

SME/2020-2021/12/20888/

K K Jewellers

A/c-38903298487

C. R. Raisinghani
M.A., LL.B.

K. C. Raisinghani
B.Com., LL.B.

B. T. Gwalani
B.Com., LL.B.

R. K. Raisinghani
Bsc., LL.B.

ADVOCATES HIGH COURT

3



C. R. Raisinghani & Associates

ADVOCATES & LEGAL CONSULTANTS

OFFICE & CORRES. ADD. : 7 & 8, 1st Floor, Ratan Shopping Centre, Hira Marriage Hall, Near Gujrati School, Ulhasnagar - 421 002.

Tel : Off - 0251-2712082 Mob : 9890478189 E-mail : kamleshraisinghani@yahoo.co.in / raisinghaniandassociates@gmail.com

REF.NO./CRR/AJ-KJ/TCC/198/19

DATE:- 5/2/2019

BILL OF COST

STATE BANK OF INDIA, RASMECC PANVEL,
NAVI MUMBAI.

MR. ANKIT KRISHNAKUMAR JAIN

AND

MR. KRISHNAKUMAR GHEWARCHAND JAIN

“Shop No. 02, On Ground Floor, Admeasuring Area 240 Sq. Fts. (Builtup Area) in the Building known as “GANESH KRIPA-I” situated at Village New Panvel, Plot No2, Road no.2, Sector-01, New Panvel (E)-410206, Taluka Panvel, Dist. Raigad.”

Professional fees for Issuing Search Report & Title Clearance Certificate Rs 3250/-
Search Expenses in respect of Property Rs. 750/-
Total	<u>Rs. 4,000=00</u>

(RUPEES FOUR THOUSAND ONLY)



For C.R Raisinghani & Associates

{K. C. RAISINGHANI}
ADVOCATE HIGH COURT
BANK'S ADVOCATE

6/2/2019
300
pm

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip
 Govt. of Mah. General Stamp Office Licence No. D-5/STP / (V) - C.R. 1056/11/09/576-79/09

Date: 01/02/2010
 Deposit Br.: Panvel-410 206
 Pay to: Bombay Mercantile Co-operative Bank Ltd.
 A/c. Stamp Duty

Franking Value Rs.	56250
Service Charges Rs.	10
Total Rs.	56260

Name of Stamp Duty paying party: **MR. ANEET KRISHNAKUMAR JAIN.**

DD / Cheque No. _____
 Drawn on Bank & Branch: _____

Tran ID: **5494**

Franking Sr. No. **112497**
 Officer: _____

(Customer Copy) 37

Bombay Mercantile Co-op. Bank Ltd.
 Panvel Branch

 Authorized Signatory

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD
 5494
 JASDANWALA COMPLEX, OPP. PRAVIN HOTEL
 MUMBAI-PUNE ROAD
 PANVEL - 411 035
 D-5/STP(V)/C.R.1056/11/09/576-79/09

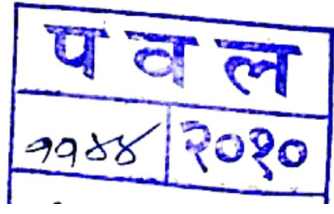
भारत 06865
 112497
 SPECIAL ADHESIVE
 महाराष्ट्र
 FEB 01 2010
 12:18
 R.0056250/- PB6611

AGREEMENT FOR RESALE

THIS AGREEMENT OF PURCHASE OF SHOP made at Panvel this 1st day of February, 2010.

BETWEEN

MR. MAHENDRA PUKHRAJ KOTARIYA, (H.U.F.), Age - 50 years,
 Occupation - Business, Indian Inhabitants residing at - Krishna Niwas , Kapad Galli, Panvel, Dist.Raigad hereinafter referred to as "THE TRANSFEROR"
 (which expression shall mean and include shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors , administrators and assigns) of the **FIRST PART.**



1) MR. ANKIT KRISHNAKUMAR JAIN, Age - 20 years, Occupation - Business, 2) MR. KRISHNAKUMAR GHEWARCHAND JAIN, Age - 51 years, Occupation - Business, Indian Inhabitants, both Residing at - Arihant Co-op. Housing Society Ltd, Andar Ali, Tal - Roha,, Dist.Raigad hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, representative , executors, administrators and assigns) of the **SECOND PART**.

AND WHEREAS by an Agreement for Sale registered on dated 21/07/2006 between M/s.JAI GANESH BUILDERS & DEVELOPERS having office at Plot New Panvel (East), Navi Mumbai, vide document No.04487-2006 on Dated- 21/07/2006. The Transferor purchased the Shop No.02, on the Ground floor, **GANESH KRIPA-I, Plot No.02, Sector - 01, New Panvel (East), Taluka - Panvel, District - Raigad.**

AND WHEREAS , The Transferor is the Tenant Member, Owner of the Shop No.02 on the Ground floor of the Building named "GANESH KRIPA-I" situated at Plot No.02, Sector - 01, New Panvel (East) , Sub Division of Panvel and the District and Division of Raigad and within the jurisdiction of Sub - Registrar of Panvel and is in possession of the above referred Shop No.02 of the above Building hereinafter referred to for the sake of brevity and convenience as "SAID SHOP"

पञ्जल	
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AND WHEREAS the Transferor/ Vendor has agreed to sell and transfer to the purchasers " Transferees" and the Purchasers has agreed to purchase and acquire the shares and as incidental to the sale thereof the right to use, enjoy and occupy the said shop in the said Building.



क्रिष्णाकुमार गेवर्चंद

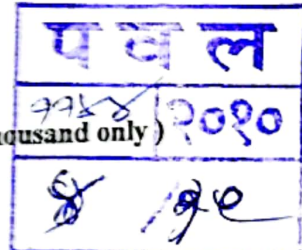
NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Transferor/Transferees i.e. Vendor and Purchasers hereby agree and accept the full and final payment price of the said shop i.e. Shop No.02, 1st Ground floor, "GANESH KRUPA-I" to be Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only).
2. The Transferor/ Vendor hereby agrees to transfer the "Said Shop" referred in Clause No.1. above for which the building named GANESH KRUPA-I for the price of Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only) stated hereinabove.
3. The Transferor/ Vendor hereby confirms and admits that he has received from the Transferee/ Purchasers a sum of Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only) as full and final payment as given below:

PAYMENT SCHEDULE

Rs.4,51,000/- by cheque No.454325 drawn on State Bank of India, Roza Br. on dated 01/02/2010.

Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)



4. The Transferor hereby declares that all the rights, title and interest etc., of the Transferor in the said shop with a Built up area of 240 sq.ft.. and everything appurtenant thereof, assigned and transferred to the transferees forever, and is free from all encumbrances of whatsoever nature and undertake that the Transferor shall at all times save harmless and keep the Transferees indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/ lien or encumbrances of whatsoever nature that behalf. The Transferor has assured and hereby assures the Transferees that no other person, body or organization had any rights, titles or interest in the "Said Shop"

(Signature)

(Signature)

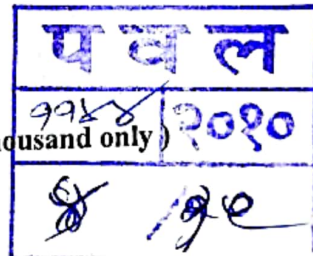
NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Transferor/ Transferees i.e. Vendor and Purchasers hereby agree and accept the full and final payment price of the said shop i.e. Shop No.02 of Ground floor, "GANESH KRUPA—I" to be Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only).
2. The Transferor/ Vendor hereby agrees to transfer the "Said Shop" referred in Clause No.1, above for which the building named GANESH KRUPA-I for the price of Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only) stated hereinabove.
3. The Transferor/ Vendor hereby confirms and admits that he has received from the Transferee/ Purchasers a sum of Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only) as full and final payment as given below:

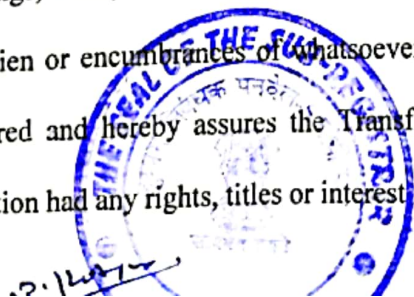
PAYMENT SCHEDULE

Rs.4,51,000/- by cheque No.454325 drawn on State Bank of India, Roha Br. on dated 01/02/2010.

Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)



4. The Transferor hereby declares that all the rights, title and interest etc., of the Transferor in the said shop with a **Built up area of 240 sq.ft.** and everything appurtenant thereof, assigned and transferred to the transferees forever, and is free from all encumbrances of whatsoever nature and undertake that the Transferor shall at all times save harmless and keep the Transferees indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charge/ lien or encumbrances of whatsoever nature that behalf. The Transferor has assured and hereby assures the Transferees that no other person, body or organization had any rights, titles or interest in the "Said Shop"



Subregistrar, Roha

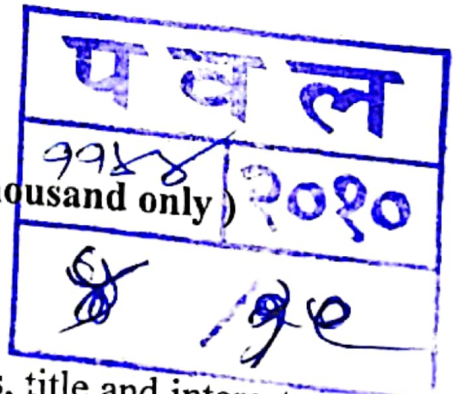
NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Transferor/ Transferees i.e. Vendor and Purchasers hereby agree and accept the full and final payment price of the said shop i.e. **Shop No.02 of Ground floor, "GANESH KRUPA—I"** to be **Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)**.
2. The Transferor/ Vendor hereby agrees to transfer the "**Said Shop**" referred in Clause No.1, above for which the building named **GANESH KRUPA-I** for the price of **Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only)** stated hereinabove.
3. The Transferor/ Vendor hereby confirms and admits that he has received from the Transferee/ Purchasers a sum of **Rs.4,51,000/- (Rs. Four Lacs Fifty One Thousand only)** as full and final payment as given below:

PAYMENT SCHEDULE

Rs.4,51,000/- by cheque No.454325 drawn on State Bank of India, Roha Br. on dated 01/02/2010.

Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)
 =====



4. The Transferor hereby declares that all the rights, title and interest etc., of

the Transferor in the said shop

Transferees/ Purchasers, shall hereafter be deemed to be null, void, in- operative, cancelled and withdrawn.

11. The Transferor further undertakes and agrees that till such time as the said rights in the said shop and the said shares thereof are transferred to any vested in the name of Transferees in the books and records of the said building and all other concerned authorities, the Transferor shall be deemed to hold, carry the said rights in the books records of the said building and other records and concerned authorities as Trustee/ Agents of the said rights only in accordance with the instruction, direction of the said transferees within the meaning of this deed.

12. The stamp duty and registration charges shall be borne and paid by the Transferees.

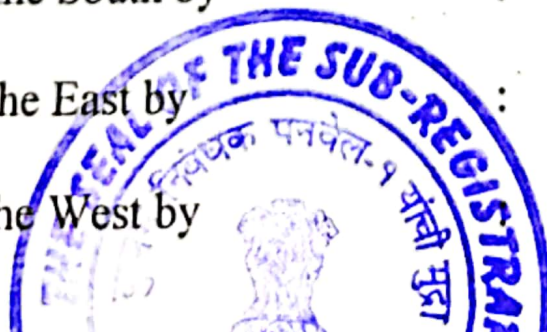
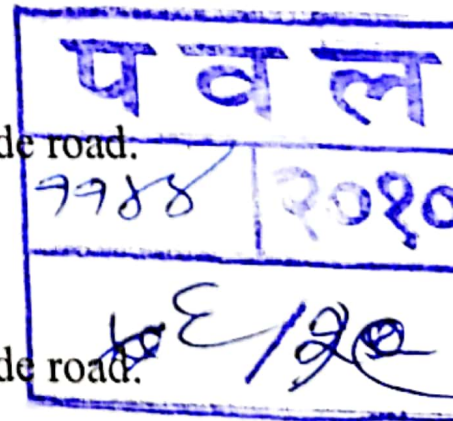
13. The Agreement shall always e subject to the provisions of the Maharashtra Co-operative Societies Act., 1963 and the rules 1964 made there under.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT piece or parcel of land known as Plot No.2, Road No.2, Sector – 1, New Panvel (East) , Navi Mumbai – 410 206, admeasuring 202.98 sq.mrs. Taluka – Panvel and District – Raigad , Registration District Raigad, Sub-

District Panvel and bounded as under :-

Towards the North by : 11 mtrs. wide road.
Towards the South by : Plot No.4.
Towards the East by : 6 mtrs.. wide road.
Towards the West by : Plot No.38.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO :

Description of the property

All that premises, being a Shop No.02, Ground floor, building known as "GANESH KRIPA-I", constructed on the property bearing Plot No.2, Sector - 1, New Panvel (East) , Taluka - Panvel, Dist. Raigad.

Built up area of 240 sq.ft.

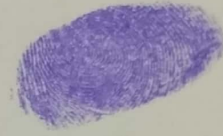
IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HAND OF THE DAY AND DATE FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED

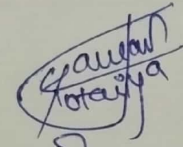
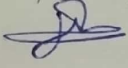
BY THE WITHINNAMED TRANSFEROR

MR. MAHENDRA PUKHRAJ KOTARIYA

In the Presence of



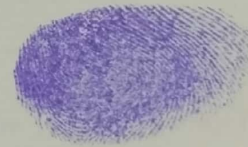
MPK
TRANSFEROR

- 1. Gaurav Kotariya 
- 2. J.V. Panvel 

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED THE TRANSFEREES

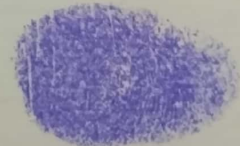
1) MR. ANKIT KRISHNAKUMAR JAIN



Ankit



2) MR. KRISHNAKUMAR CHEWARCHAND JAIN

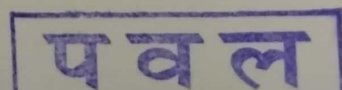


Krishna Kumar

(TRANSFEREES)

In the Presence of

Gaurav Kotariya
Gaurav Kotariya



RECEIPT

RECEIVED from the within named "PURCHASERS" 1) MR. ANKIT KRISHNAKUMAR JAIN and 2) MR. KRISHNAKUMAR GHEWARCHAND JAIN the sum of Rs.4.51.000/- (Rs. Four Lacs Fifty One Thousand only) the full and final payment consideration towards Sale of my Shop No.02 , Ground floor, GANESH KRIPA -I, Plot No.2, Sector - 1, New Panvel (East), Panvel, Raigad.

I say Received.
Rs.4,51,000/-

WITNESS :-

1

(Signature of Mahendra Pukhraj Kotariya)

2

(Signature)

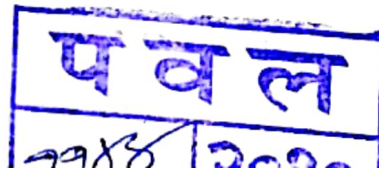


(MR. MAHENDRA PUKHRAJ KOTARIYA)

PAYMENT SCHEDULE

Rs.4,51,000/- by cheque No.454325 drawn on State Bank of India,
Roha Br. on dated 01/02/2010.

Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)
=====



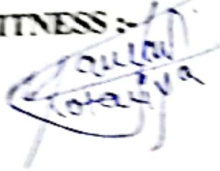
RECEIPT

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I say Received.
Rs.4,51,000/-


WITNESS :-

1



2



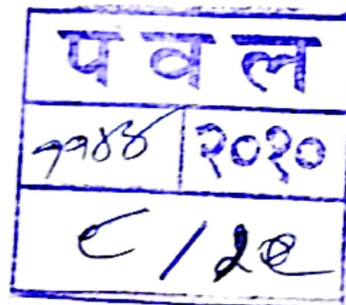
M.P. 

(MR. MAHENDRA PUKHRAJ KOTARIYA)

PAYMENT SCHEDULE

Rs.4,51,000/- by cheque No.454325 drawn on State Bank of India, Roha Br. on dated 01/02/2010.

Rs.4,51,000/- (Rupees Four Lacs Fifty One Thousand only)



सिडको

नियोजित विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय : सिडको भवन, सी.बी.डी., बेलापूर, नवी मुंबई - ४०० ६१४.
दुरध्वनी : ००-२२-२२-५५१९ ८९००
फॅक्स : ००-२२-२२-५५१९ ८९५

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., बेलापूर,
नवी मुंबई - ४०० ६१४.
दुरध्वनी : ००-२२-२२-५५१९ ८९००
फॅक्स : ००-२२-२२-५५१९ ८९५

दिनांक : 10/12/2006

Shri Ganesh Builders & Developers
S-222, Sector-17, New Panvel (E),
MUMBAI

Subj:- Occupancy Certificate for Residential Building on
Plot no. 02, Road No.2, Sector-01 at New Panvel (E)
Ref:- Your architect's letter dated 3(01)/2006

Sir,

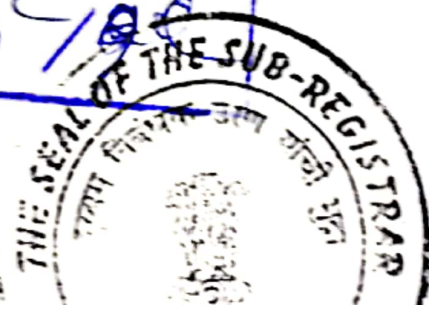
Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot as per drawing duly approved.

Thanking you.

Yours faithfully,



पवल
N.S. Swami
Additional Town Planning Officer,
New Mumbai & Khopla
११४४/२०१०
१०/१२/०६



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४४८८	२००६
३१/३४	

AKG/uh

सिडको

नवी मुंबई शहरी नियोजन विभाग (महाराष्ट्र) मर्यादित

मुख्यालय :
सिडको भवन, सी.बी.डी., वेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-९१-२२-५५९९ ८१००
फॅक्स : ००-९१-२२-५५९९ ८१६६

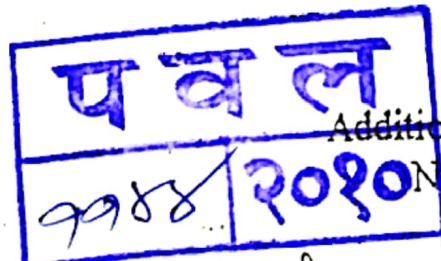
मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., वेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-९१-२२-५५९९ ८१००
फॅक्स : ००-९१-२२-५५९९ ८१६६

दिनांक : 10/2/2006

NO: CIDCO/BP/ATPO/184

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 18.370 Sq.mtrs. Comm. BUA=20.295 Sq.mtrs. Total BUA=202.665 Sq.mtrs. (No. of Units R-6, C-4) on Plot no. 02, Road No.2, Sector-01 at New Parvel (E) of Navi Mumbai completed under the supervision of M/s. Vastospati Design has been inspected on 02/02/2006 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 06/05/2005 and that the development is fit for the use for which it has been carried out.



(N.S. Swami) 10/2/06
Additional Town Planning Officer,
Navi Mumbai & Khopta

शिडको

श्री औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्यालय :
महाराष्ट्र
मुंबई - ४०० ६१४
दूरध्वनी : ००-२१-२२-५५९९ ८१००
फॅक्स : ००-२१-२२-५५९९ ८१६६

मुख्य कार्यालय :
'शिडको' भवन, सी.बी.डी., वेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-२१-२२-५५९९ ८१००
फॅक्स : ००-२१-२२-५५९९ ८१६६

CIDCO BPA/ PO/ 672

दिनांक : 6/5/05

M/s J... Builders & Developers
... Sector-17, New Panvel (E)
... NBAL

Sub:-Development permission for Residential Building
on Plot no.02, Road No.2, Sector-01 at New Panvel (E).
Ref:- 1) Your architects application dated.04/03/2005.
2).EOU granted by Estate Dept, vide letter No.CIDCO/
M(TS)/EO(P&K)/2005/2033, dtd. 02/05/2005

Please refer to your application for development permission for Residential Building on
Plot No.2, Road No.2, Sector-01 at New Panvel (E), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the
plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra
Town and Country Planning Act,1966 is also enclosed herewith for the structures referred

The approval for plumbing services i.e. drainage and water supply shall be separately
obtained by the applicant from the Executive Engineer, New Panvel, CIDCO prior to the
commencement of the construction Work.

You are requested to ensure that the building materials will not be stacked on the road during the
construction period.

Thanking you.

पवल
११४४ २०१०
११/११
N.S. Swamin

Yours faithfully,



PANVEL-1
११/११

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

1692

6/5/2018

COMMENCEMENT CERTIFICATE

is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to _____

Jai Ganesh Builders and Developers.

No. 02 Road No. 02 Sector 01 Node New-Parvel of (F)

As per the approved plans and subject to the following conditions for the development work of the proposed

Residential + Commercial Bldg. (G + 3)

Area: 202.665 M² (Resi: 182.37 M² + Comm. 20.295 M²)

(Nos. of Residential Units 6 Nos. of Commercial units 4)

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

- (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.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (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 conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The amount of Rs. 6510/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

"Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

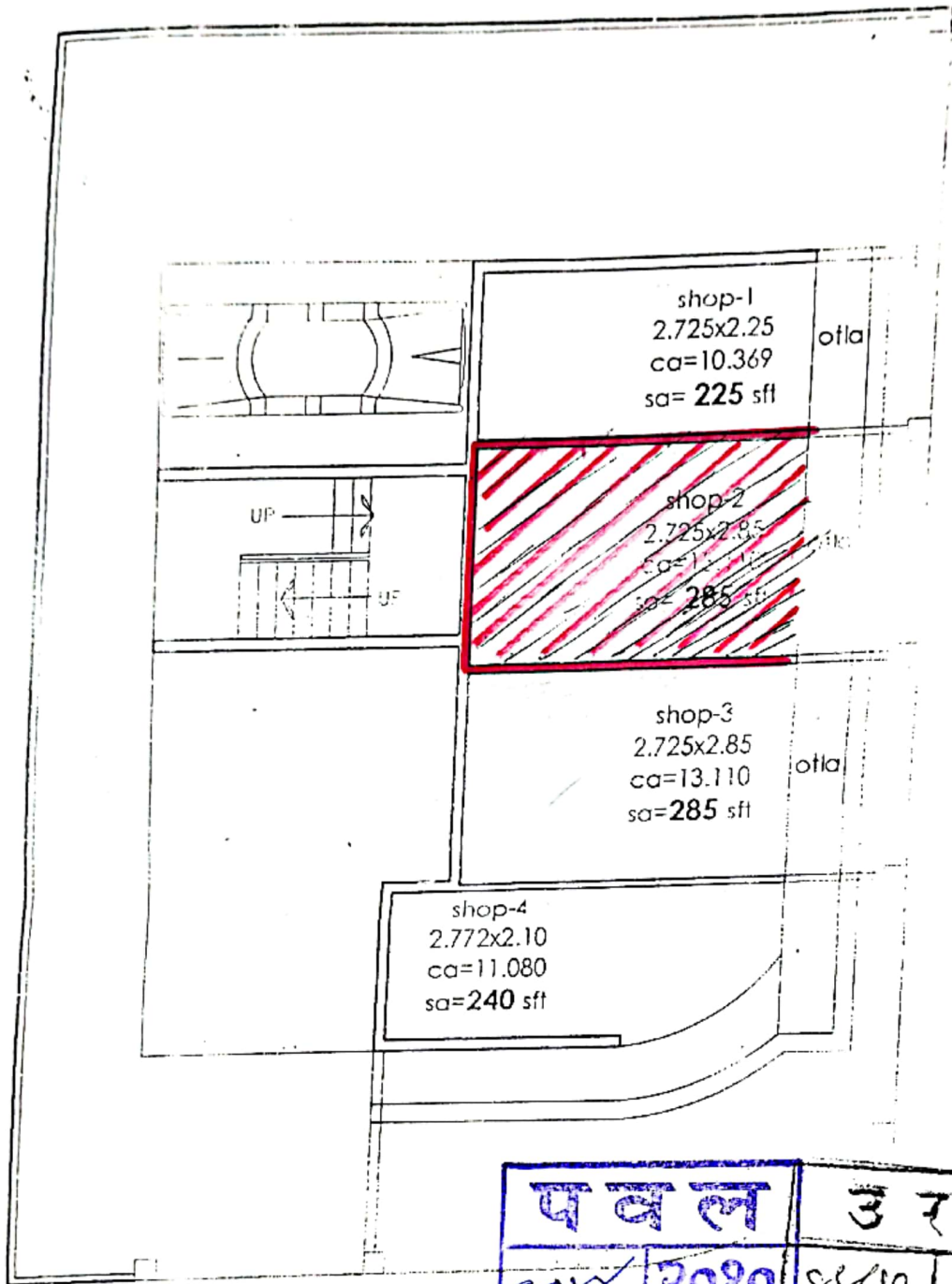
As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.

As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Plot, Number/Sector & Mode of Land under reference alongwith description of its boundaries.
- Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
- Number of Residential flats/Commercial Units with areas.

पञ्जल	
११४४	२०२०
१४ / १०	

Approved plans shall be available for

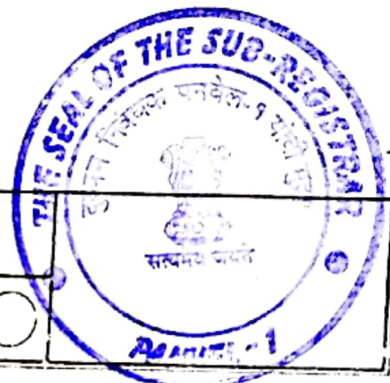


ROAD NO-2

GROUND FLOOR PLAN

TOTAL SHOP AREA=1035 SFT.

प व ल		उ र ण	
११४४	२०१०	४४८०	२००६
१४/२०		१०/३४	



BUILDERS AND

GROUND FLOOR PLAN

PIOT-02 ROAD NO-02 SECTOR-01 NEW PANVEL (E)

M.P. 227

सुभाषचंद्र बोस

309

Circular

BUSINESS UNIT

दुय्यम निबंधक: पनवेल 1

नोंदणी 63 म.

Regn. 63 m.e.



दस्तक्रमांक व वर्ष: 1144/2010

Tuesday, February 02, 2010

10:55:33 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रु. 451,000.00
वा.भा. रु. 937,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: शॉप नं. 02, तळ मजला, गणेश कृपा - 1, प्लॉट क्र.02, सेक्टर क्र.01, नवीन पनवेल (पु)
(3) क्षेत्रफळ (1) 240 चौ.फुट विल्टअप

(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) महेंद्र पुखराज कोटरीया (एच यु एफ) - -; घर/फ्लॉट नं: कृष्ण निवास, पनवेल; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अंकित कृष्णकुमार जैन - -; घर/फ्लॉट नं: अरीहंत सोसा., अंदार अली, ता.पनवेल; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) कृष्णकुमार घेवरचंद जैन - -; घर/फ्लॉट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 01/02/2010

(8) नोंदणीचा 02/02/2010

(9) अनुक्रमांक, खंड व पृष्ठ 1144 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 56220.00

(11) बाजारभावाप्रमाणे नोंदणी रु 9370.00

(12) क्षेत्र

TM
Details of the property under consideration:

Name of Owner: Mr. Ankit Krishnakumar Jain & Mr. Krishnakumar Ghewarchand Jain

Shop No. 02, Ground floor, "Ganesh Kripa-I", Plot No. 2, Sector - 1,
New Panvel (East), Taluka - Panvel, Dist. Raigad

Latitude Longitude - 18°59'56.0"N 73°07'06.8"E

Valuation Done for:

State Bank of Hyderabad
New Panvel Branch
Office No. 1 to 6, Neel Gagan CHSL.
Plot No. 102, Sector - 1/ S,
New Panvel, Raigad - 410 206



CERTIFICATE

This is to certify that the property bearing Shop No. 02, Ground floor, "**Ganesh Kripa-I**", Plot No. 2, Sector - 1, New Panvel (East), Taluka - Panvel, Dist. Raigad belongs to **Mr. Ankit Krishnakumar Jain & Mr. Krishnakumar Ghewarchand Jain**.

Boundaries of the property.

North	:	Internal Road
South	:	Patil Building
East	:	Internal Road
West	:	Tony Real Estate

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 44,38,000/- (Rupees Forty Four Lac & Thirty Eight Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

DIRECTOR



Sharad B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Brief description of the property. : Commercial shop
 : The property is a commercial shop located on ground floor + Loft. The Composition of shop is working area. The property is at 7 - 10 minutes travelling distance from Panvel Railway Station.

Location of the property. : Plot No. 2, Sector – 1, Road No. 2, New Panvel, Taluka - Panvel, Dist. Raigad.
 (C.T.S. No., Survey No., Hissa No., Plot No., etc.).

Boundaries of the property.	Actual of Site	As per agreement
North	Internal Road	11 Mts Wide Road
South	Patil Building	Plot No. 4
East	Internal Road	06 Mts Wide Road
West	Tony Real Estate	Plot No. 38

Route map : Enclosed

Any specific identification marks : Opp. Bharat Gas Agency

Whether covered under Corporation/ Panchayat/ Municipality. : CIDCO

Whether covered under any land ceiling of State/ Central Government. : No

Is the land freehold/ leasehold. : Leasehold

Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. : As per documents

Type of the property : Commercial Shop

Year of acquisition/ purchase. : 01.02.2010

Purchase value as per document : ₹ 4,51,000/-

Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Owner Occupied

Classification of the site. :
 a. Population group. : Urban
 b. High/ Middle/ Poor class. : Middle class



9. Valuation of the property :

Part-I: (Valuation of shop) :

1) Total area of the shop	:	Carpet area = 145.00 Sq. Ft. Loft area = 129.00 Sq.Ft (Area as per actual site measurement)
	:	Built up area = 174.00 Sq. Ft. (Carpet area + 20%)
	:	Saleable area = 317.00 Sq. Ft. (Built up area + 30%) + (70% Loft area)
2) Prevailing market rate.	:	₹ 14,000/- per Sq. Ft.
3) Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,01,400.00 per Sq. M. i.e. ₹ 9,420.28.00 per Sq. Ft.
4) Value of the property	:	₹ 44,38,000/-
5) The realizable value of the property	:	₹ 39,94,200/-
6) Distress value of the property	:	₹ 35,50,400/-
7) Insurable value of the property	:	₹ 3,48,000/-

a. Technical details of the building :

Type of building (Residential/ Commercial/ Industrial).	:	Residential cum commercial building
Year of construction.	:	2006
Future life of the property.	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
No. of floors and height of each floor including basement.	:	Ground (Part) + Stilt (Part) + 3 upper floors. Ground floor is having 4 Shops.

Type of construction.

(Load bearing/ R.C.C./ Steel framed). : R.C.C. Framed Structure

Condition of the building.

External (excellent/ good/ normal/ poor). : Good

Internal (excellent/ good/ normal/ poor). : Good

Whether the shop is constructed strictly : Yes