

18986/2021

CERTIFICATE

Date : 28th June , 2021

To,
Bank Of Baroda,
Bhiwandi Branch

We have carried out the valuation of Flat pertaining to **Shri Arvindkumar Sharmanand Pathak** At Flat No. 502, 5th Floor, Building No. B/5, Someshwar C. H. S. Ltd., Mansarovar, Village, Fene, Bhiwandi 421 302

On the basis of the data/ information furnished by **Bank of Baroda** our visual inspection, observations, analysis and judgement, We are of the opinion that the present value of the above referred assets to be considered as **Rs. 29,45,000/- (Rupees Twenty Nine Lakhs Forty Five Thousand Only)** as on 28th June, 2021

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

58-90-



PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

FROM-0-1
REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I

Reg. No. CCIT-TH/350/16/22/3/2010-11

1. GENERAL INFORMATION:

	Ref No.	:	PR/PCVPL/VLN/BOB/18986/2021
1.	Purpose for which valuation made	:	To ascertain present FMV for Bank Of Baroda, Bhiwandi Branch Flat
2.	Visit date on which valuation made	:	26 th June, 2021 (Er. Suraj) Along With Arvindkumar
3	Name of the Proposed Owner/Seller/ Purchaser /	:	Shri Arvindkumar Sharmanand Pathak
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Ownership 100% each
5	Brief description of property Deed		Flat No. 502, 5th Floor, Building No. B/5, Someshwar C. H. S. Ltd., Mansarovar, Village, Fene, Bhiwandi 421 302 The Residential property is Flat No. 502 on 5 TH Floor situated at above address is 12 Kms away from Kalyan Railway Station All civic amenities are nearby & within easy reach. Our Engineer visited the property on 26/6/2021 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records
5.1	Documents provided to us:-		1] Agreement for sale made between Lala Properties Pvt. Ltd. And Shri Arvindkumar Sharmanand Pathak dated 15/03/2006 2] Maintenance Bill 3) Electricity Bill
	Boundaries	As Per Document	As per Building As per Flat
	East Side	NA	Entry Passage Open To Sky
	West Side		B -6 Building Flat No.501
	North Side		Garden Open To Sky
	South side		Road Lobby
5.2	Accommodation:-		Accommodation provided in Flat consists of 1 Living Room, 1 Kitchen, 2 Bedroom, 2 WC/Bath
	This Flat has Following Amenities:-		
		1] Flooring	Ceramic / Marble
		2] Door	Wooden with wooden safety Door

	3] Windows 4] Walls Internally 5] Walls Externally 6] wiring 7] Plumbing 8] Flooring WC/Bath 9] Lift 10] Structure 11] Roof 12] Other 13] Pavement Building 14] Compound wall	Aluminum sliding Plastered with dry distemper oil bound paint finish Sand Faced finish Concealed Concealed Ceramic 1 RCC framed RCC Garden, Children Play Area, Yes Yes
Area of Property as per document		Built Up Area = 72.03 Sq. Mt. = 775 Sq. Ft. As Per Index II Given By Bank
Area of Property as per site measurement		Carpet Area = 775 Sq. Ft. .
Note:- 1) Approved Plan & Building Completion Certificate Not Furnished By Client		
Notes & Disclaimers:- 1.We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation. 2.The Bank is advised to consider the CIBIL REPORT of the customer before disbursement / enhancement of the loan to safeguard the interest of the bank from probable loss due to disbursal of loan amount. The valuers should not be held responsible due to the deviations of the bank for any reasons. 3.Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future. 4.The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property Our report does not cover verification of ownership title clearance, or legality and subject to adequacy of engineering / structural design. 5.Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third part for the whole or any part of contents. 6.Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. if any are not considered in the valuation. We have assumed that the assets are free from encumbrances. 7.Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentions in society bill / the plan (if available) from the copy of agreement and for the present trend or Built up / Super Built up area, the % is applied to the carpet area as per judgment given by the MRTP commission. 8.Our report should be read along with disclaimers. The value given in our report is only an opinion on the FMV as on date. If there is any opinion from others/ valuers about increase or decrease in the value of the assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances. The principle of "BUYERS BEWARE" is applicable in case of any sale / purchase of assets. 9.This report should be read with Notes & Disclaimers and along with legal due diligence report.		



Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.		
6	Location, Street, Ward No.	: Flat No. 502, 5th Floor, Building No. B/5, Someshwar C. H. S. Ltd., Mansarovar, Village, Fene, Bhiwandi 421 302
7	Landmark	: Mansarovar Complex
8	Survey / Plot No of Land	: Survey No. 15/1 P, 2, 22 Village Fene
9	Freehold & Leasehold ?	: Freehold
10	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	: Residential area
11	Classification of locality - high class / middle class / poor class	: Middle Class
12	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	: All civic amenities are available within easy reach
13	Means and proximity to surface communication by which the locality is served	: Train, Bus, Private Vehicle
14	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	: As per Annexure
15	a) Is the property owner occupied, tenant, or both	: Owner Occupied
	b) If partly occupied, specify portion and extent of area under owner occupation	: Owner Occupied
16	Name & Registration No. of Co-op. Housing Society	: Someshwar C. H. S. Ltd., Mansarovar Reg. No. TNA / BWI / H. S. G. (TC) 17905
17	Share Certificate No and Face Values	: -

Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the



constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.

- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Area X Construction cost

II. SALES AND MARKETABILITY:-

1.	Give instances of sale of immovable property in the locality on a separate sheet. Including the name and address of the property, registration No sale price and area land sold.	:	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value.
2.	Market Rates adopted	:	Details enclosed in this report
3.	If sale instances are not available or relied upon, basis of arriving at the land rate	:	Enquires with local Architect and Real Estate consultants about the current market rates in that area and on this basis, property is valued under ' Selling Price Method"

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Area	As Per Document	As Per Site Measurement
	Built Up Area = 72.03 Sq. Mt. = 775 Sq. Ft. As Per Index II Given By Bank	Carpet Area = 775 Sq. Ft.
Rate adopted for valuation	Rs. 3,800/- X 775 Sq. Ft.	
Market Value	Rs. 29,45,000/- (Rupees Twenty Nine Lakhs Forty Five Thousand Only)	
Realisable Sale Value:-	Rs. 26,50,500/- (Rupees Twenty Six Lakhs Fifty Thousand Five Hundred Only)	
Distress Sale Value	Rs. 23,56,000/- Rupees Twenty Three Lakhs Fifty Six Thousand Only)	
Govt. Rate	Rs. 33,000/- Sq. Mt. Rs. 3,066/- Sq. Ft.	



**ANNEXURE TO FORM-0-1
 TECHNICAL FOR THE PREMISES**

1.	No. of floors and height of each floor	:	Ground + 7 upper Floors
2	Location and Plinth Area	:	As per Agreement
		:	Built Up Area = 72.03 Sq. Mt. = 775 Sq. Ft. As Per Index II Given By Bank
		:	Site Measurement Carpet Area = 775 Sq. Ft.
3	Year of Construction	:	2006 (15 Years)
4	Estimated future life	:	45 Years under normal working condition and regular maintenance.
5	Type of Construction	:	R. C. C
6	Type of foundation	:	R. C. C
7	WALLS	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Wooden With wooden safety door & Aluminum sliding windows
9	Flooring (floor-wise)	:	Ceramic & Marble
c	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	RCC Roof
12	Special architectural or decorative features	:	Ok
13	a) Internal wiring - surface or conduit	:	Concealed
	b) Class of flitting superior / ordinary poor	:	Superior
14	a) Sanitary installations	:	Superior
	b) Class of fittings superior colored / superior white / ordinary	:	Superior
15	Compound Wall	:	Yes
16	No. of lifts and capacity	:	1 lift
17	Underground Sump	:	Yes
18	a) Capacity	:	Sufficient
	b) Type of construction	:	RCC
19	Overhead Tank	:	Yes
	a) Where located	:	Terrace
	b) Capacity	:	Sufficient
	c) Type of construction	:	RCC
20	Pumps No.s and their horsepower	:	-
21	Roads and paving within the compound, approx area	:	-
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	As per local norms
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	-



18986/2021

VALUATION RATE:-

THIS FLAT IS ON 5TH FLOOR IN GROUND + 7 UPPER FLOORS BUILDING WITH ONE LIFT AND IS 12 KMS AWAY FROM KALYAN RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM **RS. 2.750/-** TO **RS. 4,750/- SQ. FT.**

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF **RS. 3,800/- SQ. FT.**

VALUATION :-

RS. 3,800/- X 775 SQ. FT.
= RS. 29,45,000/-

MARKET VALUE:-	RS. 29,45,000/-
REALISABLE SALE VALUE:-	RS. 26,50,500/-
DISTRESS SALE VALUE:-	RS. 23,56,000/-
GOVT. VALUE:-	RS. 23,76,150/-
INSURANCE VALUE:-	RS. 11,62,500/-



18986/2021

This Is To Certify That The Present Market Value Of Flat No. 502, 5th Floor, Building No. B/5, Someshwar C. H. S. Ltd., Mansarovar, Village, Fene, Bhiwandi 421 302 Is
Rs. 29,45,000/- (Rupees Twenty Nine Lakhs Forty Five Thousand Only)

Declaration

I Hereby Declare That

- (A) The Opinion About Valuation And Information Furnished Is True And Correct To The Best Of My Knowledge & Belief.
- (B) We Have No Direct Or Indirect Interest In The Property Valued.
- (C) Our Report Does Not Cover Check Of Ownership, Title Clearance Or Legality. This Valuation Report Is Purely An Opinion And Has No Legal And Contractual Obligations On Our Part. The Rates Are Based On Current Market Condition And These May Vary With Time.
- (D) Unless Otherwise Specified The Valuation Is Based On Free And Transferable Title Without Any Hindrance Like Tenancy Etc.
- (E) The Valuation Is Based On The Site Visit & The Information Given By The Party.
- (F) Our Liability On This Assignment (Whether Arising From This Assignment, Negligence Or Whatsoever) Is Limited In Respect Of Any One Event Or Series Of Events To The Actual Loss Or Damage Sustained Subject To Maximum Of The 80% Of The Professional Fees For The Services Rendered.
- (G) In No Event Shall Valuer Be Held Responsible Or Liable For Special, Indirect Or Consequential Damages As The Assignment Has Been Completed On Best Effort, Knowledge And Belief.
- (H) Photo Copy Of Documents Mentioned In The Report Were Referred By Us & This Valuation Report Should Be Read Along With It:
- (I) This Valuation Report Will Remain Valid Only For The Purpose For Which It Is Made.
- (J) Emphasis Of This Report Is On The Value Of The Property And Not On The Area Measurement Or Title Verification Of The Property & Is Based On Market Rate.
- (K) Bank Authorities Are Requested To Contact Valuer In Case Of Any Doubts Or Discrepancy.

DATE 28TH JUNE, 2021
PLACE: MUMBAI

D ON SERVER/RUTUJA/BOB/18986-2021



PRAKSIS CONSULTANTS & VALUERS PVT. LTD.
AUTHORISED SIGNATORY

GOVT. RATE



Note: In some cases due to re-arrangement of subzone by the department you won't be able to get correct increased rate of certain subzone so you can go to the actual previous year ready reckoner rates and get the correct previous year rate and manually compare it.

Important Note: While calculating the Market Value of the immovable property use the Guideline Year 2020

DIVISION / VILLAGE : FENE						
Commence From 11th September 2020 To 31st March 2021						
Type of Area	Urban	Local Body Type				
Local Body Name	Bhiwandi Nizampur City Municipal Corporation					
Land Mark	Ward No. 2/16) Fene City. Survey No.					
Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/72	7400	33000	37800	44500	37800

Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34





दस्तावेजांक व वर्ष: 1429/2006

Saturday, 16 September, 2006

2:24:06 PM

दुय्यम निबंधक: भिवंडी 1

नोंदणी 63 म.

Regn. 63 m.o

सूची क्र. दोन INDEX NO. II

गावाचे नाव : फेणे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला करारनामा
रु. 481,275.00
बा.भा. रु. 680,684.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 15/1पै, 2, 22 वर्णन: विभागाचे नाव - निजामपूर फेणे 16 (भिवंडी निजामपूर महानगर पालिका), उपविभागाचे नाव - 8/72 - वॉर्ड क्र. 2/16) फेणे सर्वे क्रमांक. सदर मिळकत सर्व्हे. नंबर - 15 मध्ये आहे. सदनिका क्र. 502, 5वा मजला, बिल्डींग नं. बी/5, मानसरोवर, फेणे, भिवंडी.

(3) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 72.03 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) काबा बिल्डर्स अॅण्ड डेव्हलपर्स प्रा. लि. तर्फे कु.मु. म्हणून व डेव्हलपर्स म्हणून मे. लाला प्रॉपर्टीज प्रा. लि. चे संचालक शिवकुमार महादेव गुप्ता - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: ठाणारोड; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: गौरीपाडा; तालुका: भिवंडी; पिन: - ; पॅन नम्बर: AAACL9E8D.

(6) दरतएवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) पाठक अरविंदकुमार शर्मानंद - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: मानसरोवर; शहर/गाव: फेणे; तालुका: भिवंडी-पिन: - ; पॅन नम्बर: AGGPP4791B.

(7) दिनांक करून दिल्याचा 15/03/2006
(8) नोंदणीचा 21/03/2006
(9) अनुक्रमांक, खंड व पृष्ठ 1429 /2006



(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 17800.00
(11) बाजारभावाप्रमाणे नोंदणी रु 6810.00
(12) शेर



अर्ज क्र. 93 C9 दि. 9 ए/9/20-ए

अन्वये नकल दिली असे.

अरस्तल बरहुकुम नातल

सह दुय्यम निबंधक, भिवंडी



PART : ANDSHRI. ARVINDKUMAR SHARMANAND PATHAK [P. A. NO. AGGPP4791B]



1

10-A

REGD. MUMBAI
MAR 14 2006
12-02
8-
PB5452
MAHARASHTRA

311B/4332 / 1 / 4519 1 / 003250 / 650

Meter No.: B22315297 /

DTC: 4003362 / T NO:3004245338

BP No : 681693983

ARVIND KUMAR SHARMANAND PATHAK

S NO.13/1 SOMESHWAR BLDG

BL NO.B-5/F NO.502 BWD

BHIWANDI-421302



CONNECT मोबाइल ऑप

बिल भरणा, तक्रार नोंदणी आणि बरेच काही
आजच डाउनलोड करा



Torrent Power Limited
Old Agra Road,
Anjur Phata,
Bhiwandi 421302

YOUR ELECTRICITY BILL - April 2021

Service Number / ग्राहक क्रमांक

13011693983

Particulars / विवरण	Rupees
Total Energy Charges / एकूण चर्जा आक र (a+b+c+d+e)	7104.78
Electricity Duty / वीज शुल्क	1136.76
Deferred Fixed Charges	
Arrears (Torrent Power Limited) / थक्का (Torrent Power Limited)	3.66
Prompt Payment Discount / तत्पर देयकरणा सुट	71.05
Amount Upto Discount Date / सवलतीच्या तारखेपर्यंतची रक्कम	8174.15
Amount Upto Due Date / मुदतीच्या तारखेपर्यंतची रक्कम	8245.20
Delayed Payment Charge After Due Date / मुदतीच्या तारखेनंतरचा विलंब आकार	103.02
Amount After Due Date / मुदतीच्या तारखेनंतरची रक्कम	8348.22
Arrears (MSEDCL) Payable additionally / थक बाकी (MSEDCL) अतिरिक्त रित्या देणे योग्य	6081.32

Amount Upto Discount Date/ सवलतीच्या तारखेपर्यंतची रक्कम	8170
Discount Date/ सवलतीची तारीख	30-04-21
Amount Upto Due Date / * मुदतीच्या तारखेपर्यंतची रक्कम	8250
Bill Due Date/ देयकच्या मुदतीची तारीख	15-05-21
Amount After Due Date/ मुदतीच्या तारखेनंतरची रक्कम	8350

Tariff Category/ दरसक्का श्रेणी	LT-Residential
Electricity Duty % / वीज शुल्क %	16.00
Phase / फंज	SINGLE
Sanctioned Load / मजूर भार	0.30 KW
Connected Load / सलग भार	0.30 KW
Reading Date / रीडिंग दिनांक	17-04-21
Past Reading Date / मागील रीडिंग दिनांक	18-03-21
Bill Date / देयक दिनांक	24-04-21
Billing Mode / विलींग मोड	30
Connection Date / पुरवठा दिनांक	07-11-06
Last Payment Date/ मागील पावतीचा दिनांक	16-04-21
Last Paid Amount / मागील भरलेली रक्कम	4090.00
Security Deposit (Rs.) / सुरक्षा ठेव (रु)	0.00

Billing is done as per revised tariff rates w.e.f. 1-Apr-2021 as per Hon. MERC Order in case no 322 of 2019. Tariff order is available on connect.torrentpower.com
FAC for the month of April-21 is awaited, so it is not levied in this bill.

METER & BILLING DETAILS / मीटर व देयकचे विवरण

Meter No. / मीटर नं.	B22315297
Present Reading / चालु रीडिंग	20799.00
Past Reading / मागील रीडिंग	20117.00
Multiplying Factor / मीटरचा फॅक्टर	1.00
Units Consumed / उपभोगलेली युनिट्स	682.00
a) Fixed Charges / स्थिर आकार	111.14
b) Energy Charges / वीज आकार	6031.76
c) Wheeling Charge / वहन आकार	961.88
d) Fuel Surcharge / इंधन समायोजन आकार	0.00
e) Other Charges / इतर आकार	0.00
f) Electricity Duty / वीज शुल्क	1136.76
g) Tax On Sale / वीजविक्री कर	0.00

CONSUMPTION INFORMATION / मागील वीज वापर

Monthly वापर	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
Unit/युनिट्स	261	257	191	190	188	395	682

Apr-21 consumption of 682 units is based on actual meter reading for the period 18-03-21 to 17-04-21
Please note that actual usage consumption of Apr-21 is not comparable with Apr-20 consumption of 200 units, which was assessed as readings were restricted by Hon'ble MERC practice directives in view of COVID-19 pandemic (Apr-20 Assessed consumption basis - Previous three months actual reading consumption)

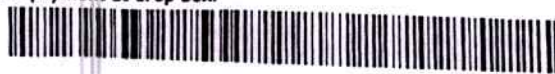
वेळेवर माहिती मिळविण्यासाठी,
ग्राहकांना आमच्या ग्राहक सेवा केंद्रावर
त्यांचे पूर्णपत्ता व मोबाईल नंबर
देण्याबद्दल नम्र विनंती.

बिल रक्कम सोयीसाठी पूर्णांकित
दर्शविलेली आहे, समायोजित रक्कम
पुढील देयकमध्ये समाविष्ट केली जाईल.



02522-676767 / 1800 267 2255 / connect.bhw@torrentpower.com

Please attach this coupon with cheque for payment at drop box.



BU/PC	Service No	Discount Date	Amt Upto	Discount Date	DueDate	Amt Upto	Due Date	Amt After	Due Date
4332 / 1	13011693983	30-04-21	8170	15-05-21	8250	8350			

TORRENT POWER LIMITED Regd. Office: "Samanvay" 600 Tapovan, Ambawadi, Ahmedabad 380 015. CIN: L31200GJ2004PLC044068
(Franchisee of MSEDCL for Bhiwandi)

Scanned with CamScanner

10-B

BILL / RECEIPT

Someshwar co -Op. Hsg. Society Ltd. Building No. B.5

Fene Village, Opp. Varaldevi Lake, Mansarowar Bhiwandi (Dist. Thane.)

Reg.No. TNA / BWI / H.S.G.(TC)17905 /DT.2006-2007

Bill No. _____

Date : 29/12/2020

Shri/Smt./M/s. 629 A. S. Pathal

Flat No. B-5/502

Month : April 20 to mar 2021

Particulars	Amount	
	Rs.	Ps.
1. Entrance Fees	—	
2. Shares	—	
3. Water Charges	—	
4. Maintenance Fund	1500 x 12 =	18000
3. Sinking Fund	Paid in cash	1000
6. Municipal Taxes	Bal	17000
7. Parking Charges		
8. Service Charges		
9. Interest against delay of payment	is waived due to covid-19 lock	
10. Non Occupancy Charges	Down directed	
11. Transfer Fees		
12. Building Insurance	pl. Peter R-to 631	
13. Other Charges		
TOTAL....	01000	00

One thousand only

Note : 1) If Payment is not made within 30 days from the date of this bill interest will be charged on the entire amount of bill till its payment 2) Please issue crossed cheque in the name of society

1) DUE DATE _____ 2) Pay within due date

paid Cash / Cheque /Cheque in favoar of

Chq Date _____ Date _____ For Someshwar co -Op.Hsg. Society Ltd. Building No. B.5

(Signature)
Chairman / Hos. Secretary / Treasurer



E.&O.E.

March 21, 2006
12:12:58 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

ब ब ड - १
दस्त क. १०२६ १००६
१०२६

पावती क्र. : 1446
दिनांक 21/03/2006

गावाचे नाव फेणे

दस्तऐवजाचा अनुक्रमांक बवडा - 01429 - 2006
दस्ता ऐवजाचा प्रकार करारनामा

DULED BANK)

17/05/1728 - 31/05

सादर करणाराचे नाव: पाठक अरविंदकुमार शर्मानंद - -

नोंदणी फी	6810.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (46)	920.00
अतिरीक्त मुद्रांक शुल्क	20.00
एकूण रु.	7750.00

Pay to: Bombay Mercantile Co-operative Bank Ltd.
A/c Stamp Duty
Date: 14/3/06 (Customer Copy)
Deposit Br.: Bhiwandi, Thane.

आपणास हा दस्त अंदाजे 12:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक
शिवडी-१

बाजार मूल्य: 680684 रु. मोबदला: 48275 रु.
भरलेले मुद्रांक शुल्क: 17780 रु.

AGREEMENT TO SELL

THIS AGREEMENT is made at BHIWANDI, Dist.: Thane, this 15th day of ~~FEBRUARY~~ ^{MARCH}, Two Thousands and Six BETWEEN LALA PROPERTIES PVT. LTD. [P. A. NO. AAACL 2968 D], a Company incorporated under the Companies Act, 1956 and having its registered office at Payal Theatre, Gauripada, Thana Road, Bhiwandi, Dist. : Thane, herein after called "THE DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the legal successors in title) of the ONE PART : ANDSHRI. ARVINDKUMAR SHARMANAND PATHAK [P. A. NO. AGGP

APD next

REGISTRAR
MUMBAI

10-D

AUTHORISED SIGNATORY
LID BRANCH

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

Bombay Mercantile Co-operative Bank Ltd.,
Bhiwandi Branch,
35, Koteagate,
Bhiwandi-421 302.
D-5/STR(V)/C.R.1056/07/05
1728-31/05

भारत 04376
100688
R.0017788
INDIA STAMP DUTY
MAR 14 2006
12:02

PRAGSIS CONSULTANTS & VALUERS PVT. LTD.
MUMBAI

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 वत नं. १०२६ / २००६
 १०२६

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip
 Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/07/05/1728 - 31/05

Name of Stamp Duty paying party
Pravinkumar S. Pathy, Manager
Wardalew, Bhivani
 DD / Cheque No. _____
 Drawn on Bank & Branch _____
 Tran ID (112)
 Franking Sr. No. 1326
 Officer P

Franking Value Rs	17780/-
Service Charges Rs	101/-
Total Rs.	17881/-

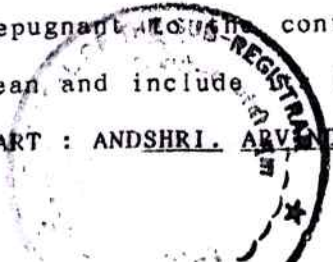
Date 14/3/06 (Customer Copy)
 Deposit Br. Bhiwandi, Thane
 Pay to: Bombay Mercantile Co-operative Bank Ltd
 A/c. Stamp Duty

Govt. Valuation : Rs.6.80,450/-
 Stamp Duty : Rs.17,780/-

AGREEMENT TO SELL

THIS AGREEMENT is made at BHIWANDI, Dist.:Thane, this 15 th day of MARCH, Two Thousands and Six BETWEEN LALA PROPERTIES PVT. LTD. [P. A. NO. AAACL 2968 D], a Company incorporated under the Companies Act, 1956 and having its registered office at Payal Theatre, Gauripada, Thana Road, Bhiwandi, Dist. : Thane, herein after called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include legal successors in title) of the ONE PART : ANDSHRI. ARVIND KUMAR SHARMANAND PATHAK [P. A. NO. AGGPP

Handwritten signature/initials



BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.
 AUTHORIZED SIGNATORY
 BHIWANDI BRANCH
 Bombay Mercantile Co-operative Bank Ltd
 Bhiwandi Branch,
 38, Koterigate
 Bhiwandi-421 302
 D-5/STP(V)/C.R.1056/07/05
 1728-31/05
 04326
 100682
 R.001778
 12-02
 100682
 1A 2008
 12-02
 100682

७५३६
 १९६६

adult occupation Business of Mangalore Parhaders
 Bhiwandi, hereinafter referred to as "THE PURCHASER" which
 expression shall unless it be repugnant to the context or
 meaning thereof be deemed to mean and include his heirs, legal
 executors, administrators and assigns etc. of the other Part

WHEREAS:

a) M/s Kabra Builders and Developers Pvt. Ltd. having
 registered office at Mustafa Building, 1st floor, Sakinaka
 Road, Fort, Mumbai-1, herein after called as The owners,
 are fully seized and possessed of, and otherwise well and
 sufficiently entitled to N.A. lands of the admeasuring
 1,01,103 Square metres situate, lying and being all together
 here within the limits of Bhiwandi Taluqa, District of Thane and
 registration sub district of Bhiwandi, the same and
 more particularly described in the schedule hereinafter
 written hereinafter collectively referred to as the said
 property. The copies of land records relating to the same are
 annexed hereto and marked as Annexure 'A'.

b) The said property was granted N.A. permissions by
 District collector, Thane vide order No. Revenue/100/1/1
 NAP/MI-21793 dated 7/10/90. A copy of the said order is
 annexed hereto and marked as Annexure 'B'.

c) Messrs. Kanga and Company Advocates and
 solicitors for the owner have investigated the title of the
 said properties and have issued title certificate certifying
 the title of the owner as clear and marketable copies
 whereof are hereto annexed and marked as Annexure 'C'.

The owner is in the process of developing the said
 property into a modern residential township known as
 "MANNAK" The commencement certificate for the same is



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1188

shop/flat, and marketable title of the Developers to the property and no requisitions or objections shall be raised on any matter relating thereto:

At the request of the Purchaser hereto, the Developers have agreed to sell and transfer to the Purchaser Flat No.502, measuring 775 square feet, on the 5th floor in the building No.B/5, under construction on the said property known as MANSAROVAR at or for the price of Rs.4,81,275/- (Rupees Four Lacs Eighty One Thousand Two Hundred Seventy Five Only) upon the terms and conditions herein after mentioned.

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

The Developers shall construct R.C. Building Nos. B and B-1 on the property situate lying and being at village Phene in Taluka and in the Registration District and Sub District of Bhiwandi in Thane District and within the local limits of Bhiwandi Nizampura City Corporation named as SOMESHWAR CO-OPERATIVE HOUSING SOCIETY and more particularly described in the Schedule II hereunder written hereinafter referred to as the said property in accordance with the plans, designs, and specification approved by the concerned local bodies and authorities and which have been seen and approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority the Government to be made in them or any of them and the prior written consent of the Purchaser is hereby expressly given.

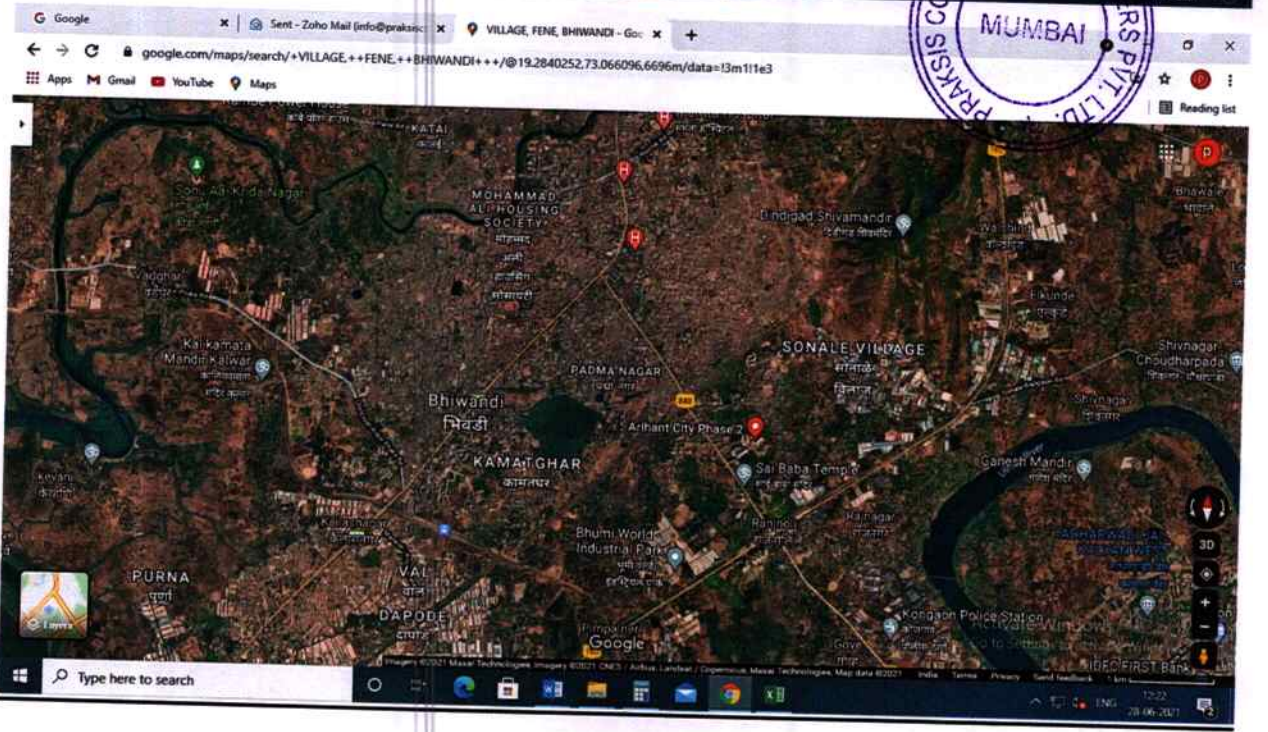
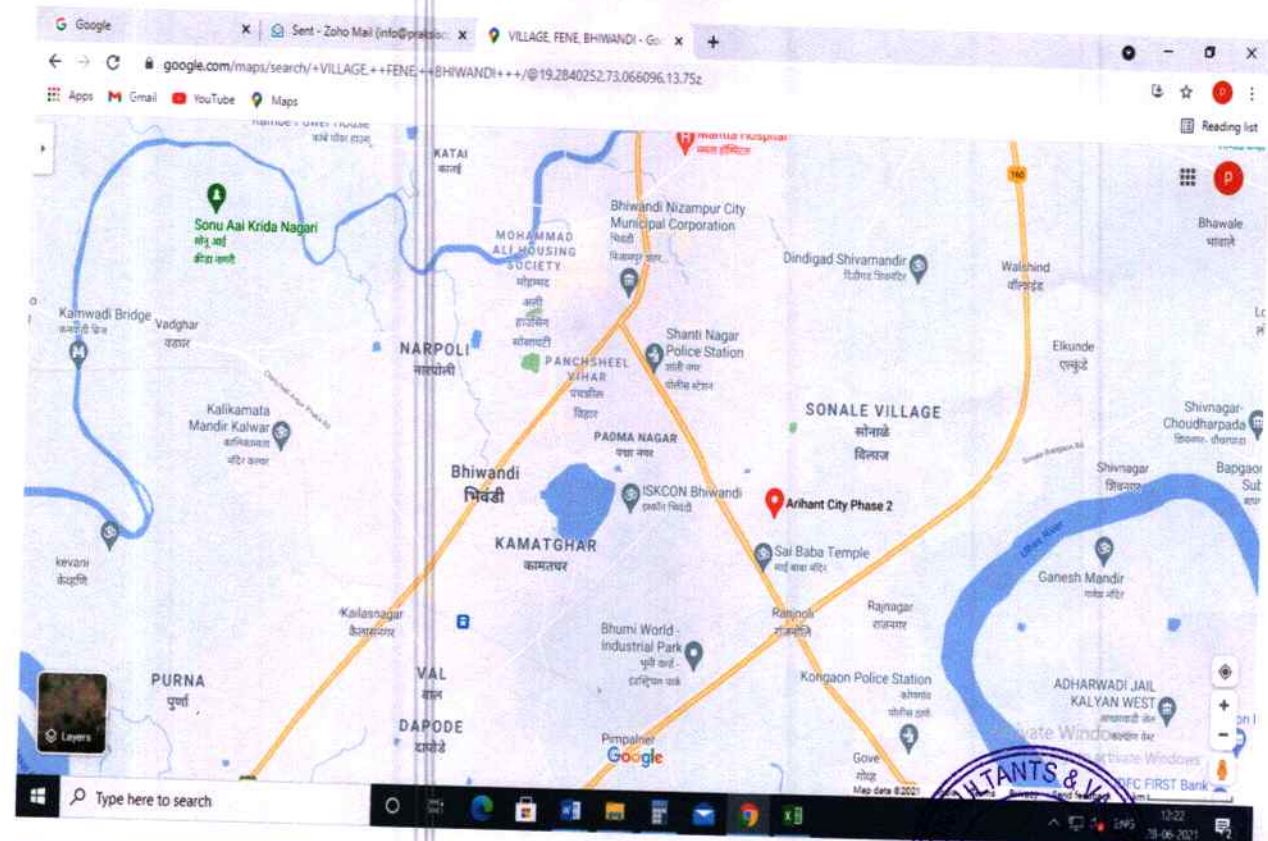
The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser Flat No.502, on the 5th floor in Building No. B/5.



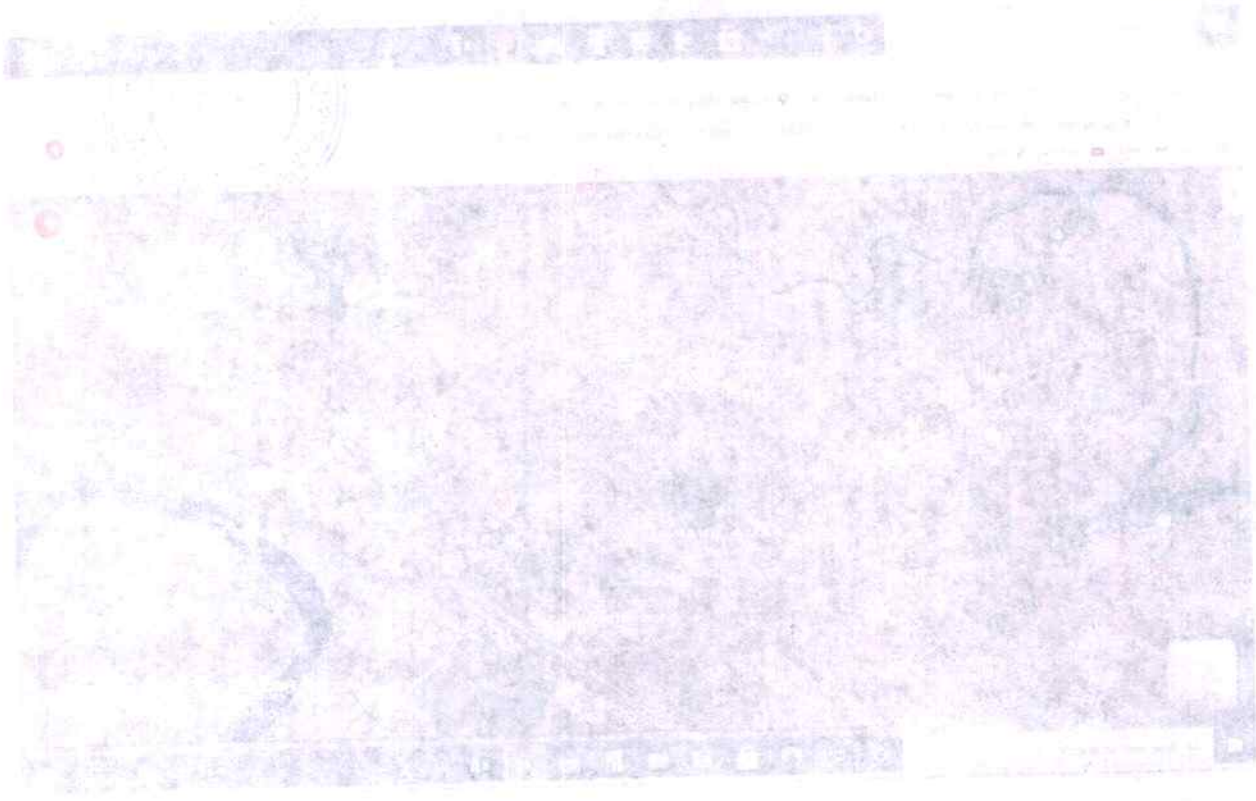
10-G



GOOGLE MAP

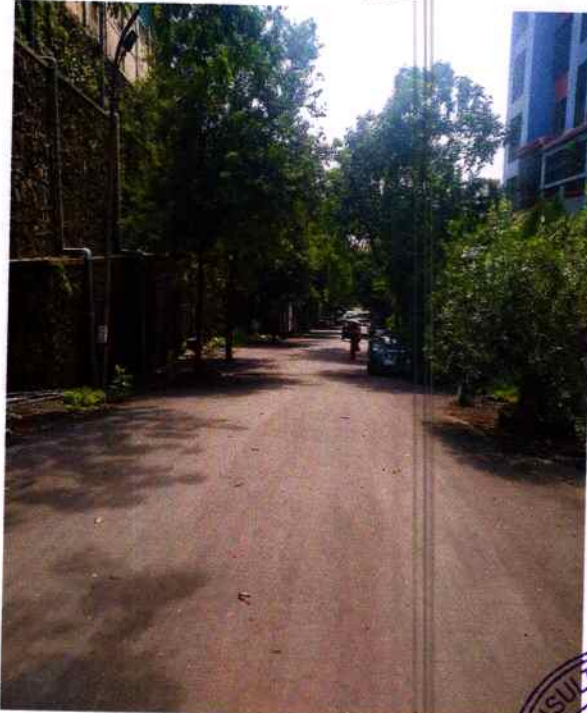


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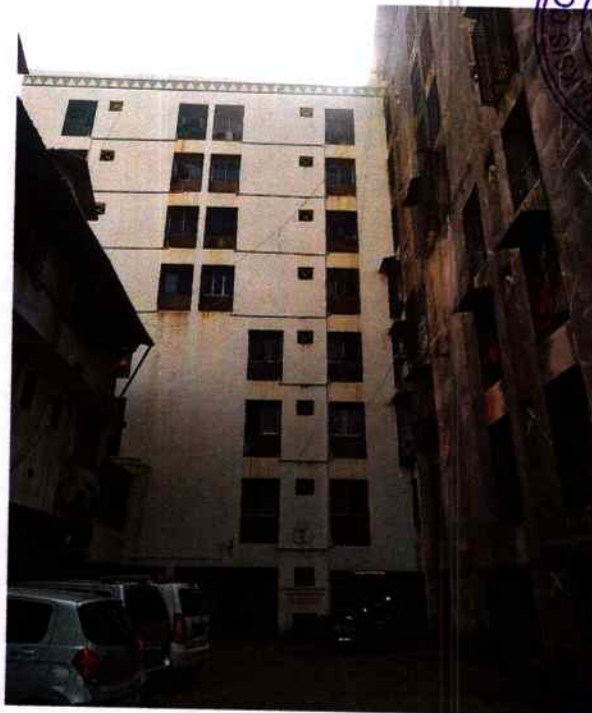


**VALUATION REPORT OF FLAT AT
FLAT NO. 502, 5TH FLOOR, BUILDING NO. B/5, SOMESHWAR C. H. S. LTD.,
MANSAROVAR, VILLAGE, FENE, BHIWANDI 421 302**

1) APPROACH ROAD



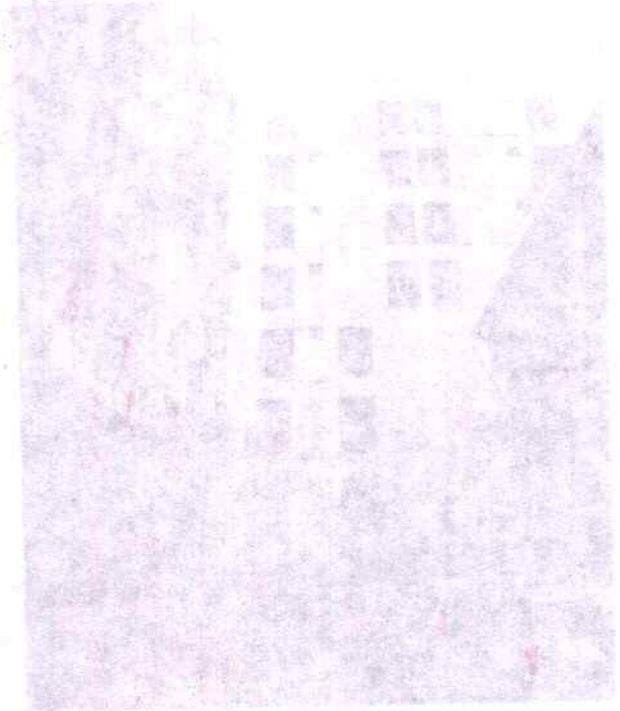
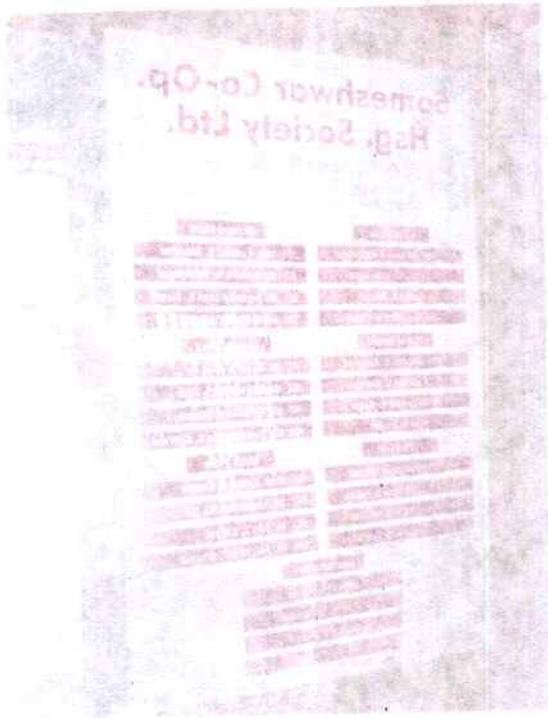
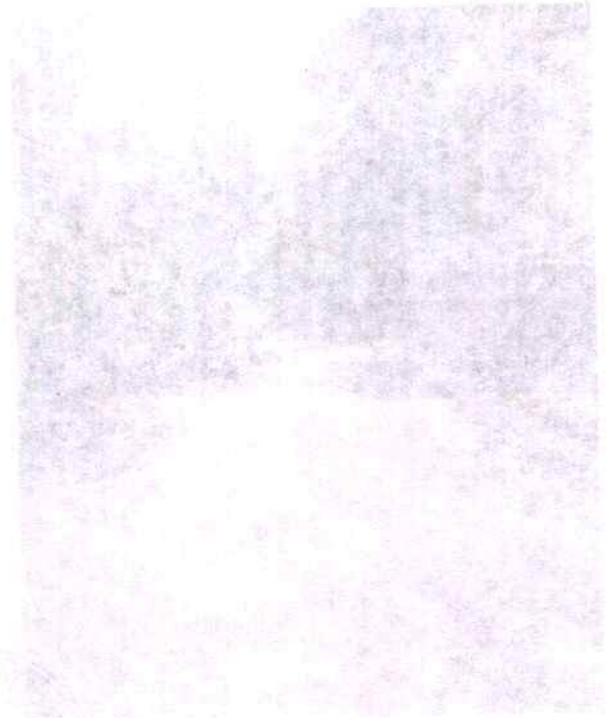
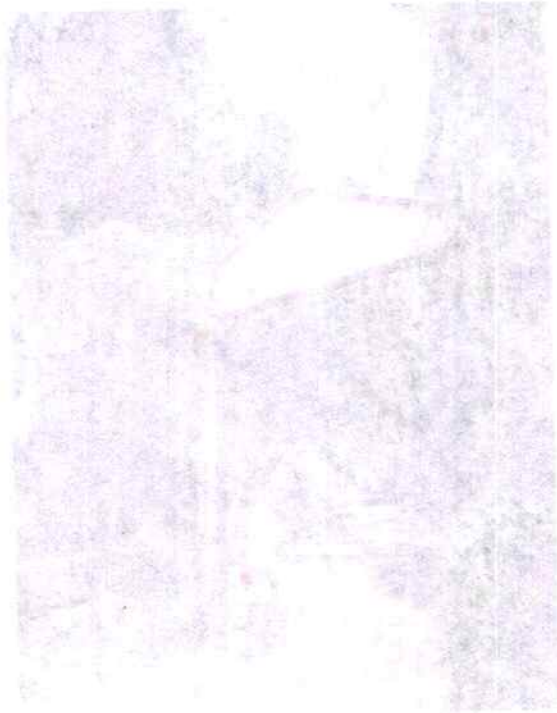
2) SOCIETY ENTRANCE



3) BUILDING



4) NAME BOARD



18986/2021

VALUATION REPORT OF FLAT AT
FLAT NO. 502, 5TH FLOOR, BUILDING NO. B/5, SOMESHWAR C. H. S. LTD.,
MANSAROVAR, VILLAGE, FENE, BHIWANDI 421 302

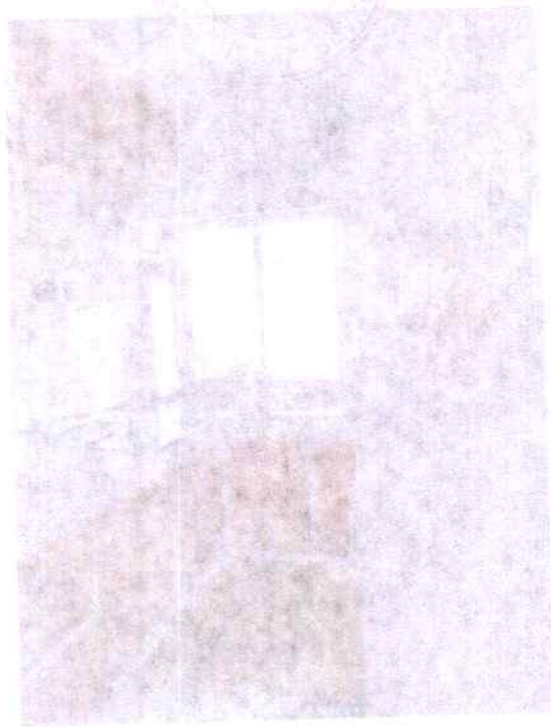
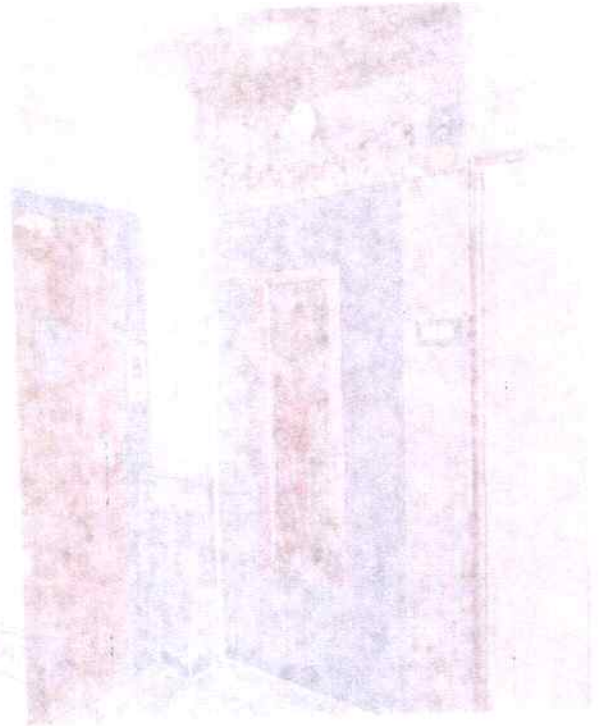
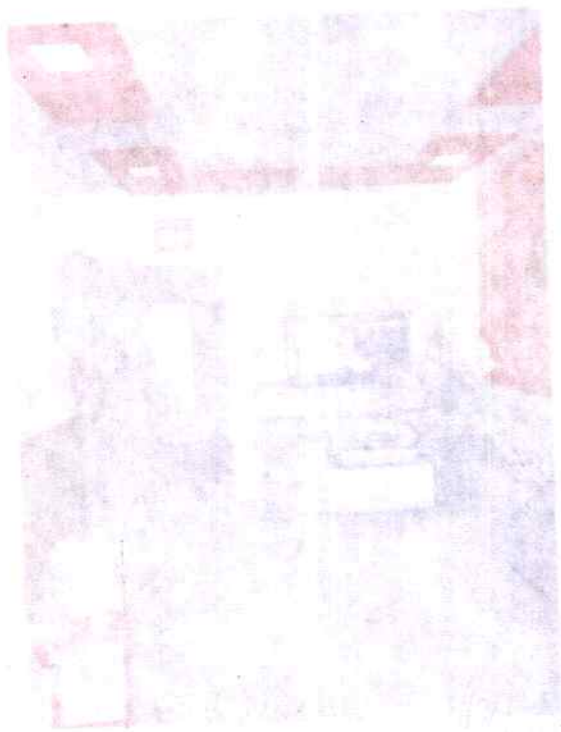
5) DOOR



6) LIVING ROOM



7) KITCHEN



18986/2021

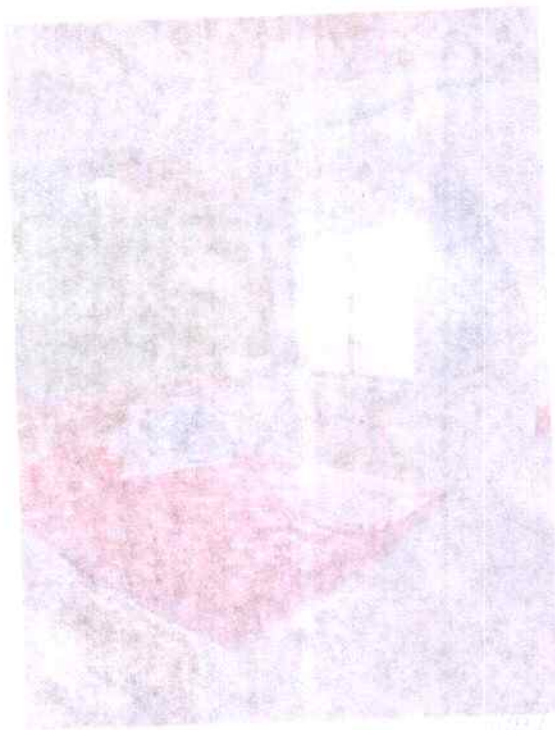
VALUATION REPORT OF FLAT AT
FLAT NO. 502, 5TH FLOOR, BUILDING NO. B/5, SOMESHWAR C. H. S. LTD.,
MANSAROVAR, VILLAGE, FENE, BHIWANDI 421 302

8) BEDROOM 1



9) BEDROOM 2





7/18/2016 5:56 PM

MH002775579201617E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jul 2016	Receipt	Receipt no.: 95900
	Name of the Applicant :	Dinesh Nakashe
	Details of property of which document has to be searched :	Dist :Thane Village :Phene S.No/CTS No/G.No. : 15
	Period of search :	From :2004 To :2016
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH002775579201617E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

