

Diwanji & Associates

GOVERNMENT APPROVED VALUERS | CHARTERED ENGINEERS
B.M.C. LICENSED STRUCTURAL ENGINEERS & AUDITORS | TECHNO LEGAL CONSULTANT



R.G. DIWANJI

B.E. (CIVIL), M.I.E. (INDIA), F.I.V., M.A.C.I., M.I.S.S.E.

Mumbai Office : Office No. 302, Third Floor, "The Central Building",
Shell Colony Road, Next to Jenny Photo Studio, Chembur (East), Mumbai - 400071.
Tel.: 022-25246448, 9892003790, 8655108989, 8655552316 | Email: rgdwanjivaluers@gmail.com

Thane Office : Flat No. 6, First Floor, "Devkinandan" Bldg.,
Noori Baba Road, Near Makhamali Talao, Panchpakhadi,
Thane (W), District Thane - 400601 | Tel.: 8097010898

Ref No: VS/D&A/RGD/2022-23/NOV-020

Date: 14th November, 2022

To,
The Chief Manager,
State Bank of India
Branch : SEEPZ
New Bank Building,
SEEPZ, Andheri (East),
Mumbai - 400 096
Tel. No. : 022 - 28292944 / 28291352 / 28292860

Subject : Valuation Report of Property located at Seepz, Andheri (East), Mumbai for Mortgage Loan Proposal with Bank.

Name of Client : **M/s. D. Navinchandra Jewels.**
[Formerly Known as M/s. International Jewels Unit No. II]

Respected Sir,
Please find the Valuation Report in Bank's prescribed format.

Description of the Property : Land bearing Plot No. 2 (Part) & 3 alongwith Industrial [Diamond & Jewellery Processing] Building & other Ancillary Structures on it situated in Seepz - SEZ, Marol Industrial Area (MIDC), Village Vyaravali, Opposite Gems & Jewellery Complex - II & Near Seepz Bus Depot, Seepz Road, Jogeshwari Vikhroli Link Road, Andheri [East] , Mumbai - 400 096.

Summary of Valuation :

A)	Fair Market Value of the Property as on date	: Rs. 14,24,00,000/- [Rupees Fourteen Crore Twenty Four Lakh(s) Only]
B)	Realizable Value of Property as on date	: Rs. 12,82,00,000/- [Rupees Twelve Crore Eighty Two Lakh(s) Only]
C)	Forced / Distress Sale Value of the Property as on date.	: Rs. 11,40,00,000/- [Rupees Eleven Crore Forty Lakh(s) Only]


This Report Contains 38 Pages Including Photographs and Location Map of Property , Sanctioned Building Plan, Copy of Sub-Lease Agreement, Building Occupancy Certificate & Sale Instances etc.

Thanking You,

Yours Faithfully,
FOR DIWANJI & ASSOCIATES


S. N. GOLE
(CHIEF VALUER)
1




R. G. DIWANJI
(PANEL VALUER)

FORMAT - A

STATE BANK OF INDIA

[Branch: SEEPZ, Andheri (East), Mumbai – 400 096]

ANNEXURE - I

VALUATION REPORT

[IN RESPECT OF LAND & BUILDING]

(To be filled in by the Approved Valuer)

Name & Address of Valuer

DIWANJI AND ASSOCIATES

Office No. 302, Third Floor, "The Central" Building,
Shell Colony Road (Station Road),
Next to Jenny Photo Studio,
Chembur (East), Mumbai – 400071
Tel. No.022 - 25246448 & 8655108989 / 8655552316
Email : rgdiwanjivaluers@gmail.com

I. GENERAL	
1.	Purpose for which the valuation is Made : To ascertain the Fair Market Value of property as on date for Old Loan Account with State Bank of India, Branch: SEEPZ, Andheri (East), Mumbai – 400 096
2.	a) Date of Inspection : 11/11/2022
	b) Date on which the valuation is made : 14/11/2022
	c) Persons accompanying / available at the site/at the time of visit / inspection / valuation : The Property was inspected in the presence of Mr. Abhay, the representatives of the owner of the property.
3.	List of Documents produced for perusal.
Ownership Documents :	
<ul style="list-style-type: none">• Sub-Lease Agreement dated 27/08/2007 between President of India (Sub-Lessor) & M/s. International Jewels Unit No. II (The Sub - Lessee).• Draft Sub-Lease Agreement dated 2022 between President of India (Sub-Lessor) & M/s. D. Navinchandra Jewels (The Licensee)• Letter for Renewal of Approval bearing Ref. No. SEEPZ – SEZ/IA-I/NUS/APL/GJ-17/06-07/VOL-III/15119 dated 12/09/2022 issued by Office of Development Commissioner.• Building Plan approved by Maharashtra Industrial Development Corporation subject to conditions mentioned under this Office Letter No. 12180000001 dated 18/09/2019.	

- Building Completion Certificate bearing Ref. No. TB / SEEPZ/2 (P) & 3 /1649/97 dated 29/05/1997 issued by Executive Engineer, MIDC Division No. I, Thane
- Property Tax Receipt No. 3241471 dated 11/11/2022 issued by Municipal Corporation of Greater Mumbai.
- Electricity Bill No. 100160597272 dated 08/10/2022

<p>4. Name of the owner(s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership)</p>	<p>: <u>The property is owned by</u> M/s. D. Navinchandra Jewels (Formerly Known as M/s. International Jewels Unit No. II) <u>Having Regd. Address at :-</u> Plot No. 2 (P) & 3, Seepz-SEZ, Marol Industrial Area (MIDC), Near Seepz Bus Depot, Seepz Road, Jogeshwari Vikhroli Link Road, Andheri (East), Mumbai – 400 096. [<u>Contact No. 9359800960</u>]</p>
<p>5. Brief Description of the property</p>	<p>: The Property under Valuation is Land alongwith Industrial i.e. Diamond /Gems & Jewellery Processing Building on it situated in MIDC SEEPZ Area. The Land is Leasehold Land and it is totally admeasuring 1500.30 sqmt. The Land is leased by President of India for a period of 51 Years commences from date 20/07/2023. The Land is restricted for Gems & Jewellery processing Units. It is nearly rectangular in shape and topographically Flat Terrain Land. It is well demarcated at site and provided with 6 ft height masonry compound wall. There is One Gate & Watchman's Cabin provided at main entrance Gate of Property. The Land is having 1 No of Building which is utilizing for Gems & Jewellery processing and few other ancillary Structures. .</p> <p>The Building is consists of Basement + Ground + 2 Upper Floors RCC frame structure Building with RCC Foundation & RCC Slab Roofing. It is having Brick Masonry Walls plastered on both the sides by Cement Mortar Plaster with Cement Paint Externally. It is provided with Good Elevation, Decorative Entrance Lobby etc. Each Floor is having approximately 12' internal height. There are 1 Nos. of Lifts & 2 Nos. of Staircases in the Building . There are separate washing rooms / toilet blocks for Gents & Ladies on each floor. The Building is provided with Fire Fighting System, High Speed Lift, CCTV, Good Security System, Car Parking Space etc. The entire Building is used as Gems & Jewellery processing unit. All the floors having identical interiors specification viz. Partly Polished Kota Stone Flooring, Partly Marble Flooring and Partly Vitrified Ceramic Tiles Flooring, Casing Capping Wiring with good quality electrical fittings, Good quality Paint internally, Powder Coated Aluminum frame Glazed Sliding Windows, Good Quality interior decoration and furniture works, Wooden frame with solid core flush doors, Ceramic Tiles Flooring in Toilet Block with Glazed Tiles dado on Walls, Concealed Plumbing with good quality sanitary fixtures etc. The Basement Floor of this Building consists of Service Area, Maintenance Room & Toilet Block etc. The Ground</p>



		<p>Floor comprises of Reception, Cabins, Account Office, Dust & Garbage Burning Room, Refining Room, Investment Area, Meeting Room, Packaging Area, Working Area, Store Room & Toilet Block etc. The First floor comprises of Cabins, Conference Room, Display Room, Casting Room, Server Room, CCTV Room, Model Making Room, Working Area & Toilet Block etc. The Second floor is comprises of Sales & Marketing Cabin, Development Area, Office Cabins & Toilet Block etc. The Covered Terrace Floor comprises of Canteen & Toilet Block etc. The Building is well maintained and it is in good condition. The said Building was constructed in the Year 1997 or thereabout.</p> <p>Apart from the main Processing Building there are other Ancillary Structures exists on the Land such as Security Cabin etc. The Watchman's Cabins are single storeyed RCC frame structure provided with RCC slab roofing. These structures are provided with brick masonry walls plastered on both the sides by Cement Mortar Plaster and standard internal specifications. The Open space around the Building is provided with Cement Tiles Pavement.</p>
6.	<u>Location of the property</u>	
a)	Plot No./ Survey No.	: Plot No. 2 (P) & 3
b)	Door No./ Flat No.	: Plot No. 2 (P) & 3.
c)	C.T.S. No./ Village	: Village Vyaravali
d)	Ward/Taluka	: 'K / East' Ward.
e)	Mandal / District	: Mumbai.
f)	Date of Issue and validity of Layout of Approved Map / Plan	Building Completion Certificate bearing Ref. No. TB / SEEPZ/2 (P) & 3 /1649/97 dated 29/05/1997 is issued by Executive Engineer, MIDC Division No. I, Thane
g)	Approved Map /Plan issuing Authority	
h)	Whether genuineness or authenticity of approved Map / Plan is verified	
i)	Any other comments by our empanelled valuers on authentic of approved plan	
7.	Postal address of the property	: Plot No. 2 (P) & 3, Seepz-SEZ, Marol Industrial Area (MIDC), Opposite Gems & Jewellery Complex – II & Near Seepz Bus Depot, Seepz Road, Jogeshwari Vikhroli Link Road, Andheri (East), Mumbai – 400 096
	Nearby Landmark	: Opposite Gems/Jewellery Complex II & Near Seepz Bus Depot
8.	<u>City/Town</u>	It is a Industrial Area (MIDC Industrial Area) .
	Residential area	
	Commercial area	
	Industrial area	
9.	<u>Classification of the area</u>	

	i) High/Middle/Poor	:	Middle Class.
	ii) Urban/Semi-Urban/Rural	:	Urban Area
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	The area falls under limits of Municipal Corporation of Greater Mumbai and Maharashtra Industrial Development Corporation.
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under Agency area/ scheduled area/cantonment area	:	No.
12.	In Case it is an Agricultural Land, any conversion to house site plots is contemplated.	:	Not applicable.
13.	<u>Boundaries of the property</u>		
	On or towards North	:	By Plot No. 1 & 2
	On or towards South	:	By Plot No. 4.
	On or towards East	:	By Road.
	On or towards West	:	By Commercial Building
14.	<u>Dimensions of the site</u>		As per Deed As per Visit / Actuals
	North	:	} Refer Sr. No. 15 Below.
	South	:	
	East	:	
	West	:	
15.	Longitude and latitude & Co-Ordinates of the Flat	:	<u>Longitude</u> : 72°52'35.1"E <u>& Latitude</u> : 19°07'20.0"N
16.	Extent of the site	:	The sanctioned Built up Area of Building as per the Building Completion Certificate bearing Ref. No. TB / SEEPZ/2 (P) & 3 /1649/97 dated 29/05/1997 issued by Executive Engineer, MIDC Division No. I, Thane is given in Table No. 1 below :



TABLE - 1

Sr. No	Description	Built Up Area	Built Up Area	Remark
1)	Basement Floor	249.20 sqmt	2682 sft	Free of FSI
2)	Ground Floor	357.41 sqmt	3847 sft	FSI Area

3)	First Floor	660.05 sqmt	7105 sft	FSI Area
4)	Second Floor	130.60 sqmt	1406 sft =====	FSI Area
		Total	15,040 sft	

17.	Extent of the site considered for Valuation	:	Same as Sr. No. 16 above.
18.	Whether occupied by the owner/ Tenant? If occupied by tenant since how long? Rent received per month.	:	The Property was occupied by the owner at the time of inspection.
II APARTMENT BUILDING			
<u>Sr. No.</u>	<u>Description</u>		<u>Remarks</u>
1.	Nature of the Apartment	:	Industrial Land along with Building.
2.	<u>Location</u>		
a)	T.S. no./ Plot No.	:	Plot No. 2 (P) & 3 of Village Vyaravali.
b)	Block No./ Flat No.	:	Plot No. 2 (P) & 3
c)	Ward No.	:	'K / East' Ward.
d)	Village/Municipality/ Corporation	:	The area falls under limits of Municipal Corporation of Greater Mumbai.
e)	Door No. Street or Road (Pin Code)	:	Jogeshwari Vikhroli Link Road, Andheri (East), Mumbai – 400 096.
3.	<u>Description of the Locality Residential /commercial/Mixed</u>	:	<p>The Property is located in Andheri (East), Mumbai. It is located 5 to 6 Kms away from Andheri Railway Station. The Western Express Highway is approx. 3 kms away from the Property. It is very near to Jogeshwari Vikhroli Link Road. The Seepz Bus Depot is located opposite to the property. It is situated in Marol MIDC Industrial Area. The area is well developed and having basic infrastructure facilities such as good approach roads, water supply, electricity, sewage and storm water drainage system, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc. are available within 2 to 3 Kms distance from the property. The area falls under the limits of Municipal Corporation of Greater Mumbai & Maharashtra Industrial Development Corporation. The area is well connected with all parts of Mumbai by good network of Roads and Railways. Transportation means such as Buses, Taxis & Rickshaws are available.</p> <p>The property is situated in Seepz Area i.e. Santacruz Electronics Export Processing Zone is a <u>Special Economic Zone</u> in <u>Mumbai</u>, India. It is situated in the <u>Andheri (East)</u> area, Mumbai. It is subjected to liberal economic laws as compared to the rest of India to</p>



promote rapid economic growth using tax and business incentives and attract foreign investment and technology. Seepz was created in 1973 and was seen as export processing zone. SEEPZ mainly houses Electronic Hardware Manufacturing Companies, Software Companies and Jewellery exporters of India. More than 150 units operate in SEEPZ. These include CGI Group Inc., Tata Consultancy Services, Syntel, Zycus, Tara Jewels Limited. The SEZ is a high security entry zone. Due to these hassles government proposed making SEEPZ a Free Trade Zone (FTZ) in 1999.

It was set up as uni-product EPZ exclusively for manufacture and export of electronic items in an area of 100 acres (which was later increase to 110 acres) of land leased through the Maharashtra Industrial Development Corporation (MIDC), Andheri (East), which over the years has become a land mark of Mumbai. The objective was of (a) accelerating the progress of electronics manufacturing in India (presumably encompassing the technology transfer objective) and (b) to take advantage of the growing electronics world market (export and foreign exchange objectives). The Land on which the Seepz is situated is Leased to President of India by Maharashtra Industrial Corporation in Year 1975 .Govt of India have constituted a Santacruz Electronics Export Processing Zone (SEEPZ) for the purpose of encouraging the export industries in India and for earning foreign exchange on the various kinds of electronics and Gems / Jewellery items from the SEEPZ Zone in the interest of national economy by establishing industrial units in the said zone.

Considering the high potential and the pollution-free nature of Gem & Jewellery Industry, the Govt. of India decided to permit manufacture and export of Gem & Jewellery items from SEEPZ during 1987-88, which soon gave a glamorous twist to SEEPZ. With a view to overcome the shortcomings experienced on account of the multiplicity of controls and clearances; absence of world-class infrastructure, and an unstable fiscal regime and with a view of attract larger foreign investments in India, the Special Economic Zones (SEZs) Policy was announced in April 2000. SEEPZ was one of the three Export Processing Zones converted as Special Economic Zone w.e.f. 1st November, 2000. This policy intended to make SEZs engine for economic growth supported by quality infrastructure complemented by an attractive fiscal package, both at the Centre and the State level, with the minimum possible regulations. SEZs in India functioned from 1.11.2000 to 09.02.2006 under the provisions of the Foreign Trade Policy and fiscal incentives were made effective through the provisions of relevant statutes. To install confidence in investors and signal the Government's commitment to a stable SEZ policy regime and with a view to impart stability to the SEZ regime thereby generating greater economic activity and employment through the establishment of SEZs. The Special Economic Zones Act, 2005, was passed by parliament in May, 2005 and SEZ Rules, came into effect on 10th February, 2006, providing for drastic simplification of procedures and for single window clearance on matters relating to central as well as state governments.



		<p>The main objectives of the SEZ Act are :</p> <ul style="list-style-type: none"> • Generation of additional economic activity. • Promotion of exports goods and services. • Promotion of investment from domestic and foreign sources. • Creation of employment opportunities. • Development of infrastructure facilities.
4.	Year of Construction	: The said Building was constructed in the Year 1997 or thereabout.
5.	Number of Floors	: It is a Basement + Ground + 2 Upper Floors Building.
6.	Type of Structure	: RCC Frame Structure
7.	Number of Dwelling units in the Building	: The Valuation is for entire Building.
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: It is well maintained & from internal macroscopic observation of the subject Building it appears in good condition.
11.	<u>Facilities available</u>	
a)	Lift	: 1 No. of Lift are available in the Building.
b)	Protected Water Supply	: Municipal Water Supply is available.
c)	Underground Sewerage	: Connected to U/G Sewage Drainage System.
d)	Car Parking –Open/Covered	: Open Car parking space is available in the Building.
e)	Is Compound wall existing?	: It is bounded by 6 ft height Masonary Compound Wall.
f)	Is pavement laid around the Building?	: Cement Concrete Pavement.
III	<u>FLAT /PREMISES</u>	
1.	The floor in which the flat /Gala is situated.	: The Valuation is for Basement + Ground + 2 Upper Floors Building.
2.	Door No. of the flat	: Plot No. 2 (P) & 3
3.	<u>Specifications of the property</u>	
a)	Roof	: R.C.C. Slab.
b)	Flooring	: Partly Polished Kota Stone Flooring, Partly Marble Flooring and Partly Vitrified Ceramic Tiles Flooring
c)	Doors	: Wooden frame with solid core flush doors
d)	Windows	: Powder Coated Aluminum Frame Glazed Sliding Windows
e)	Fittings	: Casing Capping Wiring with good quality electrical fittings
f)	Finishing	: Good quality paint internally.

4.	House Tax	:	} Property tax will be as per standard norms of competent authority.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	} Details not available
	Meter Card is in the name of	:	
6.	How is the maintenance of the Flat?	:	The Building is well maintained.
7.	Sale Deed executed in the name of	:	M/s. International Jewels Unit No. II
8.	What is the undivided area of land as per Sale Deed?	:	100 %
9.	What is the plinth area of the flat?	:	Refer Table No.1 of Sr. No. 16 (Part I - General)
10.	What is the Floor Space Index (Approx.)	:	Permissible FSI will be as per D. C. Rules of Local Competent Authority.
11.	What is the Carpet Area of the flat?	:	Refer Table No.1 of Sr. No. 16 (Part I - General)
12.	Is it Posh/I Class/Medium/Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Diamond /Gems & Jewellery Processing purpose.
14.	Is it Owner occupied or let out?	:	The Property was occupied by the Owner at the time of inspection.
15.	If rented, what is the monthly rent?	:	Not applicable.

IV. MARKETABILITY

1.	How is the marketability?	:	The Industrial Land along with Building in well-developed area. Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available nearby. There is good demand for Industrial premises. Hence, it has good marketability.
2.	What are the factors favouring for an extra Potential Value?	:	The Land is situated in well-developed Commercial Area and it is surrounded by Diamond Processing Units and it is located approximately 5 Km to 6 Km from Andheri Railway Station.
3.	Any negative factors are observed which affect the market value in general?	:	Nothing specific.

V. RATE

01	After Analyzing the comparable sale instance, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the Areas)	:	Rs. 9,000/- to Rs. 11,000/- per sft. on Built up Area.
----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	--------------------------------------------------------



02	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details)	:	Not applicable.
03	<u>Break-up for the Rate</u>		
i)	Building + Services	:	Refer Sr. No. 1 of Part VII below.
ii)	Land + Others	:	Value of land is not considered separately as it is fully developed with Industrial Building and Value is assessed on Composite Market Rate of Land & Construction.
04	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Market Rate for New Industrial Premises in this locality is Rs. 1,47,800/- per sqm on Built Up Area for Stamp Duty Purpose as per Ready Reckoner for Year 2022-23.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a)	Depreciated building rate	:	Adopted Depreciated Market Rate for valuation.
b)	Replacement cost of the flat with Services	:	Total Built up area of Buildings = 15040 sft Considering the type and quality of construction, specifications of building materials used, internal height etc a Replacement Rate of Rs. 3,500/- per sft is adopted. Hence, <u>Replacement Cost</u> of Premises for Insurance Purpose = Built up Area x Replacement Rate = 15040 sft x Rs. 3,500/- = Rs.5,26,40,000/- Say ~ Rs. 5,26,00,000/- [Rupees Five Crore Twenty Six Lakh(s) Only]
c)	Age of the Building	:	The Building is reportedly 25 Years old.
d)	Life of the building estimated	:	Total Life of the Building estimated is 65 Years. The Building is 25 Years old & hence Balance Life of the Building is 40 Years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
e)	Depreciation percentage assuming the salvage value as 10%	:	} Adopted Depreciated Market Rate for valuation.
f)	Depreciated Ratio of the building	:	
g)	Total Composite Rate arrived for valuation	:	Refer Sr. No. 1 of Part VII below.
h)	Depreciated Building Rate	:	Not applicable.
i)	Rate of Land & other	:	Adopted Composite Market Rate Method for Valuation.
j)	Total Composite Rate	:	Refer Sr. No. 1 of Part VII below.



VII)	DETAILS OF VALUATION
1.	<p>Fair Market Value of the property as on date :</p> <p>Factors Considered: The Location, Internal condition of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties etc.</p> <p>As per the Market Survey; the Prevailing Market Rates for Industrial Premises / Office premises outside Seepz Area i.e. in MIDC Industrial Area in this locality is in the Range of Rs.14,000/- to Rs.16,000/- per sft on Built Up Area .</p> <p>However , the property is situated inside SEEPZ Area of MIDC Marol Andheri and it has following covenants :</p> <ul style="list-style-type: none"> • The said property is leasehold Land and it is leased by President of India to Sub Lessee for a Period of Lease of 30 Years. • The Property is restricted only for use of export of items of Information Technology, Electronics Hardware, for the manufacture / process for gems & jewellery for export purpose & not for any other purpose. • As per the conditions mentioned in Lease Deed ; after expiration or sooner determination of the said Lease Term; the sub-lessee has to quietly handover the vacant possession of the demised premises after removing all erections & structures erected on the said premises within two months. In the event if sub lessee fail to deliver vacant & peaceful possession of the Premises after removing erections & structure etc, the said structure will belongs to Sub Lessor and Sub Lessee shall not be entitled to any compensation. • The sub lessee cannot sublet, assign full or part of the demised premises without permission of Development Commissioner. • Should not do structural alteration or changers in the factory Building or addition / alteration without prior permission of Development Commissioner. <p>Due to the said restrictions and covenants the Prevailing Market Rates of Units inside the Seepz Area is lower than the prevailing market rates in MIDC Marol Area. The prevailing Rates of Industrial Units inside the SEEPZ Area is in the range of Rs. 9,000/- to Rs.11,000/- per sft on Built up Area.</p>



		The Rate is justified by Few Sale Transactions for similar type of properties in the vicinity of the subject property which are sold in the Year 2022. Following are the Details of Recent Sale Transactions in the Vicinity of subject Property & copies of the same are attached with the Report:-
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SALE INSTANCE – I

<u>Details of Property</u>	:	Office Unit No. A-503, 5 th Floor, Floral Deck Plaza Premises Co. Op. Bank Ltd , Central MIDC Road , Opposite SEEPZ , Marol MIDC Industrial Area , Andheri (East) , Mumbai
<u>Area of Property</u>	:	Documented Built Up Area of the Premises = 109.20 Sqmt i.e. 1175 sft
<u>Agreement Price</u>	:	Rs. 1,60,45,000/-
<u>Govt. Market Value</u>	:	Rs. 1,59,08,474.4/-
<u>Name of the Seller / Vendor</u>	:	Mr. Mohanlal Giridaral Narang
<u>Name of the Purchaser</u>	:	Ms. Poomima Rahul Maheshwari & Other
<u>Details of Agreement & Registration</u>	:	Agreement dated 06/04/2022, Registered at The Sub-Registrar's Office Andheri 3 having Sr. No. 5151/2022.
<u>Sale Transaction Rate</u>	:	Rs. 13,655/- per sft on Built Up Area

SALE INSTANCE – II

<u>Details of Property</u>	:	Office Unit No. A-504, 5 th Floor, Floral Deck Plaza Premises Co. Op. Bank Ltd , Central MIDC Road , Opposite SEEPZ , Marol MIDC Industrial Area , Andheri (East) , Mumbai
<u>Area of Property</u>	:	Documented Built Up Area of the Premises = 83.83 Sqmt i.e. 902 sft
<u>Agreement Price</u>	:	Rs. 1,12,50,000/-
<u>Govt. Market Value</u>	:	Rs. 1,23,17,141.9/-
<u>Name of the Seller / Vendor</u>	:	Ms. Zharna Vishindas Narang
<u>Name of the Purchaser</u>	:	M/s. Fine Jewellers Manufacturing Limited
<u>Details of Agreement & Registration</u>	:	Sale Deed dated 30/03/2022, Registered at The Sub-Registrar's Office Andheri 3 having Sr. No. 4794/2022.
<u>Sale Transaction Rate</u>	:	Rs. 12,472/- per sft on Built Up Area



SALE INSTANCE – III

<u>Details of Property</u>	:	Office Unit No. D-116, 1 st Floor, Floral Deck Plaza Premises Co. Op. Bank Ltd , Central MIDC Road , Opposite SEEPZ , Marol MIDC Industrial Area , Andheri (East) , Mumbai
<u>Area of Property</u>	:	Documented Built Up Area of the Premises = 68.69 Sqmt i.e. 739 sft
<u>Agreement Price</u>	:	Rs. 1,04,00,000/-
<u>Govt. Market Value</u>	:	Rs. 1,00,08,476/-
<u>Name of the Seller / Vendor</u>	:	Mr. Vikas Sachdev
<u>Name of the Purchaser</u>	:	M/s. Vector Speez Private Limited
<u>Details of Agreement & Registration</u>	:	Agreement dated 03/06/2022, Registered at The Sub-Registrar's Office Andheri 6 having Sr. No. 7460/2022.
<u>Sale Transaction Rate</u>	:	Rs. 14,073/- per sft on Built Up Area

SALE INSTANCE – IV

<u>Details of Property</u>	:	Office Unit No. A-102, 1 st Floor, Floral Deck Plaza Premises Co. Op. Bank Ltd , Central MIDC Road , Opposite SEEPZ , Marol MIDC Industrial Area , Andheri (East) , Mumbai
<u>Area of Property</u>	:	Documented Built Up Area of the Premises = 109.20 Sqmt i.e. 1175 sft
<u>Agreement Price</u>	:	Rs. 1,64,50,000/-
<u>Govt. Market Value</u>	:	Rs. 1,58,02,550.4/-
<u>Name of the Seller / Vendor</u>	:	Ms. Narinder Kaur Sahani
<u>Name of the Purchaser</u>	:	Mr. Gurmeet Sanghe Sikh
<u>Details of Agreement & Registration</u>	:	Agreement dated 17/08/2022, Registered at The Sub-Registrar's Office Andheri 7 having Sr. No. 14162/2022.
<u>Sale Transaction Rate</u>	:	Rs. 14,000/- per sft on Built Up Area

From the above Sale Transactions it reveals that the Commercial Office in the vicinity of the subject property are sold @ Rate of Rs. 12,500/- to Rs.14,100/- per sft on Built Up Area.

The Property is having following advantages :

- The Subject Property is an Independent Property i.e. it is a Building with Land beneath and adjacent to it.



	<ul style="list-style-type: none"> It has advantage of utilization of Open Space around the Building, Covered Terrace Area in the Building and have exclusive possession of the Land. <p>Thus, Considering the above advantages, location, age, grade, demand & supply and its present condition in our opinion a Rate of Rs.10,000/- per sft on Built Up Area is fair and reasonable for the subject premises.</p> <p>As per Guidelines / Valuation Rules fixed by Govt. of Maharashtra for assessing the Market Value of Properties for Stamp Duty Purpose for Year 2022, if Basement Premises are permitted for Storage Purpose then it should be Valued at 70 % of the Rate applicable on Ground Floors Premises. Thus, following the above said Guidelines, we have adopted a Rate of Rs. 10,000/- x 0.70 = Rs.7,000/- per sft on Built Up Area for Basement Premises .</p> <p>Hence Fair Market Value of property as on date is as below :</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

TABLE - 2

Sr. No.	Description	Built up Area	Market Rate Adopted	Fair Market Value as on date
1)	Basement Floor	2682 sft	Rs. 7,000/-	Rs. 1,87,74,000/-
2)	Ground Floor	3847 sft	Rs. 10,000/-	Rs. 3,84,70,000/-
3)	First Floor	7105 sft	Rs. 10,000/-	Rs. 7,10,50,000/-
4)	Second Floor	1406 sft	Rs. 10,000/-	Rs. 1,40,60,000/-
Total				Rs. 14,23,54,000/-
Say ~				Rs. 14,24,00,000/-
[Rupees Fourteen Crore Twenty Four Lakh(s) Only]				

SUMMARY OF VALUATION

<p>2. Fair Market Value of property as on date</p>	:	<p>The Market Value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are –</p>
----------------------------------------------------	---	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------





		<p>a) It is a free will sale. b) It is an estimated amount and not a predetermined or an actual sale price. c) It is time-specific as on the given date. d) It depends on 'purpose of valuation'. e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently. f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.</p> <p>= Rs. 14,24,00,000/- [Rupees Fourteen Crore Twenty Four Lakh(s) Only]</p>
<p>3.</p>	<p>Realizable Value of Property as on date :</p>	<p>The value realizable by the bank is generally less than the market value because of various factors such as mode of payment (strictly by cheque) limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between RV and MV depends on various factors such as urban or rural property, user & location of the property etc. Considering characteristics of the subject property under valuation we consider reduction factor of 10 % will be appropriate. We are therefore, discounting 10 % in this case.</p> <p>Hence, <u>Realizable Value</u> of the property as on date = Fair Market Value of the property as on date x 0.90 = Rs. 14,24,00,000/- x 0.90 = Rs. 12,81,60,000/- Say ~ Rs. 12,82,00,000/- [Rupees Twelve Crore Eighty Two Lakh(s) Only]</p>
<p>4.</p>	<p>Forced / Distress Sale Value as on date :</p>	<p>It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In our opinion, considering the characteristics of assets under valuation and present market trends, the reduction factor of 20% will be appropriate. We are discounting the above market value by 20%.</p> <p>Hence, <u>Forced / Distress Sale Value</u> of the property as on date = Fair Market Value as on date x 0.80 = Rs. 14,24,00,000/- x 0.80 = Rs. 11,39,20,000/- Say ~ Rs. 11,40,00,000/- (Rupees Eleven Crore Forty Lakh(s) Only)</p>



Summary

Sr. No.	DESCRIPTION	QTY. (SFT)	RATE PER SFT (Rs.)	ESTIMATED VALUE (Rs.)
01.	Present Value of the Premises (Car Parking, if provided)			
02.	Wardrobes			
03.	Showcases/almirahs			
04.	Kitchen arrangements			
05.	Superfine finish			
06.	Interior Decorations			
07.	Electricity deposits/Electrical fittings etc.,			
08.	Extra collapsible gates/grill works etc.,			
09.	Potential Value, if any			
10.	Others			

Refer Sr. No. 1 of Part VII

As a result of my appraisal & analysis it is my considered opinion that the present Fair Market Value of property of the above property as on date in the prevailing condition with aforesaid specifications is Fair Market Value as on date **Rs. 14,24,00,000/- [Rupees Fourteen Crore Twenty Four Lakh(s) Only]** & Forced / Distress Sale Value as on date is Rs. 11,40,00,000/- [Rupees Eleven Crore Forty Lakh(s) Only]

Remarks :

- A) The valuation is based on the site visit & the information given by the party/bank.
- B) The valuation is subject to clear and marketable title etc.
- C) Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and title verification of the property.
- D) This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- E) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- F) The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- G) Encumbrances of Loan, Govt or 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 of encumbrances.



(ANNEXURE - I)

DECLARATION - CUM - UNDERTAKING

I, Mr. Ramesh G. Diwanji son of Mr. Govind Dattatray Diwanji do hereby solemnly affirm and state that:

- I am a citizen of India.
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- The information furnished in my valuation report dated 14/11/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have inspected the property on 11/11/2022. The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in professional capacity.
- I have not been declared to be unsound mind.
- I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- I am not an undischarged insolvent.
- I have not been levied a penalty under section 271J of Income-tax Act,1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 .
- My PAN Card number/GST Tax number as applicable
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.



- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the -B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for Valuation in the IVS in "General Standards" and "Assets Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the partner of the firm / company, who is competent to sign this valuation report.
- I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

Sr. No.	Particulars	Valuer Comment
1)	Background information of the Asset being Valued	Refer Sr. No. 5 of Part-I.
2)	Purpose of Valuation & Appointing Authority	Refer Sr. No. 1 of Part-I.
3)	Identity of the Valuer & any other experts involved in the Valuation	Govt. Registered Valuer.
4)	Disclosure of the Valuer interest or conflict, if any;	Not applicable.
5)	Date of appointment, Valuation date & Date of Report	Refer Sr. No. 2 of Part-I.
6)	Inspections and / or investigations undertaken	Property was inspected on 11/11/2022
7)	Nature & sources of the information used or relied upon	Market enquiry with Estate Agent, Builders/Developers of Real Estate Properties, referring Sale Advertisements & Sale Transactions.
8)	Procedure adopted in carrying out the Valuation & Valuation standards followed	Methodology explained in Valuation Report.
9)	Restriction on use of the Report if any	Refer Sr. No. 1 of Part-I.
10)	Major factors that were taken into account during the Valuation	Described in Valuation Report.
11)	Major factors that were not taken into account during the Valuation	Described in Valuation Report.
12)	Caveats, limitations & disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the Valuation Report	Described in Valuation Report.



ANNEXURE - II
MODEL CODE OF CONDUCT FOR VALUERS

Integrity & Fairness:

- 1) A Valuer shall, in the conduct of its Business, follow high standards of integrity and fairness in all its dealings with its clients and other Valuers.
- 2) A Valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A Valuer shall endeavor to ensure that he provide true & adequate information and shall not misrepresent any facts or situations.
- 4) A Valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5) A Valuer shall kept public interest foremost while delivering his services.

Professional Competence & Due Care:

- 6) A Valuer shall render at all times high standards of service, exercise due diligence, ensure proper care & exercise independent professional judgment.
- 7) A Valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8) A Valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/ guidelines and techniques.
- 9) In the preparation of a Valuation Report, the Valuer shall not disclaim liability for his expertise or deny his duty of care, except to the extent that the assumptions are based on statements of fact provided by the Company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10) A Valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11) A Valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other Valuers or professionals or for which the client can have a separate arrangement with other Valuers.

Independence and Disclosure of Interest:

- 12) A Valuer shall act with objectivity in his professional dealings by ensuring that his decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the Valuation assignment or not.
- 13) A Valuer shall not take up an assignment if he or any of his relatives or associates is not independent in terms of association to the Company.
- 14) A Valuer shall maintain complete independence in his professional relationships and shall conduct the Valuation independent of external influences.
- 15) A Valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.

- 16) A Valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the Valuation, and in accordance with the Securities & Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the Valuation report becomes public, whichever is earlier.
- 17) A Valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a Company or client's needs.
- 18) As an independent valuer, the Valuer shall not charge success fee (Success Fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 19) In any fairness opinion or independent expert opinion submitted by a Valuer, if there has been a prior engagement in an unconnected transaction, the Valuer shall declare the association with the company during the last five years.

Confidentiality:

- 20) A Valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

- 21) A Valuer shall ensure that he maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his decisions and actions.
- 22) A Valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered Valuers organization with which he is registered or any other statutory regulatory body.
- 23) A Valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered Valuers organization with which he is registered, or any other statutory regulatory body.
- 24) A Valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & Hospitality:

- 25) A Valuer or his relative shall not accept gifts or hospitality which undermines or affects his independence as a Valuer.
Explanation:- For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) or section 2 of the Companies Act, 2013 (18 of 2013).
- 26) A Valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain to retain work for himself or to obtain or retain an advantage in the conduct of profession for himself.

Remuneration & Costs:

- 27) A Valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28) A Valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering services.

Occupation, Employability & Restrictions:

29) A Valuer shall refrain from accepting too many assignments, if he is unlikely to be able to devote adequate time to each of his assignment.

30) A Valuer shall not conduct business which in the opinion of the Authority or the registered Valuer organization discredits the profession.

Date : 14/11/2022
Place : Chembur (East), Mumbai
Visited by : Mr. Johnson Thomas
Entered by : Mr. Chetan Adhikari



R.G. Diwanji

R. G. DIWANJI
PANEL VALUER

For: **M/s. D. Navinchandra Jewels** dated 14/11/2022.

The undersigned have inspected the property detailed in the valuation Report dated

on _____ we are satisfied that the _____ and reasonable value of the property is

Rs. _____ (Rs. _____ Only)

_____ by the approved valuer is realistic.

Branch Manager/

Officer-in-Charge of Advance Department

Date: _____

Name of Client : M/s. D. Navinchandra Jewels



External View of Building



Internal View of the Premises



Internal View of the Premises



Name of Client : M/s. D. Navinchandra Jewels



Internal View of the Premises



Internal View of the Premises



Internal View of the Premises



Name of Client : M/s. D. Navinchandra Jewels



Internal View of the Premises



Internal View of the Premises

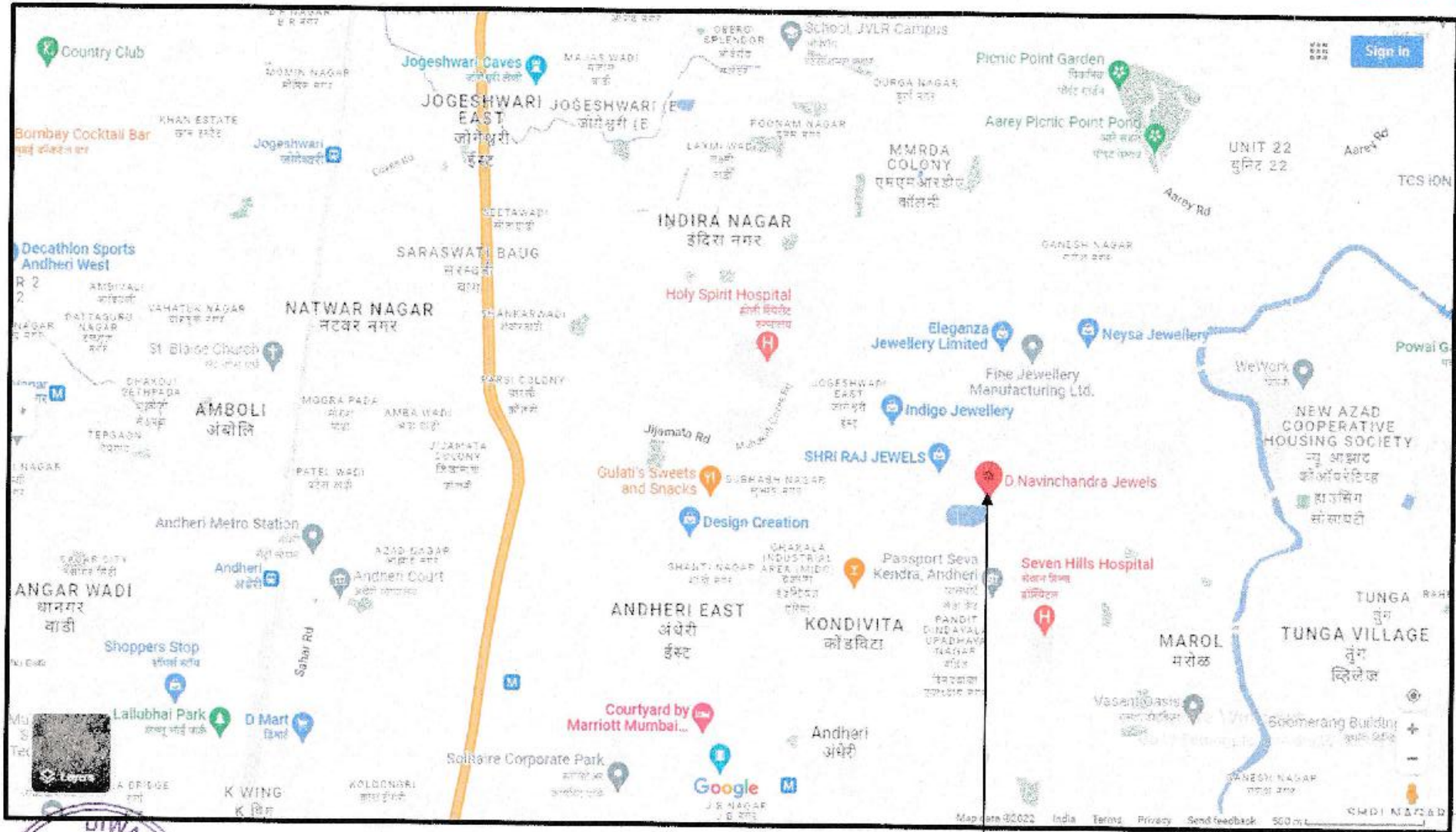


View of the Terrace Floor

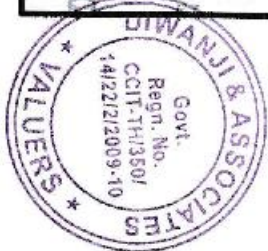




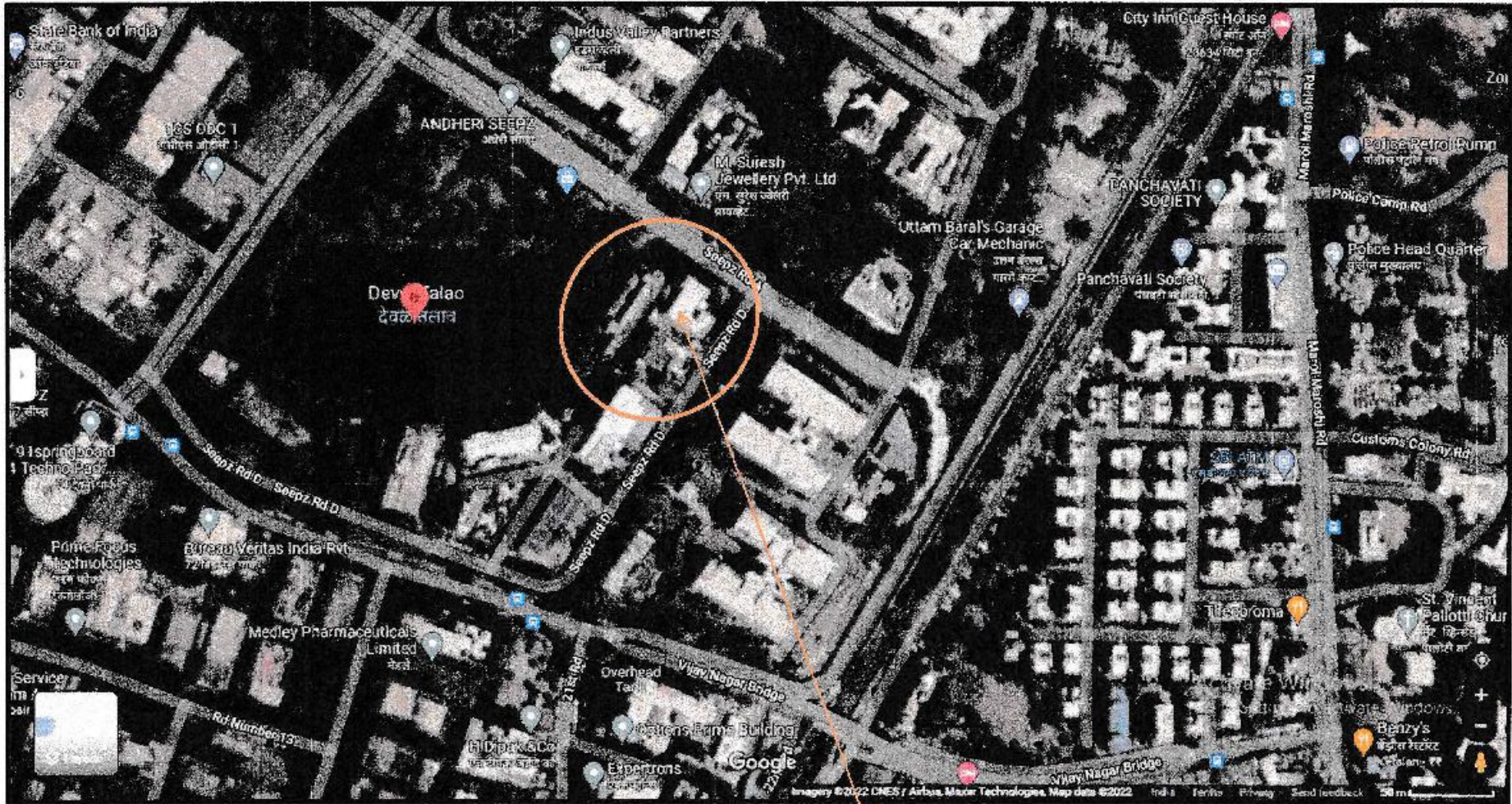
LOCATION MAP



Location of the property



SATELLITE MAP



Location of the property



GOVT. READY RECKONER



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

[Home](#)

[Valuation Rules](#) [User Manual](#)

[Close](#)

Year

20222023

Annual Statement of Rates

Language

English

Selected District

मुंबई (उपनगर)

Select Village

व्याखली (अंधेरी)

Search By

Survey No Location

Select	वर्णिकाय	कुली नवील	मिवाली तपनिस	शंकील	दुवाते	वीचोविक	एकक (Rs./)
SurveyNo	45/221-मुभाग: व्याखली गावातील सर्व मिळकती.	70280	143670	169530	207300	147800	चौरस मीटर



International Jewels

Handwritten notes and signatures at the top of the page, including "International Jewels" and "Duplicate Copy".



S RELEASE

127 AUG 2007

Main body of text on the left page, containing legal clauses and references to Maharashtra Industrial Development Corporation.

SUB-LEASE AGREEMENT

THIS INDENTURE OF SUB-LEASE is made at Mumbai on the Dated of Two Thousand and Twenty Two, BETWEEN THE PRESIDENT OF INDIA, through the Development Commissioner, SEEPZ-Special Economic Zone (SEEPZ-SEZ) having office at SEEPZ Special Economic Zone, Andheri (East), Mumbai- 400 096, hereinafter called **SUB-LESSOR** in the original Lease Agreements between MIDC and SEEPZ referred as **LESSEE** (which expression shall unless repugnant or meaning thereof be deemed to include its successors and assigns) of the **FIRST PART**.

AND

the M/s. D.NAVINCHANDRA JEWELS having its office at Plot No. 2 & 3, Opp. G & J Complex II, SEEPZ-SEZ, Andheri (East), Mumbai-400096, hereinafter referred to as the Sub-Lessee (which expression shall unless repugnant to the context or meaning thereof deemed to include its successors and heirs, executors, administrators, subsidiaries and permitted assigns of such last survivors/ successors in business) on the **SECOND PART**.

WHEREAS by a deed of Lease made at Mumbai dated 20th Day of January, 1975 between THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961, hereinafter referred to as the "LESSOR" on the one part the Sub-Lessor herein referred to as the "LESSEE" on the other part and the same is registered at the office of the Sub-Registrar of Bombay under registration no. S-392/75 of Book No. 1, the Lessor demised unto the Sub-Lessor the land, the premises described in the Schedule thereunder, (being the same as described in the First Schedule hereunder written) for a term of 99 years for such terms and conditions and subject to the covenants, terms and conditions therein mentioned. The subject Plot is covered under Lease Agreement 20th Day of January 1975.

WHEREAS by a further Indenture of Lease made at Mumbai 28.06.2005 between the same Lessor and the Sub-Lessor, the Lessor has granted to the Sub-Lessor a Lease of the piece of land and premises namely SEEPZ+ upon the performance and observance by the Sub-Lessor of the obligations and conditions contained in the said Lease for a term of 95 years from 1st January 2002.



AND WHEREAS the Sub-Lessor has agreed to demise unto the Sub-Lessee herein, all that piece of land equal in area to the FSI utilized in respect of the said demised Unit No. Plot No.2 (Part) & 3 in SEEPZ , more particularly described in the First Schedule hereunder written, excepting and reserving unto the Lessor all mines and minerals in and under the said land or any part thereof, for a term of 51 years computed from 20th July 2023 to 19th July 2074, for the consideration and for the rent reserved and on the terms and conditions contained herein;

The said plot was allotted to Sub-Lessee by Sub-Lessor to construct Units for exporting/services/produce in such Units for the purpose of encouraging exports industries in India and for carrying foreign exchange on export of various kinds of Electronic and gem jewellery items. The Sub Lessor had allotted to Applicants Units who held valid Letter of approval (LOP) from the Sub-Lessor.

AND WHEREAS the Sub-Lessor and Sub-Lessee have to act in close cooperation to achieve the objective which is in consonance with the objective of the setting up of the SEEPZ SPECIAL ECONOMIC ZONE

NOW THIS DEED WITNESSETH AS FOLLOWS:

Effective Date of Possession

The effective date of possession of the Unit will be the date on which the possession of the Unit is handed over to the Sub-Lessee by Sub Lessor by issuing Possession Receipt.

Covenants by Sub-Lessee

The Sub-Lessee with intent to bind all Persons into whatsoever hands the demised Premises may come doth hereby covenant with the Sub Lessor as follows:-

To Pay Rent & Other Charges

During the said terms hereby created to pay unto the Sub-Lessor the said rent and all other charges that may be fixed from time to time by the Chair Person, SEEPZ Special Economic Zone at the time & on the day and in manner hereafter appointed for payment thereof clear of all deductions.

To Pay Rates and Taxes

In To pay all existing and future taxes, rates, assessments and outgoings

Marginal Notes

The marginal notes do not form part of the Sub-Lessee and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Development Commissioner SEEPZ SPECIAL ECONOMIC ZONE, the Sub-Lessor has for and on behalf of the President of India set his hands and affixed the common seal of the SEEPZ SPECIAL ECONOMIC ZONE, hereto; and the Sub-Lessee above named hath caused these presents to be executed under the hand of its authorized representative the day and year first hereinabove written.

FIRST SCHEDULE
(Description of Land)

(1) All that piece or parcel of land known as Plot No. F-1, in the Marol Industrial Area within the village limits of Parajapur, Kondivita Marol and Vyaravali, Taluka - Andheri and now in the Registration sub-district and District of Bombay and Bombay Suburban, containing admeasurements 3.75.013 square metres of thereof and bounded, that is to say-

On or towards the North by Road and Aarey Milk Colony Land

On or towards the South by Road

On or towards the East by Pipe Line and Aarey Milk Colony Land

On or towards the West by Road,

(Description of Plot)

(2) All that piece or parcel of land known as Plot No.(s) 2 (Part) & 3 , in the SEEPZ Special Economic Zone, in Marol Industrial Area within the village limits of Parajapur, Kondivita Marol and Vyaravali, Taluka - Andheri Registration sub district and District Mumbai Suburban, containing Admeasurements 1500 square metres which said plot delineated, that is to say-



AND WHEREAS the Government of India have constituted a Samsamir Electronic Export Processing Zone, hereinafter called the SEEPZ SEZ in the aforementioned demised land for the purpose of encouraging the export industries in India and for securing foreign exchange on the export of various kinds of electronic and semi and jewelry items from the SEEPZ Zone in the interest of the national economy by establishing industrial units in the said Zone;

AND WHEREAS the Sub-Lessee have approached the Sub-Lessor for demising to all the pieces of land known as Plot No. 2 (part) & 3 in the Marol Industrial area within the village limits of Vayrawal, Parjapur, Marol, Taluka Andher, District Mumbai Sub-Registration No. 392 & 393 containing by advertisement No. 3750/13 Square Metres of hereabouts and more particularly described in the Schedule heretofore written in the demised area of the said SEEPZ Processing Zone, and forming part of the land demised to the Sub-Lessor and more particularly described in the Schedule heretofore written to establish bonafides for processing, establishment for the manufacture of Gem & Jewellery items, at the rent and upon the terms and conditions hereinafter contained and to grant all facilities and a variety of concessions;

AND WHEREAS the Sub-Lessor has agreed to demise to the Sub-Lessee the said piece of land as Plot No. 2 (part) & 3 in the Marol Industrial area within the village limits of Vayrawal, Parjapur, Marol, Taluka Andher, District Mumbai Sub Registration No. 392 & 393 containing advertisement 1500 square metres or thereabouts and more particularly described in the Schedule hereunder written;

AND WHEREAS it has been agreed by and between the parties hereto that the stamp duty and registration charges shall be borne and paid by the Sub-Lessor;

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1) In consideration of the premises and of various facilities and a variety of concessions made available to the Sub-Lessee and the concessional rent hereby reserved and of the covenants and agreements on the part of the Sub-Lessee hereinafter contained, the Sub-Lessor doth hereby demise ALL that piece of land known as Plot No. 2 (part) & 3 in SEEPZ forming part of City Survey No. 17-1, MIDC within village limits of Vayrawal, Parjapur, Marol, Taluka Andher, District Mumbai Sub-Registration No. 392 & 393 contained by advertisement No. 3750/13 Square Metres of hereabouts and more particularly described in the Schedule heretofore written in the demised area of the said SEEPZ Processing Zone, and forming part of the land demised to the Sub-Lessor and more particularly described in the Schedule heretofore written to establish bonafides for processing, establishment for the manufacture of Gem & Jewellery items, at the rent and upon the terms and conditions hereinafter contained and to grant all facilities and a variety of concessions;

2) The Sub-Lessee with intent to bind all persons into whatsoever limits the demised premises may come doth hereby covenant with the Sub-Lessor as follows:-

a) During the said term hereby created to pay unto the Sub-Lessor the said rent and all other charges that may be fixed from time to time by the Development Commissioner at the time on the days and in manner hereinafter appointed for payment thereof clear of all deductions;

ca) If the Sub-Lessee shall have duly performed and observed the covenants and conditions on the part of the Sub-Lessee herebefore contained and shall at the end of the said term hereby granted be desirous of receiving a new sub-lease of the demised premises and of such desire shall give notice in writing to the sub-lessee before the expiration of the term hereby granted sub-lessee shall and will at the cost and expenses in every respect of the sub-lease grant, to the sub-lessee a new sub-lease of the demised premises for a further term of 30 years on payment of yearly rent as may be determined by the sub-lessee AND WITH covenants, proviso and stipulations herebefore contained except this provision for renewal and such new sub-lease shall remain in lieu of the lease a covenant that at end of the said renewed term of 30 years the sub-lessee shall at the like rate and expenses grant to the Sub-Lessor further renewals and that every such renewal shall be for each term and subject to such covenants, provisos and stipulations;

Subject as aforesaid, The Arbitration Act, 1940 shall apply to the arbitration proceedings under this clause.

IN WITNESS WHEREOF

SCHEDULE
(Description of Land)

All that piece of land known as Plot No. 2 (part) & 3 in the Samsamir Electronic Export Processing Zone, within the village limits of Vayrawal, Parjapur, Marol, Taluka Andher, District Bombay, Sub-Registration No. 392 & 393 containing by advertisement 1500 Square Metres or thereabouts and bounded as follows, that is to say:

On or towards the North by - Plot No. 1 & 2

On or towards the South by - Plot No. 4

On or towards the East by - Road in SEEPZ

On or towards the West by - Plot No. 55

SIGNED, SEALED AND DELIVERED

By Shri. B. S. RAMAN
Director Development Commissioner
SEEPZ SEZ, 19/1, MIDC, Vayrawal, Taluka Andher, District Mumbai

1. T. D. Chavan
2. Dr. S. N. Shrivastava
Dr. S. N. Shrivastava

Contd. ...k





A GOVERNMENT OF MAHARASHTRA UNDERTAKING
 NO/18/SREP/2/2(P)A3/1049/87
 Office of the Executive Engineer
 MIDC Division No.1, Thane.
 Date: 27/7/92

To,
 M/S H.D. Shah & Associates,
 E/24, Pranam, Chiknandi,
 Borivli (W),
 Mumbai-400092.

Sub: Building Completion Certificate for
 factory building on plot No.2(P)A3 in
 SREP Industrial Area for
 H/S Interclassik Jewellery (Pvt.) Ltd
 H/S Interclassik Jewellery (Pvt.) Ltd

Ref: Your office letter No.NIL
 dt:02.01.89 & compiled on 26.04.92

Dear Sirs,

Please find enclosed herewith "Building
 Completion Certificate" for the above work as required
 by you.

Please acknowledge the receipt.

Thanking you,

Yours faithfully,

Executive Engineer
 MIDC Div.No.1, Thane-4.

- *Copy submitted to the Joint Chief Executive
 Officer, MIDC, Mumbai 85 for information.
- *Copy to Estate Manager, SREP, Andheri, Mumbai 86.
- *Copy f.w.c's to Dy. Chief Engineer, (Bldg Proposals),
 H & K ward, R.K.Palkar Marg, Dandora(W), Mumbai 51.
- *Copy f.w.c's to Ward Officer, K/West ward, Piyonar
 bridge, Swami Nityanand Road, Andheri(E), Mumbai 59.
- *Copy f.w.c's to H/S Interclassik Jewellery (Pvt.)
 Plot No.2(P)A3, SREP Indl Area, Andheri, Mumbai 86.

Executive Engineer
 MIDC Div.No.1, Thane-4

१९९२ मी २७ तारीखे दिवस



Building Completion Certificate

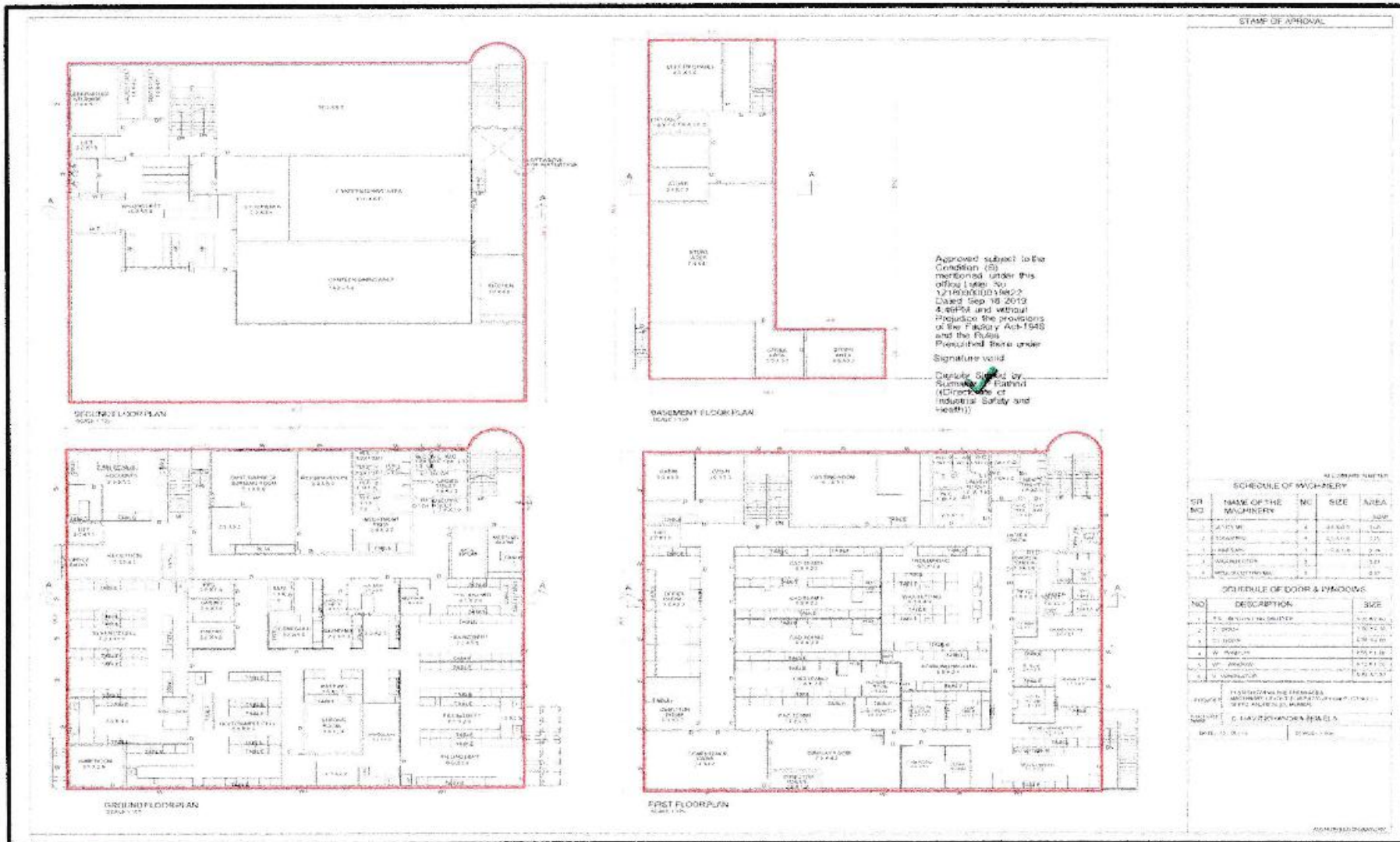
This is to certify that H/S
 Interclassik Jewellery (Pvt.) Ltd, inmates of
 Plot No.2(P) A 3 in SREP Indl. Area have
 completed the phase II factory building on the
 above said plot in accordance with the building
 plans approved by this office vide letter
 No.18/SREP/2/2(P)A3/521/90 dated: 08.02.90 through
 the licensed Architect M/s H.D. Shah, bearing his
 licensed No.CA/487/2024 of Council of Architects.

(Schedule as per approved plans)

Sr. No.	Name of Unit	Built Up Area in sqm.		Remarks
		Extel.	Prop.	
1.	Basement	---	249.20	ESI FREE
1.	Ground Floor	349.79	357.41	
2.	1 st Floor	---	600.05	
3.	2 nd Floor	---	130.60	
Total B.U.A.		349.79	1148.00	
ESI Consumed		Upto Date Built Up AREA		1498.05
		Plot Area		1500.00
				=0.99 x 1.00

Executive Engineer
 MIDC Div.No.1, Thane





SALE INSTANCE - 01

5151378 13-11-2022 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयाम निबंधक : सह दु. नि. अंधेरी 3 दस्त क्रमांक : 5151/2022 नोंदणी : Regn:63m
गावाचे नाव : व्याखली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16045000	
(3) बाजारभाव,भाडेपट्ट्याच्या शक्यतेतपट्टाकार आकारणी देती की पट्टेदार ते नमुद करावे)	15908474.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं. ए-503,5 वा मजला,फ्लोरल डेक प्लाझा प्रेमायसेस को ऑप सोसायटी लिमिटेड,सेंट्रल एमआयडीसी रोड,सिपझ समोर,अंधेरी(ईस्ट),मुंबई - 400093((C.T.S. Number : 15A;))	
(5) क्षेत्रफळ	109.2 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहनलाल गिरधारीदास नारंग वय:-90 पत्ता:-प्लॉट नं: 1204, माळा नं: 12, इमारतीचे नाव: फिनिक्स टॉवर्स, ए व्हिंग, ब्लॉक नं: सेनापति घाट मार्ग, रोड नं: लोवर परेल, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAAPN6810B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूणिमा राहुल महेश्वरी वय:-39; पत्ता:-प्लॉट नं: ए-2103, माळा नं: 21, इमारतीचे नाव: अलमोल टॉवर, ब्लॉक नं: एस.व्ही. रोड, पटेल ऑटो समोर, रोड नं: गोरगाव (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AHKPB1140R 2): नाव:-राहुल रामदास महेश्वरी वय:-39; पत्ता:-प्लॉट नं: ए-2103, माळा नं: 21, इमारतीचे नाव: अलमोल टॉवर, ब्लॉक नं: एस.व्ही. रोड, पटेल ऑटो समोर, रोड नं: गोरगाव (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AKZPM0452F	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	5151/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	962700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुद्रांकनासाठी विचारात घेतलेला संपर्क:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Sale Transaction Rate : Rs. 13,655/- per sft on Built Up Area

SALE INSTANCE - 02

4794378 13-11-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. अंधेरी 3 दस्त क्रमांक : 4794/2022 नोंदणी : Regn.63m
गावाचे नाव : व्याखली		
(1) विक्रीचा प्रकार	सेल डीड	
(2) मीटरदशा	11250000	
(3) बाजार भाव (भाडेपट्ट्याचा वास्तविकपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	12317141.9	
(4) भू. मापन, पोटहिस्ता व घरकामांक (अस्तित्वास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस प्रिमायसेस नं.ए 504,5 वा मजला,फरीदल डॅक प्लाझा प्रिमायसेस को ओ सोसा ली,सेंट्रल एमआयडीसी रोड, सीप्लज समोर, अंधेरी पूर्व, मुंबई - 400093, क्षेत्रफळ 751.37 चौरस फूट कारपेट (83.83 चौ. मी. बांधीय क्षेत्रफळ), सी.टी.एस. नं.15ए विलेज व्याखली, तालुका अंधेरी - इतर माहिती दस्तात नमूदकेल्याप्रमाणे (C.T.S. Number : 15A of Village Vyakhali, Taluka Andheri :)	
(5) क्षेत्रफळ	83.83 चौ.मीटर	
(6) आकारणी विषया जुडी देण्यात आलेले सेवा.		
(7) दस्तऐवज करून देणा. या शिद्धन ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जयना विभीनवास नारंग लॉक कुलमुखत्यार रावेश श्रीचंद नारंग . वय:-51 पत्ता:- प्लॉट नं. 7, सी. माळा नं. . इमारतीचे नाव:- डेव आशीष . ब्लॉक नं. पेडर रोड, , सेड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं.-AAAPN3344E	
(8) दस्तऐवज करून देणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वास, प्रतिवादिचे नाव व पत्ता	1): नाव:- धार्डिन जवेलरी मॅन्युफॅक्चरिंग लिमिटेड चे अधिकृत अधिकारी वासुभाई पटेल . वय:- 66; पत्ता:- प्लॉट नं. जोसे -12, माळा नं. . इमारतीचे नाव:- सीप्लज एसइकेड, ब्लॉक नं. अंधेरी पूर्व, , रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400096 पॅन नं.-AAACFS736D	
(9) दस्तऐवज करून घेण्याचा दिनांक	30-03-2022	
(10) दस्त नोंदणी केण्याचा दिनांक	04-04-2022	
(11) अनुक्रमीक, खंड व पृष्ठ	4794/2022	
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	616000	
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000	
(14) धैरा		
मुस्थाकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Sale Transaction Rate : Rs. 12,472/- per sft on Built Up Area

SALE INSTANCE - 03

7460513 13-11-2022 Note:- Generated Through eSearch Module, For original report please contact concern SRO office.		सूची क्र.2	द्वयम निर्बंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 7460/2022 नोंदणी : Regn:63m
गावाचे नाव : व्याखली			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	10400000		
(3) बाजारभाव (भाडेपट्टीपाच्या वाढितपट्टीकार आकारणी देतो की पट्टेदार ते समूह करावे)	10008476		
(4) भू. मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: युनिट नं. डी 116, माळा नं: पहिला मजला, इमारतीचे नाव: फ्लोरल डेक प्लाझा प्रिमाईसेस को. ऑप. सी. टी. ब्लॉक नं: अंधेरी पूर्व, मुंबई 400093, रोड : एम. आय. डी. सी रोड सिपझ समोर ((C. I. S. Number : 15A & 15B :))		
(5) क्षेत्रफळ	68.69 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विकास सूचदेवा वय:-43 पत्ता:- प्लॉट नं. युनिट नं. डी 115, माळा नं: पहिला मजला, इमारतीचे नाव: फ्लोरल डेक प्लाझा प्रिमाईसेस को. ऑप. सी. टी. ब्लॉक नं. अंधेरी पूर्व, मुंबई 400093, रोड नं: एम. आय. डी. सी रोड सिपझ समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-ASZPS8604H		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसेस विकटर शिफ्ट प्रायव्हेट लिमिटेड चे संचालक विजय कुमार वय:-40, पत्ता:- प्लॉट नं. इ 710, माळा नं: सातवा मजला, इमारतीचे नाव: सीपुड रॉड सेंट्रल, ब्लॉक नं: नवी मुंबई, ठाणे, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AACCV4205F		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2022		
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2022		
(11) अनुक्रमांक, खंड व पृष्ठ	7460/2022		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	624000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



Sale Transaction Rate : Rs. 14,073/- per sft on Built Up Area

SALE INSTANCE - 04

सूची क्र.2

दुय्यम निबंधक : राहु दु.नि. अंधेरी 3
दस्तावेज क्र. : 4121/2021
नोंदणी :
Regn:63m

गावाचे नाव : ज्यारवली

(1) विहीनाचा प्रकार	ट्रान्सफर डीड
(2) मीटरदला	22600000
(3) वाजारभावा, भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे	25017097
(4) मू.मापन, पॉटहिस्ता व धरकळमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं 311 व 312,3 रा मजला,परीरल डेक प्लाझा प्रेमायसेस को ऑप सी ली,सेव्हा एमआयडीसी रोड, ऑप स्पीड, अंधेरी पूर्व मुंबई 400093.....ऑफिस नं 311चे क्षेत्रफळ 92.23 चौ मी विल्ट अप व 312 चे क्षेत्रफळ 85.20 चौ मी विल्ट अप (C.T.S. Number : 15A,)
(5) क्षेत्रफळ	177.43 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या विहीन देणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकरविचे नाव व पत्ता.	1): नाव.-मैसर्स इंडी कार्पो प्रा ली वे अधिवाईज सिव्हेरी धनाजी गुलाबराव - नवाबरे वय.-38; पत्ता.-प्लॉट नं. - , माळा नं. 3 रा, इमारतीचे नाव: डेम्पो ट्रेड सेंटर, ब्लॉक नं. पणजी गोवा, रोड नं. पौटी प्लाझा इंडीसी कॉम्प्लेक्स, गोवा, पौर्ध गोवा. पिन कोड.-403001 पिन नं.-AAAC14237M
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकरविचे नाव व पत्ता	1): नाव.-मैसर्स गॉल्स कार्पोरिटीकॉम्प प्रा ली वे अधिवाईज सिव्हेरी मनमोहन गोपीकान - इतर वय.-33; पत्ता.-प्लॉट नं. - , माळा नं. 3 रा, इमारतीचे नाव: डेम्पो ट्रेड सेंटर, ब्लॉक नं. पणजी गोवा, रोड नं. पौटी प्लाझा इंडीसी कॉम्प्लेक्स, गोवा, पौर्ध गोवा. पिन कोड.-403001 पिन नं.-AAAC1607Q
(9) दस्तऐवज करून देण्याचा दिनांक	30/12/2020
(10)दस्ता नोंदणी केल्याचा दिनांक	26/03/2021
(11)अनुक्रमीक खंड व पृष्ठ	4121/2021
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	501000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)नोंद	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारलेला निवडलेला अनुसूचिद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

Activate Windows
Go to Settings to activate Windows.



Sale Transaction Rate : Rs. 14,000/- per sft on Built Up Area