

गावाचे नाव : वळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 807,500.00
बा.भा. रु. 1,200,720.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 69/17 वर्णन: जिल्हा: ठाणे
तालुका: भिवंडी
मौजे: वळ (184)
सर्व्हे. नंबर - 69/17
मौजे वळ, ता. भिवंडी येथील स.नं. 69/17 या जागेवरील प्रितेश कॉम्प्लेक्स मधील बिल्डींग नं. अ/9 मधील पहिल्यामजल्यावरील आरसीसी गोडाऊन गाळा नं. 112, क्षेत्र 150.09 चौ.मी. बांधीव.
(1)150.09 चौ.मी. बांधीव.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. जयश्री एंटरप्रायजेस तर्फे प्रोप. रसिकलाल हिरजी शाह यांचे कु.मु.म्हणून प्रितेश रसिकलाल शाह - -; घर/फ्लॅट नं: शुभशांती अपा., कामतघर, भिवंडी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सागर बालशीराम कचन - -; घर/फ्लॅट नं: अ/303, अवंतिका को.ऑप.हौ.सो., मनिधानगर, कळवा (प.), ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKGPK5078A.
- (7) दिनांक करून दिल्याचा 03/12/2009
- (8) नोंदणीचा 03/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 5774 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 72057.20
- (11) बाजारभावाप्रमाणे नोंदणी रु 12010.00
- (12) शेरा



वह. दुय्यम निबंधक
शिवजी नगर

11/11
(Customer Copy)

Date : 02/12/09

Deposit Br. : Bhiwandi, Thane.

Pay to : Bombay Mercantile Co-operative Bank Ltd.
A/c. Stamp Duty

Franking Value Rs.	72000/-
Service Charges Rs.	10/-
Total Rs.	72010/-

Name of Stamp Duty paying party :

Sagan B. Kachan

DD / Cheque No. _____

Drawn on Bank & Branch : _____

Tran ID _____

Franking Sr. No. 2183 / 128624

Officer _____

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
 Franking Deposit Slip
 Govt. of Mah. General Stamp Office Licence No. D-5/STP (V) / C.R. 1056/07/05/1728-31/05



S A L E D E E D

(Valued Rs. 8,07,500/-)

(Stamp Rs. 72,000/-)

Dated this 3rd day of December, 2009

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.
 AUTHORIZED SIGNATORY
 BHIVANDI BRANCH
 Bombay Mercantile Co-operative Bank Ltd.,
 Bhivandi Branch,
 38, Kobergate,
 Bhivandi-421 302.
 D-5/STP(V)/C.R.1056/07/05
 1728-31/05

02133
 128684
 R.00720001-PB5452
 12:00
 DEC 02 2009
 SPECIAL ADHESIVE
 INDIA STAMP DUTY MAHARASHTRA

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THIS DEED OF SALE has been made and entered into at Bhiwandi, (Dist. Thane) on this 3rd day of December, 2009

B E T W E E N

M/S. JAYSHREE ENTERPRISES, a Proprietary concern through its Proprietor SHRI RASIKLAL HIRJI SHAH, Adult, Age: 49 Years, Occ: Business, residing at Shubhshanti Apartment, Kamatghar, Bhiwandi, (Dist. Thane) through his constituted attorney SHRI PRITESH RASIKLAL SHAH, adult, age: 20 years, Occ: Business of Bhiwandi, (Dist. Thane) hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, administrators, representatives and assigns etc.) Party of the First Part ;

A N D

SHRI SAGAR BALSHIRAM KACHAN, Adult, Age: 31 Years, Occ: Business, residing at A/303, Avantika C.H.S.L., Manisha Nagar, Kalwa (W), Thane-400 605 hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, successors, executors, administrators, representatives and assigns etc.) Party of the Second Part ;

WHEREAS, the Vendor hereto are associated



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with Development work interested to develop Godown Complex at Val have approached to the various Land Owners of Land situated at Village: Val, Taluka: Bhiwandi, (Dist. Thane). (hereinafter referred to as "THE SAID LAND").

AND, the Owners of Land bearing S.No.69 H.No.17 Shri. Vishwanath Ragho Patil & others have enter into an Development Agreement of the said Land with Vendor hereto and also executed Power of Attorney in favour of Vendor.

THAT, N.A.Order of the said land is sanctioned by Collector of Thane vide N.A.Order No.REV/DESK-I/VIIIth/NAP/SR-51/2001 dt.11/03/2002.

THAT, requisite construction permission on the said land is sanctioned by Val Grampanchayat vide Resolution No.4(1) in the meeting held on 28/08/2002. And, the Grampanchayat has issued permission Letter vide Letter No.VP/10/2002-03 dated 02/09/2002.

AND, the Purchaser hereto is interested to purchased RCC Gala has approached to the Vendor.

AND, after negotiation between the parties hereto the Vendor have agreed to sell to the



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Purchaser and the Purchaser has agreed to purchase from the Vendor One RCC Gala admeasuring about 1615 sq.fts. Builtup area or thereabouts bearing Gala No.112 on First Floor of Bldg.No.A-9 at "PRITESH COMPLEX" Val, Bhiwandi, (Dist.Thane) more particularly described in schedule hereto for a consideration amount of Rs.8,07,500/-(Rupees Eight Lac Seven Thousand Five Hundred only) on the terms and conditions agreed upon between the Parties hereto as follows:

NOW THIS DEED WITNESSETH AND IT IS EXPRESSLY
AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:

1. THAT, for a consideration amount of Rs.8,07,500/-(Rupees Eight Lac Seven Thousand Five Hundred only) the Vendor have sold conveyed, transferred, discharge the said gala more particularly described in Schedule hereto the Purchaser.
2. THAT, the Purchaser has already paid the consideration amount of Rs.8,07,500/-(Rupees Eight Lac Seven Thousand Five Hundred only) to the Vendor for the the said Gala by Cheques as per details in Schedule "B" hereto.

(the Vendor dothe hereby admit and acknowle-



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dge the receipt of consideration amount from the Purchaser for the said Gala). (Subject to realisation of Cheques).

The Vendor do hereby acquitted, released, transferred discharge their all rights, interest, demands, title, claims etc. and pass the possession of the said Gala in favour of Purchaser forever.

3. The Vendor further declare that they are having clear and marketable title to the said Gala and legally competent and even otherwise sufficiently entitled to deal with the said Gala.

4. The Vendor further covenant to indemnify and keep indemnified and harmless to the Purchaser against any defect in their title to the said Gala at their own cost and expenses.

5. The Vendor further declare that they have not parted with or transferred their rights or interest in the said Gala in favour of any other persons by any written or oral agreement or commitment and covenant to indemnify the Purchaser against any persons claiming through or on their behalf at Law or Equity or Trust.



बवड - २
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6. The Vendor further declare that they have not obtained any loan or hypothecate or mortgage the said Gala with any financial institution or Bank or Persons.

7. The Vendor further declare that the said Gala is not subject to any disputes before any Court of Law or Arbitrator or Tribunal.

8. The Vendor further declare that they have paid all the taxes and charges pertaining to the said Gala to the concerned Authority till the date of this Deed and handover the receipt of the taxes to the Purchaser. And, the Purchaser shall discharge the said liabilities from the date of this Deed.

9. The Vendor further covenant to sign any Deed, Document, Statement, etc. required for more perfectly transfer of the said Gala in favour of Purchaser in Records of Rights without demanding any extra consideration amount or expenses or cost. However, the expenses for same shall be by Purchaser alone.

SCHEDULE

THAT PARTS AND PARCELS of One RCC Gala admeasuring about 1615 sq.fts. Builtup area equivalent to 150.09 sq.mts. or thereabouts bearing



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Gala No.112 on First Floor of Bldg.No.A-9 at "PRITESH COMPLEX", Val, constructed on Land bearing S.No.69 H.No.17 at Village: Val, Taluka: Bhiwandi (Dist. Thane) Sub Division and Sub Registration office: Bhiwandi and Division and District Thane and Zilla Parishad Thane.

The said Gala is bounded as follows :-

Towards' North :-
Towards' South :-
Towards' East :-
Towards' West :-

IN WITNESS WHEREOF, the Parties hereto have set & subscribed their hands & seal at Bhiwandi on the day and the year written hereinabove :-

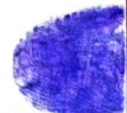
SIGNED, SEALED & DELIVERED By M/S. JAYSHREE
the withinnamed "THE VENDOR" ENTERPRISES
M/S. JAYSHREE ENTERPRISES, a
Proprietary concern through
its Proprietor SHRI RASIKLAL
HIRJI SHAH, through his Con-
stituted Attorney SHRI PRITESH
RASIKLAL SHAH, in presence of



Proprietor
(THE DEVELOPER)







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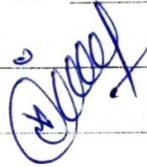
...8...

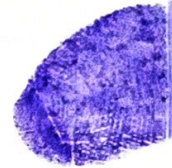
SIGNED, SEALED & DELIVERED BY
the withinnamed "THE PURCHASER"
SHRI SAGAR BALSHIRAM KACHAN,



in presence of _____

(THE PURCHASER)





SCHEDULE "B"

:- DETAILS OF PAYMENTS :-

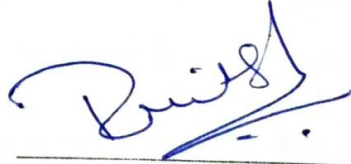
<u>DATE</u> ~~~~~	<u>CHEQUE NO.</u> ~~~~~	<u>NAME OF THE BANK</u> ~~~~~	<u>AMOUNT</u> ~~~~~
26/11/09	670282	Parsik Janta Bank	3,23,500/-
___/___/___		-----do-----	4,84,000/-

			TOTAL RS. 8,07,500/-
			=====

WE SAY RECEIVED

RS. 8,07,500/-

M/S. JAYSHREE ENTERPRISES,



(THE VENDOR)

P.A. Holder.



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जावक क्रमांक भूमीपो. ३०-१
 दिनांक २/१/२००२



मुंबई ग्राम पंचायत कायदा १९५८ कलम ५२ पोटकलम (१) च्या तरतुदींना अधिन राहून)
ग्राम पंचायत वळ, पो. कालहेर, ता. भिवंडी, जि. ठाणे

जि. पो. - प्रमाण (अंतराप्रमाण) - जि. जागदिकारी राहणको फेरळ. मुंबई जि. ठाणे- मुंबई

याची कळविण्यात येते की, मोजे वळ, ता. भिवंडी, जि. ठाणे येथील जना घर क्र. ६९/१५, ५०/१, ५०/५, ५०/८, ५०/६, ५०/२, ६९/२०४, ६९/२०५ या क्षेत्रफळाच्या सवई न ६९/८०६-६९/८०७ गावठाण/सिटी सवई न. या बांधकामाच्या बांधकामासाठी सादर अर्जावर ग्रामपंचायत सभा दिनांक २६/१/०२ च्या अर्ज दि. २६/१/०२ रोजी झालेला. सादर अर्जावर ग्रामपंचायत सभा दिनांक २६/१/०२ मध्ये विचार विनिमय करून याबाब क्र. ४/५ अन्वये ने शासकीय खात्याच्या परवानगीस अधिन राहून उपरोक्त अर्जानुसार खालील अर्जा शर्तीवर बांधकाम करण्यास हे "ना हरकत परवाना" पत्र देण्यात येत आहे.

- ✓ १) अर्जासोबत जागेच्या मालकीवावतचे कागदपत्रांबाबत काही वादविवाद उपस्थित झाल्यास, त्याचे निवारण अर्जदार यांनी करावयाचे आहे तसेच बांधकाम करणेपूर्वी महसूलखात्याची परवानगी घेणे आवश्यक असून सादर स. न. ची जागा एन ए झाल्या शिवाय बांधकाम करू नये.
- ✓ २) बांधकामासाठी सादर केलेल्या आराखड्या प्रमाणेच बांधकाम होईल याची जबाबदारी अर्जदारांवर राहिल तसेच बांधकाम करताना सार्वजनिक अथवा सरकारी मालमत्तेचे नुकसान झाल्यास ते अर्जदाराकडून वसूल केले जाईल.
- ✓ ३) महाराष्ट्र रिजनल टाऊन प्लॅनिंग अॅक्ट व महाराष्ट्र महसूल कायदा यामध्ये असलेल्या तरतुदींचा भंग झाल्यास, त्यास अर्जदार जबाबदार राहतील.
- ✓ ४) इमारतीच्या आजुबाजूस प्लॅनमध्ये दाखविल्या प्रमाणे मोकळी जागा न सोडल्यास सादर 'ना हरकत प्रमाणपत्र' रद्द करणेचा अधिकार ग्राम पंचायतने राखून ठेवलेला आहे.
- ✓ ५) बांधकाम करताना बांधकाम.साठी वापरले जाणारे मटेरिअल अगर सामान यापासुन ग्रामस्थांच्या रहदारीस अडथळा निर्माण होणार नाही याची खबरदारी अर्जदार यांनी घ्यावी.
- ✓ ६) इमारतीचे सांडपाणी व सेप्टिक टँक मधून येणारे पाणी याची व्यवस्था अर्जदार यांनी करावयाची आहे
- ✓ ७) इमारतीचे बांधकाम पुर्ण झाल्यावर व सादरची इमारत निवासासाठी/व्यापारासाठी योग्य असल्याबाबत वास्तुशास्त्रज्ञ यांचा दाखला ग्राम पंचायतीला सादर केल्याशिवाय या इमारतीचा कुठल्याही प्रकारे वापर होणार नाही याची खबरदारी अर्जदार यांनी घ्यावयाची आहे.
- ✓ ८) इमारतीचे बांधकाम करताना कुठल्याही प्रकारचा गंभीर अपघात झाल्यास त्याची संपुर्ण जबाबदारी अर्जदार यांचेवर राहिल.
- ✓ ९) इमारतीचा वापर गोडाऊन म्हणून करावयाचा असल्यास अग्निशामक अधिकारी याचेकडून 'गोडाऊनसाठी योग्य' असा दाखला प्राप्त झाल्याशिवाय इमारतीचा वापर करू नये.
- ✓ १०) बांधकामास सुरुवात करण्यापूर्वी सात दिवस आगाऊ बांधकाम केव्हा सुरू करणार याची लेखी नोटिस ग्राम पंचायत कार्यालयात द्यावी
- ✓ ११) परवानगीचे तारखेपासुन एक वर्षाचे आंत बांधकामास सुरुवात करावी. तशी सुरुवात न केल्यास सादर परवानगी रद्द समजावी व नविन परवानगी अर्ज दाखल करावा.
- ✓ १२) इमारत पुर्ण झाल्यावर वास्तुशास्त्रज्ञांच्या सहोने इमारतीचे मुल्यांकन पत्र ग्राम पंचायतीस सादर करावे.
- ✓ १३) पिण्याच्या पाण्याची व लाईटची व्यवस्था स्वखर्चाने करावयाची जबाबदारी आपलेवर राहिल.



R.L. Jadhav
 ग्रामपंचायत वळ
 पो. कालहेर, ता. भिवंडी जि. ठाणे

सरपंच
 ग्राम पंचायत, वळ
 पो. कालहेर, ता. भिवंडी, जि. ठाणे

No. DI/Land/Permission/288/2006/
Directorate of Industries, 2nd floor.
New Administrative Building.
Opp. Mantralaya,
Mumbai 400 032.

Date : 2 MAR 2006

Sub : Permission under the Mumbai Tenancy and Agricultural Land Act, 1948, as per the amendment to the section 63 I A (ii), dated 28.4.1994 & 19.5.2005.

- Read : 1. Mumbai Tenancy & Agricultural Land Act 1948 (Amendment - 1994) dated 28.4.1994 & 19.5.2005.
2. Maharashtra Tenancy & Agricultural Land Laws (Amendment) Act 1994, dated 26.4.1994.
3. Government Notification dated 19.5.2005.
4. Application from M/s. Pritesh Complex (Jay Shree Enterprises), dated 5.12.2005
5. Affidavit of Mr. Rasiklal H. Shah on behalf of M/s. Pritesh Complex (Jay Shree Enterprises), dt. 19.12.2005.
6. Confirmation letter from MMRDA dated 9.1.2006.

ORDER

Whereas M/s. Pritesh Complex (Jay Shree Enterprises), has submitted an application to the Directorate of Industries for purchase of agricultural land at Village - Val & Owali, Taluka - Bhiwandi, District - Thane upto 28.00 hectares (Twenty Eight hectares) for Private Industrial Estate and whereas the Directorate has examined the reasonableness of requirement of the said land for the proposed use on the basis of information supplied by the applicant by way of Affidavit quoted as above at Sr. No. 5.

I, Dr. K. Shivaji, Development Commissioner (Industries), Maharashtra, Mumbai 400 032 under the powers vested in me by virtue of amendment to Section 63(I) A (II) of Mumbai Tenancy & Agricultural Land Act 1948, amended as per Maharashtra Tenancy & Agricultural Land Laws Act 1994 & 2005 permit M/s. Pritesh Complex (Jay Shree Enterprises), to purchase land admeasuring 28.00 hectares (Twenty Eight hectares) as per details of land shown in the Annexure. This permission is limited only for the purchase of land shown in the Annexure to this Order for Private Industrial Estate.

Attention is specifically drawn to the following provisions of the Mumbai Tenancy & Agricultural Land Act of 1948, relating to use of land for industrial purpose



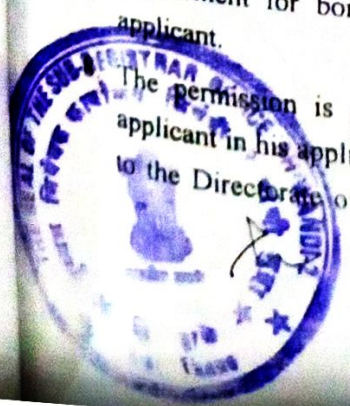
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1. The land to be purchased shall be put to bonafied industrial use (for Private Industrial Estate) within a period of 05 years (Five years) from the date of purchase of land, failing which the person from whom the land has purchased, shall have a right to re-purchase the land at the price at which it was originally sold.
2. If the land belongs to a person belonging to a Scheduled Tribe, sale of such land shall be subject to the provisions of Section 36 & 36A of the Maharashtra Land Revenue Code, 1966 and of the Maharashtra Restoration of Lands to Scheduled Tribes Act, 1974.
3. If the land being purchased as above, is held by Occupant Class-II, the purchaser shall pay to the Collector, an amount equal of two percent of the purchase price within one month of the execution of the sale deed irrespective of the tenure of such land. This payment shall be in lieu of any nazrana or such other charges, which may otherwise be payable by such Occupant Class-II by or under the provisions of the Maharashtra Land Revenue Code, 1966.
4. In addition to above, the purchaser of such land shall pay non-agricultural assessment as may be levied by the Collector under Section 67 & 115 of the Maharashtra Land Revenue Code, 1966.
5. M/s. Pritesh Complex (Jay Shree Enterprises), purchasing the land under sub-Section 63 (1) A (ii) for conversion thereof for a bonafide industrial use (Private Industrial Estate) shall give intimation of the date, on which the change of user of land commence, within thirty days from such date, to the Collector of the district.
6. If M/s. Pritesh Complex (Jay Shree Enterprises), fails to inform the Collector within the period specified in sub-section 63 (1) A (ii) he shall be liable to pay in addition to the non-agricultural assessment which may be leviable by or under the provisions of the Maharashtra Land Revenue Code, 1966, such penalty not exceeding twenty times the amount of non-agricultural assessment as the Collector may fix, subject to rules made by the State Government in this behalf.
7. This permission for the purchase of land is granted only on the basis of the details submitted by the applicant from the point of reasonableness of the requirement for bonafide industrial use (Private Industrial Estate) by the applicant.

The permission is granted for the purchase of land as specified by the applicant in his application and as per the affidavit submitted by the applicant to the Directorate of Industries. The applicant will have to ascertain from



RD

[Signature]

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appropriate authorities that there is no reservation of any kind on any part of the land and title of the land is clear. Details of land purchased would also be communicated to this office immediately.

9. The Applicant will have to comply with the provisions of all other Acts / Rules / Notifications issued from time to time by State Government / Central Government in this behalf.
10. The applicant should inform every six monthly from date of issue of this order, the details of progress made by him in respect of purchase and use of the land mentioned in this order.
11. The applicant should obtain permission from Maharashtra Pollution Control Board (MPCB) for the proposed project.
12. The industries can be established as per Industrial Locational Policy applicable to Zone - II of MMR area and also to comply with the conditions mentioned in MMRDA letter dated 09.01.2006.
13. The applicant will have to ascertain from appropriate authority that the land for which, the permission is sought is not reserved for any public purpose by the Central / State Government or any Local Authority and also does not come under reservation scheme for Town Planning, Road widening or proposed to be acquired for any irrigation project before initiating the purchase of land.
14. If permission is granted earlier to the land under reference, the permission granted now will be null and void.



(Handwritten signature)
(Dr. K. Shivaji)
Development Commissioner (Industries)
(Handwritten date: Mar 02, 2008)

✓
To,

M/s. Pritesh Complex
(Jay Shree Enterprises)
Dapoda Mankoli Road,
Near Reliance Silvasa Co., At,- Val Village,
Tal. Bhiwandi, Dist. Thane.

1. Copy forwarded to the Collector, Thane for information and necessary action.
2. Copy for information to :-
 - i) Superintending Industries Officer, Kokan Region, Thane.
 - ii) General Manager, District Industries Centre, Thane.
 - iii) Select file, Land Branch, Head Office.



(Handwritten signature)
(Dr. K. Shivaji)
Development Commissioner (Industries)

ANNEXURE - 'A'

288 - 2
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Accompanied to Order No. DI/Land/Permission/ 288 /2006/ C - 6946
dated 22 MAR 2006

1.	Name of the purchaser.	:	M/s. Pritesh Complex (Jay Shree Enterprises)
2.	Area of the land in hectares.	:	28.00 hectares (Twenty Eight hectares)
3.	Details of the Land to be purchased.		
	a) Survey No./ Gut No.	:	As per list attached (Annexure-B) (Page No. 1 to 4)
	Village	:	Val & Owali
	Taluka	:	Bhiwandi
	District	:	Thane
	b) Area	:	28.00 hectares (Twenty Eight hectares)
4.	Details of land use.	:	Private Industrial Estate.

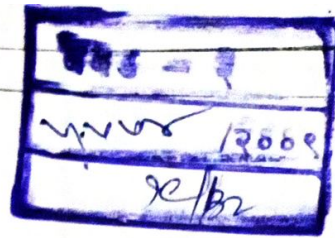


(Signature)
Mar 02, 2006

(Dr. K. Shivaji)
Development Commissioner (Industries)

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ANNEXURE - B

M/S. PRITESH COMPLEX (INDUSTRIAL ESTATE)
(M/S. JAY SHREE ENTERPRISES)
VILLAGE: VAL & OWALI, TALUKA: BHIWANDI, DIST - THANE.

STATEMENT/LIST OF SURVEY NUMBERS/AREA ETC.
VILLAGE : VAL

Survey Nos.	Hissa Nos.	Area Guntha-Prati	Prakar
53	8		
68	1	14.20	Industrial
68	3	7.00	--"--
68	7	31.00	--"--
68	8	18.00	--"--
68	8	64.00	--"--
68	9	56.00	--"--
69	3P	35.00	--"--
69	3P	34.00	--"--
69	8P	15.00	--"--
69	8P	27.00	--"--
69	9	1.00	--"--
69	10P	19.00	--"--
69	10P	8.00	--"--
69	12	29.10	--"--
69	13P	21.00	--"--
69	13P	22.00	--"--
69	14	65.00	--"--
69	15	21.00	--"--
69	16	2.00	--"--
70	1	3.50	--"--
70	2	14.00	--"--
70	3	4.00	--"--
70	4	2.00	--"--
70	5	5.10	--"--
70	6	35.80	--"--
70	7	11.10	--"--
70	8	22.50	--"--
71	1/1	6.10	--"--
	1/2	1.00	--"--
		2.00	--"--
		38.40	--"--
		49.80	--"--



448-2
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71	2		
71	3	3.00	--"
71	4	10.90	--"
71	5	20.30	--"
71	6	9.70	--"
71	7	4.80	--"
71	8	10.90	--"
72	1	11.40	--"
72	1	4.20	--"
72	2P	18.20	--"
72	3	13.70	--"
73	--	24.3	--"
74	1P	19.00	--"
74	1P	19.00	--"
74	2	63.00	--"
74	3	41.00	--"
74	4	14.00	--"
75	1	35.40	--"
75	2	11.10	--"
76	--	21.10	--"
77	1	2.00	--"
77	2	45.50	--"
77	3	61.10	--"
77	4	1.00	--"
77	5	11.30	--"
77	6	2.80	--"
77	7	2.00	--"
77	8	2.00	--"
77	9	1.00	--"
77	10	2.50	--"
77	11	3.30	--"
77	11	12.40	--"
78	1/1	16.20	--"
78	1/2	42.10	--"
78	4	10.90	--"
78	5	0.50	--"
78	9	1.30	--"
78	10	0.20	--"
78	11	0.20	--"
78	12	5.00	--"
79	1		



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 २१/१२

79	2		
79	3/2	93.40	--"
79	6	7.10	--"
80	1	2.50	--"
80	2	1.80	--"
81	1	93.20	--"
81	2	22.10	--"
84	1	9.00	--"
84	2	60.00	--"
85	1	21.00	--"
85	2	14.4	--"
85	2	8.6	--"
85	3P	18.70	--"
85	4P	2.80	--"
85	5	1.30	--"
85	6	4.00	--"
85	7	28.10	--"
86	1		--"
86	2		--"
86	3		--"
86	4	144.10	--"
86	5		--"
86	6,7,8		--"
87	1,2,3		--"
87	4P	6.00	--"
87	4	4.00	--"
87	5	9.00	--"
89	2	13.00	--"
102	1,2,3	43.40	--"
108	1	2.50	--"
108	2	7.10	--"
108	3	17.20	--"
109	--	28.10	--"
110	1	6.10	--"



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M/S. PRITESH COMPLEX (INDUSTRIAL ESTATE)
 (M/S. JAY SHREE ENTERPRISES)
 VILLAGE : OWALI, TAL : BHIWANDI, DIST - THANE.

Survey Nos.	Hissa Nos.	Area Guntha-Prati	Prakar
25	1	2.50	---"
25	2	10.00	---"
25	3/1	17.20	---"
25	3/2P	17.20	---"
25	3/3P	16.60	---"
25	3/3P	47.70	---"
25	4P	10.10	---"
25	4P	30.30	---"
25	4P	25.50	---"
25	4P	11.60	---"
25	4	40.50	---"
25	6	11.60	---"
25	7P	22.20	---"
26	--	57.40	---"
27	P	20.30	---"
27	P	19.20	---"
28	--	59.40	---"
30	P	16.40	---"
30	P	16.20	---"
30	P	16.20	---"
30	P	40.50	---"
31	--	44.80	---"
32	--	140.00	---"
33	1	19.00	---"
33	2	53.50	---"
34	--	14.40	---"
60	P	33.40	---"
60	P	33.40	---"
GRANT TOTAL		69.17 Acres 28.00 Hectares	



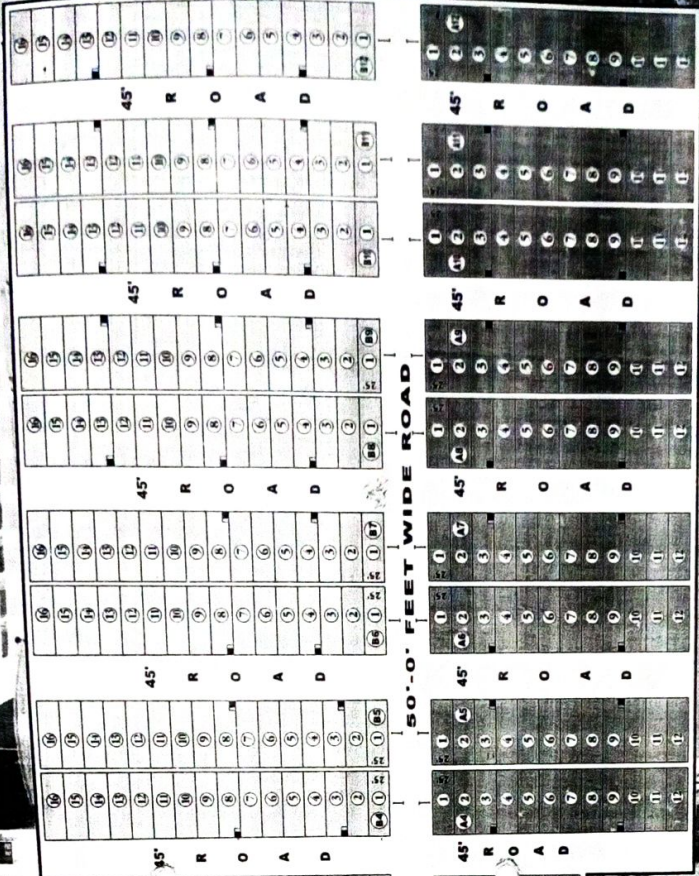
[Signature]
 [Dr. K. Shivaji]
 Development Commissioner [Inds.]



COMMERCIAL GUM INDUSTRIAL COMPLEX

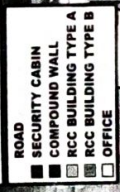
*Complex Situated at village rd. Dist. Thane, with a
 5000 Sq. Ft. Plot Area. The Plot is in the name of B. M. C. Bhambhani
 The Mumbai Municipal Corporation has been granted the
 plot for the purpose of the project.*

*It's an well developed commercial cum Industrial complex. It's
 suitable for all kind of Textile industry. Textile market were housing
 down etc., with various others industrial and
 commercial activity.*



ALIENT FEATURES

- Octrio Free Zone
- Pollution Free Area
- 'C' Zone Benefits
- Small Scale Industries (SSI)
- Ground Plus Two Upper Floor for Industrial and Commercial used.
- The Project Situated in 35 Acers Land.
- The Whole Complex is well connected with 50' feet wide Tar Road, Street Lamps, and wall compound.



Drinking water supply from B.M.C Pipe-line.

located with the Kalyan Road
 near Auto Bickshaws,
 Industrial from Bhambhani Railway Station.

such as Restaurants, Lodging, Dispensary, Couriers Service,
 Fire Alarm system, Alarm Systems, Police Station, Watch Towers, established
 in the complex.

LAYOUT PLAN

LANDERS DEVELOPERS
JAYSHREE ENTERPRISES
 Val Village, Taluka Bhambhani,
 Dist. Thane - 421302. Phone: (022) 2771117
 Mob.: 9823250126. (Reliance) 022-30478248

GAL ADVISOR:
ULARAM S. SINDHI
 20, Malgaol, Opp. Industrial
 Dist. Thane - 421302.
 Mob.: 9823250126

ARCHITECT & ENGINEERS
K. K. AND ASSOCIATES
 20, Malgaol, Opp. Industrial
 College Road, Dharmankar Naka, Bhambhani - 421302 (Thane)
 Dist. Thane - 421302. Phone: (022) 2771117
 Mob.: 9823250126

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03/12/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

3:24:11 pm

मिबंडी 2

बवड2

दस्त क्र 5774/2009

39/32

दस्त क्रमांक : 5774/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: सागर बालशौराम कचन - -
पत्ता: घर/फ्लॅट नं: अ/303, अवंतिका को.ऑप.हो.सो.,
मनिषानगर, कळया (प.), ठाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन

लिहून घेणार

वय 31

सही



2 नाव: मे. जयश्री एंटरप्रायजेस तर्फे प्रोप. रसिकलाल
हिरजी शाह यांचे कु.मु.म्हणून प्रितेश रसिकलाल शाह -
-
पत्ता: घर/फ्लॅट नं: शुभशांती अपा., कामतघर, मिबंडी
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत

लिहून देणार

वय 20

सही



VALUATION OF IMMOVABLE PROPERTY

For Bank Loan Purpose.

For Oriental Bank of Commerce, Thane (W) Branch,

At

Gala No. 112 on 1st Floor, Building No. A/9 Known as "PRITESH COMPLEX", Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, Dapoda Mankoli Road, Thane (West), Taluka Bhiwandi, District Thane.



In the case of

Mr. Sagar Balshiram Kachan.

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 - 400 064.

Tel. No. 28825635 / 28826937

Mobile: 9869003273 / 9833599876

E-mail: aarchconsultants@gmail.com

Off. :- 91(22)2882 6937
Tel. Fax :- 91(22)2882 6937/28825635
Mob. :- 9869003273
9833599876

Email :- aarchconsultants@gmail.com

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

Off. 1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.
OBC Thane (W) Branch / Sagar Balshiram Kachan / 13318 **Date: 18/05/2016.**

To,
The Chief Manager,
Oriental Bank of Commerce,
Thane (W) Branch,

VALUATION REPORT

1	Name of Applicant	Mr. Sagar Balshiram Kachan.
2.	Name of Present Owner	Mr. Sagar Balshiram Kachan.
3.	Present Occupant:	Owner Occupied Gala.
4.	Valuation Instructed By	Oriental Bank of Commerce, Thane (W) Branch, Thane.
5.	Person Met On Site.	Mr. Sagar Balshiram Kachan. Contact No. (+91-9323036539)
6	Purpose of Valuation.	Fair Market Value for Bank Loan Purpose.
7.	Details of the Property.	
a.	Type of Property:	Industrial Gala Situated on 1 st Floor.
b.	Address of premises under reference.	Gala No. 112 on 1 st Floor, Building No. A/9 Known as "PRITESH COMPLEX", Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, Dapoda Mankoli Road, Thane (West), Taluka Bhiwandi, District Thane.
c.	S. No. /Street No / Village Name / Taluka / Dist:	Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, Dapoda Mankoli Road, Thane (West), Taluka Bhiwandi, District Thane.
d.	Date Of Inspection.	18/05/2016.
e.	Age, Future Life	The said Industrial Building is constructed in the year of about 2006. The Building is lived life of about 10 years. The Future Life of the Building Structure can be said about 40 years if repaired & maintained properly & regularly.
f.	Land Area	N. A.
	Shape of the Land	Irregular Shaped of Land.
	Frontage of the Land	Access Road.



Off. :- 91(22)2882 6937
Tel. Fax :- 91(22)2882 6937/28825635
Mob. :- 9869003273
9833599876

Email :- aarchconsultants@gmail.com

Aarch Consultants & Valuers

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

Off 1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.
OBCThane (W) Branch /SagarBalshiramKachan/13318
Date:18/05/2016.

To,
The Chief Manager,
Oriental Bank of Commerce,
Thane (W) Branch,

VALUATION REPORT

1	Name of Applicant	Mr. SagarBalshiramKachan.
2	Name of Present Owner	Mr. SagarBalshiramKachan.
3	Present Occupant:	Owner Occupied Gala.
4	Valuation Instructed By	Oriental Bank of Commerce, Thane (W) Branch, Thane.
5	Person Met On Site.	Mr. Sagar Balshiram Kachan. Contact No. (+91-9323036539)
6	Purpose of Valuation.	Fair Market Value for Bank Loan Purpose.
7	Details of the Property.	
a.	Type of Property:	Industrial Gala Situated on 1 st Floor.
b.	Address of premises under reference.	Gala No. 112 on 1 st Floor, Building No. A/9 Known as "PRITESH COMPLEX", Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, Dapoda Mankoli Road, Thane (West), Taluka Bhiwandi, District Thane.
c.	S. No. /Street No / Village Name / Taluka / Dist:	Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, Dapoda Mankoli Road, Thane (West), Taluka Bhiwandi, District Thane.
d.	Date Of Inspection.	18/05/2016.
e.	Age, Future Life	The said Industrial Building is constructed in the year of about 2006. The Building is lived life of about 10years. The Future Life of the Building Structure can be said about 40years if repaired & maintained properly & regularly.
f.	Land Area	N. A.
	Shape of the Land	Irregular Shaped of Land.
	Frontage of the Land	AccessRoad.

g.	Built up Area:	a) Carpet area is about 1324.69Sq.Ft. (123.06 Sq. Mt.) as per measurement taken on site. b)Built up area is 1615 Sq. Ft.(150.03Sq. Mt.) as per Sale Deed Dated: 03/12/2009 is considered for valuation.
h.	Whether Residential/Commercial/both:-	Industrial / Commercial Area.
i.	Proposed area of extension:	N. A
j.	Nature of Extension	N. A
k.	Classification	Middle class locality.
l.	Furnish details such as share of each owner, if under joint ownership/ Co-ownership :	SingleOwnership.
m.	Freehold / Leasehold.	Freehold Land.
n.	Corporation limits/village Panchayat/ Municipality:	Development Plan of Zilla Parishad Thane.
8.	Accessibility	
a.	Condition of approach road:	Tar Paving Road.
b.	Nearby Land Mark	Near Pritesh Complex, Thane (West)
c.	Distance from nearest railway station/Bus station:-	Approx. 13 Kms. Distance From West side of Thane Railway Station.
9.	Survey of Construction	
a.	Nature of Soil	Sandy & Soil Mix type of Strata.
b.	Type of Construction	R.C.C. Framed Structure.
c.	Quality of construction/Materials	Satisfactory.
d.	No. of Lifts.	No Lift.
10.	Brief description of premises under reference	The Industrial Gala at Thane (West) at Convenient Location. The Gala is Located in the Middle Class Locality, Surrounded by other Industrial Societies and Accessible by all forms of Transports. The Gala is having R.C.C. Framed Structure with Ground + 1st Upper Storied Without Lift.
11.	Specification of Construction (Floor wise) in respect of	
a.	Foundation :	R.C.C. Column Footings.
b.	Walls (load bearing/partitions)	Brick Masonry Walls with Cement Plaster on both sides.

c.	Doors & Windows	M. S. Rolling Shutter Door.
d.	Flooring	Coba Flooring.
e.	Roofing including weatherproof course and drainage.	R. C. C. Slab Roof.
f.	Electrical Installation	Open Wiring.
g.	Plumbing Installations.	Open Plumbing.
h.	Kitchen platform.	N.A.
i.	Other details.	Industrial Gala is located at 1 st Floor & Building is with <u>Ground + 1st Upper Floors Without Lift.</u>
j.	Any other amenities :	
12.	Property Location	On or Towards East - Pritesh Complex Gala No. A/10 On or Towards West - Pritesh Complex Gala No. A/8. On or Towards North - Pritesh Complex Gala No. A/9. On or Towards South - Road.
13.	Documents Referred	a) Sale Deed Dated: 03/12/2009. b) Index II Sr. No. 5774/2009 Dated: 03/12/2009.
14.	Valuation Rate	Taking into considerations the above factors the age of the Building and giving due allowance to the depreciation of the bldg and on basis of my personal enquiries & as per my opinion. I assess the value of the Gala at Rs. 2,000/- per Sq. Ft. of Built up Area.
15.	Fair Market Value.	Built up area is 1615 Sq. Ft. x Rs. 2,000/- Per Sq. Ft. = Rs. 32,30,000/- Say... = Rs. 32,30,000/- (Rupees Thirty Two Lakhs Thirty Thousand Only)
16.	Realizable Sale Value 90% For Market value	0.90 X Rs. 32,30,000/- = Rs. 29,07,000/- Say... = Rs. 29,07,000/- (Rupees Twenty Nine Lakhs Seven Thousand Only)
17.	Distressed Sale Value 80% of Fair Market Value	0.80 X Rs. 32,30,000/- = Rs. 25,84,000/- Say... = Rs. 25,84,000/- (Rupees Twenty Five Lakhs Eighty Four Thousand Only)
18.	Insurance Value/ Construction Cost.	Rs. 24,22,500/- (Rupees Twenty Four Lakhs Twenty Two Thousand Five Hundred Only)
18.	Remark	Building is 100% Completed.

CERTIFICATION

This is to certify that the PresentGala No. 112 on 1st Floor, Building No. A/9 Known as "PRITESH COMPLEX", Situated at Survey No. 69, Hissa No. 17 of Village Val, Near Pritesh Complex, DapodaMankoli Road, Thane (West), TalukaBhiwandi, District Thane.

Is as here under.

a) Fair Market Value	= Rs. 32,30,000/-
b) Realizable Sale Value 90% For Market value	= Rs. 29,07,000/-
c) Distressed Sale Value 80% of Fair Market Value	= Rs. 25,84,000/-
d) Insurance Value/ Construction Cost	= Rs. 24,22,500/-

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) I personally inspected the property on **18/05/2016**.
- 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 & legality & same shall be checked & verified through legal due diligence. This Valuation is also Subject to adequacy of Engineering/ Structural design & authentic approvals from approving authorities.
- 7) This valuation is given subject to clear titles & legality & approved status of building.

Place: Mumbai

Date: 18/05/2016.

For Aarch Consultants & Valuers

**(S. D. Thakare)
Govt. Regd. Valuers
Reg. No. CAT// 249**

कराबदल पावती

नमुना नं. १०

ग्रामपंचायत कार्यालय

ता. भिवंडी, जि. ठाणे.



पुस्तक क्रमांक

पावती क्रमांक

श्री. खागर बाळशिराम अचन

प्रितेश कांठपलकर

घर नंबर १२१९ बिल्डींग नं. ३-ए गाळा नं. ११२ याबद्दल सन २०१६ ते २०१७ करिता पुढे नमूद केलेल्या रकमा करादाखल मिळाल्या

कराचे नावं	वसूल केलेल्या रकमा					
	मागील		चालू		एकूण	
	रु.	पै.	रु.	पै.	रु.	पै.
घरपट्टी	४९८९	=	४९८९	=	८३८८	=
दिवाबत्ती						
आरोग्य कर						
इतर						
नोटीस फी						
वॉरंट फी						
एकूण					८३८८	=

अक्षरी रक्कम रुपये ८३८८ आठ हजार अठ्ठाशे रुपये मिळाले.

तारीख ३०/०५/२०१६

कसल करणाराची सही

APPROVAL



ग्राम पंचायत बळ,
मासिक रागा ता. २५/११/२००२
ठराव नं. ४१ अन्वये
प्लॅनानु मंजुरी दिली असा सदर ठांबळी
तळ गांडाळा + पश्चिम माला + दुमरा माला ठराव

R.L. Jadhav
कृषि अधिकारी
मुम्बई महानगर पंचायत
म. वि. विभाग जि. ठाणे

सरपंच
ग्राम पंचायत, बळ
ता. चिबडी, वि. ठाणे

AREA STATEMENT

PROPOSED GROUND FLR BUILT UP AREA 825000.00 SFT

PROPOSED FRIST FLR BUILT UP AREA 825000.00 SFT

PROPOSED SECOND FLR BUILT UP AREA 825000.00 SFT

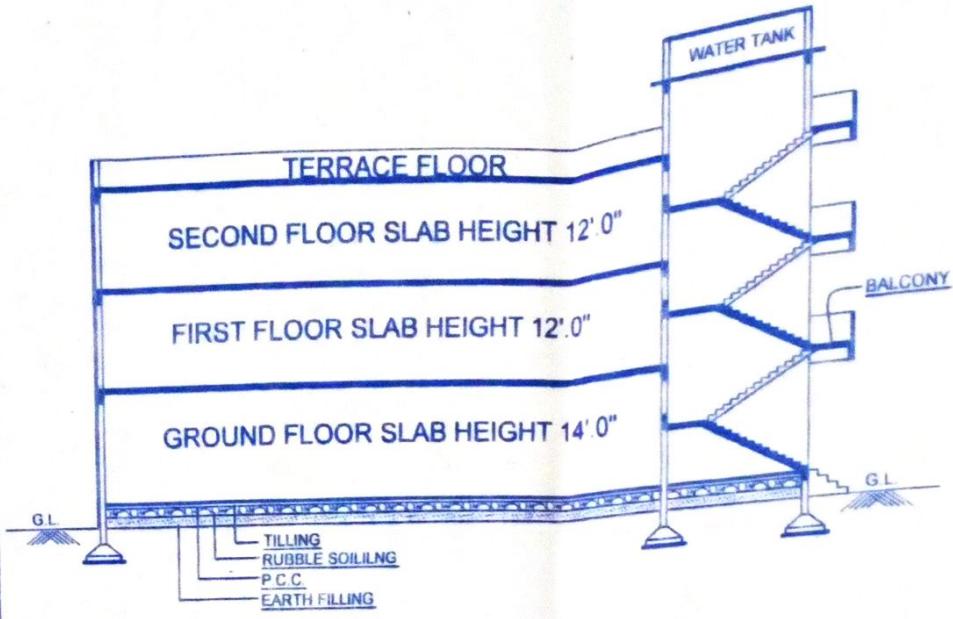
PROPOSED COMMERCIAL CUM INDUSTRIAL R. C. C.
BUILDING AT **PRITESH COMPLEX** ON LAND BEARING
SURVEY NUMBER 69 H NO. 13 TO 17 , SURVEY NO.70,
H. NO. 1, To 8, SURVEY NO. 69 H.NO. 3P, 10P, 13P, 14,
SURVEY NO. 72 H NO. 4/2, SURVEY NO. 68, H.NO. 3,
SURVEY NO.54, H. NO. 8, SURVEY NO. 69 HISSA
NUMBER 8, SURVEY NO.71, HISSA NUMBER. 1/5
SURVEY NO.71, HISSA NUMBER . 1 TO 8, SURVEY
NO.72, HISSA NO. 1 TO 4, SURVEY NO. 86, H. NO. 8,
SURVEY NO. HISSA NUMBER, SURVEY NO.
HISSA NUMBER, SURVEY NO. HISSA NUMBER,
AT VILLAGE VAL TALUKA BHIWANDI DIST THANE.

FOR. JAYSHREE ENTERPRISES

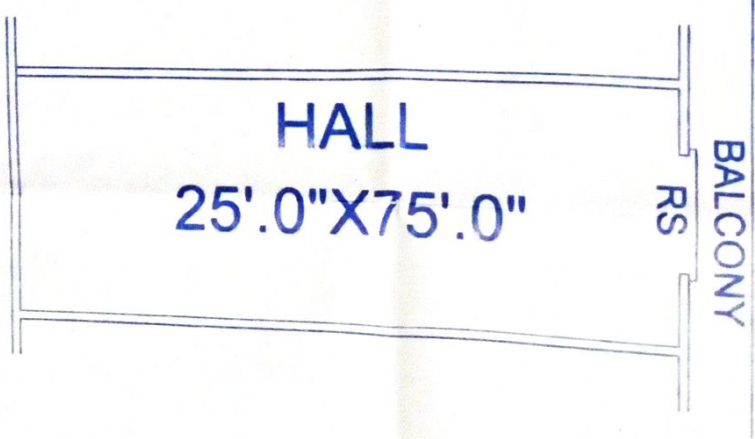
ENGINEER

GHANASHYAM R. PATIL
CIVIL ENGINEER AND SURVEYOR


GHANASHYAM R. PATIL
Engineer & Surveyor
28B, Lrahman Alley
Bhiwandi - 421 302 (Thane)
Phone - 220222



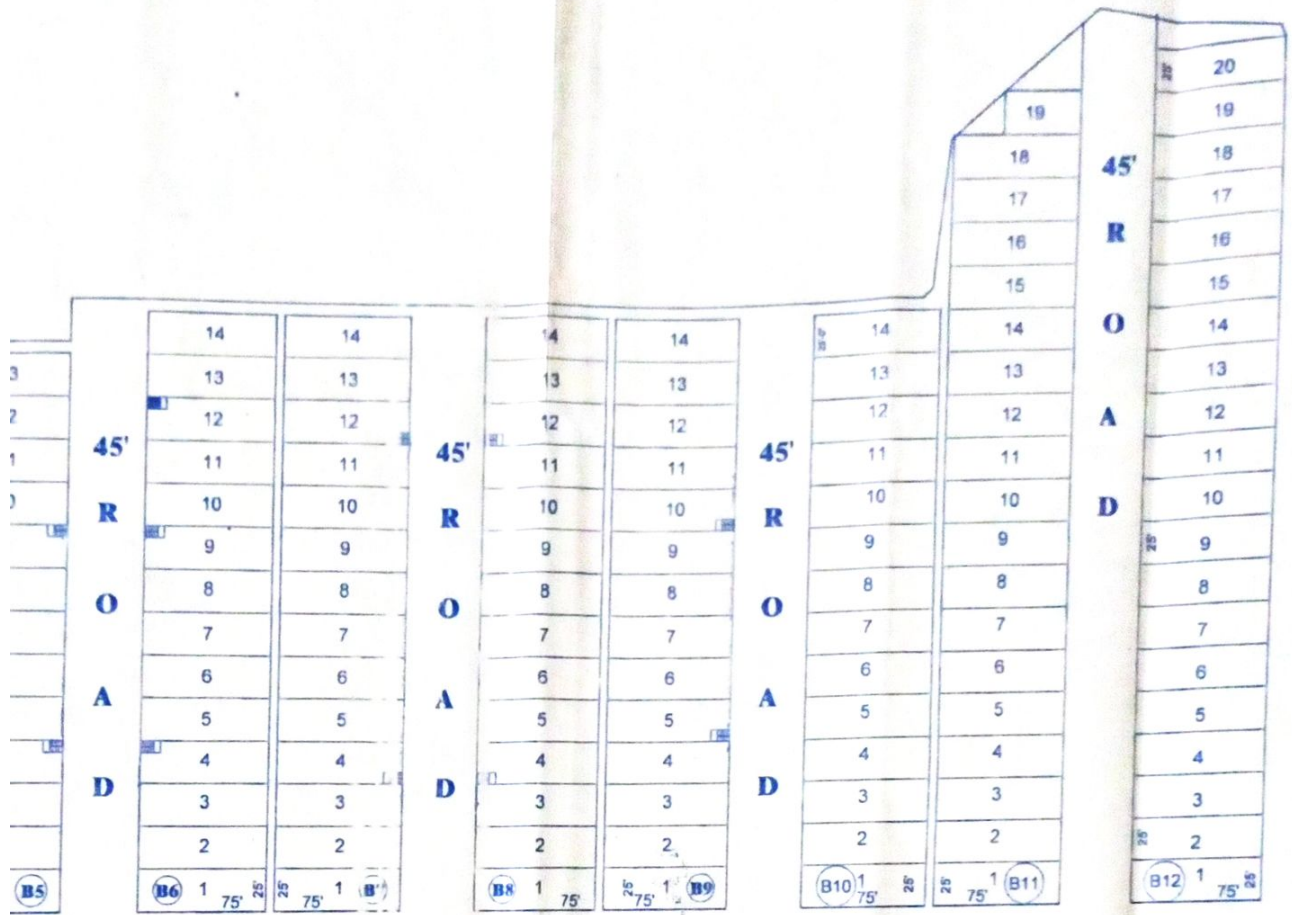
SECTION



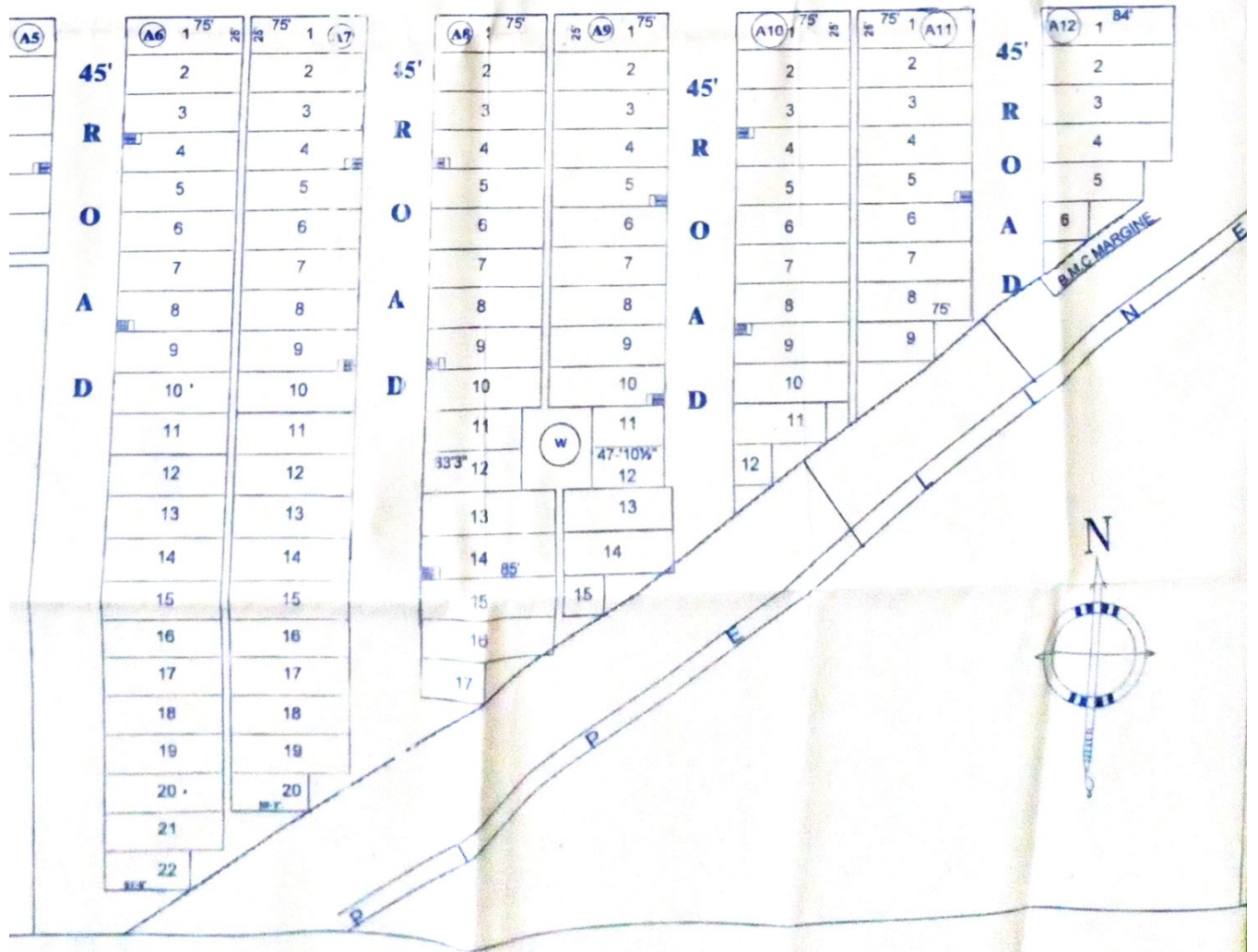
GR, 1ST, & 2ND FLOOR PLAN

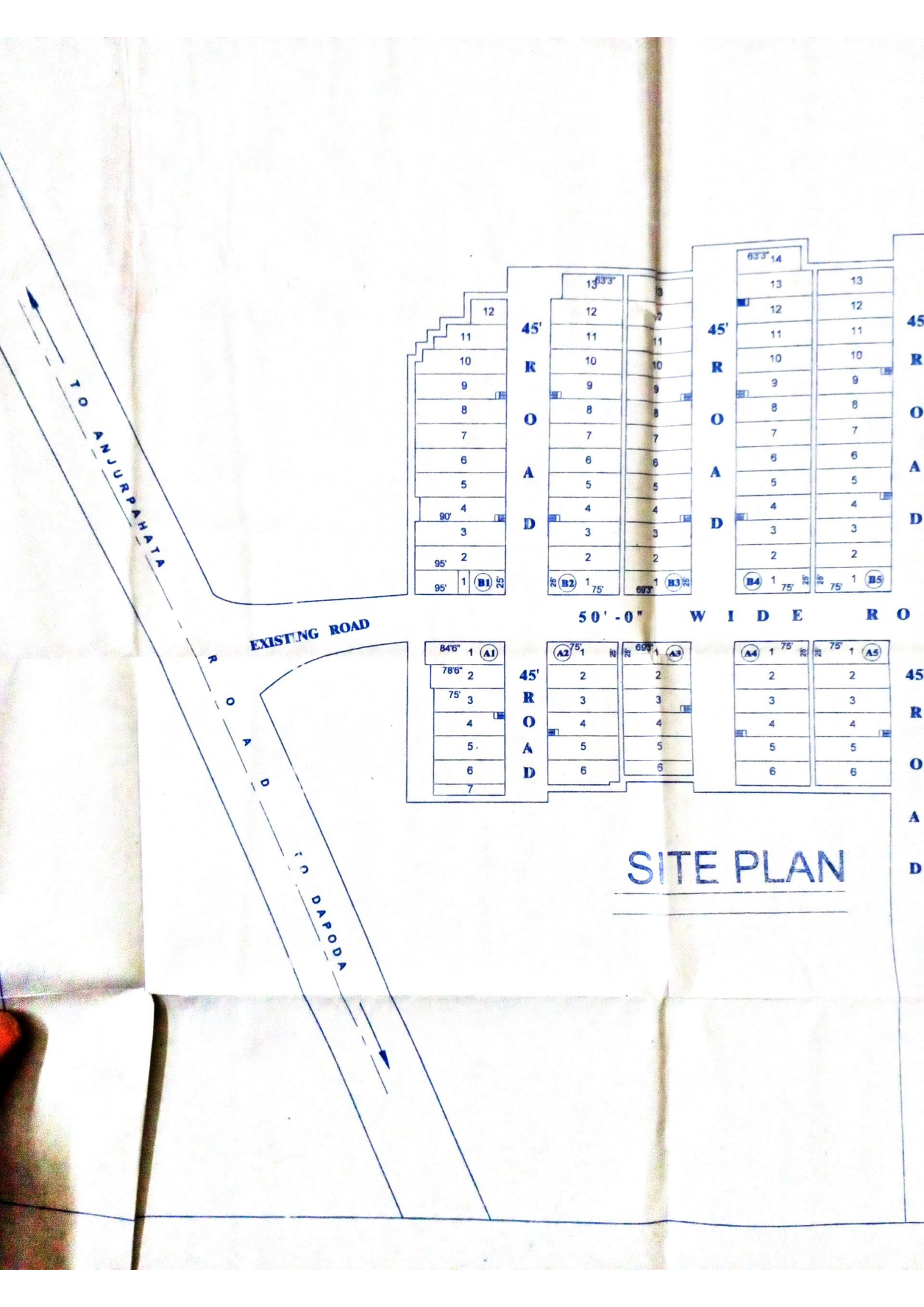
**OWNERS SIGN
FOR. JAYSHREE ENTERPRISES**

22/11/2014



R O A D . 50'-0" W I D E R O A D

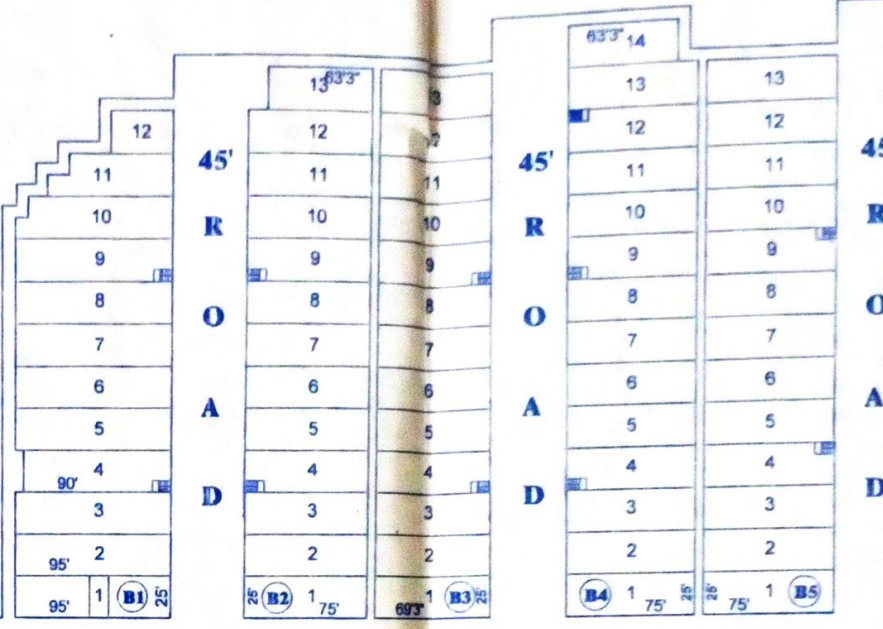




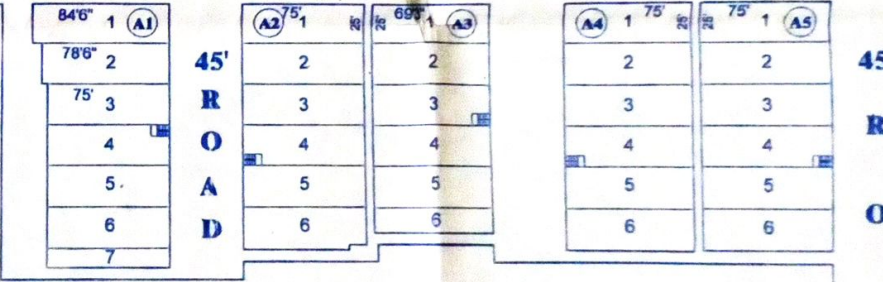
TO ANJURPAHATA

EXISTING ROAD

TO DAPODA



50' - 0" W I D E R O



SITE PLAN