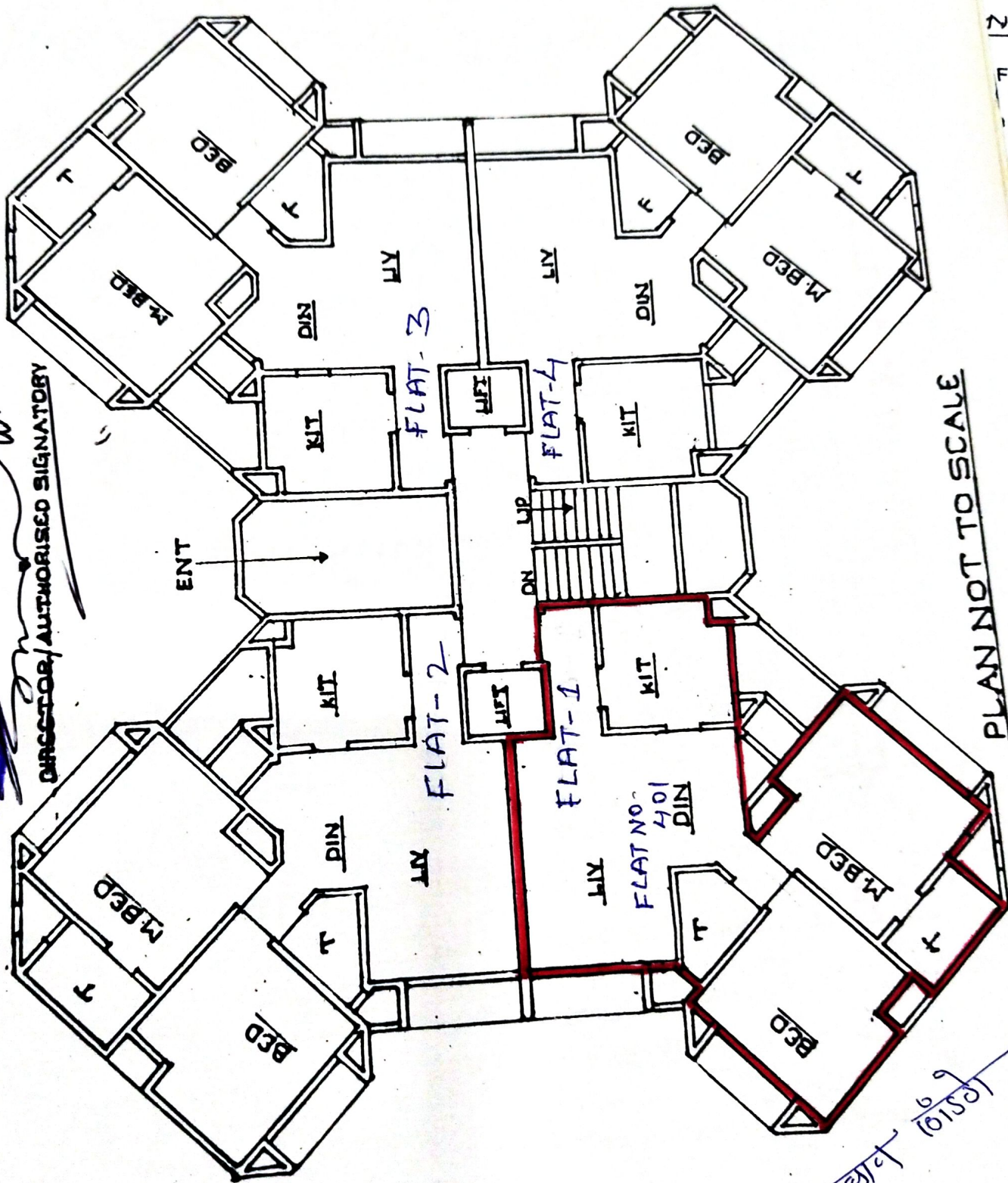
30.0 METER WIDE HCMTR

30.0 METER WIDE ROAD
30.0 METER WIDE HCMTR
PART LAYOUT PLAN
FLOOR OF BUILDING NO. 1

PROPOSED PLAN OF THE FLAT NO. 401 ON
FLOOR OF BUILDING NO. A-1 AGREED
TO BE ACQUIRED BY THE PURCHASER.

FOR T'ANNA HOMELIFE PVT LTD

DIRECTOR/AUTHORISED SIGNATORY



PLAN NOT TO SCALE

श्री. सोनिया सुजात (10/10/19)

HAPPY VALLEY PHASE-1 CO-OP. HOUSING SOCIETY LTD. (Building No. A1 - A6)

Chitalsar, Manpada, Off. Ghodbunder Road, Thane (W) - 400 610.

REG. NO. TNA/(TNA)/HSG/(TC)/11999/2000

Tel.: 2589 2060

Ref.No.: To,
Vijaya Bank
Louiswadi Branch
Thane.

26th October 2016
Date

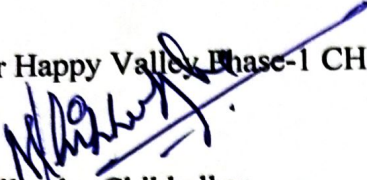
1. We hereby confirm that our society registered under No (TNA)/ (TNA)/HSG/ (TC)/11999/2000 dated 30.09.2000 is the owner of the building known as Happy Valley Phase-1 CHS Ltd., at Chitalsar, Manpada, Thane (W) 400 610, The deed conveying/transferring the land and the said building to our society is not yet executed.
2. We hereby confirm that Mr. & Mrs. Savita S Landge is the absolute owner of the flat no A1-401 in the building of the society.
3. We hereby confirm that the said Mr. & Mrs. Savita S. Landge is the bonafide member of the society , holding five shares of Rs 50/- each in the capital of the society bearing distinctive no 061 to 065 vide share certificate no 013 dated 25.11.2003 in respect of the said flat no A1-401.
4. We have no objection for the said member creating equitable mortgage of his/her right, title, and interest in the aforesaid flat no A1-401 to your bank to secure the mortgage loan of Rs 30,00,000/- granted to him
5. We shall not allow the said member to sell /transfer /cancel/create any charge or lease or give on leave or license the said flat to any other person or add any name in the aforesaid share certificate without the prior written consent of the bank.
6. We assure you that the said flat is free from all encumbrances, charge or liability of any kind and that the title of the entire property is clear, marketable and free from encumbrances and all taxes, dues in respect of the said flat as well as the land and building has been paid upto date.
7. We confirm that there are no restrictive /negative covenants in the bye-laws/rules of our society regarding transfer of shares/members interest in the society.
8. We agree to accept, subject to the bye-laws of our society in future, the Application for membership from the person, firm, company to whom the said property and right, title, and interest of the said member in the said shares will be transferred /sold upon enforcement of the said security by the bank in the event of defaults committed by the member.



9. We further confirm that the said building has been constructed as per the approved plans sanctioned by the Development Authority.

Yours faithfully,

For Happy Valley Phase-1 CHS Ltd


Shailendra Chikhalkar
(Chairman)

