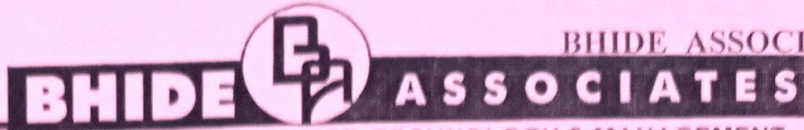


18197 / 2015



BHIDE ASSOCIATES

SYNTHESIS OF FINANCE, TECHNOLOGY & MANAGEMENT

- ❖ VALUATION & INDUSTRIAL CONSULTANTS FOR TECHNO - ECONOMIC FEASIBILITY & PROJECT - FINANCE
 - ❖ CONSULTANTS FOR PROJECTS INCLUDING MEGA-INFRASTRUCTURE PROJECTS
 - ❖ MONITORING AGENCY OF BANKS & FINANCIAL INSTITUTIONS FOR REHABILITATION / MODERNIZING OF INDUSTRIES
 - ❖ ON THE APPROVED PANEL OF VALUERS/STOCK AUDITORS/TECHNICAL INDUSTRIAL CONSULTANTS
- | | | |
|------------------------------|------------------------------------|----------------------------------|
| 1. STATE BANK OF INDIA | 2. BANK OF INDIA | 3. BANK OF BARODA |
| 4. DENA BANK | 5. BANK OF MAHARASHTRA | 6. UNION BANK OF INDIA |
| 7. CENTRAL BANK OF INDIA | 8. H. D. F. C BANK | 9. ORIENTAL BANK OF COMMERCE |
| 10. KARNATAKA BANK LTD | 11. SYNDICATE BANK | 12. CANARA BANK |
| 13. PUNJAB NATIONAL BANK | 14. VIJAYA BANK | 15. CORPORATION BANK |
| 16. STATE BANK OF HYDERABAD | 17. STATE BANK OF BIKANER & JAIPUR | |
| 18. STATE BANK OF TRAVANCORE | 19. SHAMRAOVITTHAL CO. BANK LTD | |
| 20. I.D.B.I | 21. I.C.I.C.I | 22. M.S.F.C |
| 23. SICOM LTD | 24. ABHYUDAYA BANK | 25. DOMBIVALINAGARISAHAKARI BANK |
| 26. N.K.G.S.B. CO-OP. BANK | 27. THANE JANTASAHAKARI BANK | 28. KOTAK MAHINDRA BANK |
| 29. JAMMU & KASHMIR BANK | 30. DHANLAXMI BANK LTD | 31. COSMOS BANK LTD |
| 32. DHFL | 33. THE KUNBISAHAKARI BANK LTD | 34. D.C.B. BANK |
| 35. TATA CAPITAL LTD | 36. KALYAN JANATA SAHAKARI BANK | |

VALUATION REPORT OF FLAT

MR. VIJAY MOHANLAL JANI & MRS. MAMTA VIJAY JANI

FLAT NO. 3, GROUND FLOOR, ARYAVRATA INDRAPRASTHA CHS LTD.,
ARYAVRATA BEHIND DESHMUKHWADI, MITHAGAR ROAD, MULUND EAST
MUMBAI 400081

IN CONNECTION WITH FINANCIAL DEALING WITH
BANK OF BARODA, MULUND WEST BRANCH

M. C. BHIDE

B.E.(Civil) Hons. L.L.B., F.I.I.B.E., F.I.E.(IND) M.A.C.I.(U.S.A.) M.I.C.I. M.A.C.C.E., F.I.C.A., F.I.V., F.I.W.W.A., F.I.P.W.E.,
M.A.C.E.(I) I.R.S.E.(Retd.)

CHIEF EXECUTIVE

CONSULTING ENGINEER & VALUER PROJECT & CONSTRUCTION MANAGEMENT CONSULTANT
GOVT. APPROVED VALUER, REGISTRATION NO. CAT-I-18 OF 1988 PANEL VALUER FOR MUMBAI HIGH
COURT, LIQUIDATOR AND BANKS FOR LAND AND BUILDINGS, PLANT & MACHINERY ETC. FORMER
CHIEF ENGINEER INDIAN RAILWAYS. JT. PRESIDENT I S S E.

- | | |
|------------------------|---|
| 1) Main Office - | 9, Gr. Fl. Greenfield Premises , Raikar Marg,, Mahim, Mumbai 400 016. Tel :2444 2190/91/2812 / FAX 2444 2746
Res: 2446 5613 /2444 0830 |
| 2) Pune Office - | Gr. Fl., Flat No. 1 Gaurav Aprt. Opp. Sangam Press, Kothrud, Pune 411038 Tel: 25436714 Mobile No.-9823051981
Tele/Fax 2541 1878 E-mail : avinashbhide@yahoo.com |
| 3) Nashik Office - | Flat No.3, Pradhan Park, M.G. Road, Nashik 422 001. Mob: 9850751098 , Resi: 0253-6521094,
E-mail:- nitindate1965@rediffmail.com |
| 4) Dhule Office - | GanpuleDattaMandir Complex, Office No. 1, Lane No.4, Dhule Tel No - (02562) 235993,
Mob:- 9881249394, E-mail:- sangraml@yahoo.com |
| 5) Pen Office - | HajareNiwas Opp. SubodhVidyalayaKasar Ali Pen District Raigad, Mob: 9423837588,(R) 02143-254175
Email:rajeshree2703@gmail.com |
| 6) Sangli-Kolhapur - | 6/699, Near MarutiMandir, OppPritesangam Building, Khanjere Mala, Ichalkaranji, Mob: 9730334388, Ichalkaranji
Office 9822418201, E-mail: patilnilesh13@gmail.com |
| 7) Nagpur Office - | Bungalow No 8, Rajat Villa, Behind Jayashree Talkies, Old Cotton Market, Nagpur 440 018 Fax:- 0712
2670293 / Tel: 9422155020 / 9422857987 / 9370131208 E-mail:- chandakrz@rediffmail.com |
| 8) Bangalore Office - | S.V. Engineering Enterprises, Unit No 301, 3 rd Floor, "Hemadri Residency", Door No./Site No.1020, Dr. Rajkumar
Road, Rajajinagar 4 th Block, Bangalore - 560 010, Mob: 99865 02536/99865 02541, Tel:080-23400363, 080-
41604231/41753283 E-mail:venkie55in@gmail.com |
| 9) Chennai Office - | "Manasam" Old No. 2, New No. 4, Fourth Cross, Sixth Street, Surendranagar, Adambakkam, Chennai 600088 Tel.-
044-22603099/3563. Mob: 9841057871, Email: gadremanohar@gmail.com |
| 10) Hyderabad Office - | Unit No 120, Y.M.C.A Complex,1 st Flr, Nr. UCO Bank, S. P. Road, Secunderabad 500 003. Tel. 040-27701741.
Mob:94400-61510 / 93945 - 61510 E-mail:- bhide_hyd@yahoo.com |
| 11) Kolkatta Office - | 7, Waterloo Street, Kolkata, 700 069. Tel: 033-2248 3042 / 2243 7460,E-mail:pjbhide@yahoo.com |
| 12) Delhi Office - | 16A/20 W.E. A. Main Ajmal Khan Road, Karol Bagh, New Delhi 110 005.Mob: 9810007048. Tel - 011-2871
6777/3391/2572 2222, E-mail:- kalecos@vvkale.com |
| 13) Goa Office - | "Gandhar", Alto Torda, Alto Porvorim, Goa - 403 521, Tel: 0832-2412628 / 9822988015,
E-mail alumanu@rediffmail.com |
| 14) Vadodara Office - | 601, Silver Apartments, ElloraPark,Subhanpura Road., Vadodara - 390023 Mob: 09426762480,
Tel (O) 0265 - 2291327 E-mail:merwanj@yahoo.com |
| 15) Indore Office - | 101, Mihir Mansion, 7-B, Vaishali Nagar, Annapurn Road, Indore, (M.P.) -452009, Tel (0731) 2798296,
Mob: 98277-26836, E-mail p_wagh79@rediffmail.com |
| 16) Jalgaon Office - | "SHRIRAJ" 46, NutanvarshaColony,NearVaidya Hospital on MohadiRoad,Near Police Chowki/Balwadi,
Jalgaon 425 002 Tel (0257) 2264406, (0257) 2264498, Mob: 9822004038, E-mail: k_shriharsh@yahoo.com |

VALUATION REPORT

PARTY :-

MR. VIJAY MOHANLAL JANI

MRS. MAMTA VIJAY JANI

FLAT NO. 3, GROUND FLOOR, ARYAVRATA

INDRAPRASTHA CHS LTD., ARYAVRATA

BEHIND DESHMUKHWADI, MITHAGAR ROAD.

MULUND EAST MUMBAI 400081

PROPERTY :-

FLAT NO. 3, GROUND FLOOR, ARYAVRATA

INDRAPRASTHA CHS LTD., ARYAVRATA

BEHIND DESHMUKHWADI, MITHAGAR ROAD,

MULUND EAST MUMBAI 400081

REFERENCE DATE :-

12TH MARCH 2015

VALUER :-

M/S. BHIDE ASSOCIATES

OFFICE NO.9, GROUND FLOOR

GREEN FIELD CO-OPERATIVE HSG.

SOC., R.A. RAIKAR MARG OFF.

SITALADEVI TEMPLE MAHIM (W),

MUMBAI - 400 016.

FORM-0-1

REPORT OF VALUATION OF IMMOVABLE PROPERTY
PART - I

1. GENERAL INFORMATION:

	Ref No.	:	MCB/BA/VLN/ BOB/ 722-06/18197 / 2015
1.	Purpose for which valuation made	:	To Ascertain Present FMV For Bank of Baroda, Mulund Branch Flat
2.	Visit date on which valuation made	:	13 th March 2015 (Mr. Milind Dudhawde Along With Mrs. Mamta Jani)
3	Name of the Proposed Owner / Seller / Purchaser /	:	Mr. Vijay Mohanlal Jani Mrs. Mamta Vijay Jani (Owner)
4	If the property is under joint ownership / share of each Owner. Is the share undivided?	:	Joint Ownership 50% Each
5	Brief description of property deed	:	Flat No. 3, Ground Floor, Aryavrata Indraprastha CHS Ltd., Aryavrata Behind Deshmukhwadi, Mithagar Road, Mulund East Mumbai 400081 We referred to the Xerox copy of following documents provided to us:- 1) Old Valuation Report Valuer Sunil Apte Chartered Engineer & Property Valuer Dated 2 nd June 2010 2) No Other Document Shown to us 3) Our Engineers visited the property on 13/03/2015 and taken few photographs as available to us at the time of visit and are enclosed herewith for your perusal verifications and records. <u>Brief Description:-</u> The Property is Flat No. 3, Ground Floor. Aryavrata Indraprastha Chs Ltd., Aryavrata Behind Deshmukhwadi, Mithagar Road, Mulund East Mumbai 400081 and is Within 1.5 Kms Away From Mulund Railway Station On East Side All Civic Amenities Are Nearby & Within Easy Reach.

BHIDE ASSOCIATES

Area :-

Carpet Area = 395 Sq. Ft.

Built up Area = 474 Sq. Ft.

As Per Old Valuation Report

This Flat Has Following Amenities :-

- 1] Mosaic Flooring.
- 2] Wooden Door
- 3] Aluminum Sliding Windows + M. S. Grill
- 4] Capping Wiring
- 5] Concealed Plumbing
- 6] Kitchen Has Granite Platform
- 7] Internal Plaster Dry Distemper Oil Bound Finish
- 8] External Plaster Sand Faced Finish
- 9] W.c / Bath Has Ceramic Flooring + Full Wall Ceramic Tiles
- 10] R.C.C. Slab Roof.
- 11] This Building Ground + 2 Floor. R.C.C. Structure.
- 12] No Lift Facility.
- 13] Compound Wall & Parking Space.
- 14] Pavement Around Building
- 15] Garden, Children Play Area Facility

Property Boundaries:-

East Side = Chitrlekha Building
West Side = Indraprastha Building
North Side = LIC Quaters
South Side = Road

Notes & Disclaimers:-

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement

BHIDE ASSOCIATES

			<p>"BUYERS BEWARE" is applicable in case of any sale / purchase of assets.</p> <p>10 This report should be read with Notes & Disclaimers and along with legal due diligence report. Value assigned herein is subject to this stipulation. It is assumed that the Xerox of documents are taken from the originals duly tested and verified ultra violet lamp machine (UVL) about veracity.</p>
6	Location, Street, Ward No.	:	Flat No. 3, Ground Floor, Aryavrata Indraprastha Chs Ltd., Aryavrata Behind Deshmukhwadi, Mithagar Road, Mulund East Mumbai 400081
7	Survey / Plot No of Land	:	Behind Deshmukhwadi, Mithagar Road. Mulund East Mumbai 400081
8	Is the property situated at above address is about in residential / commercial / mixed / industrial area?	:	Residential Area
9	Classification of locality - high class / middle class / poor class	:	Middle Class
10	Proximity to civic amenities like School, Offices, Hospitals, Market, Cinemas, Railways etc.	:	All civic amenities are available within easy reach
11	Means and proximity to surface communication by which the locality is served	:	Taxi, Bus, Auto Private Vehicle etc.
12	Furnish technical details of the building on separate sheet (the annexure to this form may be used)	:	As per Annexure

II. SALES AND MARKETABILITY:-

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

III. PRESENT FAIR MARKET VALUATION:-

Value = Area x Rate

Carpet Area	Area :- Carpet Area = 395 Sq. Ft. Built up Area = 474 Sq. Ft. As Per Old Valuation Report
Rate adopted for valuation	Rs. 13,475/- x 474 Sq. Ft.
Value	Rs. 63,87,150/-

In words : (Rupees Sixty Three Lakhs Eighty Seven Thousand One Hundred Fifty Only)

IV REALISABLE SALE VALUE: Rs. 57,48,435/-

(Rupees Fifty Seven Lakhs Forty Eight Thousand Four Hundred Thirty Five Only)

IV DISTRESS SALE VALUE:- Rs. 51,09,720/-

(Rupees Fifty One Lakhs Nine Thousand Seven Hundred Twenty Only)

ANNEXURE TO FORM-0-1

TECHNICAL FOR THE PREMISES

1.	No. of floors and height of each floor	:	Ground + 2 Floor
2	Location and Plinth Area	:	Area Carpet Area 395 Sq. Ft. Built up Area = 474 Sq. Ft. As Per Old Valuation Report
3	Year of Construction	:	1980
4	Estimated future life	:	25 Years under normal working condition and regular maintenance
5	Type of Construction	:	R. C. C Structure
6	Type of foundation	:	R. C. C
7	Walls	:	
	a) External Walls	:	9" Brick Walls
	b) Partitions	:	4 ½ " Brick Walls
8	Door and Windows (floor - wise)	:	Wooden Door & Aluminum Sliding + M. S. Grill
9	Flooring (floor-wise)	:	Mosaic Flooring
10	Finishing and Maintenance	:	Ok
11	Roofing and terracing	:	R.C.C Slab Roof
12	Special architectural or decorative features	:	Normal
13	a) Internal wiring - surface or conduit	:	Capping Wiring
	b) Class of flitting superior / ordinary poor	:	Ordinary
14	a) Sanitary installations	:	W. C / Bathroom
	b) Class of fittings superior colored / superior white / ordinary	:	
15	Compound Wall	:	Compound Wall
16	No. of lifts and capacity	:	No Lift

VALUATION RATE:-

THIS FLAT IS ON GROUND FLOOR IN GROUND + 2 UPPER FLOOR BUILDING WITH NO LIFT AND IS 1.5 KMS AWAY FROM MULUND RAILWAY STATION ON EAST SIDE

ALL CIVIC AMENITIES ARE AVAILABLE IN THE VICINITY.

THIS BUILDING HAS GARDEN, CHILDREN PLAY AREA FACILITY

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM RS. 14,000/- TO RS. 15,000/- SQ. FT.

(REF NO :- DILIP PARDESHI MOB NO. 9323843918)

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF RS. 14,000/- SQ. FT.

RS. 14,000/- = RS. 12,500/- (LAND VALUE) + RS. 1,500/- (CONSTRUCTION COST)

DEPRECIATION 35 %

DEPRECIATED RATE:-

RS. 12,500/- + RS. 1,500/- X 0.65

RS. 12,500/- + RS. 975/-

RS. 13,475/-

VALUATION

RS. 13,475/- X 474 SQ. FT.

RS. 63,87,150/-

MARKET VALUE

RS. 63,87,150/-

REALISABLE SALE VALUE

RS. 57,48,435/-

DISTRESS SALE VALUE

RS. 51,09,720/-



(PRASHANT RAUT)
Chief Associate, Bhide Associates
Regd. Valuer: CCIT-Th/350/16/22/3/2010-11



शुद्धीकरण कर / Party Copy
410102
ठाणे भारत सहकारी बँक लि.
 शेखर रोड
Thane Bharat Sahakari Bank Ltd.
 Scheduled Bank

शाखा / Br.

दिनांक / Date 24/2/2010

मुद्रांक शुल्क / Stamp Duty

₹./RS. 100/-

सेवा आकारणी शुल्क / Service Charge

₹./RS. 10/-

No. of Documents

₹./RS. 100/-

एकूण / Total

अक्षरी रूपाने / Amount in Words

One hundred Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव
 Name of stamp duty paying party VIJAY MOHANLAL JANI
 पत्ता / Address Hat No3 Aryavarta-Indraprastha Co-op Housing Society Ltd. Behind Deshmukhwadi, Mithagar Road Mulund (East) Mumbai
 संपादक/काउंटरपार्टी नाव / Name of counter party

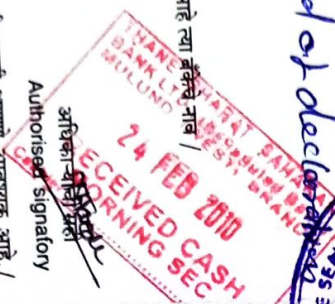
व्यवहाराच्या उद्देशाने कारण / Purpose of transaction

Deed of declaration

धारक / वे ऑईए ज्यु बँकचा काढता आहे त्या बँकराचे नाव / Name of the Drawee Bank

रोखपासाला / Cashier

मुद्रांक केवळ देण्याच्या वेळीच प्रस्तुत करावे याची आशा आहे. / This counterfoil has to be presented at the time of delivery of stamps.



बंदर-१४	
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Authorised Signatory
 For Thane Bharat Sahakari Bank Ltd

DEED OF DECLARATION

THIS DEED OF DECLARATION made at Mumbai on 24th day of February 2010 by **SHRI VIJAY MOHANLAL JANI** and **SMT.MAMTA VIJAY JANI**, both adults, Indian inhabitants, having address at Flat No.-3, groundfloor, **ARYAVARTA-INDRAPRASTHA CO-OPERATIVE HOUSING SOCIETY LIMITED**, building known as **ARYAVARTA, BEHIND DESHMUKHWADI, MITHAGAR ROAD, MULUND (EAST), MUMBAI-400081**, herein after referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning there of be deemed to include their respective heirs, executors administrators and assigns) of the **SECOND PART**.

WHEREAS by an **AGREEMENT FOR SALE** dated **13th** day of **January, 1996** the **TRANSFEREES** herein purchase from **SHRI K. POOVAPPA SHETTY**, referred to as **TRANSFEROR** therein a Flat No.3, groundfloor, **ARYAVARTA-INDRAPRSTHA CO-OPERATIVE HOUSING SOCIETY LIMITED**, building known as **ARYAVARTA, Behind Deshmukhwadi, Mithagar Road, Mulund (East), Mumbai, 400081** admeasuring about a **474sq.ft. Built-up area** for a Total consideration of **Rs. 4,50,000/- (Four Lacs Fifty Thousand only).**

Thane Bharat Sahakari Bank Ltd.,
 Mulund Branch, Keshav Bhuvan,
 M. C. Road, Near Railway Station,
 Mulund (W), Mumbai - 400 080
 D-5/STP(V)/C.R.1005/03/05/724-727

शुद्धीकरण कर 04648
 129703
₹. 0000100/- P85246
 SPECIAL RECEIPT
 FEB 24 2010
 MAHARASHTRA

M.V. Jani

VID

AND WHEREAS both the parties to the said AGREEMENT FOR SALE dated 13th day of January, 1996 completed the said transaction as per the terms and conditions of the said AGREEMENT FOR SALE dated 13th day of January, 1996 and the TRANSFEREES herein is in possession of and is quietly enjoying the said Flat No.- 3,ground floor, ARYAVARTA-INDRAPRASTHA CO-OPERATIVE HOUSING SOCIETY LIMITED, building known as ARYAVARTA, Behind Deshmukhwadi, Mithagar Road, Mulund (East), Mumbai-400081.

8/1/96	
9083	2
2008	

AND WHEREAS TRANSFEREES herein has paid the total consideration as agreed in the said AGREEMENT FOR SALE (dated 13th day of January,1996) to TRANSFEROR and nothing is payable of on in respect of the sale of the said flat.

AND WHEREAS after the completion of the said transaction the TRANSFEREES herein pre-occupied with other engagement for a long time and was not able to register the said AGREEMENT FOR SALE.

AND WHEREAS the said AGREEMENT FOR SALE dated 13th day of January, 1996 duly paid the Stamp Duty of Rs. 7250/- (Seven Thousand Two Hundred and Fifty only) vide receipt no,4/88 date-10th January, 1996 at General Stamp Office Mumbai herein and submitted the said AGREEMENT FOR SALE date-13th January, 1996, in the COLLECTOR OF STAMPS OFFICE, KURLA, New ADM-BLDG, R.C.Marg, Chembur, Mumbai-71 under Amnesty Scheme introduced by Government of Maharashtra 2008 and have paid the insufficient Stamp Duty of Rs. 12,480/- (Twelve Thousand Four Hundred and Eighty only) vide receipt No.12565 date 15th November, 2008 along with the penalty of Rs. 500/- (Five Hundred only) vide receipt No.12566 date 15th November, 2008 on market value of Rs. 6,83,000/- (Six Lacs Eighty Three Thousand only) on the said AGREEMENT FOR SALE date 13th day of JANUARY,1996 under serial No. COSK/AMN/4310/08/K



NOW THEREFORE THIS INDENTURE WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER

- 1) TRANSFEREES herein hereby declare that they have paid the full consideration agreed in the said AGREEMENT FOR SALE date-13th January, 1996 to TRANSFEROR and further declares that they are in possession of the said FlatNo.3, ground floor, ARYAVARTA-INDRAPRASTHA CO-OPERATIVE HOUSING SOCIETY LIMITED, building known as ARYAVARTA, behind Deshmukhwadi, Mithagar Road, Mulund (East), Mumbai-400081.

M. V. Jai

2) The TRANSFEREES here to declares that this DEED OF Declaration is the Part and Parcel of the AGREEMENT FOR SALE date-13th day of January, 1996 and all the terms and conditions of the said AGREEMENT FOR SALE shall be binding upon them.

3) And WHEREAS the TRANSFEREES herein is now desirous of registering the said AGREEMENT FOR SALE dated-13th day of January, 1996 with the sub-Registrar of Assurances by executing this DEED OF DECLARATION.

बदर-१४	
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4) And WHEREAS the TRANSFEROR in the said AGREEMENT FOR SALE date-13th day of January, 1996 at present not available for execution and admission of the AGREEMENT FOR SALE and therefore, the TRANSFEREES herein has executed the same.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE HERE INTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.



SCHEDULE ABOVE REFEREED TO

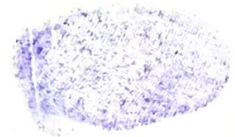
A Residential flat being Flat No.3,ground floor, ARYAVARTA-INDRAPRASTHA CO-OPERATIVE HOUSING SOCIETY LIMITED, building known as ARYAVARTA, Behind Deshmukhwadi,Mithagar Road, Mulund (East),Mumbai-400081, admeasuring about 474sq.ft. Built-up area lying and bearing survey No.94, C.T.S. No.1071/1 of VILLAGE MULUND (EAST) TALUKA-KURLA of the Regn, District and Sub-District of Mumbai and within the limit of " T " ward of Mumbai Municipal Corporation.

SIGNED, SEALED AND DELIVERED BY
WITHIN NAMED TRANSFEREES

1) SHRI VIJAY MOHAN JANI



Vijay Jani



2) SMT. MAMTA VIJAY JANI



In the presence of

1)

2)

P.R. Kadam

m.v. Jani





26/02/2010
11:11:37 am

दुय्यम निबंधकः
सह दु.नि.का-कुर्ला 4

दस्त गोषवारा भाग-1

वदर14

दस्त क्र 1763/2010

8

दस्त क्रमांक : 1763/2010

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठ

1

नाव: विजय मोहनलाल जानी - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: आर्यवर्त-इंद्रप्रस्थ को ऑ हौ सोसा लि
देशमुखवाडी मागे , मिठागर रोड , मुलुंड पू. मुं. 81,
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसा

लिहून देणार

वय 47

सही

Vijay Jani



2

नाव: ममता विजय जानी - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: वरीलप्रमाणे
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय 42

सही

M. V. Jani



3

नाव: - - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही





दस्त गोषवारा भाग - 2

वदर14

दस्त क्रमांक (1763/2010)

५१२२

दस्त क्र. [वदर14-1763-2010] चा गोषवारा
बाजार मूल्य :683000 मोबदला 450000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:1773 दिनांक:26/02/2010
पावतीचे वर्णन
नांव: विजय मोहनलाल जानी - -

दस्त हजर केल्याचा दिनांक :26/02/2010 11:06 AM
निष्पादनाचा दिनांक : 24/02/2010
दस्त हजर करणा-याची सही : *Vijay Jani*

6930 :नोंदणी फी
580 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7510: एकूण

दस्ताचा प्रकार :64) घोषणा पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 26/02/2010 11:06 AM
शिक्का क्र. 2 ची वेळ : (फी) 26/02/2010 11:11 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 26/02/2010 11:11 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 26/02/2010 11:11 AM

विजय जानी

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 4

दस्त नोंद केल्याचा दिनांक : 26/02/2010 11:11 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) विनोद पेजे - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: 4/5, लक्ष्मी सदन , झवेर रोड , मुलुंड प. मु. 80

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) स्वामी नागा - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: मिठागर रोड , मुलुंड पू. मु. 81 फोन नं. 9773073736

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



ANNEXTURE NOT REGISTERED

Page No. 6 To 29

विजय जानी

दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण *१०* पाने आहेत
बदर - १४/ १७६३ /२०१०
पुस्तक क्रमांक १ क्रमांक वर नोंदला.
दिनांक. *२६/०२/१०*

विजय जानी

(भ. ना. मन्त्र)
सह दुष्पम निबंधक कुर्ला ४
मुंबई उपनगर जिल्हा.



✓ 4/88

बंदर-१४

विश्वी स्टॅम्प मधील नोंद (तपासणी)
असता की नोंद घेतली
04.10.08

बंदर-१४	
9083	९
२०१०	

Certificate u/s. 41 of the Bombay Stamp Act, 1958
No. COSK/AMN/310/08/1K
Office of the Collector of Stamps
Dated... 2008

Received from Shri. Vijay M. Jani
resident of.....

has sufficient Stamp duty of Rs. (12489/-) vide challan No. 10670 dated 15.11.08 chargeable under article 25C(1) of schedule 1 of Bombay Stamp Act, 1958

Twelve Thousand four hundred Eighty only)

Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. (19730/-) and penalty Rs. (500/-) under article 25C(2) of schedule I have been paid in respect of this Instrument.

Nineteen Thousand Seven hundred Thirty only)

This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

Place..... Kurla
Date.....

Collector of Stamps
Kurla

pages = 1 to
M.V = 6,83,000/-
Area = 474 sq.ft
built up

ANNEXTURE NOT REGISTERED

AGREEMENT FOR SALE



K. P. Shetty
Vijayan
M. V. Hanu

ARTICLES OF AGREEMENT made and entered into at Bombay, this 13th day of January, 1996 BETWEEN SHRI K. POOVAPPA SHETTY, Hindu, Indian Inhabitant, residing at Flat No. 3, Ground Floor, Aryavarta, Indraprastha Co-op. Hsg. Soc. Ltd., Deshmukh-Vadi,



बदर-१४	
१०६३	१०
२०१०	



Mithagar Road, Mulund (East), Bombay-400081,
hereinafter referred to as the "TRANSFEROR" (which
expression shall unless it be repugnant to the
context or meaning thereof shall mean and include
his heirs, executors, administrators and assigns)

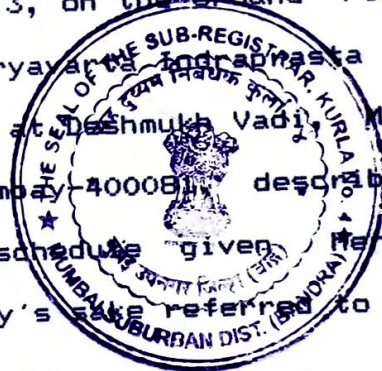
K. P. Shetty
V. M. Jany

of the ONE PART and SHRI VIJAY MOHANLAL JANI AND SMT MAMTA VIJAY JANI, residing at Flat No.9, Sundaram, Nane Pada Road, Mulund(East), Bombay-400081 hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

बदर-१४	
१७६३	११
१०१०	

W H E R E A S:

(i) The Transferor herein SHRI K. POOVAPPA SHETTY is the owner of Flat No.3, on the Ground Floor of the building known as Aryavarta Indraprastha Co-op. Hsg. Soc. Ltd., situate at Deshmukh Vadi, Mithagar Road, Mulund(East), Bombay-400081, described in more details in the schedule given hereunder. (hereinafter for brevity's sake referred to as the said premises).



K.P. Shetty

*V. M. Jani
M.V. Jani*

(ii) The Transferor herein SHRI K. POOVAPPA SHETTY had purchased, vide Agreement for sale dated 22nd May, 1984 the Flat No.3, from the Builders MESSRS PATEL BHANJI KARAMSHI & CO. of Bombay, at for the price of and on the terms and conditions contained therein.

(iii) SHRI K. POOVAPPA SHETTY is one of the member of Aryavarta Indraprastha Co-operative Housing

*K.P. Shetty
V. M. Jani
M.V. Jani*

Society Limited, a Society duly registered under Registration No.BOM/WT/HSG/TC/1290 of 1985 under the Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as the "said society").

(iv) The Transferor as such is the member ~~of~~ the said society in respect of the said premises and holding five shares of Rs.50/- each, bearing Nos.76 to 80 (Sr.No.16). The aforesaid share certificates shall be hereinafter for the brevity's sake referred to as the "said share certificate".

(v) The Transferor herein represented to the Transferees and assures to the Transferees that Transferor is entitled to sell and transfer the said shares and the said premises without any obstacle or impediment in the Law or otherwise whatsoever nature and he is entitled to the Consideration monies of the sale of the said premises by him to Transferees.

(vi) The Transferor has agreed to sell and transfer to the Transferees and the Transferees have agreed to Purchase from the Transferor the said premises and the said shares at or for the price or consideration and on the terms and conditions mentioned therein as is hereinafter provided.

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

K. P. Shetty

of Mr. Juri

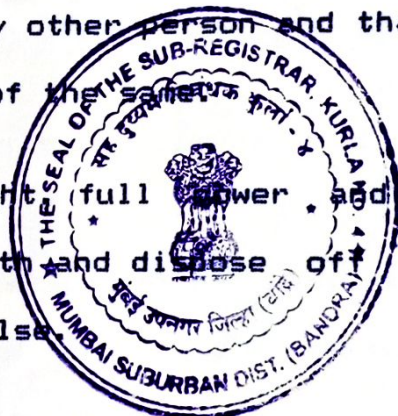
1. The Transferor hereby states and declares as under:

a) He is the owner of the said shares and the said premises bearing Flat No.3, on Ground Floor of the building known as Aryavarta Indraprastha Co-operative Housing Society Limited, situate at Deshmukh-Vadi, Mithagar Road, Mulund (East), Bombay-400081.

बदर-१४	
१०९३	३३
२०१०	

b) He has not entered into any agreement for sale disposal or letting out of the said premises and the said shares with any other person and that he is seized and possessed of the same.

c) He has good right full power and absolute authority to deal with and dispose off the said premises and no one else.



d) The said premises and the said share certificate are free from all encumbrances and the same are not mortgaged or in any manner charged for payment of any money to any person or financial institutions.

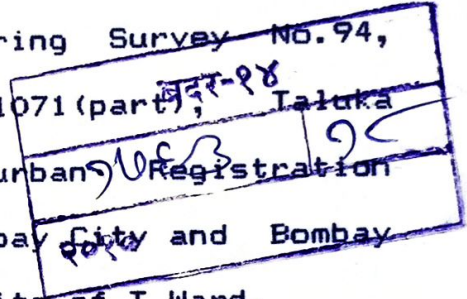
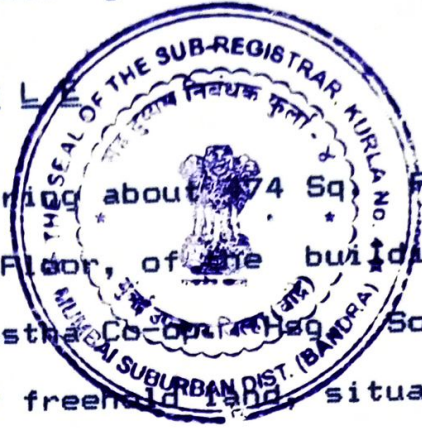
e) He has paid full consideration for the said premises and no part of consideration amount has remained unpaid or outstanding.

f) He has abided by and complied with the rules and regulations and byelaws of the said society and

at the time of execution of this agreement.

SCHEDULE

A Flat bearing No.3, admeasuring about 74 Sq Ft. Built Up Area on the Ground Floor, of the building known as Aryavarta Indraprastha Co-op. Hsg. Soc. Ltd., on piece and parcel of freehold land, situate and lying at Deshmukh-Vadi, Mithagar Road, Mulund(East), Bombay-400081, bearing Survey No.94, Hissa No.1(part), C.T.S. No.1071(part), Taluka Kurla, District Bombay Suburban Registration District and Sub District of Bombay City and Bombay Suburban District within the limits of T Ward.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his hands to this writing the day and year first hereinabove written:-

SIGNED SEALED AND DELIVERED by)
)
the withinnamed TRANSFEROR,)
)
SHRI K. POOVAPPA SHETTY)
)
the party of the FIRST PART,)
)
in the presence of.....)
)
..DAYANAND..P..SHETTY...)

K. P. Shetty

[Handwritten signature]

ARYAVARTA INDRAPRASTHA CO-OP. HSG. SOCIETY LTD.

(Regn. No. Bom./WT/Hsg./TC/1290 of 1985)

Behind Deshmukh Wadi, Mithagar Road, Mulund (E), Mumbai - 400 081

Ref. _____

Date : _____

February 22, 2010

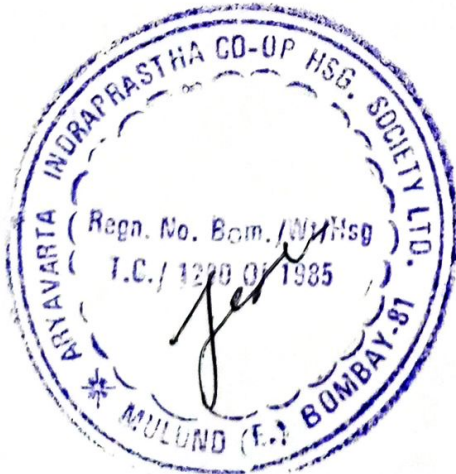
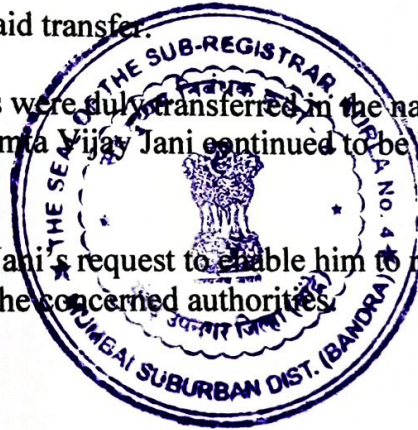
' TO WHOMSOEVER IT MAY CONCERN '

NO OBJECTION CERTIFICATE

It is hereby confirmed as follows:

1. In terms of agreement executed on 13-01-1996, Shri. K. POORVAPPA SHETTY, the then member of our society transferred her residential flat no.3 in Aryavarta Building and her 5 shares of Rs. 50/- each-bearing distinctive nos.76 to 80 (certificate no.16) to Mr. Vijay Mohanlal Jani and Mrs. Mamta Vijay Jani.
2. The society had No Objection to the said transfer.
3. According the said flat and said shares were duly transferred in the name of Mr. Vijay Mohanlal Jani and Mrs. Mamta Vijay Jani continued to be holding the said flat and shares since then.
4. This certificate is issued at Mr&Mrs. Jani's request to enable him to register the said agreement dtd. 13-01-1996 with the concerned authorities.

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२०१०	



For Aryavarta Indraprastha Co-op. Hsg. Society Ltd.

Treasurer / Chairman / Secretary

B. Jani

MUNICIPAL CORPORATION OF GREATER BOMBAY

CE/2804/B.P.E.S./AT

26 JUN 1984

Office of the
Dy. City Engineer E. S.,
Jawahar Road, Municipal Offices,
Ghatkopar (East),
Bombay-400 077.

To
Shri K. B. Prabhu,
Licensed Surveyor,
Bombay.

Sub: - Occupation permission for building on
Plot No. 2, S.No. 94, H.No. 1(pt), C.T.S.No.
1071/2, Mithagar Road, Mulund (East).

Sir,

With reference to your letter dated 18-6-84, I have to inform you that there is no objection to your client occupying the premises as shown by you in the pink colour on the completion plans submitted by you after obtaining water connection from the Assistant Engineer, Water Works T-Ward and subject to the following conditions.

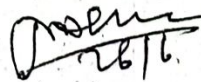
1) That the certificate under section 270A of the Bombay Municipal Corporation Act shall be submitted within 8 months from the date hereof.

2) That the terms and conditions of layout shall be complied with before acceptance of building completion certificate.

Note:- This permission is issued without prejudice to the actions under sections 270A, 305 & 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,



Executive Engineer, Building Proposals,
(Eastern Suburbs).

GVJ/26/6/34/-

TRUE COPY.

For K. B. Prabhu And Associates.

Prabhu B
9/6/88

Proprietor.

TRUE COPY



TRUE

96EB	23
------	----





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ००१.
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक



मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता कर वर्ष	सहाय्यक करनिर्धारक व संकलक
00355709	T-0100350220000	-	2008-2009	T Ward, Municipal Office Building, Lala Devidayal Rd., Mulund (W) Mumbai 400 080
फारकाराचे नाव व पत्ता SHRI H B PRABHU AND				<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> बदर-१४ १७६३ २४ <small>थाजक दुन</small> </div>
ASSOCIATES C/O SECY, ARYAVARTHA COOP HSG SOC LTD, JAI RAM KRISHNA SOCMITHAGAR RD MULUND EMUMBAI-400081				

मालमत्ता क्रमांक, मर्यादका क्रमांक, इमारतीचे नाव / विंग मॉ. याँ. एम्. ऊ. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मागाचे नाव, ऍडकाच, मालमत्तेचे वर्ग, करदात्याचा नाव :
T 153-156 (2) S NO 94 MITHAGAR ROAD BLDG, MUMBAI
LESSOR JAIRAM KRISHNA CO OP HS G SOCIETY LTD LESSEE DR, AN DESAI

प्रथम करनिर्धारण दिनांक	थकबाकी	३१/०३/२००८ या तारखेस	
01-10-1975			0
एकूण करपात्र मूल्य रु.	18510	नोटीस शुल्क	0
करपाणी दिलेले मूल्य रु.	0	जपती शुल्क	0
निवासी करपात्र मूल्य रु.	18510	महापालिका दंड	0
अनिवासी करपात्र मूल्य रु.	0	शासकीय दंड	0
एकूण वार्षिक देय कर	15456	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.	
200810BIL04262980 01-APR-08 to 30-SEP-08		200820BIL04262981 01-OCT-08 to 31-MAR-09	
2777	सर्वसाधारण कर / General Tax	30	2777
0	पाणीपट्टी / Water Tax	65	0
0	अनिवासी / NR	130	0
1157	सुविधाकर / Water Benefit Tax	12.5	1157
0	अनिवासी / NR	25	0
0	निलंबन कर / Sewerage Tax	39	0
0	अनिवासी / NR	78	0
694	निलंबन कर / Sewerage Benefit Tax	7.5	694
0	अनिवासी / NR	15	0
1111	नगरपालिका शिक्षण कर / Mun. Education Cess	12	1111
555	राज्य शिक्षण कर / State Education Cess	6	555
0	अनिवासी / NR	12	0
0	रोजगार हमी कर / Employment Guarantee Cess	3	0
46	वृक्ष कर / Tree Cess	0.5	46
1388	सडक कर / Street Tax	15	1388
7728	देय रक्कम		7728
15-07-2008	देय दिनांक		16-10-2008



TRUE COPY
उदय भिकाजी राणे
विशेष कार्यकारी अधिकारी
शासन निर्णय क्रमांक - १२७/२००८
१६/०७/२००८
Office: 1st Floor, Road End, Mulund (W),
Municipal Corporation, Mumbai - 400 080.

ADV. SHAMIKA S. SUR
Advocate High Court
Room No. 4 & 5-B, "LAXMI SADAN",
Patil's Sanyasi Plaza,
Mulund (W).

सूचना व अधिक माहितीसाठी कृपया मागे पहावे. E & OE.
The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

TRUE COPY

Suresh

ADV. SHAMIKA S. SURVE
B.Sc., M.C.S.E., LL.B. (Mumbai)
Advocate High Court
No. 4 & 5-B, "LAXMI SADAN",
Pali's Sainath Plaza,
Mumbai - 400 001 (W).



TRUE COPY

उदय भिकाजी राणे

विशेष कार्यकारी अधिकारी

शासन निर्णय क्रमांक-१७/४८२५

अवकाश/२ जयहिन्द कॉलनी, मिठागर रोड

मुंबई (पूर्व), मुंबई नं.-४०० ०८१.

CO-OPERATIVE HOUSING

THE ARYAVARTA INDRAPRASTHA

CO-OP. HSG. SOCIETY LTD

(Registered under M. C. S. Act, 1960) (Registration No.

Regn. No. Bom./WT/Hsg/TC/1290 Of 1985)

No. 16

Authorised Share Capital Rs. 177 700/- Divided into 3554 Shares each of Rs. 50/- only

Member's Register No. 16

THIS IS TO CERTIFY that Shri/Smt. K. POOVAPPA SNETTY

of Bombay is the Registered Holder of Shares [Five] from No. 76
to 80 of Rs. fifty each [Rs. 50/- each]

in THE ARYAVARTA-INDRAPRASTHA

CO-OP. HSG. SOCIETY LTD

DESHMUKH-WADI, MITHAJAR ROAD

MULUND (E.), BOMBAY-400 003

CO-OPERATIVE HOUSING SOCIETY LTD.

such Shares the sum of Rupees

GIVEN under the Commission of the said Society and that upon each of

such Shares the sum of Rupees

GIVEN under the Commission

2080

day 09/08/1985



Chairman

Hon. Secretary

Member of the Committee

बदर-१९

T. O.

R. J. Pandey

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
15-01-96	24	[REDACTED]	Shri Vijay Mohanlal Jani Smt. Manik v. Jani	[REDACTED]

[Signature]
Secretary / Chairman

बदर-१४
१६८३ २६
२०१०



Committee Member

Secretary

Chairman

TRUE COPY

[Signature]

ADV. SHAMIKA S. SURVE
B.Sc. M.C.S.E., LL.B. (Mumbai)
Advocate High Court
Office: Room No. 4 & 5-B, LAXMI SAGAR
Ground Floor, Behind Patil's Samant House
Zaver Road End, Mulund (W),
Mumbai - 400 080

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADEPJ1639D



नाम / NAME
VIJAY MOHANLAL JANI

पिता का नाम / FATHER'S NAME
MOHANLAL JIVRAM JANI



जन्म तिथि / DATE OF BIRTH
03-12-1960

हस्ताक्षर / SIGNATURE

आगत संग्रह (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

बदर-१४
१७६३ २७
२०१०

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस करा दें
आपका आयुक्त (कंप्यूटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.
In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



TRUE COPY
उदय भिकाजी राणे
विशेष कार्यकारी अधिकारी
आगत संग्रह (कंप्यूटर केन्द्र)-१७/४८२५
एच/२ जयहिन्द कॉलेजी, भिजागर रोड,
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