

Diwanji & Associates

GOVERNMENT APPROVED VALUERS | CHARTERED ENGINEERS
B.M.C. LICENSED STRUCTURAL ENGINEERS & AUDITORS | TECHNO LEGAL CONSULTANT

R.G. DIWANJI

B.E. (CIVIL), M.I.E. (INDIA), F.I.V., M.A.C.I., M.I.S.S.E.

Mumbai Office : Office No. 302, Third Floor, "The Central Building",
Shell Colony Road, Next to Jenny Photo Studio, Chembur (East), Mumbai - 400071.
Tel. 022-25246448, 9892003790, 8655108989, 8655552316 | Email: rgdiwanjivaluers@gmail.com



Thane Office : Flat No. 6, First Floor, "Devkinandan" Bldg.,
Noori Baba Road, Near Makhmalai Talao, Panchpakhadi,
Thane (W), District Thane - 400601 | Tel.: 8097010898

Ref No: VS/D&A/RGD/2021-22/MAR- 110

Date: 25th March, 2022

To,
The Branch Manager,
Union Bank of India,
Branch: Vashi-Turbhe
Commodity Exchange Bldg.,
Bombay Oil Seeds & Oil Exchange Premises Co-op Soc. Ltd.,
Plot No. 2, 3, 4, Sector No. 19, Vashi,
Navi Mumbai, District Thane – 400 705
Tel No. 022-27843860, 27848285

Subject : Valuation Report of Property located at APMC Market, Vashi, Navi Mumbai, District Thane for Old Loan Account with Bank.

Name of Client : **Mr. Mohammed Asad Merajuddin Qureshi**

Respected Sir,

Please find the Valuation Report in Bank's prescribed format.

Description of the Property : Office cum Godown Premises No. FS -109, First Floor, "**Exporters Building No. 1**", Central Facility Building , APMC Fruit Market, Gut No. 796, Plot No. 3 & 7, Sector No. 19, Opposite Masala Market, Turbhe, Vashi, Navi Mumbai, District Thane – 400703.

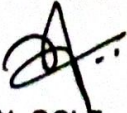
Summary of Valuation:

A]	Fair Market Value of Property as on date	:	Rs. 87,00,000/- [Rupees Eighty Seven Lakh(s) Only]
B]	Realizable Value of Property as on date	:	Rs. 78,00,000/- [Rupees Seventy Eight Lakh(s) Only]
C]	Forced / Distress Sale Value of Property as on date	:	Rs. 70,00,000/- [Rupees Seventy Lakh(s) Only]


This Report contains 21 Nos. of pages including photographs, Location Map, Extracts from Sub Lease Deed & Occupancy Certificate etc.

Thanking You,

Yours Faithfully,
FOR DIWANJI & ASSOCIATES


S. N. GOLE
(CHIEF VALUER)




R. G. DIWANJI
(PANEL VALUER)



Date: 25th March, 2022

Ref No: VS/D&A/RGD/2021-22/MAR- 110

FORMAT - C

UNION BANK OF INDIA

[Branch : Vashi-Turbhe, Navi Mumbai, District Thane – 400 705]

VALUATION REPORT

(IN RESPECT OF OFFICE / GODOWN PREMISES)

(To be filled in by the Approved Valuer)

Name & Address of Valuer

DIWANJI AND ASSOCIATES

(Mr. R. G. DIWANJI)

Office No. 302, Third Floor, "The Central" Building,

Shell Colony Road (Station Road),

Next to Jenny Photo Studio,

Chembur (East), Mumbai – 400071

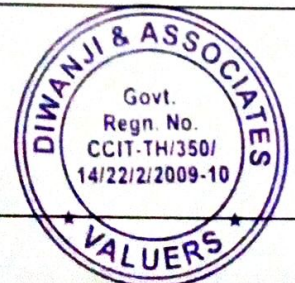
Tel. No.022 - 25246448 & 8655108989 / 8655552316

Email : rgdiwanjivaluers@gmail.com

I.	GENERAL
1.	Purpose for which the valuation is Made : To ascertain the Fair Market Value as on date of property for Old Loan Account with Union Bank of India, Branch: Vashi-Turbhe, Navi Mumbai, District Thane – 400 705
2.	a) Date of Inspection : 22/03/2022.
	b) Date on which the valuation is made : 25/03/2022.
	c) Persons accompanying / available at the site/at the time of visit / inspection / valuation : The property was inspected in the presence of Mr. Mohammed Asad Merajuddin Qureshi, the Owner of the property.
3.	List of Documents produced for perusal. <ul style="list-style-type: none">• Sub Lease Deed Agreement dated 08/11/2012 between The Mumbai Agricultural Produce Market Committee (The Committee) and Mr. Mohammed Asad Merajuddin Qureshi. (The Lessee) registered at sub-registrar's office Thane - 3 having Sr. No. TNN3-07763-2012. (Agreement Price is Rs. 8,74,760/- & Govt. Market Value is Rs 25,99,200/- in the year 2012)• Registration Receipt No. 7912 dated 08/11/2012.• Extract of Index I & II dated 08/11/2012.• Building Occupancy Certificate bearing Ref. No. EE(BP)/ATPO/553 dated 25/10/1994 issued by CIDCO of Maharashtra Ltd• Our Old Valuation Report bearing Ref. No. VS/D&A/RGD/2020-21/SEPT- 074 dated 19/09/2020 which is on record of the Bank



4.	Name of the owner(s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership)	:	<u>The Property is owned by:</u> Mr. Mohammed Asad Merajuddin Qureshi. <u>Residing At:</u> Jimmy Tower, Sector – 04, Vashi, Navi Mumbai, District – Thane (Contact No.: 9821122226)
5.	Brief description of the property	:	This Property is in the form of Office / Godown (Storage Unit) on First Floor of Exporters Building situated in A.P.M.C. Market (Fruit Market). It is Ground + 2 Upper Floors Building. It is RCC framed structure Building having RCC Roofing & Brick masonry walls plastered on both sides by cement mortar plaster. The Premises is totally admeasuring 760 sft of Built up Area as per the Agreement. The Premises is having internal specifications such as Kota Stone Flooring, Wooden frame glazed windows, Wooden frame with solid core flush doors, Open Wiring with ordinary quality electrical fittings, Ordinary Quality Paint Internally etc. The internal height of said Premises is 15 ft approx. The said Building was constructed in the Year 1994 or thereabout . The Building is averagely maintained and it is in average condition.
6.	<u>Location of the property</u>		
a)	Plot No./ Survey No.	:	Gut No. 796, Plot No. 3 & 7, Sector No. 19, Turbhe.
b)	Door No./ Flat No.	:	Premises No. FS - 109, First Floor.
c)	T.S. No./ Village	:	Turbhe.
d)	Ward/Taluka	:	Taluka Thane.
e)	Mandal / District	:	District Thane.
f)	Date of Issue and validity of Layout of Approved Map / Plan	:	Building Occupancy Certificate No. EE (BP)/ATPO/553 dated 25/10/1994 issued by CIDCO of Maharashtra Ltd.
g)	Approved Map /Plan issuing Authority	:	CIDCO of Maharashtra Ltd
h)	Whether genuineness or authenticity of approved Map / Plan is verified	:	Since the Competent Authority has issued Occupancy Certificate it confirms that the Building has been completed as per approved Plan.
i)	Any other comments by our empanelled valuers on asthenic of approved plan		Refer Sr. No. h (6).
7.	Postal address of the property	:	Office cum Godown Premises No.FS - 109, First Floor, "Exporters Building No. 1" , APMC Fruit Market, Gut No. 796, Plot No. 3 & 7, Sector No. 19, Opposite Masala Market, Turbhe, Vashi, Navi Mumbai, District Thane – 400703
	Nearby Landmark	:	Opposite Masala Market.
8.	<u>City/Town</u>		} It is a APMC Market Area.
	Residential area	:	
	Commercial area	:	
	Industrial area	:	



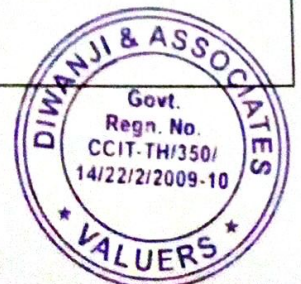
9.	<u>Classification of the area</u>		
	i) High/Middle/Poor	:	Middle Class.
	ii) Urban/Semi-Urban/Rural	:	Urban Area
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	The area falls under limits of Navi Mumbai Municipal Corporation.
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under Agency area/ scheduled area/cantonment area	:	No.
12.	<u>Boundaries of the property</u>		
	On or towards North	:	By Service Road.
	On or towards South	:	By Vashi Turbhe Road.
	On or towards East	:	By Service Road.
	On or towards West	:	By MAFCO Road.
13.	<u>Dimensions of the site</u>		As per Deed Actual
	North	:	} Refer Sr. No. 14 Below.
	South	:	
	East	:	
	West	:	
14.	Extent of the site	:	Documented Built Up Area of the Premises = 760 sft. (Measured Carpet Area of the Premises as per the Provision of Maharashtra Municipalities Act ,1965 = 530 sft).
14.1	Longitude and latitude & Co-Ordinates of the Flat	:	<u>Longitude</u> : 73°00'35.8"E & <u>Latitude</u> : 19°04'27.1"N
15.	Extent of the site considered for Valuation (Least of 13A & 13B)	:	Documented Built Up Area of the Premises = 760 sft.
16.	Whether occupied by the owner/ Tenant? If occupied by tenant since how long? Rent received per month.	:	The Property was occupied by the owner at the time of inspection.
II	<u>APARTMENT BUILDING</u>		
<u>Sr. No.</u>	<u>Description</u>		<u>Remarks</u>
1.	Nature of the Apartment	:	Commercial / Warehouse Building.
2.	<u>Location</u>		
a)	T.S. No.	:	Gut No. 796, Plot No. 3 & 7, Sector 19, Turbhe.

b)	Block No./ Flat No.	:	Refer Sr. No. 6(b) of I.
c)	Ward No.	:	Not applicable.
d)	Village/Municipality/ Corporation	:	The area falls under limits of Navi Mumbai Municipal Corporation.
e)	Door No. Street or Road (Pin Code)	:	Turbhe, Vashi, Navi Mumbai, District Thane – 400703.
3.	<u>Description of the Locality Residential /commercial/Mixed</u>	:	The Property is situated in APMC Fruit Market, Turbhe, Vashi, Navi Mumbai, District Thane. It is located approx. 1 to 1.5 kms away from Sanpada Railway Station & it is abutted on MAFCO Road. The area is well developed and having basic infrastructure facilities such as good approach roads, water supply, electricity, sewage and storm water drainage system, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc. are available within 2 to 3 Kms distance from the property. The area falls under the limits of Navi Mumbai Municipal Corporation. The area is well connected with all parts of Thane District by good network of Roads and Railways. Transportation means such as Buses, Taxis & Rickshaws are available.
4.	Year of Construction	:	The Building was constructed in the year 1994 or thereabout.
5.	Number of Floors	:	It is a Ground + 2 Upper Floor Building.
6.	Type of Structure	:	RCC Frame Structure.
7.	Number of Dwelling units in the Building	:	Not Applicable.
8.	Quality of Construction	:	Average.
9.	Appearance of the Building	:	Average.
10.	Maintenance of the Building	:	The Building is averagely maintained & from internal macroscopic observation of the subject Premises it appears in average condition.
11.	<u>Facilities available</u>		
a)	Lift	:	2 Lifts are available in Building but not in working condition
b)	Protected Water Supply	:	Municipal water supply is available.
c)	Underground Sewerage	:	Connected to U/G Sewage Drainage System.
d)	Car Parking –Open/Covered	:	Open Car parking space is available in the Building.
e)	Is Compound wall existing?	:	Yes, the Building is bounded by 5 ft height masonry compound wall.
f)	Is pavement laid around the Building?	:	The open area around the Building is provided with cement concrete.
III	<u>FLAT</u>		
1.	The floor in which the flat is situated	:	The Premises is located on First Floor.

2.	Door No. of the flat	:	Refer Sr. No. 6(b) of I.
3.	<u>Specifications of the Flat</u>		
a)	Roof	:	R.C.C. Slab.
b)	Flooring	:	Kota Stone Flooring
c)	Doors	:	Wooden frame with solid core flush doors
d)	Windows	:	Wooden frame glazed windows.
e)	Fittings	:	Open Wiring with ordinary quality electrical fittings.
f)	Finishing	:	Ordinary Quality Paint Internally.
4.	House Tax	:	} Property tax will be as per standard norms of competent authority.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	} Details not known.
	Meter Card is in the name of	:	
6.	How is the maintenance of the Flat?	:	The Premises is averagely maintained.
7.	Sale Deed executed in the name of	:	Mr. Mohammed Asad Merajuddin Qureshi
8.	What is the undivided area of land as per Sale Deed?	:	Not specified in Agreement.
9.	What is the plinth area of the flat?	:	Documented Built Up Area of the Premises = 760 sft
10.	What is the Floor Space Index (Approx.)	:	Permissible FSI will be as per D. C. Rules of Local Competent Authority.
11.	What is the Carpet Area of the flat?	:	Measured Carpet Area of the Premises as per the Provision of Maharashtra Municipalities Act 1965 = 530 sft.
12.	Is it Posh/I Class/Medium/Ordinary?	:	Middle Class.
13.	Is it being used for Residential or Commercial purpose?	:	Godown purpose.
14.	Is it Owner occupied or let out?	:	The Property was occupied by the owner at the time of inspection.
15.	If rented, what is the monthly rent?	:	Not applicable.
IV.	<u>MARKETABILITY</u>		
1.	How is the marketability?	:	The Premises is situated in well developed area. Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available nearby. There is good demand for Commercial Premises. Hence, it has good marketability.
2.	What are the factors favouring for an extra Potential Value?	:	Nothing specific.

3.	Any negative factors are observed which affect the market value in general?	:	Nothing specific.
V. RATE			
01	After Analyzing the comparable sale instance, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the Areas)	:	Rs. 10,000/- to Rs. 12,000/- per sft on Built Up Area.
02	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details)	:	Not applicable.
03	Break-up for the Rate		
i)	Building + Services	:	Refer Sr. No. 1 of Part VII below.
ii)	Land + Others	:	Value of land is not considered separately as this is ownership type of tenement. Value is based on composite rate of land & construction.
04	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Market Rate for New Godown Premises in this locality is Rs. 1,02,200/- per sqm on Built Up Area for Stamp Duty Purpose as per Ready Reckoner for year 2021-22.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a)	Depreciated building rate	:	Adopted Depreciated Market Rate for valuation.
b)	Replacement cost of the flat with Services	:	Documented Built Up Area of the Premises = 760 sft Considering the type and quality of construction, specifications of building materials used, internal height etc a Replacement Rate of Rs. 2,000/- per sft is adopted. Hence, <u>Replacement Cost</u> of Premises for Insurance Purpose = Built Up Area x Replacement Rate = 760 sft x Rs. 2,500/- = Rs. 24,00,000/- (Rupees Twenty Four Lakh(s) Only)
c)	Age of the Building	:	The Building is reportedly 28 Years old.
d)	Life of the building estimated	:	Total Life of the Building estimated is 55 Years. The Building is 28 Years old & balance life of the Building is 27 Years under normal circumstances with proper & regular maintenance.
e)	Depreciation percentage assuming the salvage value as 10%	:	} Adopted Depreciated Market Rate for valuation.
f)	Depreciated Ratio of the building	:	

g)	Total Composite Rate arrived for valuation	: Refer Sr. No. 1 of Part VII below.
h)	Depreciated Building Rate	: Not applicable.
i)	Rate of Land & other V (3) ii	: Adopted Composite Market Rate Method.
j)	Total Composite Rate	: Refer Sr. No. 1 of Part VII below.
VII)	<u>DETAILS OF VALUATION</u>	
1.	Fair Market value of the property	: Documented Built Up Area of the Premises = 760 sft <u>Factors Considered:</u> The Location, Internal condition of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties etc, (The Prevailing Market Rates in vicinity of subject property for similar type of properties having similar amenities and facilities, similar specification is in the range of Rs.10,000/- to Rs.12,000/- per sft on Built Up Area.) Considering loading factor, location, age, grade, demand & supply and its present condition in our opinion a rate of Rs. 11,500/- per sft on Built Up Area is fair and reasonable or the subject premises. Hence Fair Market Value of premises as on date = Built up Area of Premises x Market Rate Adopted = 760 sft x Rs. 11,500/- = Rs. 87,40,000/- Say ~ Rs. 87,00,000/- [Rupees Eighty Seven Lakh(s) Only]
2.	Fair Market Value of property as on date	: The Market Value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are – a) It is a free will sale. b) It is an estimated amount and not a predetermined or an actual sale price. c) It is time-specific as on the given date. d) It depends on 'purpose of valuation.' e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently. f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible. = Rs. 87,00,000/- [Rupees Eighty Seven Lakh(s) Only]





3.	Realizable Value of Property as on date	<p>The value realizable by the bank is generally less than the market value because of various factors such as mode of payment (strictly by cheque) limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between RV and MV depends on various factors such as urban or rural property, user & location of the property etc. Considering characteristics of the subject property under valuation we consider reduction factor of 10% will be appropriate. We are therefore, discounting 10% in this case.</p> <p>Hence, <u>Realizable Value</u> of the property as on date = Fair Market Value of the property as on date x 0.90 = Rs. 87,00,000/- x 0.90 = Rs. 78,30,000/- Say ~ Rs. 78,00,000/- [Rupees Seventy Eight Lakh(s) Only]</p>
4.	Forced / Distress Sale Value as on date	<p>It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In our opinion, considering the characteristics of assets under valuation and present market trends, the reduction factor of 20% will be appropriate. We are discounting the above market value by 20%.</p> <p>Hence, <u>Forced / Distress Sale Value</u> of Property as on date = Fair Market Value as on date x 0.80 = Rs. 87,00,000/- x 0.80 = Rs. 69,60,000/- Say ~ Rs. 70,00,000/- [Rupees Seventy Lakh(s) Only]</p>

SUMMARY

SR. No.	DESCRIPTION	QTY. (SFT)	RATE PER SFT (Rs.)	ESTIMATED VALUE (Rs.)
01.	Present Value of the Flat (Car Parking, if provided)	760 sft	Rs. 11,500/-	Rs. 87,40,000/-
02.	Wardrobes	-	-	-
03.	Showcases/almirahs	-	-	-
04.	Kitchen arrangements	-	-	-
05.	Superfine finish	-	-	-
06.	Interior Decorations	-	-	-
07.	Electricity deposits/Electrical fittings etc.,	-	-	-
08.	Extra collapsible gates/grill works etc.,	-	-	-
09.	Potential Value, if any	-	-	-
10.	Others	-	-	-



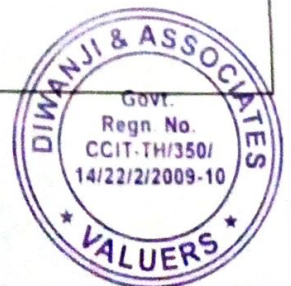
- e) I have not been found guilty of misconduct in professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g) I abide by the Code of Conduct for empanelment of valuer in the ' Bank.
- h) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- i) I am the partner of the company, who is competent to sign this valuation report.
- j) Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment
1)	Background information of the Asset being Valued	Refer Sr. No. 5 of Part-I.
2)	Purpose of Valuation & Appointing Authority	Refer Sr. No. 1 of Part-I.
3)	Identity of the Valuer & any other experts involved in the Valuation	Govt. Registered Valuer.
4)	Disclosure of the Valuer interest or conflict, if any;	Not applicable.
5)	Date of appointment, Valuation date & Date of Report	Refer Sr. No. 2 of Part-I.
6)	Inspections and / or investigations undertaken	Property was inspected on 22/03/2022
7)	Nature & sources of the information used or relied upon	Market enquiry with Estate Agent, Builders/Developers of Real Estate Properties, referring Sale Advertisements & Sale Transactions.
8)	Procedure adopted in carrying out the Valuation & Valuation standards followed	Methodology explained in Valuation Report.
9)	Restriction on use of the Report if any	Refer Sr. No. 1 of Part-I.
10)	Major factors that were taken into account during the Valuation	Described in Valuation Report.
11)	Caveats, limitations & disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the Valuation Report	Described in Valuation Report.

ANNEXURE-III
CODE OF CONDUCT

Integrity & Fairness:

- 1) A Valuer shall, in the conduct of its Business, follow high standards of integrity and fairness in all its dealings with its clients and other Valuers.





Thursday, November 08, 2012
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Page 39 M

पावती

पावती क्र. : 7912
दिनांक 08/11/2012

भावाची नाव तुने

दस्तऐवजाचा अनुक्रमांक टनन3 - 07763 - 2012

दस्ताऐवजाचा प्रकार भाडेघट्टा

सादर करणाऱ्याचे नाव मोहम्मद अरारद गेराजुदीन सुरेशी . .

नोंदणी फी

:- 26000.00

नक्कल (अ. 11(1)), पुढाकानाची नक्कल (अ. 11(2)),

राजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

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आपणाला हा दस्त अंदाजे 3.37PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पाने 3

बाजार मूल्य 2599200 रु मोबदला 874760 रु
भरलेले गुद्राक शुल्क 130000 रु मुळ दस्ताऐवज परत दिला

दस्ताऐवज प्रकार डीडी/घनाकबांधारे.

डीडीचे नाव व पत्ता वापर व्हा सर्वेक.

डीडी/घनाकबांधारे प्रमांक 573590; रकम 26000

लिपिक
सह दुय्यम निबंधक/नोंदणी क्र. 3
मुळ दस्ताऐवज परत मिळाला

पक्षकाराची सती



पुस्तक क्र. 17533777

नोंदणी क्र. टॉम INDEX NO II

नोंदणी क्र. 7912

(1) दिवसानुसार अर्जाची भरणी

व अर्जाचा अर्जावही

की भरणी व अर्जाची भरणी

व अर्जाची भरणी

(2) नोंदणी क्र. 7912 व अर्जाची भरणी

(अर्जाची भरणी)

(3) अर्जाची भरणी

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सह दुय्यम निबंधक वॉर 2
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SUB LEASE DEED

BETWEEN

MUMBAI A.P.M.C., MUMBAI

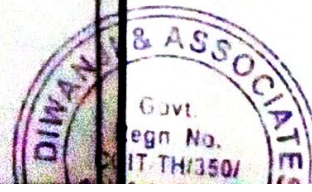
AND

Shri. M/s. Mohammed Asad M. Jureshi

For FRUIT AND VEGETABLE MARKET COMPLEX

EXPORTER BUILDING NO. 01

SHOP CUM OFFICE NO. 109



NAVY KAROL VYSYA BANK 210222001630
 ON ACCOUNT OF (BOOD) 4,54,000/- 4/10/2016
 NAVY KAROL VYSYA BANK LIMITED
 OFFICE: KAROL BAGH, MUMBAI-400 002
 BRANCH: KAROL BAGH, MUMBAI-400 002
 IFSC CODE: KVBL0002102
 VALID FOR SIX MONTHS FROM THE DATE OF ISSUE
 ₹ 573590/- 400053003/-

SUB-LEASE OF PREMISES
UPON PAYMENT OF FULL PREMIUM
 (In Fruit and Vegetable Market Complex)

THIS INDENTURE made at Navi Mumbai in Thane District this 08th day of November (month) 2016 between MUMBAI A.P.M.C. (One Thousand Nine Hundred and Ninety-Eight BETWEEN THE Mumbai Agricultural Produce Market Committee established and incorporate under the provisions of the Maharashtra Agricultural Produce Marketing (Regulation) Act, 1963 (Maharashtra Act No. XX of (1964) and having its Registered Office at Central Facility Building, Turbhe, Navi Mumbai-400 703, hereinafter referred to as "the committee" (which expression shall, where the context so admits, be deemed to include its successors of successor, administrator and assigns) of the **FIRST PART** AND SHRI MOHAMMED ASAD M. JURESHI Indian Inhabitant, carrying on business under the name and style and as Sole Proprietor of having his office at F-5-109, Export Bldg, Fruit Market, Turbhe hereinafter referred to as "the Lessee" (which expression shall where the context so admits be deemed to include his her, executors, administrators, successors and assigns) of the **SECOND PART**.

OR

[Signature]

THE SEAL OF THE EXPORTER BUILDING NO. 01, MUMBAI A.P.M.C., NAVI MUMBAI, DIST. THANE

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16. The Lessee shall indemnify and keep indemnified the committee against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or any exercise of the rights hereby granted.

17. All notices to be served on the Lessee as contemplated by this lease shall be deemed to have been duly served if sent to the Lessee by registered post at the demised premises.

18. All the difference and/or disputes arising out of this Lease Deed regard to interpretations of this Lease Deed or otherwise shall be referred to the sole Arbitration of a person nominated by the state Government and his decision shall be final, conclusive and binding on all parties.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SCHEDULE HEREINABOVE REFERRED TO:

Office No. FS-109 in Block No. Export Bldg-1 Admeasuring sq. mtrs. i.e. 560 sq. ft. of thereabouts on Ground/First floor of the building situate on land as Plot Nos. 3 and 7 Sector 19 (B), Vashi Node, Navi Mumbai. Out of Gat No. 796 in Revenue Village of Turbhe, Taluka District Thane are bounded as follows i.e. to say :-

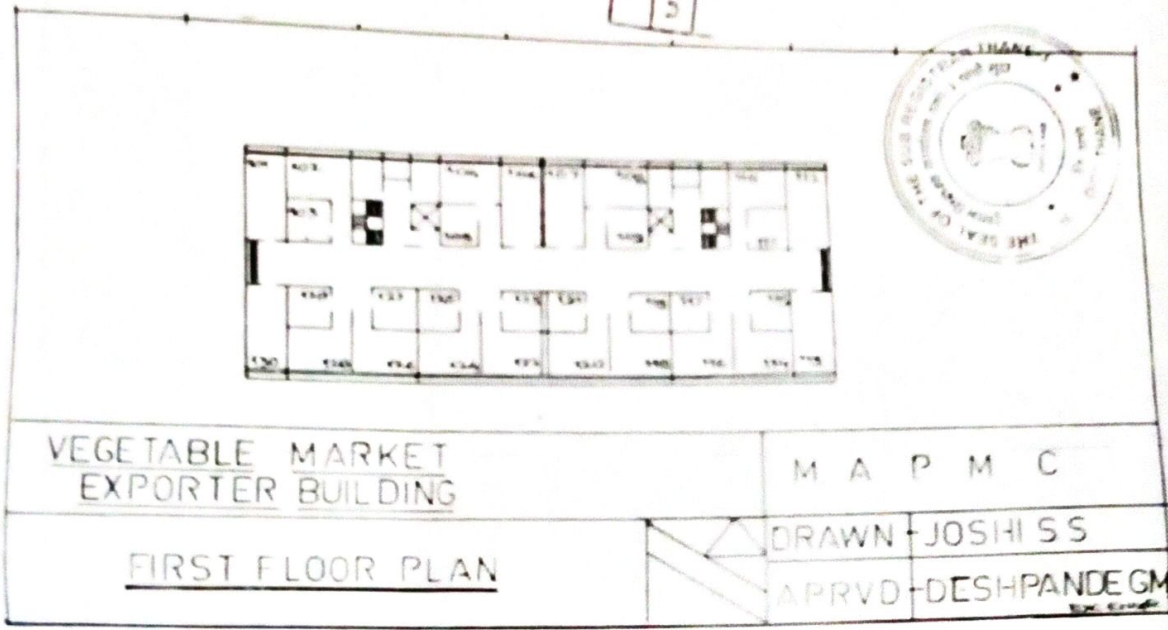
On or towards the North by

On or towards the South by

On or towards the East by

On or towards the West by

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VEGETABLE MARKET EXPORTER BUILDING
FIRST FLOOR PLAN

M A P M C
DRAWN JOSHI S S
APRVD DESHPANDE G M

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