

VALUATION OF IMMOVABLE PROPERTY

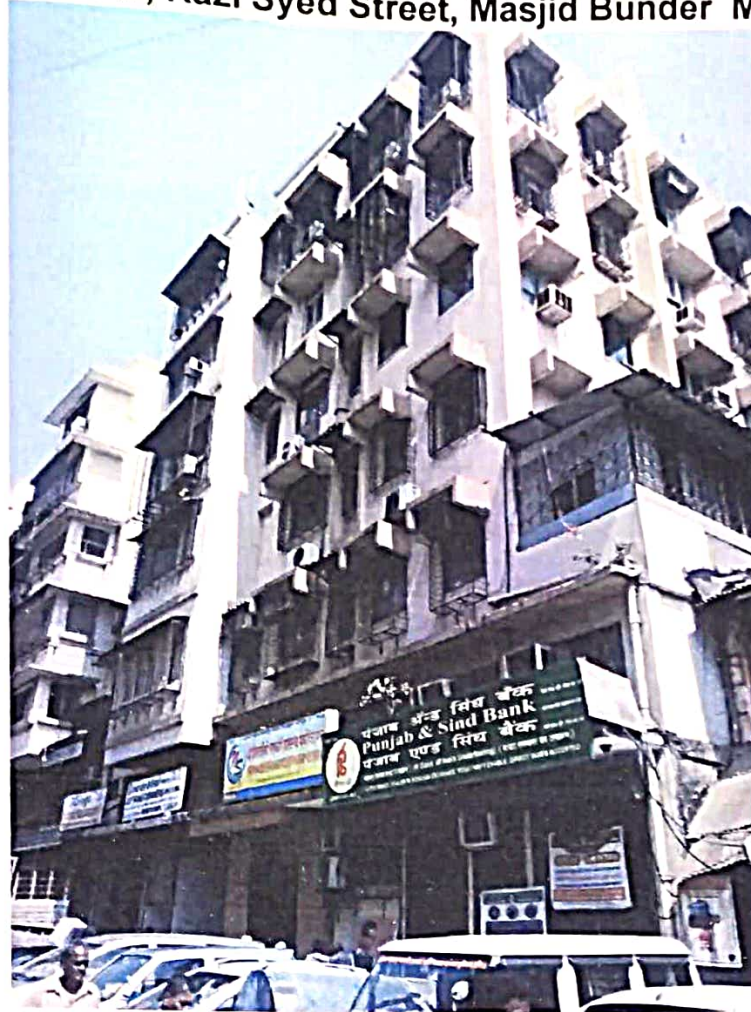
For Bank Loan Purpose.

Union Bank of India, Khand Bazar Branch, Mumbai

At

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Office No. 511 on 5th Floor, Building Known as "Yogeshwar Premises Co - Op. Soc. Ltd.", Situated at Plot No. 102, 135/139, C.T.S. No. 303, 304 & 305 of Mandvi Division, Kazi Syed Street, Masjid Bunder Mumbai 400 003.



In the case of

Kirtikumar Khantil Shah.

Prepared By

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt.,

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate

Malad (West), Mumbai 400064

Tel. No. 28825635/28826937

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Aarch Consultants & Valuers
Architects, Engineers, Govt. Reg. Valuers
Repair, Enviro. Interior & Project Consultants

Off. 1, Shree Chamunda Apt., Liberty Garden, Cross Lane No. 2., Opp. Mehta Estate, Malad [West], Mumbai. -400 064.

UBI Khand Bazar / Kirtikumar Khantilal Shah / 11748.

Date: 22/02/2016.

To,
The AGM,
Union Bank of India,
Khand Bazar Branch,
Mumbai.

"Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank loan purpose.
2.	a. Date of Inspection	18/12/2016.
	b. Date on which the valuation is made	22/02/2016.
3.	List of documents produced for perusal	
	Document	a) Sale Deed Dated: 28/02/2006. b) Index II Sr. No. 02178/2006 dated 2 nd March 2006. c) Electricity Bill Dated: January 2016. d) Maintenance Bill No. 15/16-126 Dated: 01/08/2009. e) Soc. Regd. No. BOM/GEN/981 Dated: 27/06/1977.
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	Kirtikumar Khantilal Shah. Residing at 6 Hemanat Villa, Zaver Road Mulund (West), Mumbai 400 08.
5.	Brief descriptions of the property	Office No. 511 on 5 th Floor, Building Known as "Yogeshwar Premises Co - Op. Soc. Ltd.", Situated at Plot No. 102, 135/139, C.T.S. No. 303, 304 & 305 of Mandvi Division, Kazi Syed Street, Masjid Bunder (West) Mumbai 400 003.
6.	Location of property	
	a. Plot No. / Survey No.	Plot No. 102, 135/139, C.T.S. No. 303, 304 & 305
	b. Door No.	Office No. 511 on 5 th Floor.
	c. C.T.S. No. / Village	C.T.S. No. 303, 304 & 305 of Mandvi Division
	d. Ward / Taluka	Mandvi Division
	e. Mandal / District	Mumbai.
7.	Postal address of the property	As Stated in Sr. No. 5.
8.	City / Town	City.
	Residential Area	Yes.
	Commercial Area	--
	Industrial Area	--
9.	Classification of the Area	
	i. High / Middle / Poor	Middle Class Locality.
	ii. Urban / Semi Urban / Rural	Urban.

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10.	Coming under Corporation limit / Village Panchayat / Municipality	Development Plan of Greater Mumbai Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	Previously came under Urban Land Ceiling Act which is recently abolished.
12.	Boundaries of the property	
	North	Shirala Co – Op. Hsg. Soc. Ltd.
	South	Taibeyi Masjid.
	East	Other Building
	West	Jansagar Kamgar Sahkari Patpedhi
13.	Dimension of the site	
	North	N.A.
	South	N.A.
	East	N.A.
	West	N.A.
14.	Extent of the site	Built up area 187 Sq. Ft. (17.37 Sq. Mt.) as per Sale Deed Dated: 28/02/2006 is Considered for Valuation.
15.	Extent of the site considered for valuation (least of 14a & 14b)	Built up area 187 Sq. Ft. (17.37 Sq. Mt.) as per Sale Deed Dated: 28/02/2006 is Considered for Valuation.
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Premises Occupied by Owner.
II	ROOM/FLAT BUILDING	
Sr. No	Description	Remarks.
1.	Nature of the Room/Flat	Unit use of as Office Premises.
	Distance from Nearest Railway Station	Approx. 5 Minutes Walkable Distance from West side of Masjid Bunder.
	Near By Landmark	Next to Bank of Baroda.
2.	Location	As stated above (Sr. No. 6)
	T.S. No.	As stated above (Sr. No. 6)
	Block No.	As stated above (Sr. No. 6)
	Ward No.	As stated above (Sr. No. 6)
	Village / Municipality / Corporation	As stated above (Sr. No. 6)
	Door No., Street Road (Pin code)	As stated above (Sr. No. 6)
3.	Descriptions of the locality Residential / Commercial / Mixed	Commercial / Residential Locality
4.	Year of Construction	About 1962.
5.	Number of Floors	Building is with Ground + 5 th Upper Floors.
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	Commercial Office Premises on each floor of the building.

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8.	Quality of Construction	Good.
9.	Appearance of the building	Good.
10.	Maintenance of the building	Good.
11.	Facilities available	
	Lifts	1 Lift.
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Yes.
	Car parking - Open / Covered	Yes, Common Car Parking Space.
	Is compound wall existing?	Yes.
	Is pavement laid around the building?	Yes.
III	FLAT	
1.	The floor in which the Room/Flat is situated	5 th Floor.
2.	Door No. of the Room/Flat	Flat No. 511 on 5 th Floor.
3.	Specification of the Room/Flat	
	Roof	R.C.C Slab Roof.
	Flooring	Vitrified Flooring.
	Doors	Teak Wood Doors.
	Windows	Aluminum Sliding Windows.
	Fittings	Concealed.
	Finishing	Plaster & Distemper.
4.	House Tax	Details not available.
	Assessment No.	Details not available.
	Tax paid in the name of	Details not available.
	Tax amount	Details not available.
5.	Electricity service connection no.	Details not available.
	Meter card is in the name of	Details not available.
6.	How is the maintenance of the Room/Flat?	Good.
7.	Sale Deed executed in the name of	Kirtikumar Khantilal Shah (Purchaser) Shri. Dilip Manharlal Desai (Transferors) As per Sale Agreement Dated: 28/02/2006.
8.	What is the undivided area of land as per Sale deed?	N.A
9.	What is the plinth area of the Room/Flat?	Built up area 187 Sq. Ft. (17.37 Sq. Mt.) as per Sale Deed Dated: 28/02/2006 is Considered for Valuation.
10.	What is the floor space index (FSI) (app)	As per Rules & Regulation.
11.	What is the Built up area of the Room/Flat?	Built up area 187 Sq. Ft. (17.37 Sq. Mt.) as per Sale Deed Dated: 28/02/2006 is Considered for Valuation.
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	Commercial / Residential area
14.	Is it Owner occupied or Let out?	Premises Occupied by Owner.
15.	If rented, what is the monthly rent?	N.A.
IV	MARKETABILITY	
1.	How is the marketability?	Good.
2.	What are the factors favoring for an extra Potential Value?	Well-developed Commercial / Residential locality.

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3.	Any negative factors that are observed which affect the market value in general?	N.A.
V RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Room/Flat with same specifications in the adjoining locality?	Rs. 25,000/- per Sq. Ft. on Built up area.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Room/Flat under valuation after comparing with the specification and other factors with the Room/Flat under comparison (given details)	Around Rs. 25,000/- plus per Sq. Ft. on Built up area.
3.	Break - up for the rate	N.A. As Comparable Sale Method Adopted.
	i. Building + Services	N.A. As Comparable Sale Method Adopted.
	ii. Land + Others	N.A. As Comparable Sale Method Adopted.
4.	Guidelines rate obtained from the Registrar's Room/Flat (an evidence thereof to be enclosed)	These are for the purpose of stamp duty and registration.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	Comparable Sale method
	Replacement cost of Room/Flat with services (v(3)i)	Comparable Sale method
	Age of the building	54 Years.
	Life of the building estimated	16 Years. (with proper & regular maintenance & repair)
	Depreciation percentage assuming the salvage value as 10%	N.A
	Depreciation Ratio of the building	N.A
b.	Total composite rate arrived for valuation	Rs. 25,000/- per Sq. Ft. on Built up area.
	Depreciation building rate VI (a)	--
	Rate for land & other V (3) ii	--
	Total Composite Rate	--
DETAILS OF VALUATION		
1.	Present value of the Room/Flat	Built up area is 187 Sq. Ft. X Rs. 25,000/-
2.	Wardrobe	= Rs. 46,75,000/-
		Say... Rs. 46,75,000/-
3.	Showcase	N.A.
4.	Kitchen arrangements	N.A.
5.	Superfine finish	N.A.
6.	Interior Decoration	N.A.
7.	Electricity deposits / electrical fittings, etc.	N.A.
8.	Extra collapsible gates / grill works etc.	N.A.
9.	Potential value, if any	N.A.
10.	Others	
	Total	Rs. 46,75,000/- (Rupees Forty Six Lakhs Seventy Five Thousand Only)

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As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

- a) Fair Market Value = Rs. 46,75,000/-
- b) The Realizable sale Value of the Property 90% of F.M.V. = Rs. 42,07,500/-
- c) The Distress Value of the Property 80% of F.M.V. = Rs. 37,40,000/-
- d) Insurance Value = Rs. 3,74,000/-

• I hereby declare that

- 1) The information furnished in this report is true and correct to the best of my knowledge and Belief.
- 2) I have no direct or indirect interest in the property valued:
- 3) Our Representative has personally inspected the property on 19/02/2016.
- 4) Our report does not cover check of ownership, title clearance or legality. This valuation is purely an opinion & has no legal or contractual obligations on our part. The rates are based on current market condition as per our enquiries & opinion and the value may change with time.
- 5) In no event shall the consultant / Valuer be held responsible in respect of any one or series of event of the actual loss or damage sustained or liable for special, indirect or consequential damages as assignment has been completed on best effort and knowledge & Personal Opinion.
- 6) The Valuation is Subject to Clear & Marketable Transferable Title & Adequacy of Engineering / Structural design & authentic approvals from approving authorities.
- 7) This valuation is given subject to clear titles & legality & approved status of building

Date: 22/02/2016.

Place: Malad (West), Mumbai.

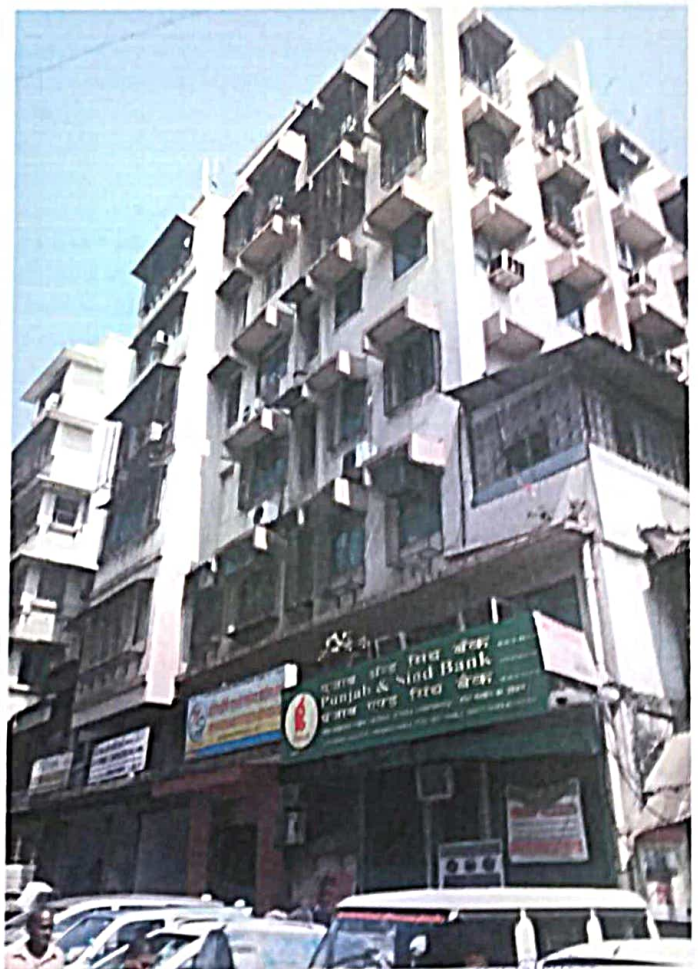
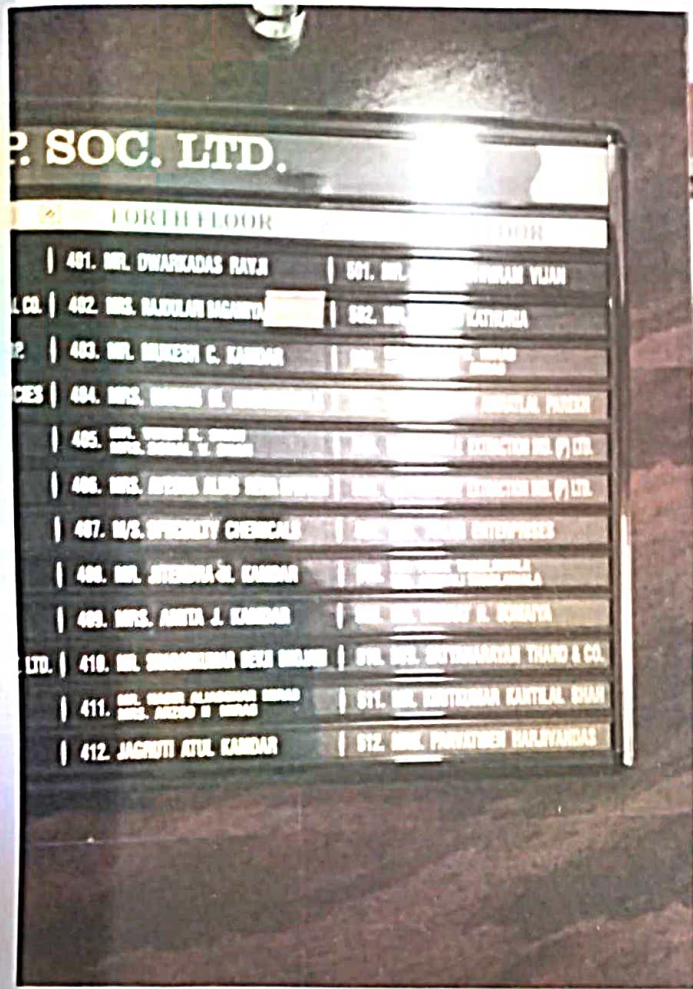
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For Aarch Consultants & Valuers


(S. D. Thakare)

Govt. Regd. Valuers
Reg. No. CAT// 249.





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YOGESHWAR PREMISES CO-OPERATIVE SOCIETY LTD.
(Regd. No. BOM./GEN. 981 Dated: 27.06.1977)

L. F. No. 1/80-81

Share Certificate

ORDINARY SHARE CERTIFICATE

The Yogeshwar Premises Co-Operative Society Ltd.

INCORPORATED UNDER THE CO-OP. SOCIETY'S ACT 1960

(Regd. No. BOM./GEN. 981 27-6-1977)

135-139, Kazi Sayed Street, Masjid, Bombay - 400 003.

AUTHORISED SHARE CAPITAL Rs. 2,00,000 (Rs. Two Lacs)
Divided into 4000 Ordinary Shares of Rs. 50/- each

REGISTERED FOLIO & NAME (S)
OF HOLDERS :

Smt. Bhagwati Basomal
Office NO. 511
"YOGESHWAR"
135, 139, Kazi Sayed Street,
Bombay-400 003.
THE YOGESHWAR
Regd. folio No. 4

THIS IS TO CERTIFY that the holder (s) named
in this certificate is/are the Registered holder (s) of
Ordinary Five Shares of Rs. 50 each
Numbered from 286 to 290 inclusive, in
THE YOGESHWAR PREMISES CO-OPERATIVE SOCIETY LIMITED
subject to the provisions of the Bye-Laws of the said
Society and upon which payment has been made in full.

Given under the common seal of Society
at Bombay, This 1st Day of Oct 1980.

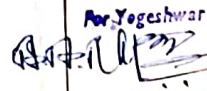
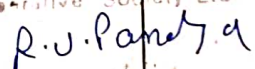
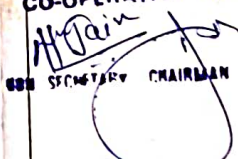
[Signature]
Hon. TREASURER

[Signature]
Hon. SECRETARY

[Signature]
MAN

N. B. :- No transfer of any Portion of the Shares comprised in this Certificate will be Registered unless accompanied by the original Certificate.

MEMORANDUM OF TRANSFER

DATE	TRANSFER	TO WHOM TRANSFERRED	SIGNATURE	L. F. NO.
2-12-88		M/s Honest Trading Co.	<p style="text-align: center;">For Yogeshwar Premises Co-op. Society Ltd  Hon. Secretary/Chairman/Hon. Treasurer</p>	
18-11-06	I Form	<p style="text-align: center; border: 1px solid black; border-radius: 15px; padding: 5px;">Kirtikumar Kantilal shah</p> <p style="text-align: center;">Expired on 13-01-2014 Shares transferred in the name of his wife</p>	<p style="text-align: center;">FOR YOGESHWAR PREMISES Co-operative Society Ltd.  Authorised Signatory</p>	
22-01-2015		MRS. PARUL KIRTIKUMAR SHAH	<p style="text-align: center;">FOR THE YOGESHWAR PREMISES CO-OPERATIVE SOCIETY LTD.  HON. SECRETARY CHAIRMAN HON. TREASURER</p>	



Customer's Copy
Service Branch

Date 28/2/06

Franking Value	Rs.	57200
Service Charges	Rs.	10
Other Charges	Rs.	
TOTAL	Rs.	57210

Name of Stamp duty paying party :

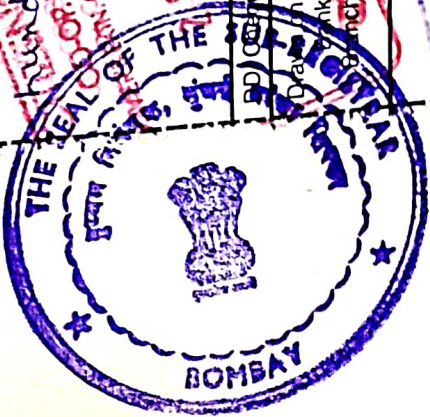
Kirtikummar K. Shah

Particulars of Cheque/ Cash deposited

Cash	Rs.	57200/-
DD/ Cheque/ Po	Rs.	10
TOTAL	Rs.	57210/-

TOTAL (in words)

Fifty Seven
thousand Two
hundred and
Ten



DELIVERED

FOR OFFICE USE

Franking Serial Number

28/2/06
J. N.

SALE DEED

THIS AGREEMENT made and entered into at Mumbai this 28th day of February, 2006 Between HONEST TRADING COMPANY, Proprietary Firm, by its Proprietor SHRI DILIP MANHARLAL DESAI and having its Office at 93, Marine Drive, 18, Ahoora Mahal, G Road, Mumbai, hereinafter referred to as the "TRANSFERORS / VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include the present or future partners of the firm and each of their legal heirs executors, trustees, administrators and assigns) of the ONE PART and KIRTIKUMAR KHANTILAL SHAH, having address at 6, Hemant Villa, Zaver Road, Mulund (West), Mumbai 400 080, hereinafter referred to as the "TRANSFeree/PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall

FOR CITIZEN CREDIT CO-OP BANK LTD.

P. Fernandes

MANAGER / MEMBER SECRETARY

Citizens Credit Co-op Bank Ltd.,
St. Xavier's High School Extension
289, L.T. Marg, Mumbai-400 001,
D-5/ST/PT/V/C. R. 1009/03/2005/11306-09

Rs. 57,200/- Rupees Fifty Seven Thousand Two hundred only

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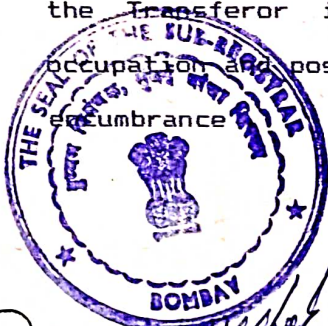
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be deemed to the context or meaning thereof mean and include their respective heirs, executors, administrators trustees and assigns of the OTHER PART.

(a) WHEREAS the said Transferee is desirous of buying a Office on ownership basis and the Transferors have agreed to sell his office being Office No. 511, on the Fifth floor, in Building known as "Yogeshwar", belonging to the Yogeshwar Premises Co.Op. Housing Society Ltd. , Plot No. 102, 135/139 Kazi Syed Street, Mumbai 400 003 , (West), Mumbai 400 101, admesuring 187 sq.mts. Built up area, hereinafter referred to as "Said Premises" at the agreed price of Rs.5,40,000/- (Rupees Five lacs Forty Thousand only)

(b) AND WHEREAS the said member formed society by name Yogeshwar Premises Co.op. Hsg. Society Ltd. bearing No.Reg.BOM/GEN 981-27-6-77 and allotted office and share certificate to all it members including the transferor herein, hereinafter referred to as "Said Society".

(c) AND WHEREAS the said Society has issued to the Transfer Share Certificate No.058 dated 27.06.1977 and have issued 5 distinctive shares of Rs. 50/- each bearing distinctive No.286 to 290 (hereinafter referred to as the "Said Shares". AND WHEREAS the Transferor had paid entire consideration to the said society in respect of the said premises . AND WHEREAS since then the Transferor is in exclusive, and peaceful use occupation and possession of said premises free from all



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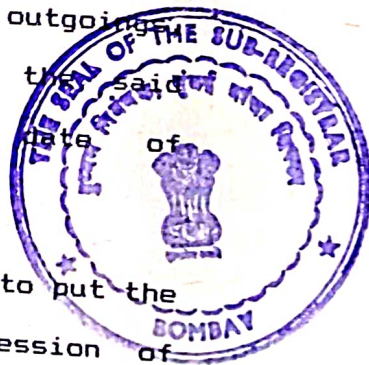
(b) AND WHEREAS the Transferor has represented that the said premises is not subject of any attachment before or after judgment and no proceedings or litigation is pending in respect of the said premises and the Transferor has not received any demand notice from any Authority including Income-tax, Wealth-tax, B.M.C. , Revenue, authority or Electricity Department, Government or Local Authorities or any other statutory authority or Department, claiming any right, title, interest in or charge upon the said premises in any manner whatsoever.

(c) AND WHEREAS the Transferor have also represented that no amount by way of maintenance, repair charges, installment or electricity charges, taxes, cess or any other outgoing in respect of the said premises is due and payable by the Transferor to the said Society or any person\.

(d) AND WHEREAS the Transferor has represented that the Transferor has paid all dues amounts and outgoings on or before the execution of this Agreement and has represented to bear all such payments, outgoings amounts, claims and demands in respect of the said premises, if found due and payable till the date of execution of this Agreement:

(e) AND WHEREAS the Transferor has agreed to put the Transferee in quiet, vacant and peaceful possession of the said premises as the owner.

(f) AND WHEREAS the Transferor shall sign all the necessary transfer papers to get the said share



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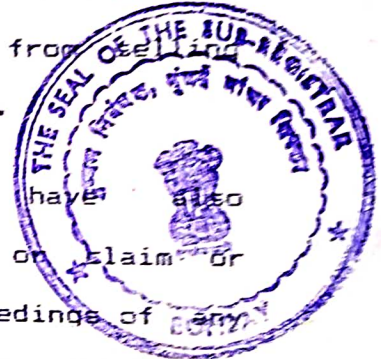
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certificate and said premises transferred to the name of transferee at all places of record.



(g) AND WHEREAS the Transferor have represented that the said premises is in his exclusive use, occupation, enjoyment, control and possession and he has not created any right, charge, lien, interest or mortgage or has taken any amount on the said premises from any person or persons whomsoever and has not entered into any Agreement for Sale of the said premises to any third party prior to the execution of this Agreement in any form or manner whatsoever and the said premises is absolutely free from all encumbrances. AND WHEREAS the transferor has represented that he has not stood as surety or Guarantor to any loan amount or created equitable mortgage and he is not prevented from the said premises in any manner whatsoever.

(h) AND WHEREAS the Transferor have represented that there is no dispute or claim or objection or notice or litigation or proceedings of any nature from any person/persons including the said society for transfer or sale of the said premises, are pending:

(i) AND WHEREAS the Transferor has represented that they are fully seized and possessed of and otherwise well and sufficiently entitled to the ownership right, title, interest and all other benefits of the said premises and said shares and is also entitled to deal with and dispose of the said premises without any claim, demand or objection from any person/s whatsoever:



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(1) AND WHEREAS the Transferor has represented and agreed to give clear title of the said premises and to put the transferee into quiet vacant and peaceful use, occupation and possession of the said premises.

(2) AND WHEREAS the Transferor has agreed and undertaken to indemnify and keep indemnified the Transferee against all claims, losses, demands, costs, charges, expenses, damages, litigations etc., that may arise or incurred by the transferee despite the above representations of the Transferor AND WHEREAS the Transferor has undertaken to make good and reimburse actual losses and expenses suffered or incurred by the transferee in the above event;

(3) AND WHEREAS the Transferee have agreed to purchase and acquire the said premises on Ownership basis and the shares from the Transferor, relying on the above said representation for the lawful consideration.

(4) AND WHEREAS the parties have discussed upon certain terms and conditions which they desire to record into writing;

NOW, THEREFORE, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) It is agreed, declared and confirmed that the recitals as stated above be treated as forming part of this Agreement and they are the essence of the contract.

(2) The Transferor hereby sells, assigns conveys and transfers UNTO the Transferee and the Transferee



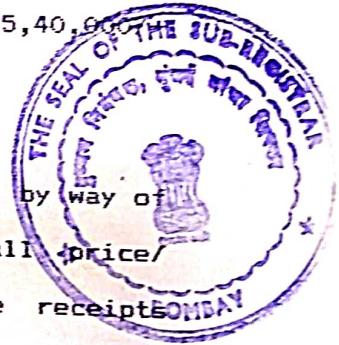
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hereby purchases accepts and acquire from the Transferor the said premises being Office No.511, Fifth floor, in Yogeshwar Premises Co.Op. Housing Society Ltd., Plot No. 102, 135/139, Kazi Syed Street, Mumbai 400 003, admeasuring 187 sq.mts. Built up area, along with permanent and absolute right, title, interest and benefits of the said Share Certificate No.058, Distinctive Nos. from 286 to 290 (both inclusive) issued by the said Society including all rights to use, occupy, possess and enjoy the said premises absolutely and freely and without any objection or interruption or eviction TOGETHER WITH the rights, and benefits of share money, reserve funds, deposits, sinking funds, land value, balance F.S.I.etc., paid and/or lying or shown in the account of the said Society in respect of the said premises and with all right, title and benefits of the said shares bearing Distinctive Nos.286 to 290 (both inclusive) in the said society for a lump sum price of Rs.5,40,000/- (Rupees Five Lacs Forty Thousand only) .

(3) The Transferee has paid Rs.5,40,000/- by way of full payment to the Transferor towards the full price/ consideration of the said premises and the receipt whereof the Transferor hereby admits and acknowledges and do hereby release and for ever discharge the Transferee from every part thereof:

(4) The Transferor hereby covenant with the Transferee that the said premises sold is free from all encumbrances, mortgage, loan, lien or charge of any nature whatsoever: AND THAT the Transferor has full



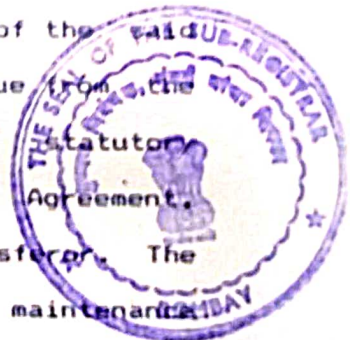
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and absolute power and authorities to sell, transfer convey and assign and deliver quiet vacant and peaceful possession of the said premises to the Transferee.

(5) The Transferor in pursuance of the above said agreement and on Receipt of the payment of aforesaid consideration paid by the Transferee to the Transferor as aforesaid and has agreed to deliver and handover to the Transferee quiet vacant and peaceful possession of the said premises and has agreed to transfer and assign unto the Transferee the all right title, interest and benefits of the said five shares of the said society against receipt of balance price consideration and the Transferee hereby agreed to accept the said shares and said premises on the same condition as were held by the Transferor.

(6) The Transferor hereby assures to the Transferee that they have paid to the said society his share of maintenance, taxes and other outgoings upto the date of execution of this Agreement in respect of the premises AND THAT if any amount is found due from the Transferor to the said society or any statutory authority till the date of execution of this Agreement, the same shall be borne and paid by the Transferor. The Transferee shall bear and pay all maintenance charges, taxes another outgoings to the said society in respect of the said premises from the date of execution of this Agreement. Both the parties shall indemnify each other in this behalf.

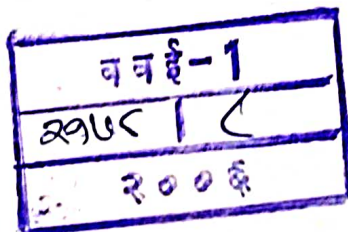
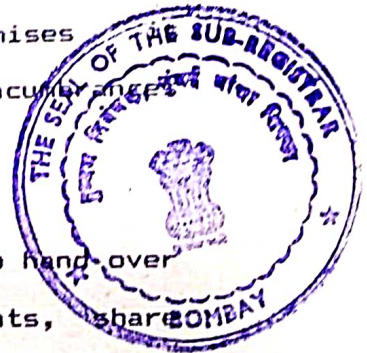


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(7) The Transferor hereby further covenant with the Transferee that the Transferee shall be entitled to peacefully possess, enjoy and occupy the said flat premises without any let, hindrance, denials, inconvenience, interruption or eviction by the Transferor or any other person or persons lawfully or equitably or claiming through the Transferors or in trust for him.

(8) The Transferor hereby declare that they have full power, authority right, title, interest, in the said premises on what is popularly called as "ownership basis" and has all right, title and interest to deal with and dispose of the same. The Transferor further declare that the said premises is ownership premises and is free from all defects, preemption, lien, charge, mortgage, loan, lease, sub - lease, licence, interest, litigation or attachment either before or after the Judgment and the title of the said premises clear and marketable and free from all encumbrances whatsoever.

(9) The Transferor agrees and undertakes to hand over all documents of title, original agreements, share certificate, electricity deposit receipt etc. upon receipt of full and final payment and shall not keep any documents of title of the said premises or misuse any such documents. The Transferor shall have no Objection to transfer the said premises.



8


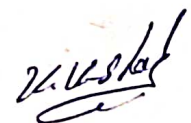
(10) The Transferor agree and undertakes to indemnify and keep the Transferee indemnified of, from and against all losses, expenses, damages, penalties, litigations and demands etc., and against all actions, suits, proceedings and demands etc., and charges and expenses which maybe incurred or suffered by the Transferee by reason of any action, acts, omission or commission on the part of the Transferor in respect of the said premises and the Transferor undertake to make good and reimburse the actual expenses and damages suffered and/or incurred by the Transferee in such event.

(11) The Transferor hereby further covenant with the Transferee that the Transferor shall from time to time and at all times whenever called upon by the Transferee or their/his/her advocates, sign and execute all papers and documents and do all such acts, deeds, matters and things whatsoever for more perfectly securing the right, title and interest in the said premises but at the cost and expenses of the Transferee.

(12) The Transferee shall alone be liable to pay the stamp duty and Registration charges and legal expenses in respect of this Agreement and such other and further documents and papers, required to be signed and executed by the Transferor. However the transfer charges of society shall be borne and paid by both the parties .

(13) The Transferor has on or before the execution of these present signed and executed all requisite forms, letters, undertakings, papers documents and bonds etc., required for the transfer of the said shares and

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said premises in the name of the Transferees in the records of society and at all places of records.

(14) All the provisions Maharashtra ownership flat Act would apply to this Agreement.

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

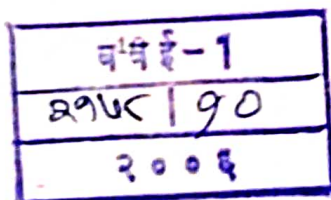

SCHEDULE OF PREMISES

Office No. 511, Fifth floor, in Yogeshwar Premises Co.Op. Housing Society Ltd., Plot No.102, 135/139, Kazi Syed Street, Mumbai 400 003, admeasuring 187 sq.ft.Built up area, C.T.S. No. 303, 304, & 305, Mandvi Division, Ground plus upper 5th floor, with lift, of construction 1961-62.

SIGNED, SEALED AND DELIVERED by)
the within-named Transferor,)
HONEST TRADING COMPANY)
by its Proprietor)
SHRI DILIP M. DESAI)
in the presence of....)



SIGNED, SEALED AND DELIVERED)
by the withinnamed Transferee,)
SHRI KIRTIKUMAR KHANTILAL SHAH)
in the presence of...)



R E C E I P T

Received of and from the withinnamed Transferee, a sum of Rs.5,40,000/- (Rupees Five lacs Forty Thousand only) being the full consideration amount within mentioned on or before execution of this Agreement by Cheque No. 094270 Drawn on Union Bank of India Bank, dated 28-2-06 Rs.5,40,000/-

WITNESSES:-

(1) Nilesh Murti

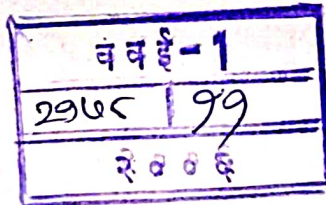
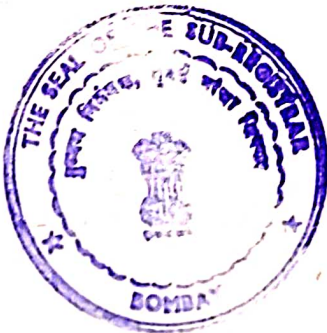
(2) श्रीमं 27 नं 2112

I SAY RECEIVED
for Honest Trading Co.



Proprietor

(TRANSFEROR)



**THE YOGESHWAR PREMISES
CO-OPERATIVE SOCIETY LTD.**

Co-op. No. Bom. / Gen. 951, Dated : 27-6-1977)

"Yogeshwar",
Terrace Floor,
135/139, Kazi Sayed Street,
Mumbai - 400 003.

Co.

Date 7.2.06.

St.

To,
Honest Trading Co,
135/139, Kazi Sayeed st,
Mumbai - 3.

Dear Sir,

Sub : NOC to sell office No. 511

We are in receipt of the application for
No Objection Certificate to enable you to transfer
office No. 511 in the name of Gautam Chemical.

If you comply fully with all the rules &
regulation with the relevant documents papers and
formalities governing as per by Law of The Maharashtra
Co-Op. Housing Society Federation Ltd and subject to
clearance of all your societys dues. Year of Construction
1972.

Purchaser should be produce photo copy and
residence address proof with Pan Number XEROX.

Thanking you,



FOR YOGESHWAR PREMISES
Co-operative Society Ltd.

Dr. P. Pan

Authorised Signatory
विवेक - 1
29/05/06
2006

(Dilip Desai)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPS4723K



नाम /NAME

KIRTIKUMAR KANTILAL SHAH

पिता का नाम /FATHER'S NAME

KHANTILAL BHAGWANDAS SHAH

जन्म तिथि /DATE OF BIRTH

25-08-1964

हस्ताक्षर /SIGNATURE

K. Kantilal

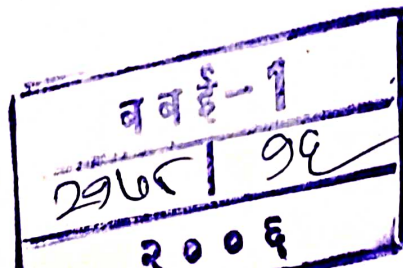
R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए.आर.ए. सेन्टर, भूतल
ई-2, झन्डेवाला एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055



दुय्यम निबंधकः

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

ववइ1

दस्त क्र 2178/2006

90

2178/2006

प्रकारः करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव व पत्ता

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पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

लिहून घेणार

वय -

सही

[Handwritten Signature]

छायाचित्र



अंगठ्याचा ठसा



लिहून देणार

वय -

सही

[Handwritten Signature]



सह न्याय निबंधक

मुंबई शहर क्र. १.



दस्त गोपवारा भाग - 2

वसई

दस्त क्रमांक (2178/2006)

१८

दस्त क्र. [बवई-2178-2006] चा गोपवारा
बाजार मुल्य :1143300 मोबदला 540000 भरलेले मुद्रांक शुल्क : 57200

पावती क्र.:2209 दिनांक:02/03/2006
पावतीचे वर्णन
नाव: विनीकुमार खांदिलाल शहा

दस्त हजर केल्याचा दिनांक :02/03/2006 03:38 PM
निष्पादनाचा दिनांक : 28/02/2006
दस्त हजर करणा-याची सही :

11440 :नोंदणी फी
360 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

11800: एकूण

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 02/03/2006 03:38 PM
शिक्का क्र. 2 ची वेळ : (फी) 02/03/2006 03:40 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 02/03/2006 03:41 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 02/03/2006 03:42 PM

दस्त नोंद केल्याचा दिनांक : 02/03/2006 03:42 PM

ओळख :

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

1) पांडुरंग प्र भोबसकर - ,घर/फ्लॅट नं: गायकवाड चाळ

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: भांडुप

शहर/गाव: मुं

तालुका: -

पिन: 78

2) एस एस तावडे - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: धोबितलाव

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: 2

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



प्रमाणित करण्यांत येत की, या
स्तामध्ये एकूण.....१८..... पाने आहेत

दस्त क्रमांक १, मुंबई-१... 28/02/2006

नोंदला: - 2 MAR 2006

देनांक:

सह. दुय्यम निबंधक मुंबई शहर
आपीलची सुनावणी करण्या खेरीज
निबंधकाचे सर्व अधिकार अस्तोका



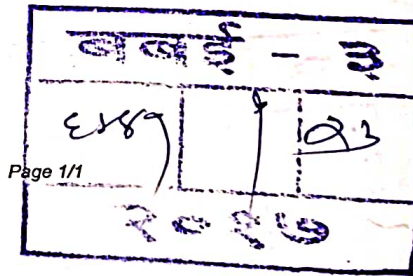
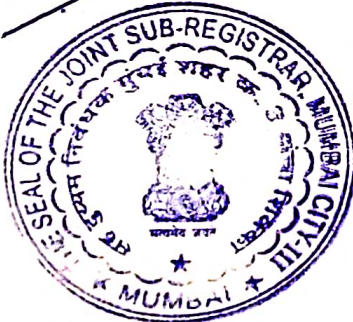
CHALLAN
MTR Form Number-6

GRN	MH005428507201718E	BARCODE					Date	15/09/2017-15:40:37	Form ID	52(a)
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)					
					PAN No.(If Applicable)					
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3				Full Name	PARUL KIRTIKUMAR SHAH				
Location	MUMBAI				Flat/Block No.	Office No. 511, The Yogeshwar Premises C S L				
Year	2017-2018 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street	135-139, Kazi Sayed Street					
0030045501	Stamp Duty	500.00		Area/Locality	Masjid, Mumbai					
0030063301	Registration Fee	1000.00		Town/City/District						
				PIN	4 0 0 0 0 3					
				Remarks (If Any)	SecondPartyName=VAIBHAV KIRTI SHAH-					
				Amount In	One Thousand Five Hundred Rupees Only					
Total			1,500.00	Words						
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572017091538134	IK00HNQGI4					
Cheque/DD No.		Bank Date	RBI Date	15/09/2017-15:41:42	Not Verified with RBI					
Name of Bank		Bank-Branch	STATE BANK OF INDIA							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Parul K. Shah

VK Jofan



Print Date 15-09-2017 03:41:45

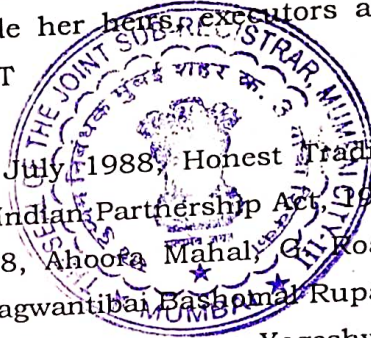
RELEASE DEED

THIS DEED is made at Mumbai on this 15th day of September 2017
between

VAIBHAV KIRTI SHAH, (PAN: CQTPS5240M), aged about 25 years,
residing at Flat No. 401, Fourth Floor, Kala Sagar Building, Junction of Ganesh
Gawade Road, Mulund (West), Mumbai 400 080, hereinafter collectively referred
as the **"RELEASER"** (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include his respective heirs,
executors, administrators and assigns etc.) hereinafter referred to as the
ONE PART And

PARUL KIRTIKUMAR SHAH, (PAN:ASIPS3822L), aged about 52 years,
residing at Flat No. 401, Fourth Floor, Kala Sagar Building, Junction of Ganesh
Gawade Road, Mulund (West), Mumbai 400 080, hereinafter called as
"RELEASEE" (which expression shall, unless repugnant to the context or
meaning thereof, be deemed to mean and include her heirs, executors and
administrators and assigns etc.) of the **OTHER PART**
WHEREAS:

- a) Pursuant to an Agreement dated 5th day of July 1988, Honest Trading
Company, a partnership firm registered under Indian Partnership Act, 1932
and having its office at 93, Marine Drive, 18, Ahoora Mahal, G. Road,
Mumbai purchased and acquired from Smt. Bhagwantibai Basmahal Rupani
all that Office No. 511 on Fifth Floor in the building known as Yogeshwar
belonging to The Yogeshwar Premises Co-operative Society Limited
registered under Maharashtra Co-operative Housing Societies Act, 1960
under Registration No. BOM/GEN. 981 dated 27-06-1977 and having its
registered office at 135-139, Kazi Sayed Street, Masjid, Mumbai 400 003
(hereinafter referred to as the **"said Society"**).
- b) Pursuant to a Sale Deed dated 28th day of February 2006, Late Kirtikumar
Khantilal Shah purchased and acquired the said Office from Honest Trading
Company, through Shri. Dilip Manharlal Desai, having its office 93, Marine
Drive, 18, Ahoora Mahal, G. Road, Mumbai, which was duly registered with
the Sub-Registrar of Assurances, Mumbai 1 (Fort), under the Registration
Serial No. BBE 1 - 02178 - 2006 on 02/03/2006.
- c) The said Late Kirtikumar Khantilal Shah was a member of The Yogeshwar
Premises Co-operative Society Limited by virtue of five Shares bearing
distinctive Nos. from 286 to 290 (both inclusive) covered under the share
certificate No. 058, hereinafter referred to as the **"said Shares"**. The said
Office and the said shares with all rights, interests therein shall be
collectively referred as **"the said Office"**.



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93, Marine Drive, 18, Ahoora Mahal, G. Road, Mumbai		

Parul. K. Shah

VK Jolay

- d) The said Kirtikumar Khantilal Shah died intestate on 31.01.2014 at Mulund (West) Mumbai 400 020, leaving the persons mentioned in the table hereunder as the only legal heirs under the law of succession under which he was governed at the time of his death and who were entitled to have equal share in his estate.
- e) Under the circumstances the following persons have been left as the class I legal heirs of the deceased.

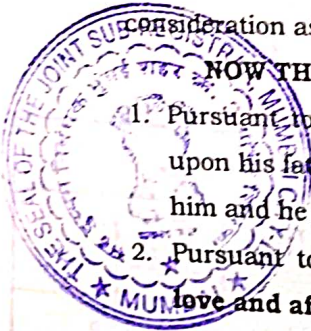
Sr. No.	Name of the heirs	Relation with the deceased owner & member
I.	Parul Kirtikumar Shah	Wife
II.	Vaibhav Kirti Shah	Son

AND WHEREAS upon the death of the said Kirtikumar Khantilal Shah, the aforesaid two legal heirs of the said deceased, have been entitled to 1/2 (Half) share that the said deceased possessed in the Said Office. i.e. 1/2 (Half) share in the said Office has been devolved upon each of the legal heirs.

AND WHEREAS it is not possible to divide the Said Office by metes and bounds as it is not capable of such division and it is therefore agreed that the Parties desire to affect a partition of the Said Office between them, as they no longer desire to continue to hold it in common and therefore the Releaser herein have agreed to release his respective share in favour of the Releasee **PARUL KIRTIKUMAR SHAH**, (who is wife i.e. one of the legal heirs of the deceased), in consideration of natural love and affection and without any monetary consideration as hereinafter contained.

NOW THIS DEED WITNESSETH AS FOLLOWS:

- Pursuant to the said Agreement, the Releaser hereto hereby declares that upon his father's, 1/2 (Half) share in the Said Office has been devolved upon him and he propose to release the same in the following manner.
- Pursuant to his wish, as mentioned above, the Releaser out of natural love and affection and without any monetary consideration, hereby wish to release and relinquish his respective share in the said Office more particularly described in the schedule written hereunder, in favour of the Releasee in such manner that after the execution of these presents, the share of the Releasee will be as under.



love and affection and without any monetary consideration, hereby wish to release and relinquish his respective share in the said Office more particularly described in the schedule written hereunder, in favour of the Releasee in such manner that after the execution of these presents, the share of the Releasee will be as under.

Releasee	Parul Kirtikumar Shah
Share devolved upon her as the legal heir	1/2 (Half)
Share released to her favour under these presents	1/2 (Half)
Total	One full share i.e. 100 % after the execution of these presents.

VK/Jan?

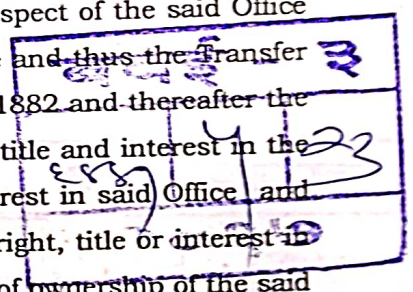
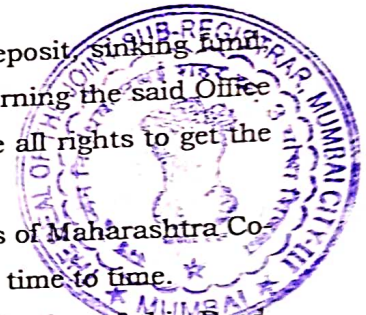
Parul K. Shah.

3. The Releaser hereby affirms and declares that he and his legal heirs shall have no claim, right, lien or interest in his respective share in the said Office relinquished hereby and the same shall vest absolutely to the said Releasee absolutely as said hereinabove

IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES

4. The Releaser hereby deliver the physical, vacant and peaceful possession of the Said Office to the Releasee on the execution of these presents
5. The Releasee hereby confirms that all the original documents pertaining to the Said Office are being in her possession.
6. All the expenses i.e. Maintenance Charges, Electricity Charges, Municipal Tax or Transfer Charges or whichever expenses of whatsoever nature after the delivery of physical, vacant and peaceful possession of the Said Office shall be borne and paid by the Releasee only.
7. The stamp duty and registration charges for registering this Agreement shall be borne and paid by the Releasee only.
8. The Releaser shall on request of Releasee, present herself at the office of the jurisdictional Sub-Registrar of Assurance and admit execution of this Agreement.
9. The Releasee will hold the said Office on and subject to the bye-laws of the society and the Managing Committee from time to time and as a member of the society.
10. The Releaser hereby agrees to transfer the electricity deposit, sinking fund, lease rent - if any, any other deposit or any credit concerning the said Office to the Releasee. Further Releaser grants to the Releasee all rights to get the electric meter transferred in her name.
11. This Agreement shall always be subject to the provisions of Maharashtra Co-operative Societies Act, 1960 and rules made there from time to time.
12. IT IS DECLARED THAT, upon the execution and registration of this Deed,

the right, title and interest of the said Releaser in respect of the said Office are deemed to have passed in favour of the Releasee and thus the Transfer is accomplished under the Transfer of Property Act, 1882 and thereafter the Releasee is absolutely entitled to the Releaser right, title and interest in the said 1/2 (Half) undivided share, right, title and interest in said Office and the Releaser shall be ceased to have any beneficial right, title or interest in the said Office and Shares. All the benefits and risk of ownership of the said Release Deed shall pass to the Releasee. The Releasee shall be now entitled to deal and dispose of or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner she likes the



Recd. K. Shah

VK Tohan

said Released Office as she deem fit without any interference, obstruction or hindrance from the Releaser or any one claiming under through or in trust for him.

13. The name of the Releasee is already endorsed in the said Share Certificate on the records of the said Society.

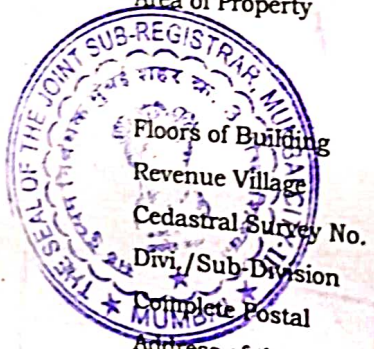
14. All disputes under this Agreement are subject to the jurisdiction of court in Mumbai.

THE SCHEDULE ABOVE REFERRED TO:

Five fully paid shares of face value of Rs. 50 (Rupees Fifty) of The Yogeshwar Premises Co-operative Society Limited, registered under the Co-operative Societies Act 1960, bearing registration No. BOM./GEN. 981 dated 27-06-1977, having its address at 135-139, Kazi Sayed Street, Masjid, Mumbai 400 003 and

Office No. 511, admeasuring about 187 Sq. Ft. carpet area is on Fifth Floor of the building known as Yogeshwar belonging to The Yogeshwar Premises Co-operative Society Limited, constructed on the piece or parcel of land bearing Cadastral Survey Nos. 303, 304 and 305 of Mandvi Division, within the limits of the Municipal Corporation of Greater Mumbai and further details of which are as under: -

- Year of Construction : 1961-62
- Area of Property : Entire : 187 Sq. Ft. or 17.38 Sq. Mtrs. Built-up area
Under transaction : 1/2 of the entire Office
93.5 Sq. Ft. or 8.69 Sq. Mtrs. Built-up area
- Floors of Building : Ground plus Five Upper Floors, with lift.
- Revenue Village : Mandvi
- Cadastral Survey No. : 303, 304 and 305
- Divi./Sub-Division : 4/38
- Complete Postal Address of the Premises : Office No. 511, Fifth Floor, The Yogeshwar Premises Co-operative Society Limited, 135-139, Kazi Sayed Street, Masjid, Mumbai 400 003



प्लॉट नं - ३	
६४४	६४३
IN WITNESS	
hands to this writing	

WHEREOF the parties hereto have set and subscribed their hands to this writing the day and year first hereinabove written.

K. J. J. J.

Paul H. Shah.

Signed and delivered by the
Within-named "RELEASEE"
VAIBHAV KIRTI SHAH,
PAN : CXTYPS52A0M

In the Presence of:
Witnesses:

1. [Signature]

2. [Signature]

Signed and delivered by the
Within-named "RELEASEE"
PARUL KIRTIKUMAR SHAH,
PAN : ASIPS3822L

In the Presence of:
Witnesses:

1. [Signature]

2. [Signature]
G.R. DUBBY

[Signature]
[Fingerprint]



[Signature]
Parul. K. Shah.



पंजी - ३		
६८८९	७	२३
२०२७		



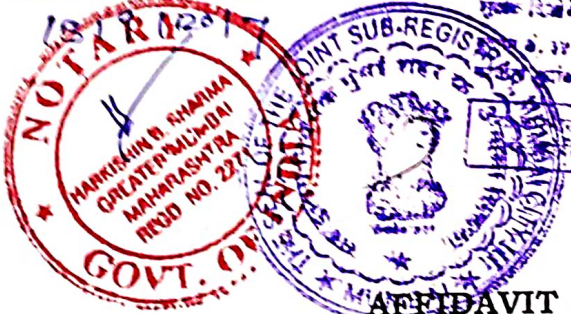
महाराष्ट्र महानगरपालिका

© 2017

SL 843009

महाराष्ट्र महानगरपालिका कार्यालय,
ठाणे
13 SEP 2017
महाराष्ट्र लिपिक / लिपिक

पुस्तक क्रमांक - ३३९७१
 दिनांक - 15 SEP 2017
 पुस्तक क्रमांक अन्तर्गत ?
 विवेकाधीन लोकप्रमाण करण -
 पुस्तक क्रमांक व नाम - Parul K. Shah
 पुस्तक क्रमांक व नाम - G. R. Deshpande
 पुस्तक क्रमांक व नाम - Vaibhav Kirti Shah
 पुस्तक क्रमांक व नाम - 100/509
 पुस्तक क्रमांक व नाम - (मिडिल व. कांठारेकर)
 पुस्तक क्रमांक व नाम - गंगा इन्फोटेक/कार्पोरेशन सेंटर
 पुस्तक क्रमांक व नाम - ३२, ३२ वी नॉर्थ, कोल्हापूर ऑफिस बिल्डिंग, लोम (व.)-६०९
 पुस्तक क्रमांक व नाम - १२०९०९०



AFFIDAVIT

बयान - ३
 ६६९ २३

We,
 1) VAIBHAV KIRTI SHAH, PAN: (CQTPS5240M), aged about 25 years,
 residing at Flat No. 401, Fourth Floor, Kala Sagar Building, Junction of
 Ganesh Gawade Road, Mulund (West), Mumbai 400 080,

Parul K. Shah
 V.K. Jagan





2) **PARUL KIRTIKUMAR SHAH, (PAN:ASIPS3822L)**, aged about 52 years, residing at Flat No. 401, Fourth Floor, Kala Sagar Building, Junction of Ganesh Gawade Road, Mulund (West), Mumbai 400 080 and on solemn affirmation as under:

KIRTIKUMAR KHANTILAL SHAH, died intestate on 13.01.2014, at Mumbai, leaving us as the only legal heirs under the law of succession under which he was governed at the time of his death.

Whatever stated herein is true and stated conscientiously.

This Affidavit has been executed to submit at Sub-Registration Office, Mumbai and such other Competent Authority.

Signed and declared on this 15th day of September 2017 at Mumbai

By the within named

1) **VAIBHAV KIRTI SHAH,**
PAN : CQTPS5240M

2) **PARUL KIRTIKUMAR SHAH,**
PAN : ASIPS3822L

In the presence of

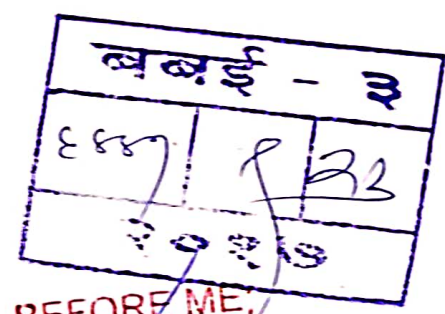
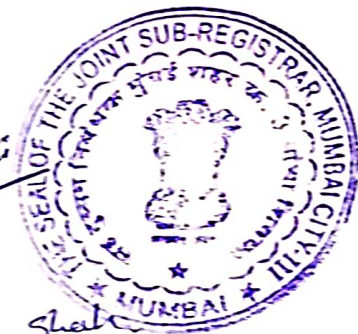
Witnesses:

1) Hshlwalia

2) G.R. DUBEY

VK Jagan

Paul. K. Shah



15 SEP 2017
HARKISHIN E. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG., GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI-400 030.

NOTED & REGISTERED
Sr. No. 4922/2017



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेतली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward T, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward T of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
Full Name of Deceased : MR. KIRTI K SHAH

लिंग/
Sex : Male

मृत्यु दिनांक/
Date of Death : 13.01.2014

मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : MRS.

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR. KHANTILAL . SHAH

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:
401, KALA SAGAR,
ZAVAR ROAD,
MULUND WEST,
MUMBAI, 400080,
Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :
401, KALA SAGAR, ZAVAR ROAD,
MULUND WEST,
MUMBAI, 400080,
Maharashtra, India.

नोंदणी क्रमांक/
Registration No. : 741728267

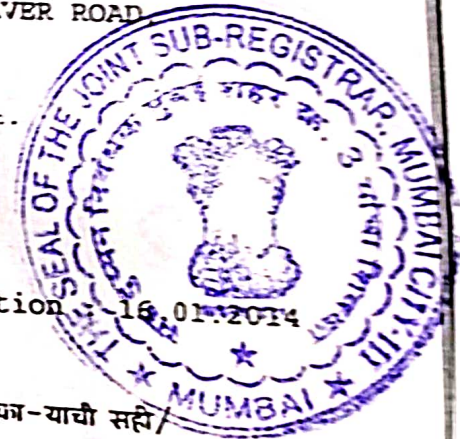
नोंदणी दिनांक/
Date of Registration : 16.01.2014

शेरा/
Remarks (if any) :
प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 24.01.2014

निर्गमित करणा-या प्राधिकरणा-याची सही/
Signature of the Issuing Authority :
प्राधिकरणा-याचा पत्ता/
Address of the Issuing Authority :
Ward T, Mumbai

DR. SHANTAPPAWAR
ASST. MEDICAL OFFICER

शिक्का/ Seal



"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Note: The

महाराष्ट्र शासन

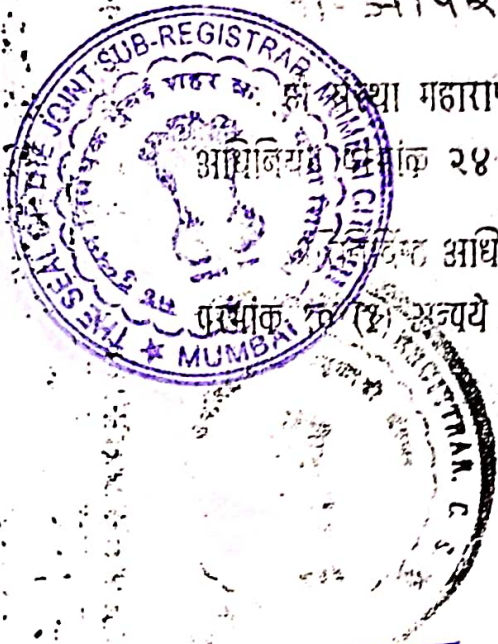


सहकारी संस्था नोंदणी प्रमाणपत्र

नोंदणी क्रमांक बी.ओ.एफ./जीईएन/१९६७

जिल्हा उपनिर्देशक,
सहकारी संस्था,
मुंबई

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, योगेश्वर त्रिपाठी
जापरेटिव्ह सेल्युलर प्रोडक्ट्स लि.



संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सत्र १९६१) या अधिनियम
आधिनियम क्रमांक २४ कलम २३(१) अन्वये नोंदविण्यात आलेली आहे.

अधिनियमाच्या कलम १२ (१) अन्वये प महाराष्ट्र सहकारी संस्थांचे नियम १९६१
पर्यांक १० (१) अन्वये संस्थेचे वर्गीकरण प उपवर्गीकरण पुढीलप्रमाणे ठरविण्यात आले आहे.

वर्गीकरण स्वसाधारण संस्था

उपवर्गीकरण इतर संस्था

सही
(नाम मो. वा. फडतरे)
जिल्हा उपनिर्देशक,
सहकारी संस्था,
मुंबई

६५१	११२३
मुपडं. क्रमांक: २७	

जून १९६७

21/12/18
14/09/2017

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Module. For original report please
contact concerned SRO office

सूची क्र. 2

सुप्रीम कोर्ट - मुंबई नगर (सॉर्ट)

सुरक्षा क्रमांक 317/2006

तारीख

14/09/2017

मासिकी मास : ऑक्टोरी

- (1) तिनेखाचा धकाप ✓ सरपंचाचा
- (2) मोहदना ₹ 540000
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्ट्याचा आकारणी देणे वी घट्टेदार ते समुद्र मर्यादे)

(4) इ. मागण, भौट हिस्सा व सरकारी (असल्यास)
 याशिवाय मास इतर कार्ये अधिक नं 311, 3 व मजला, पोलीस विभाग वी ऑ ही मी नि नॉट नं 112, 113/114 बाबती मजला व्हीट नं 3 (एकुण मजले - 6, वसाय - 30 टक्के) शिवाय मास - मांकी विधीकरण, उपविभागाचे मास - 4/28 - मुसल दक्षिणेकडे लोकप्रिय टिकल मार्ग, इतरकडे मुसल मंडळानी येथे, परिभागेकडे महज्जद अशी रीट व पुढेकडे मजल देणे जाणून घ्यावीय मास, मास मिळकत मि ही एस नंबर - 303 मारट आहे.

(5) होत्रफळ
 मांकीव मिळकतीचे होत्रफळ 11 38 वी मी. आहे.

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(7) दस्तऐवज करून देणा-या/विहून देणा-या धकाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व घत्ता
 नाव - हॉनेबल ट्रीडीव के लॉई दिवीय एम देसाई -

(8) दस्तऐवज करून देणा-या धकाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व घत्ता
 नाव - किर्तीकुमार खातिलाल शाह.

(9) दस्तऐवज करून दिल्याचा दिनांक 28/02/2006

(10) दस्त मोदणी केत्याचा दिनांक 02/03/2006

(11) अनुक्रमांक, खंड व पृष्ठ 2178/2006

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 57200



Handwritten signature
 Prashant K. Shah

आपड - 3
 5587 9223

L. P. No. 1/80/81

Share Certificate No. 878

ORDINARY SHARE CERTIFICATE

The Yogeshwar Premises Co-Operative Society Ltd.

INCORPORATED UNDER THE CO-OP. SOCIETY'S ACT 1960

(Regd. No. BOM./GEN. 191 27-6-1977)

123, 124, East Sion Street, Mumbai, Bombay-400 002.

AUTHORISED SHARE CAPITAL Rs. 2,00,000 (Rs. Two Lacs)

Divided into 4000 Ordinary Shares of Rs. 50/- each

REGISTERED FOLIO & NAME (S) OF HOLDERS.

<p><i>And. Bhagnath Benaal</i></p> <p>Office No 511</p> <p>"YOGESHWAR" 123, 124, East Sion Street, Bombay-400 002.</p> <p>Share Folio No. 5</p>

THIS IS TO CERTIFY that the person (s) named in this certificate is/are the Registered Holder (s) of Ordinary Five Shares of Rs. 50 each numbered from 286 to 290 both inclusive, in THE YOGESHWAR PREMISES CO-OPERATIVE SOCIETY LIMITED subject to the provisions of the Bye-Laws of the said Society and upon which payment has been made in full.

Given under the common seal of the Society at Bombay, This 1st Day of October 1980.


[Signature]
 Secy. SECRETARY
[Signature]
 CHAIRMAN

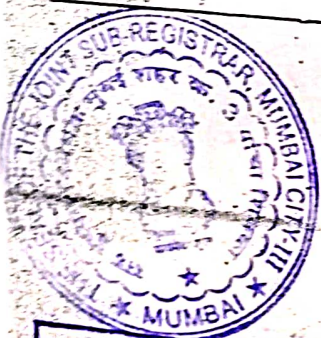
No. 8.- No transfer of any Portion of the Shares comprised in this Certificate will be recognised unless accompanied by its Certificate



Handwritten numbers and signatures in a box at the bottom right of the page.

MEMORANDUM OF TRANSFER

DATE	NO. OF TRANSFER	TO WHOM TRANSFERRED	SIGNATURE	L. F. NO.
28-11-06	20.	<p>M/S. Havel Steading Co.</p> <p><u>Kiritkumar Kavitelal shah</u></p> <p>Expired on 13-01-2014</p> <p>Share transferred in the name of his wife</p> <p>MRS. PARVEE KIRTIKUMAR SHAH</p>	<p><i>[Signature]</i></p> <p>Hon. Secretary/Karimnagar/Sec. Treasurer</p> <p>BYM YOGESHWAR PRAMISES Co-operative Society Ltd.</p> <p>R. V. Patil</p> <p>Authorized Signatory</p> <p>FOR THE YOGESHWAR PRAMISES CO-OPERATIVE SOCIETY LTD., Secy.</p> <p>AND DIRECTOR, CHANDRANAND WADIWADAR</p>	<p><i>[Signature]</i></p>
23-01-2015	<p>58 J Form</p> 			



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आपला आधार क्रमांक / Your Aadhaar No. :

2759 4093 6155

आधार - सामान्य माणसाचा अधिकार

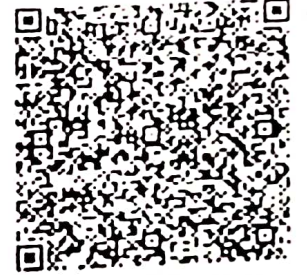


भारत सरकार
Government of India

पारुल किर्ती शाह
Parul Kirti Shah

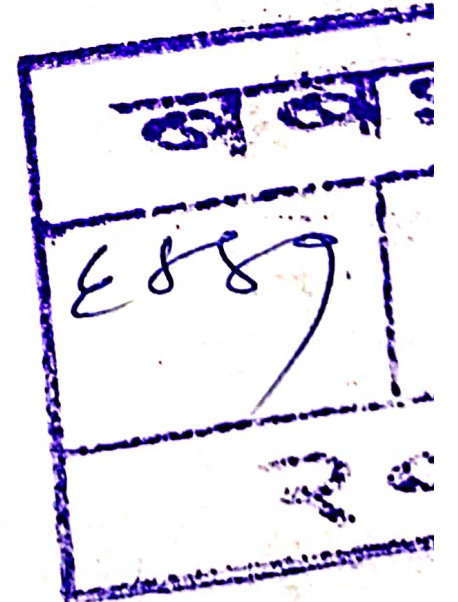
जन्म वर्ष / Year of Birth : 1965

स्त्री / Female

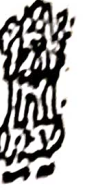


2759 4093 6155

आधार - सामान्य माणसाचा अधिकार



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ASIPS3822L



नाम / NAME
PARUL KIRTIKUMAR SHAH

पिता का नाम / FATHER'S NAME
JAYANTILAL HEMCHAND MEHTA

जन्म तिथि / DATE OF BIRTH
20-02-1965

हस्ताक्षर / SIGNATURE

Parul K. Shah

भारत भाग्य (सम्पूर्ण संज्ञा)
COMPULSORY OF INCOMETAX (COMPULSORY SIGNATURE)

Parul K. Shah



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

पंजीयनाचा क्रमांक / Enrollment No 1104/20588/09337

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

VAIBHAV KIRTI SHAH
KIRTI KANTILAL SHAH

22/11/1991

Permanent Account Number

GO.TPS-240M

Signature



VK Shah



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नांदविन्दाचा क्रमांक / Enrollment No 1104/20568/09339

To:
देव किर्ती शाह
Vaibhav Kirti Shah
Above Manav Shop 401, Kala Sagar, Building, Junction Of
Ganesh, Gawade Road
Mumbai
Mulund West Mumbai Mumbai
Maharashtra 400083

Ref: 752 / 156 / 1454511 / 1454752 / P



SH027001340FT



आपला आधार क्रमांक / Your Aadhaar No. :

6564 6572 4142

आधार - सामान्य माणसाचा अधिकार



Handwritten notes in a box, including 'जन्म - 33', '20', and a signature.



भारत सरकार
Government of India



देव किर्ती शाह
Vaibhav Kirti Shah
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



6564 6572 4142

आधार - सामान्य माणसाचा अधिकार

GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14082949696193

Bank/Branch: KHAND BAZAR - MUMBAI
Pmt Txn Id : 56133770
Pmt DtTime : 22-12-2016 06:11:16
District : 7101/MUMBAI
ChallanIdNo: 02901792016122200006

Stationery No : 14082949696193
Print DtTime : 28-12-2016 15:36:26
Office Name : IGR103/BOM2_JT SUB REGISTPA
MUM
GRAS GRN : MH0069875902016178
GRN Date : 22/12/2016

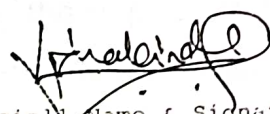
StDuty Schm: 0030045501
StDuty Amt : Rs 11,000/-

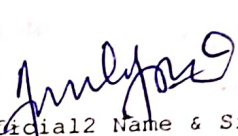
(RS ELEVEN THOUSAND ONLY)

RgnFee Schm: 0030063301

Article : 6(1).1/AGREEMENT RELATING TO DEPOSIT OF TITLE DEEDS
Prop Mvblty: IMMOVABLE LOAN AMOUNT : 5500000.00
Prop Descr : YOGESHWAR PREMISES MUSJID BUNDER WEST 400003

Duty Payer : PAN-ASIPS3822L, PARUL KIRTI SHAH
Other Party: PAN-AAACU0564G, UNION BANK OF INDIA

 (GAURAV PHAKERDE)
Bank official Name & Signature

 (AMIT KUMAR ARYA)
Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

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the same



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12/28/2016

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

3. Challan with Franking No. 4182 dated 28/02/2007 for the Deposit of Rs. 57,210/-

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

Ms. Parul Shah, had called us on the day of 23rd DEC 2016, and deposited with us MRS GAURE NITIKUMAR and MR GAURAV PHANSHI acting for and on behalf of Union Bank of India, KHANDRAJ Branch, under mentioned title deeds, documents and writings pertaining his immoveable property more particularly described in **Schedule No. I** and Office No. 511, on the 5th Floor, admeasuring 187 sq. ft (Bull-up Area) in the Building known as Yogeshwar Premises Co-Operative Society Ltd. at Plot No. 102, 135/139, Kazi Sayyed Street, Mumbai-400 003 on the land bearing C.T.S. No. 303, 304 & 305 of Mumbai Division, Registration District & Sub-Registration District Mumbai City-1 (Fort) within the limits of Mumbai Municipal Corporation and more particularly described in **Schedule No. II**

While making the deposit of title deeds with us, Mrs. Parul Shah, have stated that they have deposited the documents as security for the repayment to the bank of all amount advanced or to be advanced of all the amounts under Housing Loan ^{cash credit loan} facility granted or to be granted by the bank to us, to the extent of Rs. 55,00,000/- (Rupees Fifty five lac Only) together with interest, compound and / or additional interest in case of default, exchange of fluctuations, costs, charges, expenses, etc.

FIRST SCHEDULE

(DETAILS OF THE TITLE DEEDS DEPOSITED)

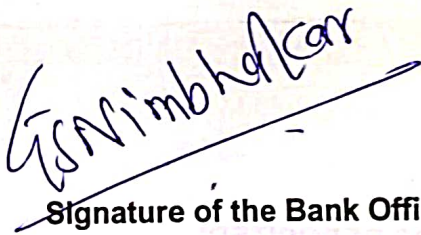
1. Share Certificate No. 058 dated 1st October, 1980 issued by the Society "Yogeshwar Premises Co-Operative Society Ltd, duly transferred in the name of Mrs. Parul kirtikumar Shah .
2. Receipt No. 2209 dated 02/03/2006 for Rs. 11,800/- issued by the Sub-Registrar Mumbai City-1 (Fort)
3. Challan with Franking No. 4182 dated 28/02/2007 for the Deposit of Rs. 57,210/- towards the Stamp Duty into Citizen Credit Co-Op. Bank Ltd. Lic No. D. 5/STP(V)/C.R 1009/03/2005/306-09, L.T. Marg, Mumbai.

4. Sale Deed dated 28/02/2006 between M/s. Honest Trading Company, through Proprietor, Shri. Dilip Manharlal Desai as the "Transferors/Vendors", and Shri. Kiritkumar Khantilal Shah as the "Transferee/ Purchaser".
5. The Agreement between Smt. Bhagwanti Basumal and M/s. Honest Trading Co. for transfer of Office Premises No. 511 dated 05/07/1988.
6. NOC by the Society for the mortgage of the Flat and for noting the lien of the Bank on the same.
7. Declaration By Mrs.Parul Shah and duly Notarised.
8. Legal Scrutiny Report.
9. Index II
10. Valuation Report

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said property)

Office No. 511, on the 5th Floor, admeasuring 187 sq. ft (Built-up Area) in the Building known as Yogeshwar Premises Co-Operative Society Ltd. at Plot No. 102, 135/139, Kazi Sayyed Street, Mumbai-400 003 on the land bearing C.T.S. No. 303, 304 & 305 of Mumbai Division, Registration District & Sub-Registration District Mumbai City-1 (Fort) within the limits of Mumbai Municipal Corporation.

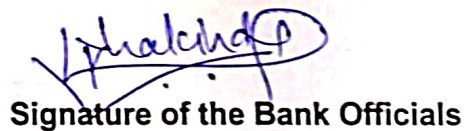
Mumbai, dated 29th day of DEC , 2016


Signature of the Bank Officials

P.A. No.

GAURI NIMBHORKAR
PA No. 29748

For Union Bank of India


Signature of the Bank Officials

P. A. No. 579333