

# VALUATION REPORT

For

Canara Bank Chembur Branch

Of

## Commercial Shop

Owned by

**Mr. Gopal Talreja**

Situated at

**Shop No. 1, Ground Floor, Building Name  
"Shiv Arti", Plot No. 78, Sector 12, Kamothe,  
Navi Mumbai.**

CONDUCTED BY

**M-TECH SERVICES LLP**

**Head Office :-** Office No 501, 5<sup>th</sup> floor, Commercial Complex, "Srishti Square",  
Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400078.

E mail:-mtech0610@gmail.com Mobile No 9819120807

*\*Valuation\* Lender's Engineer \*TEV Study \* Financial Advisory \*Certification/Inspection/Audit*

To,  
The Manager,  
Canara Bank, Chembur Branch  
As per your instructions valuation of Commercial Shop of Mr. Gopal Talreja was undertaken for security purpose. To estimate market value for the same the Commercial Shop was visited for inspection and verification through valuation angle on 21- Mar - 2022 and findings are as follows;

Date : 22- Mar - 2022

### VALUATION REPORT OF COMMERCIAL SHOP

I.	GENERAL		
1.	Purpose of Valuation	:	To ascertain the Fair Market Value of the Property
2.	a. Date of Inspection	:	21.03.2022
	b. Date of Valuation	:	22.03.2022
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	Mr. Gopal Talreja
4.	Document produced for perusal		
	i) Sale Agreement	:	Photocopy of Sale Agreement Dated 19.04.2008 Between M/s. chanchaldas & Sons Kamothe and Mr. Gopal Talreja
	ii) Occupancy Certificate		Occupancy Certificate Issued by CIDCO vide Ref. No. CIDCO/BP/ATPO/61 Dated 22.12.2006
5.	Brief description of the property	:	It is a commercial Shop.
6.	Location of the property	:	
	a. Plot No./Survey No.	:	Plot No. 78, Sector 12, Kamothe
	b. Door No.	:	Shop No. 1, Ground Floor
	c. T.S.No./Village	:	Kamothe
	d. Ward/Taluka	:	Panvel
	e. Mandal/District	:	Raigad



## M-TECH SERVICES LLP

Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Au

HO: Office No. 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400 078. • ☎ : 98191 20807 • Email : mtech0610@gmail.com

MAHARASHTRA • MADHYA PRADESH • GUJARAT • RAJASTHAN

Shop. no. 01



Saturday, April 19, 2008

1:20:23 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3418

गावाचे नाव कासोटे

दिनांक 19/04/2008

दस्तऐवजाचा अनुक्रमांक उरण - 03223 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: गोपाल तलरेजा - -

नोंदणी फी	-	8910.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	600.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	-	
अतिरिक्त मुद्रांक शुल्क	-	8110.00
एकूण रु.		17620.00

आपणास हा दस्त अंदाजे 1:35PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
सह नि.पनेवेल 2

बाजार मूल्य: 1026000 रु. मोबदला: 250000 रु.

भरलेले मुद्रांक शुल्क: 53450 रु.

दस्ताचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: आयसीआयसीआय बँक शाखा न.पनेवेल  
डीडी/घनाकर्ष क्रमांक: 111675; रक्कम: 8910 रु.; दिनांक: 19/04/2008

दस्तऐवज परत दिला.  
मुळ नस्तऐवज परत मिळाला  
Gopal.L.  
गोपालराजी साही

**FRANKING DEPOSIT SLIP**

**ICICI BANK**

Customer Copy Date: 13/11/08

Deposit Bk. NR

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	53450
Service Charges	Rs.	53460
Total	Rs.	53460

Name of Stamp duty paying party: Gopal L. Talreja

Received with Thanks Stamp Duty

Towards Payment of Stamp Duty

Rs. 53460

DD / Cheque No. 1002

Drawn on Bank \_\_\_\_\_

Officer \_\_\_\_\_

*(Circular Stamp: ICICI BANK LIMITED)*

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered in at Navi Mumbai on this 19<sup>th</sup> day of April 08. BETWEEN **M/s. CHANCHALDAS & SONS KAMOTHE**, a Proprietary Firm, through its Proprietor **SHRI SUDHIR CHANCHALDAS SRANI**, having his place of business at Shop No. 14, Persipolis Building, Ground Floor, Sector-17, Vashi, Navi Mumbai-400705 hereinafter referred to as "the DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the One Part

AND MR: GOPAL TALREJA aged about 48 years respectively, adult of Indian Inhabitant/s, residing at 1101, Dhairya Residency, Plot No - 233, 12<sup>th</sup> Road, Khar(w), Mumbai - 400 052.

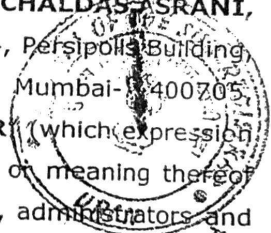
hereinafter referred to as "the PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part.

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For M/s. Chanchaldas and Sons Kamothe

(Signature)  
Proprietor

x Gopal-L



ICICI BANK LTD. NEW APARTMENT  
Plot No. 5 Sector 19  
Anand Maharan Road  
New Panvel-401 202  
FOR ICICI BANK LTD.  
Authorized Signatory  
Sofia Shrivastava

INDIA  
REDDY & CO. CHARTERS & AGENTS  
124793  
MAHARASHTRA

**WHEREAS: -**

1. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-Section 1 and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the "Said Act".
2. The State Government in pursuant to Section 113(A) of the Said Act acquired the land described therein and vesting such lands in the said Corporation for development and disposal.

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3. By an Agreement to Lease dated 25.11.2003 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of 1) Smt. Ganibai Vasant Bhagat 2) Smt. Fashibai Ramchandra Govari 3) Shri Ramesh Kana Bhagat 4) Shri Anant Kana Bhagat 5) Shri Mohan Kana Bhagat 6) Smt. Shama Chandrakant Kasurkar 7) Shri Arun Kana Bhagat, therein referred to as the Licensee of other Part, the Corporation has agreed to lease to the said Licensee, under Gaothan Expansion Scheme of 12.5% scheme, Plot No. 78, Sector 12, Kamothe, Phase I, Navi Mumbai, admeasuring 500 sq. mts, Taluka Panvel and District Raigad, (hereinafter for the sake of brevity referred to as the "Said Property") or thereabouts more particularly described in the Schedule written thereunder for residential-cum-commercial use on 60 yrs lease and on the terms and conditions and at or for a consideration as contained therein.

For M/s. Chanchaldas and Sons Kamothe

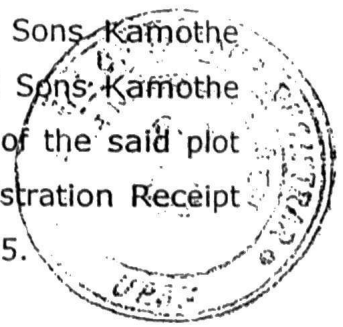
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Proprietor

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4. And in pursuance to the said Agreement, the said Corporation handed over possession of the said plot to the said Licensee, enabling him to construct a building or buildings for residential- cum-commercial use.
5. By an Agreement of Development dated 8-6-05 executed by the said Original Licensee, 1) Smt. Ganibai Vasant Bhagat 2) Smt. Fashibai Ramchandra Govari 3) Shri Ramesh Kana Bhagat 4) Shri Anant Kana Bhagat 5) Shri Mohan Kana Bhagat 6) Smt. Shama Chandrakant Kasurkar 7) Shri Arun Kana Bhagat, in favour of M/s. Chanchaldas & Sons Kamothé herein, the said Original Licensee the Party of the First Part therein of the one part granted, assigned and transferred in favour of the M/s. Chanchaldas & Sons Kamothé the party of the Second Party of the Second Part of the other Part, the said development rights and selling rights of the said Property and in Consideration whereof M/s. Chanchaldas & Sons Kamothé shall handover to the Owners, 30% constructed FSI of the said property and subject to the terms and condition as contained therein and the same was duly registered vide Registration Receipt No. 4285 Document No. Pawal 1 – 04289-2005 dated 9.6.2005.
6. By a Power of Attorney dated 8.6.2005 Executed by the said Original Licensee 1) Smt. Ganibai Vasant Bhagat 2) Smt. Fashibai Ramchandra Govari 3) Shri Ramesh Kana Bhagat 4) Shri Anant Knan Bhagat 5) Shri Mohan Kana Bhagat 6) Smt. Shama Chandrakant Kasurkar 7) Shri Arun Kana Bhagat in favour of M/s. Chanchaldas and Sons Kamothé and further authorise M/s. Chanchaldas and Sons Kamothé to dispose off his share of FSI of the units of the said plot and the same was duly registered vide Registration Receipt No. 4286 Document No. Pawal 1- 04290-2005.



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For M/s. Chanchaldas and Sons Kamothé

*(Signature)*

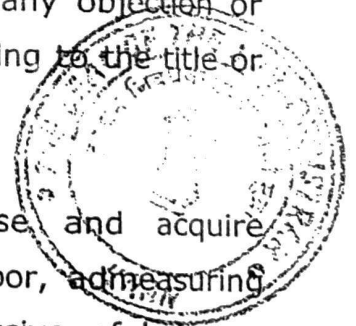
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*(Signature)*

(hereinafter referred to as the "Said Premises") for a total sale consideration of Rs. 250000/- (Rupees Two Lacs Fifty Thousand Only Only) and on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -**

1. The Developer has constructed for the time being the building on the said property more particularly described in the Schedule hereunder written in accordance with the plans, designs and specifications approved and sanctioned by the said Corporation and which have been seen and approved by the Purchaser/s with such variations and modifications as the Developer deem necessary, proper and as per the direction of the said Corporation and other authorities from time to time.
2. The Purchaser/s declare/s that he/she/they has/have satisfied himself/herself/themselves about the title of the Developer to the said Property/Plot and declares that he/she/they shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.
3. Purchaser/s hereby agree/s to purchase and acquire Flat/Shop No. 1 on the GROUND floor, admeasuring 242 sq.ft. built up/carpet area exclusive of balcony, facilities and proportionate area of common areas facilities appurtenant thereto passage walls, staircase in the building known as SHIV ARTI being constructed on the said Property, for a total consideration of Rs. 250000/- (Rupees Two Lacs Fifty Thousand Only Only)



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5 For M/s. Chanchaldas and Sons Kamothé

B. K. K.

Proprietor

Gopal L.

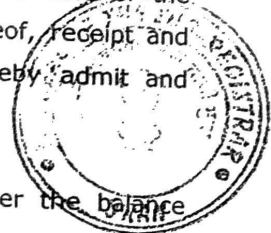
Only).

4. The Purchaser/s hereby agree/s to confirm about the area of the said Premises as mentioned hereinabove and hereafter shall not raise any objections with regard to the same. However, the Car parking Space/Stilt/Open Space whatever, shall be kept open to sky by the Purchaser/s, failing which, the Purchaser/s shall be liable for the consequences arising there from, and the Purchaser/s hereby indemnify and kept the Developer indemnified of and against the said liability and consequences thereof.

5. Purchaser/s shall pay to the Developer the said sum of Rs. 2,50,000/- /- Rupees Two Lacs Fifty Thousand Only at the time and in the manner as stated herein below.

a) Rs. 2,50,000/- /- (Rupees Two Lacs Fifty Thousand Only) being the part amount of the sale price towards the sale of the Premises on or before execution hereof, receipt and payment whereof the Developer hereby admit and acknowledge.

b) Purchaser/s shall pay to the Developer the balance amount of Rs.            /- (Rupees                       Only) within a period of            days from the date of registration of this Agreement.



6. The notice referred in the preceding clause will be served by the Developer to the Purchaser/s under U.C.P. Posting at the address specified below and the notice so served shall be sufficient discharge to the Developer. For this purpose the name and address of the Purchaser/s shall be set out below: -

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For M/s. Chanchaldas and Sons Kamathe

*Chanchaldas*

*Chanchaldas*

Proprietor



Shri/Smt/ M/o: Gopal Torreja  
Add: 1101, Dhairya Residency,  
Plot No-233, 12<sup>th</sup> Road,  
Khar(W), Mumbai - 400 052.

7. The Developer shall, in respect of any amount unpaid by the Purchaser/s under the terms and condition of the Agreement, have first lien and charge on the said Premises agreed to be acquired by the Purchaser/s.
8. Upon delivery of possession, the Purchaser/s shall be entitled to the use and occupation of the said Premises without hindrance but without any further claim at any time as to the workmanship or quality of materials used in the said Premises. The Developer shall handover to the Purchaser/s the said Premises that has been purchased by the Purchaser/s after the Developer obtained the completion or occupancy certificate or NOC from the Corporation in respect of the said Building.
9. Commencing a week after the notice is given by the Developer to the purchaser/s that the said premises is ready for use and occupation and till the period the said property is conveyed to the Society, a sum of Rs.     /- per sq. feet per month (     area) the Purchaser/s shall be liable to pay to the Developer all taxes and charges including electricity charges, property taxes, maintenance charges, water charges, in respect of the said Premises and as per the area thereof.
10. The Purchaser/s shall on or before delivery of possession of the said Premises keep deposited with the Developer lumpsum amount of Rs.     /- (Rupees     )



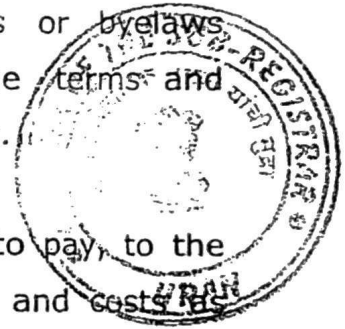
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For M/s. Chanchaldas and Sons Kamathe

Gopal L.

Proprietor

- b) To carry out, at his/her/their own cost, all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s;
- c) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at anytime make or cause to be made any addition or alteration of whatever nature in or to the elevation and outside colour scheme of the building and shall keep the walls, drains and pipes in the said premises and appurtenances thereto in good and tenantable repair condition and in particular, so as to support, shelter and protect the other parts of the building.
- d) The Purchaser/s shall abide by the bye-laws, rules and regulations of the Society, Corporation, the Government of Maharashtra and any other authorities concerned and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or byelaws and shall observe and perform all the terms and conditions contained in the Agreement.
- e) The Purchaser/s hereby undertake/s to pay, to the Developer, all the charges expenses and costs mentioned in clause No.4 and 10 and bear and pay the costs and charges as mentioned in clause No.18 hereinabove in this Agreement within the time specified herein.



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18. The Purchaser/s shall have no claim save and except in respect of the particular Premises hereby agreed to be acquired i.e. all open space, terrace will remain the property of the Developer until all the premises/ units in the said

10 For M/s. Chanchaldas and Sons Kamothé

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*B. A. S.*

Proprietor

building are sold by the Developer and until the process of Society formation is complete.

19. The Developer will lodge this Agreement for registration and the Developer will attend the Office of the Sub-Registrar of Assurances at Uran/Panvel and admit execution thereof after the Purchaser/s informs the Developer the number under which it is lodged.
20. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flats Rules, 1964 as amended upto date or any other provisions of law applicable thereto.

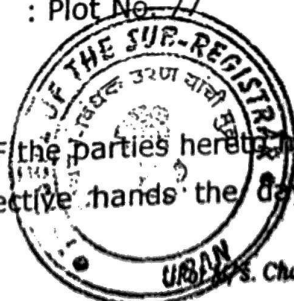
**SCHEDULE OF PROPERTY**

ALL THAT piece or parcel of land under Gaothan Expansion Scheme of 12.5% Scheme bearing Plot No. 78, Sector 12, Kamothe, Phase I, Navi Mumbai, admeasuring 500 sq. mtrs, Taluka Panvel and District Raigad, Registration Sub-District Uran/Panvel, or thereabouts and bounded as under:

Towards the North by : 15 mtrs wide road  
Towards the South by : Plot No. 72 & 73  
Towards the East by : Plot No. 79  
Towards the West by : Plot No. 77

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



S. Chanchaldas and Sons Kamothe

*S. Chanchaldas*

Proprietor

**RECEIPT**

RECEIVED of and from the Purchaser as within named, the sum of Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only Only) being the EMS part amount of sale price towards the sale of Flat/Shop No. 1 on the GROUND Floor on or before execution of these presents, paid by him/her/them to me.

Chq. Date	Chq. No.	Bank	Amount (Rs.)
2/4/08	231329	Canara Bank Khar Branch	50000/-
14/4/08	231330		50000/-
14/4/08	231331		50000/-
14/4/08	231332		50000/-
14/4/08	231333		50000/-
			<u>2,50,000/-</u>

I SAY RECEIVED

For **CHANCHALDAS & SONS KAMOTHE**

For M/s. Chanchaldas and Sons Kamothé

*(Signature)*

Proprietor

PROPRITOR



WITNESSES:

1. *(Signature)*

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Fernandes

B. A. L. L. B

ADVOCATE HIGH COURT

E-8/0:4, OPP. APNA BAZAR  
NEAR SAIBABA MANDIR, SECTOR - 1,  
VASHI, NAVI MUMBAI - 400 703  
TEL. (O) : 2782 6173  
5612 0352  
(R) : 2782 3823  
MOBILE : 9821023638

Date: 20.2.2008

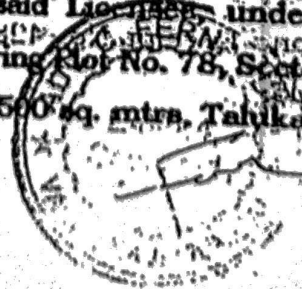
TO WHOMSOEVER IT MAY CONCERN  
**TITLE CLEARANCE CERTIFICATE**  
Sub: Plot No. 78, Sector 12, Kamothc, Phase I, Navi Mumbai.

This is to certify that I have investigated the Title of M/s. CHANCHALDAS & SONS KAMOTHE, a Proprietary Firm, through its Proprietor SHRI. SUDHIR CHANCHALDAS ASRANI, in respect of Plot No. 78, Sector 12, Kamothc, Phase I, Navi Mumbai.

1. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-Section 1 and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1956 (Maharashtra Act No. XXXVII of 1966) hereinafter referred to as the said Act.

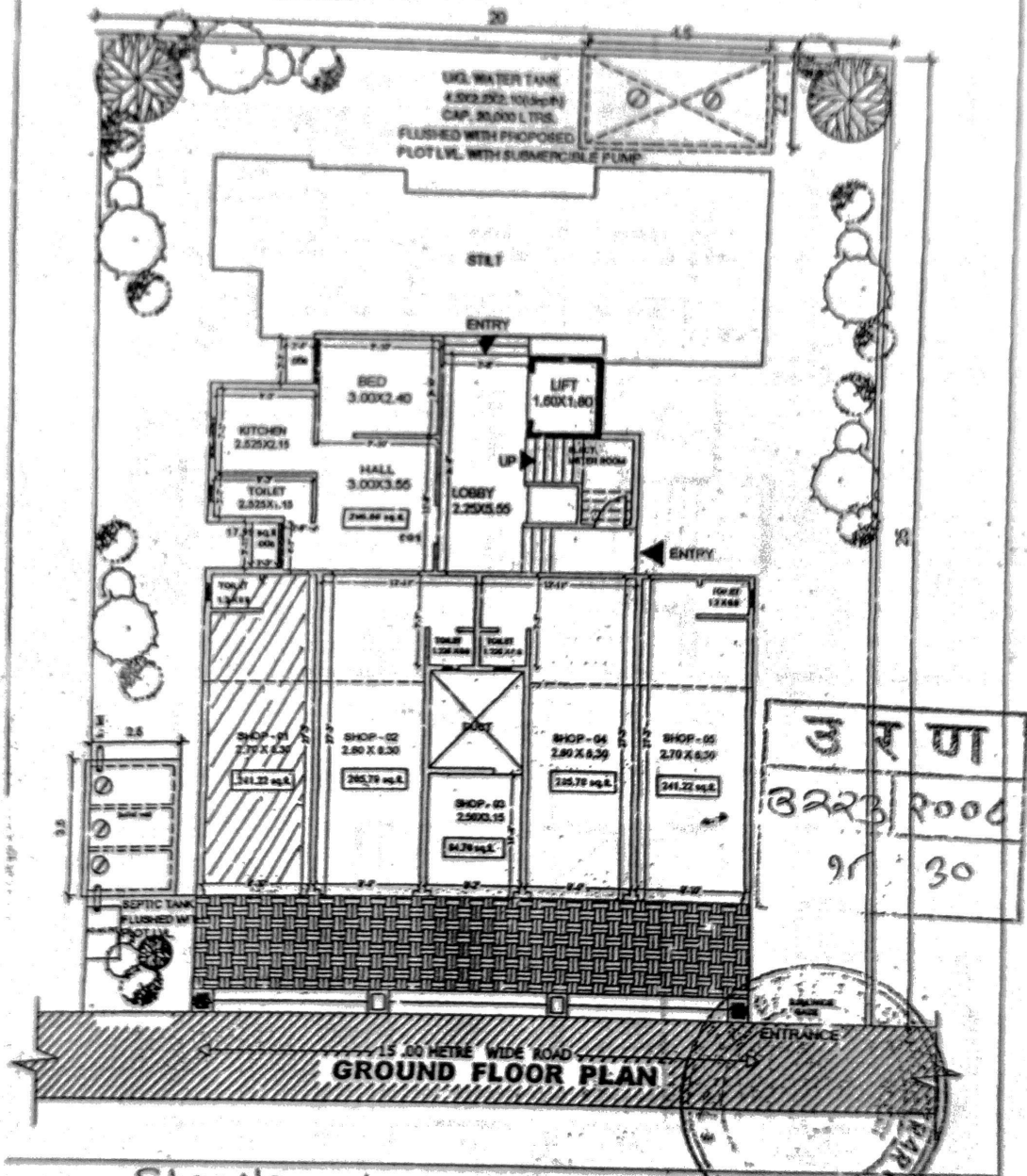
2. The State Government in pursuant to Section 113(A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.

3. By an Agreement to Lease dated 25.11.2003 executed by the City and Industrial Development Corporation of Maharashtra Ltd. therein and hereinafter referred to as "the Corporation" of the One Part in favour of 1) Smt. Ganibai Vasant Bhagat 2) Smt. Fashibai Ramchandra Govari 3) Shri. Ramesh Kana Bhagat 4) Shri. Anant Kana Bhagat 5) Shri. Mohan Kana Bhagat 6) Smt. Shama Chandrakant Kasurkar 7) Shri. Arun Kana Bhagat, therein referred to as the Licensee of other Part, the Corporation has agreed to lease to the said Licensee under Gaothan Expansion Scheme of 12.5% scheme bearing Plot No. 78, Sector 12, Kamothc, Phase I, Navi Mumbai, admeasuring 500 sq. mtrs. Taluka Parvel and District



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SHIV ARTI  
PLOT NO-78, SEC- 12 KANOTHE



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Shop No — 1  
Ground Floor —  
Carpet Area - 242 sqft.

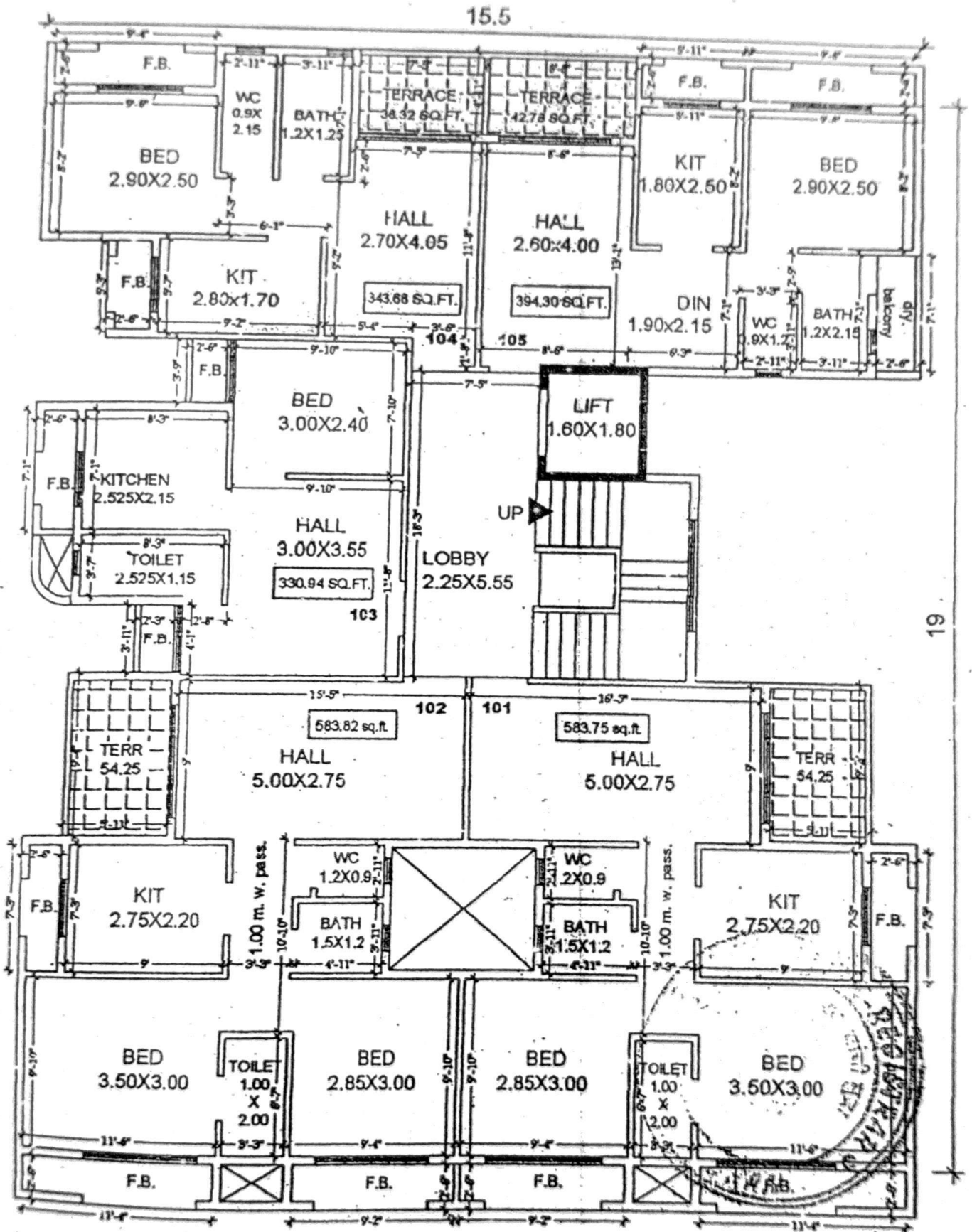
For M/s. Chanchaldas and Son Kanothe

*(Signature)*

Proprietor

x Gopal-L

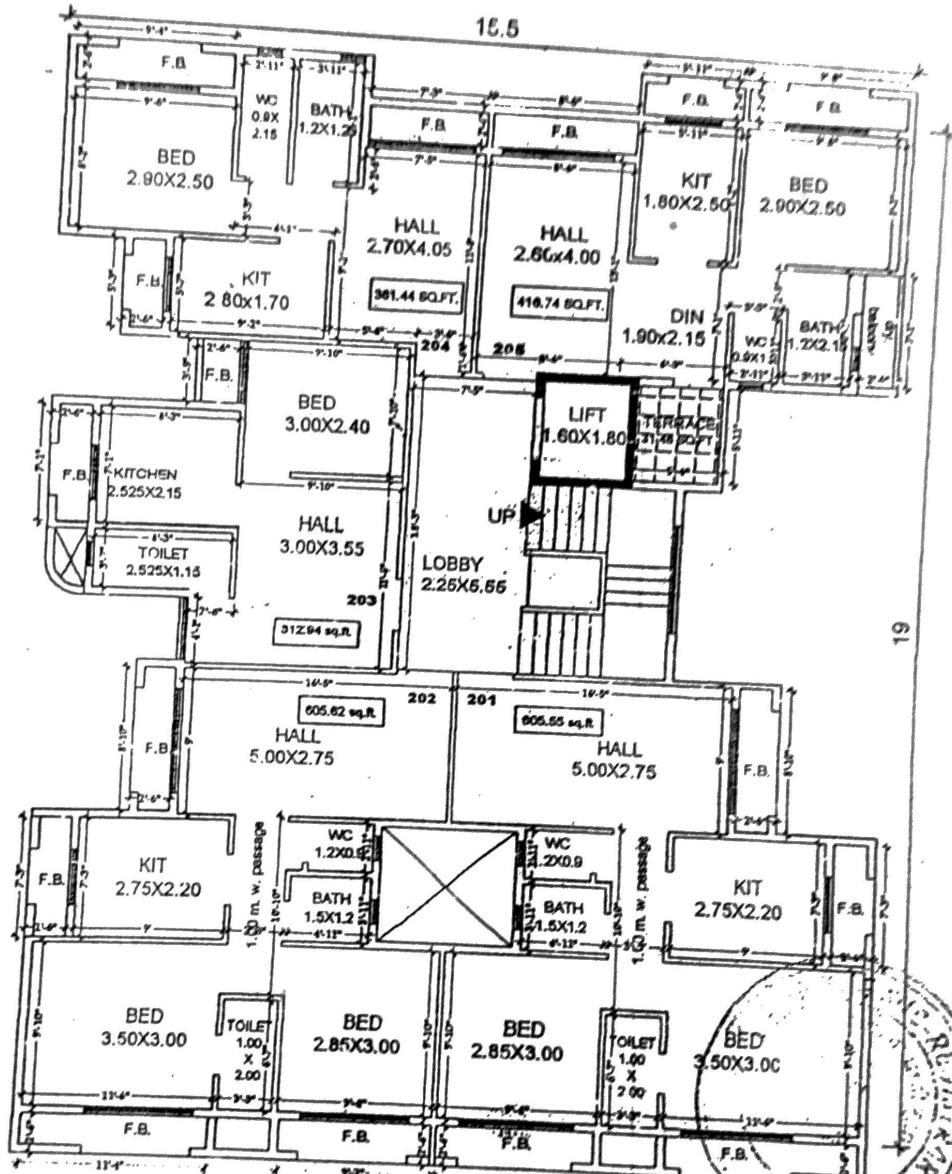
SHIV ARTI  
PLOT NO-78, SEC- 12 KAMOTHE-I



**FIRST FLOOR PLAN.**

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**SHIV ARTI  
PLOT NO-78, SEC- 12 KAMOTHE-I**

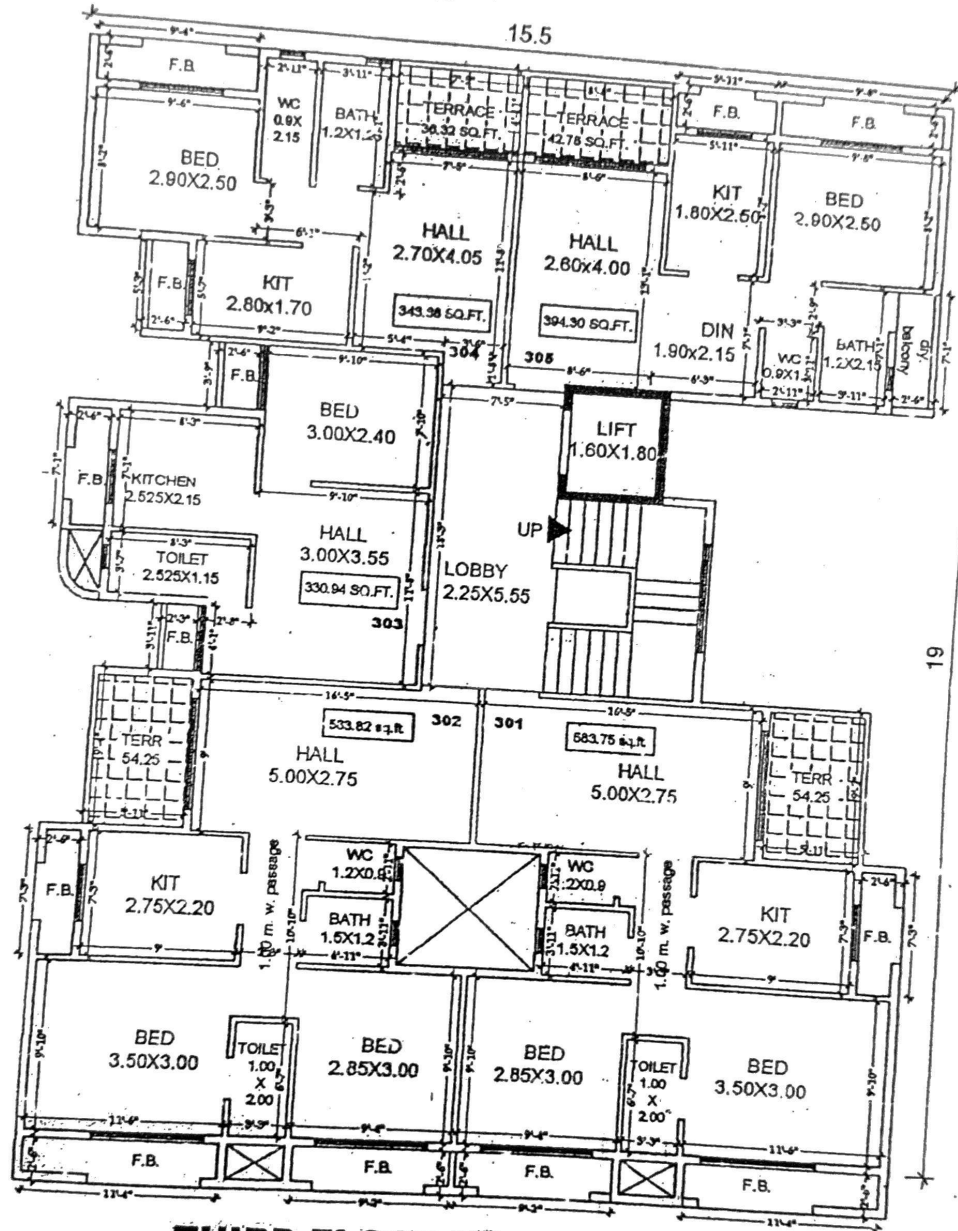


**SECOND FLOOR PLAN**

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**SHIV ARTI  
PLOT NO-78, SEC- 12 KAMOTHE-I**

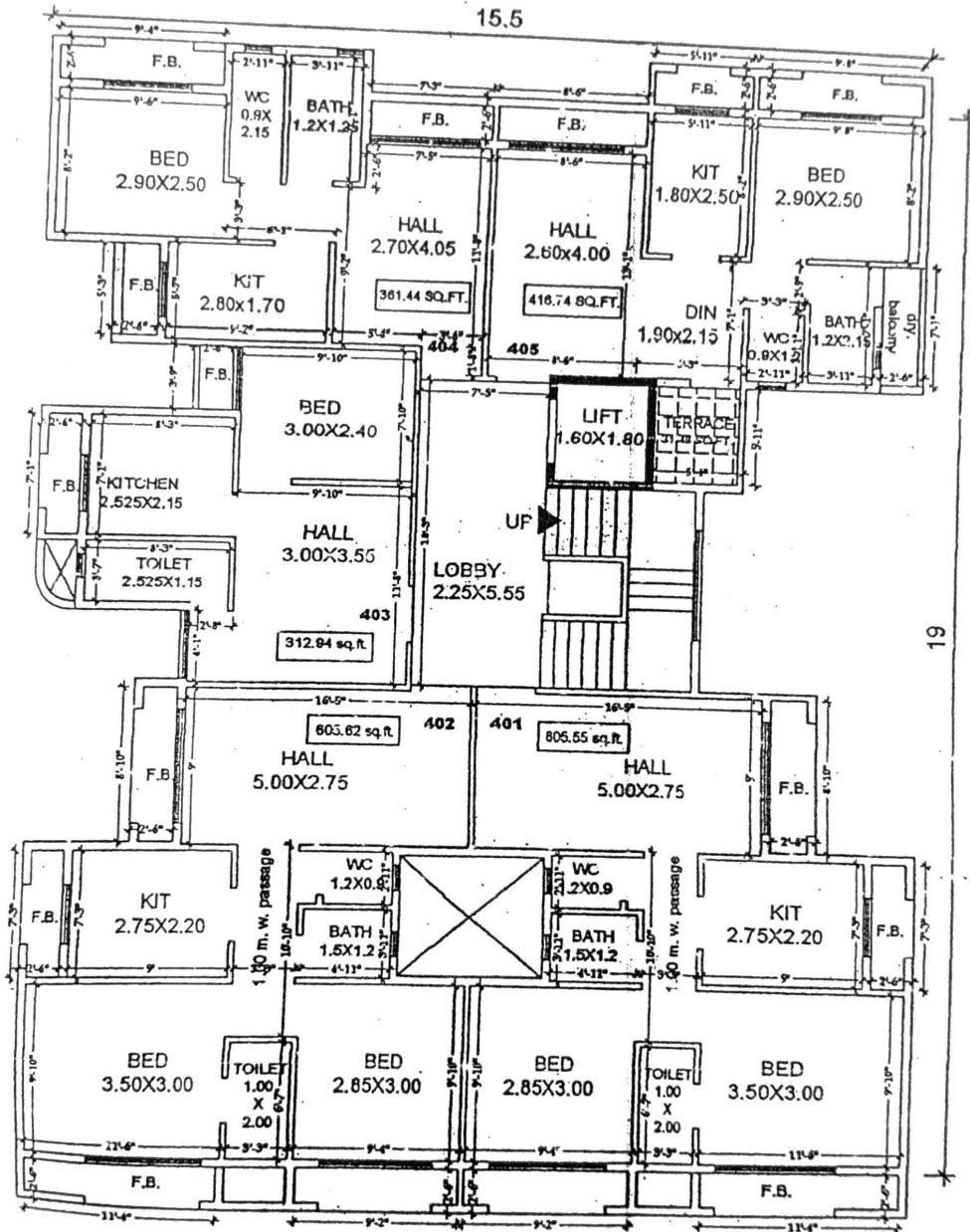


**THIRD FLOOR PLAN**



SHIV ARTI	
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SHIV ARTI  
 PLOT NO-78, SEC- 12 KAMOTHE-I



**FOURTH FLOOR PLAN**



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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act., 1966 (Maharashtra XXIV) of 1966 to Mys. Ganibai Vasant  
Bhagat & others six

Unit/Plot No. 78 Road No. — Sector 12 Node Kamothe of  
Navi Mumbai, As per the approved plans and subject to the following conditions for the

development work of the proposed Residential cum Commercial Bldg

Comm. B.U.A. = 89.735 sq.m.  
Res. B.U.A. = 652.892 sq.m. } Total proposed B.U.A. 742.627 sq.m.

Nos. of Residential Units 21 Nos. of Commercial units 05

This Certificate is liable to be revoked by the Corporation if :-

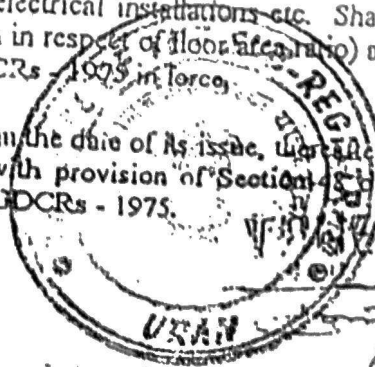
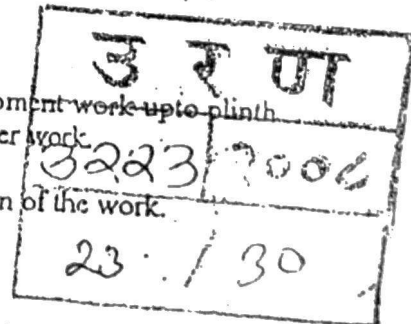
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except or provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, whereafter revalidation of the same shall be done in accordance with provision of Section 45 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.



# शुद्ध औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय :  
 वृत्त मजला, नवीमन चौक,  
 मुंबई ४०० ०२१  
 (दोस्ताने) ०२-२१-२२-५६५० ०१००  
 ०२-२१-२२-५६५० ०१२८  
 ०२-२१-२२-२२२२ ५६५० / ५६५० ०१३३

मुख्य कार्यालय :  
 "विजया" भवन, वी.वी.डी. मजला,  
 नवी मुंबई - ५०० ६२६,  
 मुंबई - ४०० ६२६ / ६२६ / ६२६  
 फोन : २२-२२-२२२२ ६२६६  
 फॅक्स : २२-२२-२२२२ ६२६६

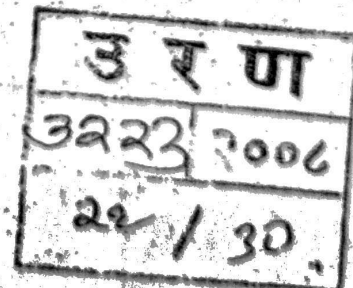
REF NO: GIDGO/BP/ATPOI / 61

दिनांक : [REDACTED]

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (G+4) [Res. BUA=652.872 Sq.mtrs., Comm. BUA=89.735 Sq.mtrs. Total BUA=742.607 Sq.mtrs. (No. of units R-24, C-05)] on Plot No. 78 Sector-12 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Diagram has been inspected on 07/12/2006 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 25/04/2005 and that the development is fit for the use for which it has been carried out.

*(Signature)*  
 (N.S. Swami) 22/106  
 ADDL TOWN PLANNING OFFICER,  
 Navi Mumbai & Khopta



दस्तक्रमांक व वर्ष: 3223/2008

Saturday, April 19, 2008

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## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 250,000.00  
बा.भा. रु. 1,026,000.00
- (2) भू-गापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: दुकान क्र. 01, तळ मजला, शिव आरती, फ्लॉट नं. 78, सेक्टर 12, कामोठे ता. पनवेल जि. रायगड 422 242 चौफुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गो/- चंचलदास अॅन्ड सन्स जेफे प्रोप्रा. सुधीर वंचलदास अराराणी ; घर/फ्लॉट नं: सेक्टर 17, वाशी ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गोपाल तलरेजा ; घर/फ्लॉट नं: खार वे., गुंबई ; गल्ली/रस्ता: ; ईमारतीचे नाव: ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नंबर: .
- (7) दिनांक करून दिल्याचा 19/04/2008
- (8) नोंदणीचा 19/04/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 3223 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 61560.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 10260.00
- (12) शेत



सहसंचालक मित्रंयक उरण  
(पनवेल-2)



# SHIV ARTI CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960 (Section XXIV Sub Section IX(I) 1961)

(Reg no. NBOM / CIDCO / HSG / (TC) / 5140 / JTR / YEAR 2013-2014 DATE 30/07/2013)

Plot 78, Sector 12, Kamothe, Navi Mumbai 410209.

*Shiv Arti*

Share Certificate No.: 22 Member Register No. : SH-01 No. of Shares : 10

## SHARE CERTIFICATE

Authorised Share Capital Rs. 25000/- Divided into 500/- Share of Rs. 50/- each

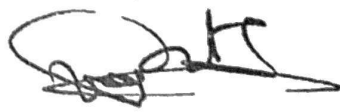
This is to certify that Shree / Smt. / Miss Mr. Gopal L. Talreja  
Flat/Shop No. SH-01 is the Registered Holder of 10 Fully paid up shares of Rs. 50/- each from  
No. 211 to 220 both inclusive, in Shiv Arti Co-operative Housing Society Ltd., Subject to the  
Bye-Laws of the said Society.

Issued under the common Seal of the said Society at Kamothe, Navi - Mumbai on this  
day of 26-Jun-2017



  
(Chairman)

  
(Secretary)

  
(Treasurer)