

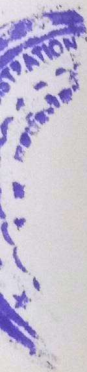


गावाचे नाव : मलबार

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 11,040,000.00
बा.भा. रू. 10,258,974.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 521/पार्ट वर्णन: सदनिका क्र 1006, 10 वा मजला, शंकरसेट पॅलेस को अँ हो सो लि, बी विंग, 300 सी जावजी दादाजी मार्ग नानाचौक मुं 1 एकुण मजले 18, बांधकाम वर्ष 1992, घसारा 10 टक्के विभागाचे नाव - मलबार व खंबाला हिल डिव्हिजन, उपविभागाचे नाव - 7/62 - रस्ता : ताडदेव रोड- जावजी दादाजी रोड (नाना चौक पासून हाजीअली चौकापर्यंत). सदर मिळकत सि.टी.एस. नंबर - 521 मध्ये आहे.
(1)बांधीव मिळकतीचे क्षेत्रफळ 102.6 चौ.मी. आहे.
- (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) मोहनलाल बी जैन; घर/फ्लॅट नं: बी 1006 शंकरशेट पॅलेस; गल्ली/रस्ता: 10 वा मजला ; ईमारतीचे नाव: 300 सी जावजी दादाजी मार्ग ; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 1; पॅन नम्बर: एएसीपीजे 9843 जे .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) भँवरलाल एम जैन; घर/फ्लॅट नं: 68/86 हरकुरबाई बि ; गल्ली/रस्ता: रुम नं 9, 2 रा मजला; ईमारतीचे नाव: मुगभाट लेन ; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 4; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 17/08/2005
- (8) नोंदणीचा 17/08/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 7812 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 535750.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा

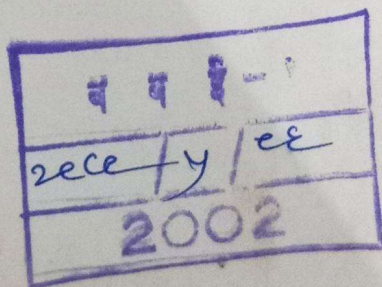


श्री. आर डी पाठक
बांता त्याचे ता. 22/8/05 या अर्जांनुसार
क्र. 24 नमकल दिली तारीख 22/8/2005
सहदुय्यम निबंधक मुंबई शहर क्र. 1
सरी प्रत
दुय्यम निबंधक, मुंबई



ARTICLES OF AGREEMENT made at Bombay this 16th day of Oct
1997 BETWEEN ACCORD BUILDERS PRIVATE LIMITED, a company
registered under the Companies Act, 1956 and having its registered office at 12,
Vasant, Prof. N. S. Phadke Road, Koldongri, Andheri (E), Bombay- 400069
hereinafter called as the said "PARTY OF THE FIRST PART" (which
expression

[Handwritten signature]



5,36,000

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP

Customer Copy Date: 17/8/05

Deposit By: Fort CMD
Pay to: ICICI Bank A/c Stamp only

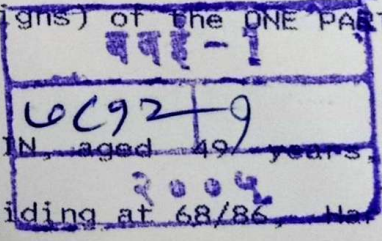
Franksing Value	Rs	5,36,000/-
Service Charges	Rs	10/-
Total	Rs	5,36,010/-

Name of Stamp duty paying party:
 Shri. Bhavarlal M. Jain
 Add: 68/86 Harkurbad
 Bldg. 2nd Floor, Room
 No. 9, Mughbhat Lane
 Girgaum Mumbai-4
 Receipt with Thanks
 Rs 5,36,000/- Towards
 DO: 09/08/05
 Paym: State Bank of India
 Drawn on Bank
 Mughbhat Finance
 Br. Mumbai

Trans ID: (For Bank's Use Only)
 Franksing Sr. No.
 Officer

AGREEMENT FOR SALE

THIS AGREEMENT OF TRANSFER AND ASSIGNMENT made at Mumbai this 17th Day of August, 2005 BETWEEN SHRI MOHANLAL B. JAIN, aged 40 years, of Mumbai, Indian Inhabitant presently residing in Flat No. B 1006, on 10th Floor, in the building known as "Sunkersett Palace", Sunkersett Palace Co-operative Housing Society Ltd., situated at 300/C, Jaoji Dadajee Road, Nana Chowk, Mumbai 400 007, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context and meaning thereof mean and be deemed to include him, his heirs, executors, administrators, and assigns) of the ONE PART; AND SHRI BHAVARLAL M. JAIN, aged 49 years, of Mumbai, Indian Inhabitant residing at 68/86, Harkurbad Bldg., 2nd Floor, Room No. 9, Mughbhat Lane, Girgaum, Mumbai 400 004, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless be repugnant to the context of meaning thereof shall collectively mean and be deemed to include him, his



Mandhar Kerkar
 Officer
 ICICI Bank Ltd.

ICICI Bank Ltd.
 30 Mumbai Samachar
 Marg, Fort, Mumbai-400001
 D-5/STP(N)/C.R. 10/1/01/2004/2068-70

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 SAMPA DUTY
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Rs Five Lakh Thirty Six Thousand Only.

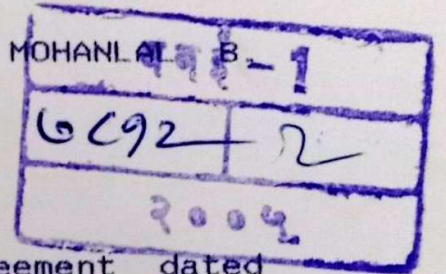
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heirs, executors, administrators and assigns) of the
OTHER PART;

WHEREAS THE TRANSFEROR is the member of the SUNKER-
SETT PALACE CO-OPERATIVE HOUSING SOCIETY LTD., (for
brevity the SAID SOCIETY), a Society duly registered
under Maharashtra Co-operative Societies Act 1960,
bearing Registration No. MUM/WD/HSG/TC/8390 dated
11/06/2004 by virtue of holding five shares of the
said Society bearing Distinctive Nos. 501 to 505
(both inclusive) under Share Certificate bearing No.
101 of the said Society dated 9th January, 2005.

AND WHEREAS By virtue of a duly stamped and regis-
tered Agreement dated 16/10/1997 made between ACCORD
BUILDERS PRIVATE LTD., being the Builder, and SHRI
MOHANLAL B. JAIN being the PURCHASER, the latter had
purchased the above mentioned Flat No. B 1006, on
10th Floor, in the building known as Sunkersett
Palace belonging to Sunkersett Palace Co-operative
Housing Society Ltd., situated at 300/C, Jaoji Dada-
jee Road, Nana Chowk, Mumbai 400 007, and the same
had been endorsed in the name of SHRI MOHANLAL B. JAIN
JAIN by the said Society.



AND WHEREAS, vide the aforesaid agreement dated
16/10/1997 the said builder had sold to the aforesaid
Purchaser being the present TRANSFEROR all the
rights, title, interest and benefits in the flat No.
B 1006 on the 10th floor in the aforesaid building in
the SAID SOCIETY, as per the terms and conditions
more particularly set out therein, and thus by virtue
of the said agreement the TRANSFEROR is made the
member of the said Society, and is entitled to the

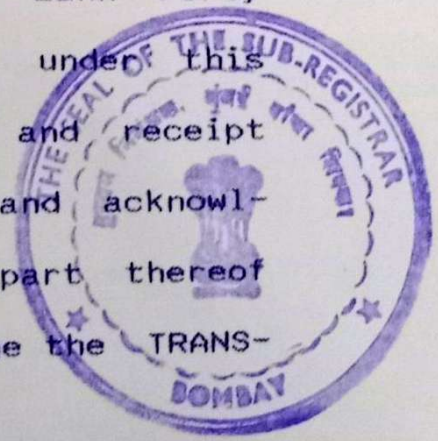


said 5 shares of the Society and right to use and occupy premises being in Flat No. B 1006, on the 10th Floor, of the SAID SOCIETY, situated at "Sunkersett Palace", 300/C, Jaoji Dadajee Road, Nana Chowk, Mumbai 400 007, hereinafter for brevity sake referred to as the SAID PREMISES and more particularly described in the Schedule hereunder written admeasuring 1380 sq.fts. built up area;

AND WHEREAS THE TRANSFEROR has agreed to sell and transfer and that the TRANSFEREE has agreed to acquire and purchase from THE TRANSFEROR the said 5 fully paid up shares of Rs. 50/- each of the said Society and his interest and rights in the said premises more particularly described in the Schedule hereunder written, with all his benefits as Member of the said Society and his proportionate interest in Sinking fund and other assets of the Society for the consideration of Rs. 1,10,40,000.00 (Rupees One Crores Ten Lakh Forty Thousand Only) on the terms and conditions set hereinafter.

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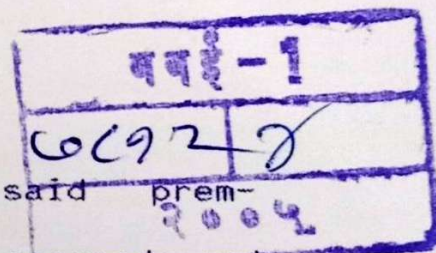
NOW THIS AGREEMENT WITNESSETH THAT in pursuant to the said Agreement and in consideration of Rs. 1,10,40,000.00 (Rupees One Crores Ten Lakh Forty Thousand Only) paid to THE TRANSFEROR under this Agreement by the TRANSFEREE (the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the TRANSFEREE).



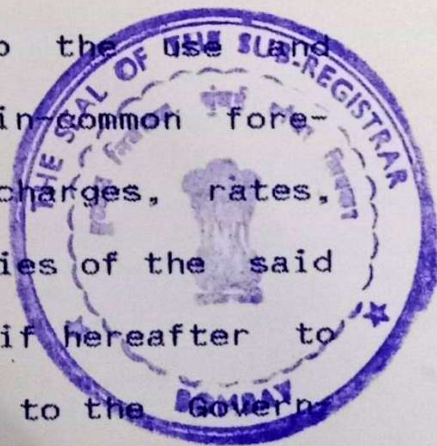
The TRANSFEROR do hereby grant, transfer, assign and assure unto the TRANSFEREE all that 5 shares of Rs.

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50/- each of Sunkersett Palace Co-operative Housing Society Ltd., bearing distinctive Nos. 501 to 505 and entered in the certificate No. 101 and all his rights, title and interest in Flat No. B 1006 on the 10th floor, admeasuring 1380 sq. fts. super built up area i.e. 1104 sq. ft. built up area in the building known as "Sunkersett Palace", Sunkersett Palace Co-operative Housing Society Ltd., situated at 300/C, Jaoji Dadajee Road, Nana Chowk, Mumbai 400 007, and more particularly described in the Schedule hereunder written together with the full benefit and advantage of Membership of the said society including the proportionate share or interest of THE TRANSFEROR in the sinking fund and other assets of the society, and all other benefits attached thereto together with all and singular the rights, interest and benefit of the TRANSFEROR into and upon the said premises as Member of the said society and the right to have the shares of the society allotted to the TRANSFEREE and to receive the share certificate in respect thereof in his name.



TO HAVE AND TO HOLD all and singular the said premises hereby transferred, assigned and assured and intended or expressed so to be with every right as Member and appurtenance unto and to the use and benefit of the TRANSFEREE as tenants-in-common forever, subject to the payment of all charges, rates, cess, taxes, assessment, dues and duties of the said society now chargeable upon the same if hereafter to become payable to the said society or to the Government or to the Municipal Corporation of Greater Mumbai or any other public body in respect thereof,



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AND THEY THE TRANSFEROR do hereby for himself, his estate and effects covenant with the said TRANSFEREE that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for his or any body on his behalf made done, committed, omitted or knowingly and willingly suffered to the contrary the TRANSFEROR now has in himself good right, full power and absolute authority to grant, release, transfer and assure the said premises hereby granted released or assured or intended so to be unto and to the use of the TRANSFEREE in the manner aforesaid AND that it shall be lawful for the TRANSFEREE from time to time and at all times hereafter peacefully and quietly to hold, enter upon, occupy, possess and enjoy the said premises hereby granted with these appurtenances and receive the rents issued and profits thereof and of and every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claims and demands whatsoever from or by the TRANSFEROR or by any person or persons lawfully or equitably to claim by, from, under or in trust for his or any of his.

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AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the TRANSFEROR well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the TRANSFEROR or by any



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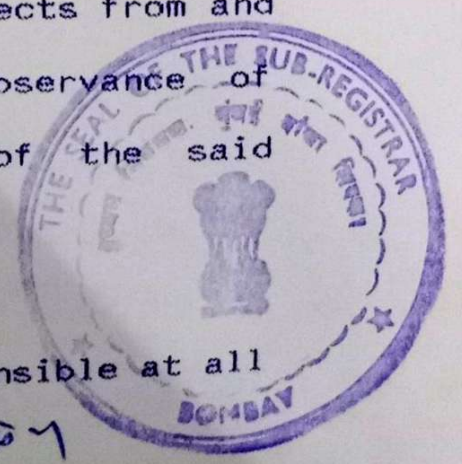
other person or persons lawfully or equitably claiming or to claim by from under or in trust for his or any of his.

AND that the TRANSFEROR and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity into or upon the said premises hereby granted or any part thereof or its estate and assigns shall and will from time to time and at all times hereafter at the request and cost of the said TRANSFEREE do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in the law whatsoever for the better, further and more perfectly and every part thereof hereby granted unto and to the use of the TRANSFEREE in the manner aforesaid as shall or be reasonably required by the TRANSFEREE his heirs executors or assigns or his counsel in law,

AND THIS INDENTURE FURTHER WITNESSETH that the TRANSFEREE do hereby covenant with the TRANSFEROR his estate and effects that he the TRANSFEREE will at all times hereafter pay all the outgoings including municipal taxes, society charges, rates and taxes in respect of the said premises and observe all the bye-laws and rules of the said society to be observed and performed and will at all times hereafter keep indemnified and transfer their estate and effects from and against payment of such outgoings and observance of the bye-laws and rules and regulations of the said society.

THE TRANSFEROR shall be liable and responsible at all

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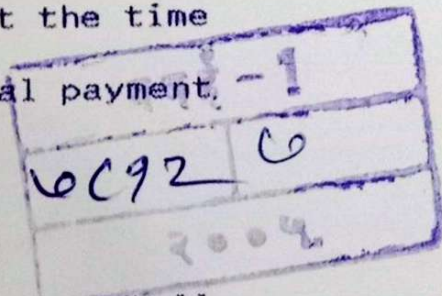
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time to obtain the consent of the managing committee of the said society for the transfer of the flat and of the five shares held by the TRANSFEROR in the said society to the TRANSFEREE. THE TRANSFEROR shall execute and sign all documents now and in future including irrevocable specific Power of Attorney in favour of the TRANSFEREE so as to enable the said society to complete the procedure of transfer in favour of TRANSFEREE.

The TRANSFEROR has obtained the No Objection Certificate from the said SOCIETY vide their letter dated 02/08/2005 in transferring the said premises. The copy of the said letter is also annexed hereto marked as "Annexure-A".

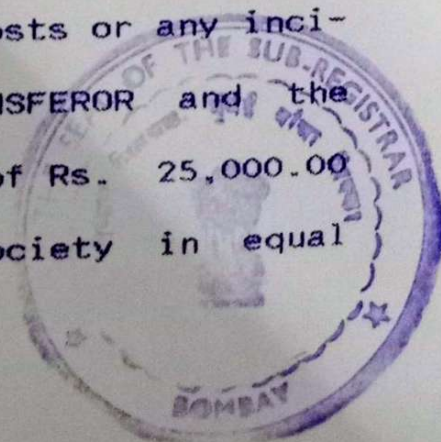
The TRANSFEREE had applied for a financial assistant by way of a housing loan from State Bank of Patiala, having its address at Gokhale Road, Dadar (W), Mumbai 400 028. The TRANSFEREE has obtained the in principal approval of State Bank of Patiala vide their letter dated 14/07/2005 for a financial assistant for Rupees One Crores. The TRANSFEREE undertakes to give to the TRANSFEROR a pay order of Rupees One Crores drawn by the State Bank of Patiala in favour of the TRANSFEROR along with the cheque of Rs. 10,40,000.00 at the time of executing this agreement in full and final payment towards the consideration amount.

It is mutually agreed that each party hereto shall bear and pay their legal adviser's costs or any incidental to this agreement. The TRANSFEROR and the TRANSFEREE shall pay the total sum of Rs. 25,000.00 towards transfer premium to the society in equal



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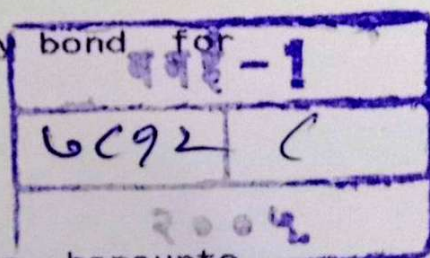
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share.

If this agreement fails due to the refusal of the said society to effect the transfer or the refusal of any concerned Authority to give its approval or for any reason beyond the control of the TRANSFEROR or the TRANSFEREE, the TRANSFEROR shall refund the entire consideration money of Rs. 1,10,40,000.00 to the TRANSFEREE forthwith without any interest, within 30 days from the date of receipt of the notice sent by the TRANSFEREE, clearly mentioning the reason.

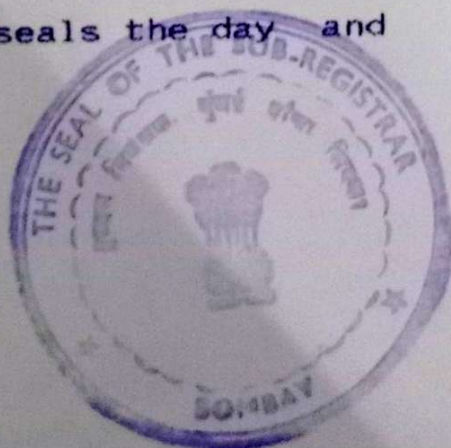
The TRANSFEROR shall at all times keep the Transferee and his successors, fully and effectually indemnified, safe, defined and harmless in respect of any demand, claim, notices, action, suit or proceedings that may be taken or adopted (i) by any third party claiming to have any right, title or interest of any nature whatsoever in respect of the said premises either directly, through or under TRANSFEROR or otherwise and/or (ii) by the Municipal Corporation of Greater Mumbai or any other authority And for all losses, damages, costs charges and expenses whatsoever that may be incurred and/or suffered by the TRANSFEREE in pursuance of the above said premises, and shall also execute a separate indemnity bond for the safety of the TRANSFEREE.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand and seals the day and year first hereinabove written.

12/4/27

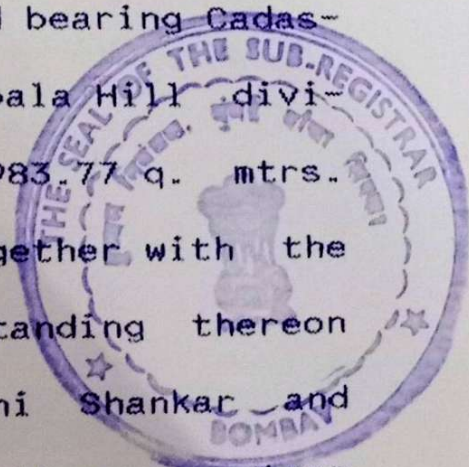
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THE SCHEDULE ABOVE REFERRED TO:

All that residential premises bearing Flat No. B 1006 admeasuring 1380 sq. ft super build-up i.e. 1104 sq. ft. built up area on the 10th floor of the building known as "Sunkersett Palace" of Sunkersett Palace Co-operative Housing Society Ltd., having stilt and 18 floors and constructed in the year 1992, situated lying and being at Tardeo in the Registration District and Sub-District of Bombay City and Bombay Suburban and admeasuring about 2630 sq. yards equivalent to 2159 sq. mtrs. and bearing Cadastral Survey No. 521 (part) of Malabar Hill Division and bounded as follows : that is to say on or towards the East by the property bearing C. S. No. 1/521, 3/521, 4/521 and 5/521 of Malabar Hill Division on or towards the West by the property bearing C. S. No. 522 of Malabar Hill Division and on or towards the South by the property bearing C. S. No. 2/521 of Malabar Hill Division, along with all that piece or parcel of land or ground be eastern portion of property known as Sunkersett Estate in the registration district and sub-district and city of Bombay forming a portion of large piece of land and registered in the books of the Collector of Land Revenue under collector's Old No. 337 and part of New Nos. 2141 and 2168 and survey No. 53 and part of New S. No. 7050 and bearing Cadastral No. 3/521 of Malabar Hill & Cumbala Hill division and containing by admeasurement 983.77 q. mtrs. (1,176.58 sq. yards) or thereabout together with the message tenements and structures standing thereon including the Temples of Shri Bhavani Shankar and Shri Ram standing thereon and all other structure

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such as the shops, compound wall, the Chawl No. 1 and Chawl No. 2 and assessed by the Collector of Municipal Rates and Taxes under 'D' Ward Nos. 3658(1), 3659(1), 3660(1A) and Street Nos. 298 C, 298B, 298(A1).

SIGNED AND DELIVERED BY THE)
WITHIN NAMED TRANSFEROR)
SHRI MOHANLAL B. JAIN)
PAN NO. AAcPJ-9843-J.

1724-107

IN THE PRESENCE OF

1. [Signature]
2. [Signature]

SIGNED AND DELIVERED BY THE)
WITHIN NAMED TRANSFEREE)
SHRI BHAVARLAL M. JAIN)
PAN NO. AAAFB 1724-A.

1724-167

IN THE PRESENCE OF

1. [Signature]
2. [Signature]

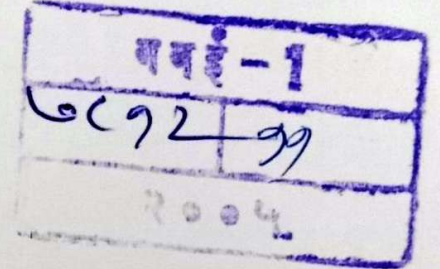
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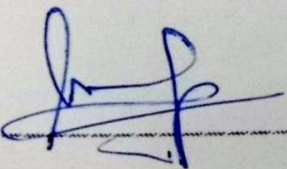
Acknowledgement having received the day and year first hereinabove written of and from the Withinamed TRANSFEREE the sum of Rs. 10,40,000.00 (Rupees Ten Lakh Forty Thousand Only) vide Chq. No. 201198 dated 25/07/2005, drawn on State Bank of India and Pay Order No. _____ dated _____ for Rs. 1,00,000.00 (Rupees One Crores Only) issued in favour of the TRANSFEROR by State Bank of Patiala, having their office at Gokhale Road, Dadar (W), Mumbai 400 028, towards the consideration amount of Rs. 1,10,40,000.00 (Rupees One Crores Ten Lakhs Forty

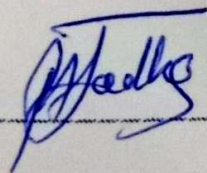
Thousand Only) being full and final consideration amount payable by him to me.



WITNESSES :

WE SAY RECEIVED

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17/11/05
Mr. Mohanlal B. Jain
TRANSFEROR

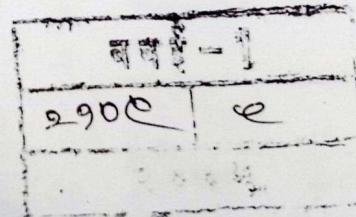
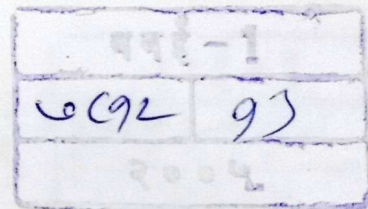


SHANKERSETT CO-OP. HOUSING SOCIETY LTD.,

330/C, Jaojee Dadajee Marg, Nana Chowk, Mumbai-400 007.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Flat N.102, on 1st Floor of Wing "A" is owned by Mr. Paresh Kapadia. The said building is constructed in the year 1993. The said building is having stilt + 18 Floors.



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दिनांक: 17/08

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Share Certificate

SUNKERSETT PALACE CO-OP. HOUSING SOCIETY LTD.

Regd. No. : MUM/WD/HSG/TC/18390 of 11-06-2004

300/C, Jaoji Dadajee Road, Nana Chowk, Mumbai - 400 007.

Authorised Share Capital Rs. 2,00,000 Divided into 4,000 Shares of Rs. 50/- each

This is to certify that Shri/Smt./M/s. Mohandas B. Jain Flat No. 1006

_____ is the Registered Holder of 5 (Five) fully paid up shares
of Rs. 50/- (Rupees Fifty only) each numbered from 501 to 505 both inclusive, in

SUNKERSETT PALACE CO-OP. HOUSING SOCIETY LTD., Mumbai

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Mumbai

this 9th day of January 20 05.

Mohandas B. Jain

Treasurer / M.C. Member

M. B. Jain

Secretary


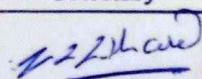
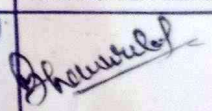
M. B. Jain

Chairman

Sun Palace

Rs. _____
JNKERSI

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No.	Date of Transfer	Transfer Particulars		To Whom Transferred	Signature		
		AGM/MCM Dt.	Resln. No.		Chairman	Secretary	Treasurer/M.C. Member
187	12/03/06	MCM/12/03/06	5.2	Mr. Bhawarlal M. Jain.			



METAL LINK ALLOYS LTD.

ISO 9001-2000 & 14001-1996 COMPANY

(An Export House Recognised by Govt. of India)

MANUFACTURERS & EXPORTER OF COPPER ALLOY INGOTS

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Web Site : www.bronze-ingot.com E-mail : metallink@bronze-ingot.com



To,
The Chief Manager,
State Bank Of Patiala,
Gokhle Road (W), Dadar.

Date: 22nd August, 2005

Dear Sir,

Our house loan of Rs.100 lacs Flat no. B1006 10th floor, Sunker Sett Palace, Cooperative Housing Society, 300/C Jaoji Dadaji Road, Nana Chowk, Mumbai-7

We hereby certify the followings:

- 1) Out of total cost inclusive of registration/stamp duty, cost of flat and other charges of Rs. 125.75 lacs, we had already paid Rs. 25.75 lacs.
- 2) Flat no. B1006 10th floor, Sunker Sett Palace, Cooperative Housing Society, 300/C Jaoji Dadaji Road, Nana Chowk, Mumbai-7 and flat no. 1006 B wing 10th floor Shankar Seth Palace. Nr. BMC Tank Road, Nana Chowk, Grant Road (W), Mumbai-1 are same.
- 3) That there is no lien/ encumbrance of any nature on the above said flat. The society has no objection for raising loan from your bank and bank's lien will be noted for Rs. 100 lacs further the said flat will not be sold/transferred during the currency of the loan.
- 4) The share certificates having no. from 501 to 505 in original will be submitted after being transferred on our name.

3) The buyers and seller are not related to each other
4) Conduct of account with SBI is satisfactory.

With Best Regards

B.M. Jain
R.M. Jain

B.M. Jain
Rajmal

Rajmal
B.M. Jain

VALUATION REPORT

PARTY :-

SHRI. BHAVARLAL M. JAIN.

FLAT NO. 1006, 10TH FLOOR, 'B' WING,
SUNKERSETT PALACE C.H.S LTD, PLOT
NO. 300/C, JAGJI DADAJEE ROAD, NANA
CHOWK, MUMBAI-400 007.

PROPERTY :-

FLAT NO. 1006, 10TH FLOOR, 'B' WING,
SUNKERSETT PALACE C.H.S LTD, PLOT
NO. 300/C, JAOJI DADAJEE ROAD, NANA
CHOWK, MUMBAI-400 007.

REFERENCE DATE :-

7TH SEPTEMBER, 2010.

VALUER :-

M/S. BHIDE ASSOCIATES

OFFICE NO.9, GROUND FLOOR

GREEN FIELD CO-OPERATIVE HSG.

SOC., R.A. RAIKAR MARG OFF.

SITALADEVI TEMPLE MAHIM

(W), MUMBAI - 400 016.

M.C. BHIDE
Govt. Approved Valuer
Reg. No. CAT-I-18 of 1988

Ref:-MCB/BA/VLN/BOB/722-06/9457/2010

VALUATION REPORT

1. PARTY :- SHRI. BHAVARLAL M. JAIN.
FLAT NO. 1006, 10TH FLOOR, 'B' WING,
SUNKERSETT PALACE C.H.S LTD, PLOT NO.
300/C, JAOJI DADAJEE ROAD, NANA CHOWK,
MUMBAI-400 007.
2. OWNER :- SHRI. BHAVARLAL M. JAIN..
3. DATE OF INSPECTION :- 8TH SEPTEMBER, 2010.
(MR. SAGAR NAGWEKAR)
ALONG WITH MR. LALIT L. JOSHI.
4. VALUATION INSTRUCTED BY :- STATE-BANK OF INDIA,
INDUSTRIAL FINANCE BRANCH, W.T.C.
MUMBAI.
5. PURPOSE OF VALUATION :- TO ASCERTAIN THE PRESENT MARKET
VALUE OF FLAT NO. 1006, 10TH FLOOR, 'B'
WING, SUNKERSETT PALACE C.H.S LTD. PLOT
NO. 300/C, JAOJI DADAJEE ROAD, NANA
CHOWK, MUMBAI-400 007.. IN CONNECTION
WITH FINANCIAL DEALING WITH STATE BANK
OF INDIA, INDUSTRIAL FINANCE BRANCH,
W.T.C. MUMBAI.

BHIDE ASSOCIATES

6. BRIEF DESCRIPTION:-

THIS PROPERTY IS FLAT NO. 1006, 10TH FLOOR, 'B' WING, SUNKERSETT PALACE C.H.S. LTD, PLOT NO. 300/C, JAOJI DADAJEE ROAD, NANA CHOWK, MUMBAI-400 007.

THIS FLAT CONSISTS OF

- | | | |
|----|--------------|--------|
| 1) | LIVING ROOM | 1 NO. |
| 2) | BEDROOM | 3 NOS. |
| 3) | KITCHEN | 1 NO. |
| 4) | DINNING ROOM | 1 NO. |
| 5) | W.C & BATH | 3 NO. |

(TWO BEDROOM ATTACHED W.C/BATH.)

THIS FLAT HAS THE FOLLOWING AMINITIES :-

- 1) THIS FLAT HAS MARBLE TILES FLOORING.
- 2) WOODEN DOORS.
- 3) ALUMINIUM SLIDINGS WITH M.S GRILLS.
- 4) KITCHEN HAS GRANITE PLATFORM WITH FULL WALL CERAMIC TILES WITH MARBLE FLOORING + S.S SINK.
- 5) W.C HAS MARBLE TILES FLOORING WITH FULL WALL CERAMIC TILES.

BHIDE ASSOCIATES

- 6) BATHROOM HAS MARBLE FLOORING WITH FULL WALL CERAMIC TILES.
- 7) CONCEALED WIRING.
- 8) CONCEALED PLUMBING.
- 9) INTERNAL WALLS FINISHED WITH SUPERIOR FINISH.
- 10) EXTERNAL WALLS FINISHED WITH SAND FACED FINISH.
- 11) TWO LIFT FACILITY AVAILABLE.
- 12) THIS BUILDING IS STILT + 18 FLOORS, R.C.C. FRAMED STRUCTURE.
- 13) COMPOUND WALL & ADQUATE PARKING SPACE.
- 14) FIRE PREVENTION EQUIPMENT PROVIDED.
- 15) POP CEILING IN ALL AREA.
- 16) ALL ROOMS HAVING A.C.
- 17) GARDEN, CHILDREN PLAY AREA + SHIV MANDIR FACILITY.

7. **DOCUMENTS REFERRED :** AGREEMENT FOR SALE MADE BETWEEN SHRI MOHANLAL B. JAIN AND AHRI BHAVARLAL M. JAIN DATED 17TH AUGUST, 2005.

8. **PROPERTY LOCATION:-** THIS PROPERTY IS 5 MINUTES WALKING DISTANCE FROM GRANT ROAD RAILWAY STATION OF WESTERN RAILWAY ON WEST SIDE.

PROPERTY BOUNDARIES

EAST JAOJI DADAJI ROAD
WEST SHREEPATI TOWER
NORTH MATRUMANDIR BUILDING
SOUTH B.M.C OFFICE..

9. AGE, FUTURE LIFE :-

THIS BUILDING IS BUILT IN ABOUT 1993
GENERAL CONDITION IS GOOD FUTURE
LIFE IS 58 YEARS. UNDER NORMAL
WORKING CONDITION AND PROPER
MAINTENANCE.

10. AREA:-

SUPER BUILT UP AREA. = 1380 SQ.FT.
AS PER AGREEMENT

11. VALUATION RATE :-

THIS FLAT IS ON 10TH FLOOR WITH 2
LIFTS IN SUNKERSETT PALACE BUILDING
ON JAOJI DADAJEE ROAD NANA CHOWK.
THIS BUILDING IS ON PLOT BEARING
SURVEY NO.: 521 (PART) OF MALABAR
HILL DIVISION.

SUNKERSETT PALACE BUILDING IS A
LAND MARK BUILDING IN NANA CHOWK
AREA.

THIS FLAT IS WELL MAINTAINED AND HAS GOOD INTERIORS AS SEEN IN PHOTOGRAPHS AND HAS AC IN ALL ROOMS. IT HAS GOT GARDEN, CHILDREN PLAY AREA, AND SHIV MANDIR FACILITY.

REFERRING TO TIMES OF INDIA RATES, RESIDENTIAL RATES OF MALABAR HILLS AREA IS SHOWN AS VARYING FROM RS. 55,000/- TO RS. 75,000/- SQ FT (ZEROX COPY OF RATES IN THIS REPORT)

BASED ON LOCAL ENQUIRES, CONSIDERING FLOOR RISE AND ABOVE FACTORS AND CONSIDERING IT IS SUPER-BUILT UP AREA CAN GIVE RS. 38,000/- SQ FT FOR BUILT UP AREA + RS. 2,000/- SQ FT FOR FIXED INTERIORS AND ALL FACILITIES.

RS. 38,000/- + RS. 2,000/-
= RS. 40,000/- SQ FT INCLUDING FIXED INTERIOR

BHIDE ASSOCIATES

12. VALUATION :- = RS 40,000 /- X 1380 SQ. FT. SUPER BUILT UP AREA

= RS. 5,52,00,000/-

FOR STILT PARKING +

OPEN PARKING NO: 10,18

= RS. 10,00,000/-

TOTAL

= RS. 5,62,00,000/-

MARKET VALUE

= RS. 5,62,00,000/-

REALISABLE SALE VALUE:-

= RS. 5,05,80,000/-

DISTRESS SALE VALUE

= RS. 4,49,60,000/-

prash

(PRASHANT RAUT)

Chief Associate, Bhide Associates

Regd. Valuer: CCIT-Th/350/16/22/3/2010-11