

Friday, May 21, 2010  
4:04:29 pm

Original

नोंदणी 39 म.  
Regn. 39 M

गावाचे नांव : ताडदेव

दस्तऐवजाचा अनुक्रमांक : बबई3 - 5048 - 2010

दस्त ऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणा-याचे नाव : मे कर्मा कोनप्रो प्रा लि तर्फे संचालक संजय पुखराज बाफला

नोंदणी फी : ₹.30,000.00

दस्त हाताळणी फी : ₹.1,900.00

पृष्ठांची संख्या : 94

एकुण ₹.31,900.00

भाषणास हा दस्त अंदाजे 4:24PM ह्या वेळेस मिळेल

भाजार मुल्य : ₹.5,329,000/-

सरलेले मुद्राक शुल्क : ₹.500,000/-

देयकाचा प्रकार : By Demand Draft रक्कम: ₹.30,000

डीडी/ धनादेश क्रमांक : 708356 दिनांक : 18/05/2010

बँकेचे नाव व पत्ता : इंडसट्रिज बँक मुं 04

देयकाचा प्रकार : By Cash रक्कम: ₹.1,900

मोबदला : ₹.10,000,000/-

DELIVERED

INDENTURE  
BETWEEN

VENDORS : (1) MR. SAIFEE NURUDDIN KHAMBATY  
(2) MR. SHABIR NURUDDIN KHAMBATY  
&  
PURCHASERS : KARMA CONPRO PVT. LTD.

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ashtra

issued by : Shantaram  
Stock Holding Corporation of India Ltd  
Location : SRO-CUSTOM  
Signature : Shantaram  
Website can be verified at www.shciltamp.09

TOM/ MH-MUM

547139I

aram Street Grant Road Mumbai

Shabbir N Khambaty





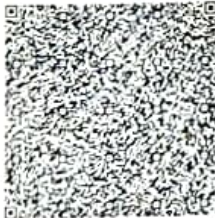
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by : *Shankararam*  
Stock Holding Corporation of India Ltd.  
Location : SRO-CUSTOM  
Signature : *Shankararam*  
Details can be verified at [www.shankararam.com](http://www.shankararam.com)

Certificate No. : IN-MH00926312092864I  
 Certificate Issued Date : 19-May-2010 02:48 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ SRO-CUSTOM/ MH-MUM  
 Unique Doc. Reference : SUBIN-MHMHSKCIL0100961402647139I  
 Purchased by : Karma Conpro Pvt Ltd  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : C S No 1/141 Tardeo Division Balaram Street Grant Road Mumbai  
 Consideration Price (Rs.) : 1,00,00,000  
 (One Crore only)  
 First Party : Saifee Nuruddin Khambaty And Shabbir N Khambaty  
 Second Party : Karma Conpro Pvt Ltd  
 Stamp Duty Paid By : Karma Conpro Pvt Ltd  
 Stamp Duty Amount(Rs.) : 5,00,000  
 (Five Lakh only)



बवई - ३  
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Please write or type below this line.....

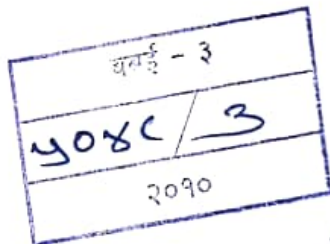
### INDENTURE BETWEEN

VENDORS : (1) MR. SAIFEE NURUDDIN KHAMBATY  
 (2) MR. SHABBIR NURUDDIN KHAMBATY  
 &  
 PURCHASERS : KARMA CONPRO PVT. LTD.

DATED : 21<sup>st</sup> May, 2010

*S.K. Saifee Nuruddin Khambaty*  
*Shabbir Nuruddin Khambaty*  
*Karma Conpro Pvt. Ltd.*

Statutory Alert:  
 1. The authenticity of the e-Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).  
 2. The Contact Details of ACCs, SHCIL Office and SROs are available on the Web site: [www.shcilstamp.com](http://www.shcilstamp.com)



**THIS INDENTURE** is made at Mumbai this 21<sup>st</sup> day of May in the Christian Year Two Thousand Ten **BETWEEN (1) MR. SAIFEE NURUDDIN KHAMBATY AND (2) MR. SHABBIR NURUDDIN KHAMBATY**, both of Mumbai Indian Inhabitants, residing at Pehelvi Building, 2<sup>nd</sup> Floor, <sup>315.</sup> Dr. Bhadkamkar Marg, Mumbai-400 007 hereinafter referred to as the **VENDOR** (which expression shall unless it be repugnant to the meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART; **AND KARMA CONPRO PVT LTD.**, a Company incorporated under the Companies Act, 1956 having its registered office at 27, Gurjas Building, Office No.1, Sadashiv Cross Lane, Girgaum, Mumbai-400 004, hereinafter referred to

SIR  
Saiifee Khambaty

Saiifee Khambaty

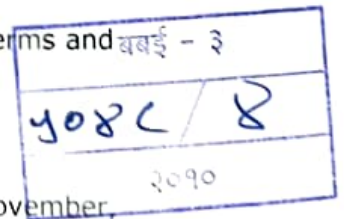
Sabbir Khambaty

MC  
Karma Conpro

as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors in title and permitted assigns) of the **OTHER PART**:

**WHEREAS:**

(a) By an Indenture dated 15<sup>th</sup> April, 1980, registered with the Sub-Registrar of Assurances at Mumbai under Sr. No.970/1980 and made between one Mr. Ravindra Ramrao Mankar & Ors. as the Vendors therein and Nuruddin Abdul Rahim as the Purchaser therein, the said Vendors do hereby sale transfer convey unto the Purchaser therein, all that piece or parcel of land or ground together with structure standing thereon situate lying and being at Balaram Street, Grant Road, Mumbai containing by admeasurement 321. sq. mtrs. or thereabouts bearing C.S. No.1/141 of Tardeo Division and more particularly described in the Schedule thereunder written on terms and conditions therein contained;



(b) The said Nuruddin Abdul Rahim died on 1<sup>st</sup> November, 1987, living behind his widow Fatemabai, his three sons (1) Dr. Yunus Nooroodin Khambaty, (2) Saifee Nuruddin Khambaty and (3) Mr. Shabbir Nuruddin Khambaty and his three daughters (1) Zaitoon Shoabbhai Khambaty, (2) Samina Abdul Kader Khambaty And (3) Rehana Kuresh

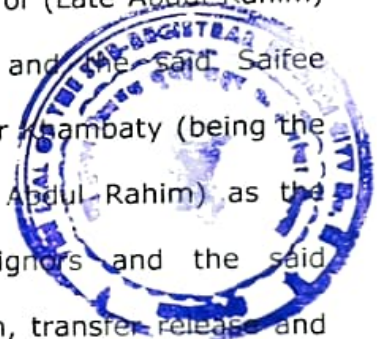
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Khambaty as his only heirs and legal representatives in accordance with the law by which he was governed.

(c) By Deed of Assignment dated 11<sup>th</sup> April, 1988 registered with the Sub-Registrar of Assurances at Mumbai under Sr. No.PBBE 170/88 the said Fatemabai (widow of Late Nuruddin Abdul Rahim) and the said Yunus Khambaty (being one of the sons of Late Nuruddin Abdul Rahim) as the Assignors therein, the said Zaitoon, Samina and Rehana (being the three daughters of (Late Abdul Rahim) as the Confirming Party therein and the said Saifee Nuruddin Khambaty and Mr. Shabbir Khambaty (being the other two sons of Late Nuruddin Abdul Rahim) as the Assignees therein, the said Assignors and the said Confirming Party did thereby assign, transfer, release and assure unto the Assignees, all their undivided share right, title interest in the said property at Balaram Street, Grant Road bearing C.S. No.1/141 of Tardeo Division more particularly described in the Schedule hereunder written on terms and conditions therein contained.



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(d) In the premises, the Vendors herein are absolutely seized and possessed of or otherwise well and sufficiently entitled as tenants in common to all that piece and parcel of land together with structure standing thereon situate lying and being at Balaram Street, Grant Road, Mumbai containing

Handwritten signatures and initials at the bottom of the page, including 'SA', 'Subhambaty', 'SB', and 'Mr. ...'.

by admeasurement 321. sq. mtrs. or thereabouts bearing C.S. No.1/141 of Tardeo Division and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property";

(e) The Vendors hereby declare, agree, record and confirm:-

(i) The Vendors have agreed to sale the said property to the Purchasers on as is where is basis as to condition of the land and Building. The Purchasers have seen the condition of the said property and the Purchasers have before now investigated the title of the said property and veracity of relying also on the declaration on title made by the Vendors and have found the title of the said property as marketable and free from any encumbrances. The Vendors are seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the Schedule written;

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(ii) No other person or party has any right, interest, claim or demand of any nature whatsoever in respect of the said property and/or any part thereof;

(iii) The Vendors have not created any mortgage, charge, lien or any other encumbrances of any



SK  
 Shri. S. K. Shambhaji  
 S. K. Shambhaji  
 S. K. Shambhaji

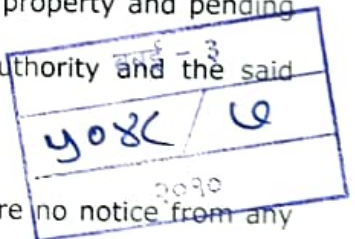
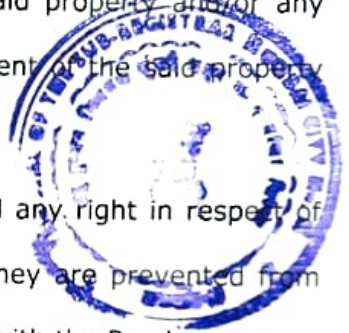
nature whatsoever and howsoever the property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or authority;

(iv) The Vendors have not at any time committed or entered into any Agreement or arrangement with regard to the sale of the said property and/or any part thereof and/or assignment of the said property and/or any part thereof;

(v) The Vendors has not created any right in respect of the said property whereby they are prevented from entering into these presents with the Purchasers;

(vi) There are no proceedings instituted by or against the Vendors in respect of the said property and pending in any Court or before any authority and the said property is not lispensens;

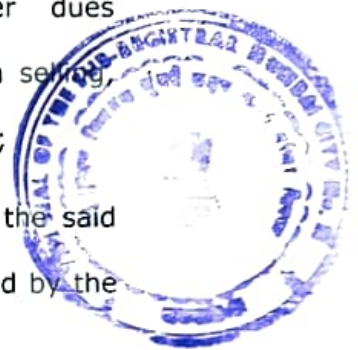
(vii) So far as the Vendors are aware no notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act or any other statute has been received or served upon the Vendors in respect of the said property or any part



*Shri. Anand...* *Shri. Anand...* *for* *...*

thereof which prevents the sale and transfer of the said property ;

(viii) There is no injunction or any other order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentiing or restraining the Vendors from selling, transferring and conveying the said property;



(ix) That there is a proper access available to the said property from the main road and as required by the Mumbai Municipal Corporation;

(x) *So far as the Vendors are aware* ~~that~~ the said property is not affected by any reservation under the Development Plan for the City of Mumbai which would affect development of the said property;

(xi) That there is no discrepancy in area of the said property as stipulated in the revenue records and the area in possession of the Vendors and the same is set out in the Schedule hereunder written;

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(xii) All normal taxes, rates, assessments, duties, etc., payable by the Vendors in respect of the said property have been paid up to date by the Vendors.

(xiii) The building in the said property is an 'A' Category cessed building and presently in dilapidated state. All

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the premises in the building in the said property are in use and occupation of the Vendors, Monthly Tenants as set out in the List of Tenants hereto annexed.

- (xiv) The said property has not been transferred to the names of the Vendors in the Government and Municipal record so far as the said property still stand in the names of the Vendor's Father the said Nuruddin Abdul Rahim in the Government and Municipal records. The Purchasers have agreed and undertaken to transfer the said property to their names in the Government and Municipal records after the execution of the conveyance at their own costs and for that purpose a Power of Attorney has been given by the Vendor in favour of the Purchasers to enable the Purchasers to transfer the said property to their names in Government and Municipal record at their own cost and responsibility.

- (f) Relying solely on the veracity of the representations, assurances and declarations of the Vendors hereinabove contained, the Purchasers have agreed to purchase and acquire the said property more particularly described in the Schedule hereunder written including with the structure

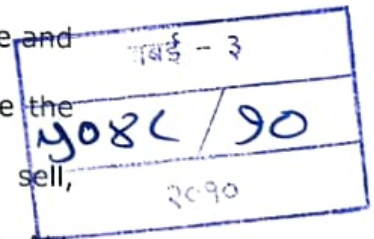
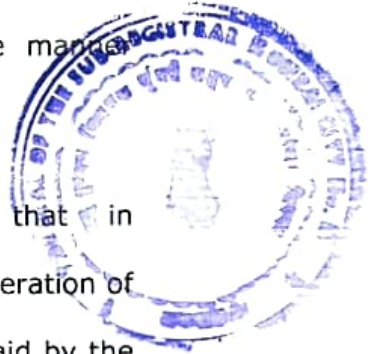
S.R.  
 SHABIR  
 M.C.  
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thereon free of encumbrances at the price of Rs.1,00,00,000/- (Rupees One Crore only);

- (g) The Purchasers having paid the entire purchase consideration on execution hereof have called upon the Vendors to execute these presents for the sale and transfer of the said Property described in the Schedule hereunder written unto the Purchasers in the manner hereinafter contained.

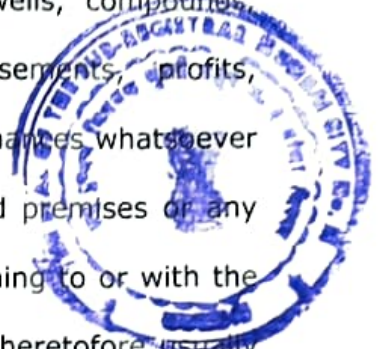
**NOW THIS INDENTURE WITNESSETH** that in

pursuance of the Agreement afore recited and in consideration of a sum of Rs.1,00,00,000/- (Rupees One Crore only) paid by the Purchasers to the Vendors being the entire consideration payable to the Vendors on or before the execution hereof in the manner stated hereinafter (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchasers forever) **THEY** the Vendors do hereby grant, sell, assign, release, convey and assure unto the Purchasers ALL THAT piece or parcel of land or ground together with structure standing thereon situate lying and being at Balaram Street, Grant Road, Mumbai containing by admeasurement 321. sq. mtrs. or thereabouts bearing C.S. No.1/141 of Tardeo Division and more particularly described in the Schedule hereunder written and delineated in red boundary on the plan annexed

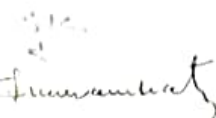
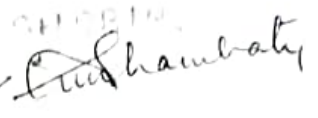

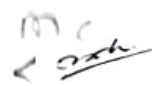


SK. *[Signature]* *[Signature]* *[Signature]* *[Signature]*

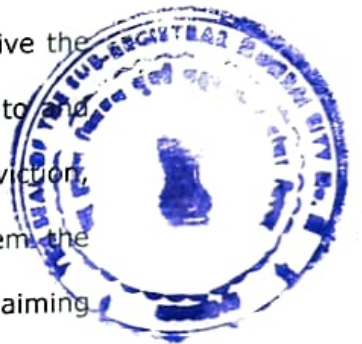
hereto and hereinafter referred to as "the said premises" AND TOGETHER WITH all and singular the houses, outhouses, edifices, buildings, courtyard, area, ways, wells, compounds, paths, trees, plants, lights, liberties, easements, profits, privileges, advantages, members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at anytime heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or to the appurtenant thereto AND ALSO TOGETHER WITH ALL THE ESTATE, right, title interest, claim and demand whatsoever both at law and in equity of the Vendors and into out of or upon the said land, hereditaments or premises or any part thereof TO HAVE AND TO HOLD all and singular the said land, hereditaments and premises or any part thereof hereby granted conveyed transferred released and assured or intended or expressed so to be with them and every of their rights members and appurtenances (all of which are hereinafter called the said premises), UNTO AND TO THE USE and benefit of the Purchasers forever SUBJECT to payment of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may hereafter become payable to the State Government or local authority AND the Vendors do HEREBY covenant with the Purchasers that notwithstanding any act, deed, matter or thing, whatsoever by the Vendors or any



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person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter to peaceably and quietly hold, to enter upon, occupy, possess and enjoy the said premises hereby granted conveyed transferred and assured with his appurtenances and receive the rent, issues and profit thereof and of every part thereof to be for their own use and benefit without any suit, eviction, interruption, claim, demand whatsoever from or by them the Vendors or any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND THAT free and clear and freely clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estate title charges or encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the



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request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as by the Purchasers their successors or assigns or their Counsel in law shall reasonably require to be done. AND It is lastly agreed that the Stamp duty and Registration charges on these presents will be borne and paid by the Purchasers.

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**THE SCHEDULE HEREINABOVE REFERRED TO:**

All that piece of parcel Foras Batty land or ground (now redeemed) together with the messuage tenement or building dwelling house standing thereon (fully occupied by monthly tenants) situate lying and being on the West Side of Balram Street, Grant Road, Bombay, in the Registration District and Sub-District of Mumbai City or Mumbai Suburban in Greater Bombay containing by admeasurement three hundred and twenty one square metres or thereabouts and registered in the books of the Collector of Bombay Land Revenue Old No.471 New No.13986 and bearing L.T.A. CRR No.336 and bearing Cadastral Survey No.1/141 of Tardeo Division and bounded as follows:- that is to say on or towards the East by Balram Street, on or towards the West by the property of Pestonji Manekji Markar,

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S. Manikant

SHARAD  
S. Sambhaji

SR  
S. R.

MC  
M. C.

bearing C.S. No.143, on or towards the North by the property of Jerbanu widow of Behram Merwan Behram Adar bearing C.S. No.141 and or towards the South by the Methodist Episoopal Church bearing C.S. No.140 and which said premises are assessed by the Assessor and Collector of Municipal Rates and Taxes under D Ward No.4377 and Street No.36, 36A, 38, 38A.

**IN WITNESS WHEREOF** the parties hereto have

hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written.



SIGNED AND DELIVERED )

by the withinnamed - **"VENDORS"** )

(1) **MR. SAIFEE NURUDDIN KHAMBATY** )

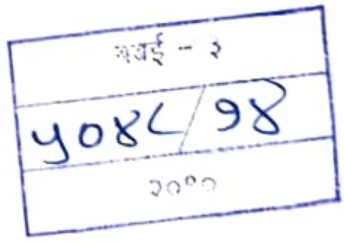
(2) **MR. SHABBIR NURUDDIN KHAMBATY** )

in the presence of ... )

*Saifee Nuruddin Khambaty*  
*Shabbir Nuruddin Khambaty*

1. *[Signature]*

2. *[Signature]*



SIGNED SEALED AND DELIVERED )

by the withinnamed - **"PURCHASERS"** )

**KARMA CONPRO PVT LTD.** )

by the hand of its Directors )

[1] **MR. SANJAY PUKHRAJ BAFNA** )

[2] **MR. MUKESH DALICHAND CHANDAN** )

Pursuant to the Board of Directors )

*[Signature]*  
*[Signature]*

*[Signature]*

*[Signature]*

K.P. Co-Op. Bank Ltd.  
Authorised Signatory

The K.P. Co-Operative Bank Ltd  
7B, Vijay Nagar Bldg  
M C Jawale Marg Dadar  
Mumbai-400028  
D-SSTP(V)C R 1025/01/05/335 TO  
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भारत 80490  
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R.0000300/-PB5075  
INDIA - STAMP DUTY MAHARASHTRA  
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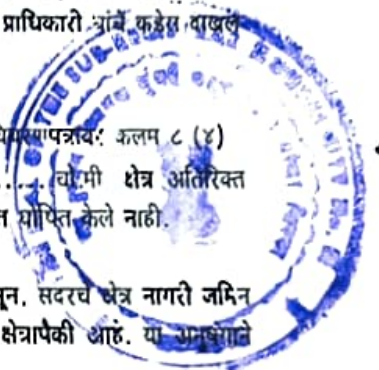
**शपथपत्र व बंधपत्र (रु. 300/- च्या स्टॅम्प पेपरवर)**

(कृपया लागू नसेल ते खोडायें)

मी/आम्ही मी. जै. म. कुसुमवीर शंकाजी दांडाकर ज.म. पेठेलगी वि.वि.शि.  
रा. अणवळ, डा. शासनाकर मार्ग, धा. २००००५ रा. ....

अल्प प्रतिज्ञेवर कथन करतो की,

भोजे दांडाकर रा.नं. १/१२१ क्षेत्र १२१ चौ.मी. ही  
मिळकत गाऱ्या/ आमच्या मालकी हक्काची असून, सदरचे क्षेत्र पूर्वी लागू आरालेच्या नांगरी जमिन कमाल धारणा  
अधिनियम १९७६ नुसार नागरी समूहात देत असल्याने मी/आम्ही नागरी जमिन  
(कमाल धारणा व विनियमन) अधिनियमांतर्गत कलम ६(१) अन्वये वियरण पत्र सक्षम प्राधिकारी यांचे कडे दाखल  
केलेले होते/गळते.



नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत दाखल वियरणपत्रावर: कलम ८ (४)  
नुसार निर्णय होवून ३.२२ चौ.मी. क्षेत्र अनुज्ञेय व ३.२१ चौ.मी क्षेत्र अतिरिक्त  
घोषित केलेले आहे. / सदर जागेवर कोणतेही अतिरिक्त क्षेत्र गाजकधा अधिनियमांतर्गत घोषित केले नाही.

प्रस्तुतचे क्षेत्र आता आम्हास विक्री करावयाचे/विकसित करावयाचे असून, सदरचे क्षेत्र नागरी जमिन  
(कमाल धारणा व विनियमन) अधिनियम १९७६ अंतर्गत अनुज्ञेय/अतिरिक्त घोषित क्षेत्रापैकी आहे. या अनुज्ञेय  
मी, खालीलप्रमाणे दस्तऐवज शपथेवर जाहीर करित आहे.

- १) प्रस्तुत अतिरिक्त घोषित क्षेत्रावर ना.ज.क.धा. कलम २०/२१ अन्वये, वंजना मंजूर आहे/नाही. औद्योगिक प्रयोजनार्थ / अंशतः अतिरिक्त / आपन द स्वयं/गृहनिर्माण संस्थांना सभासदांच्या गृहबांधणीसाठी / रक्कम भरण्याच्या अधिनतेने सूट देण्याबाबत दिलेली दरादानत्र / अन्य प्रयोजनार्थ कलम २० अन्वये सूट देणेत आली नाही.
- २) प्रस्तुत अतिरिक्त क्षेत्रापादत ना.ज.क.धा. अधिनियम १९७६ अन्वये, कलम १०(३) व १०(५) खालील कार्यवाही झाली नाही.
- ३) प्रस्तुत जमिनीबाबत कलम ३४ अन्वये, शासनाने कोणतेही आदेश पारित केले नाहीत/पारित केलेल्या आदेशानुसार दंडाची रक्कम भरली/असून, अन्य अनुषंगाने कोणताही गुन्हा प्रलंबित नाही.
- ४) शासनाकडून / सक्षम प्राधिकारी यांच्याकडून या मिळकतीबाबत कोणताही घोषित आदेश दिलेले नाहीत.

रक्कम भरली/असून, अन्य अनुषंगाने  
३०४६  
२०१०

या शपथपत्र व बंधपत्रातील मजकूर हा खरा व बरोबर असून, तो खोटा निघाला तर आम्हा  
भावेपुढे कोणताही वाद निर्माण झाल्यास, सदर जागेचे केलेले खरेदी-विक्री व्यवहार/विकसन परवानगी रद्द करण्यास  
पात्र राहतो. मी/आम्ही भा.दं.वि. संवि. १८६० च्या तरतुदीनुसार होणाऱ्या शिक्षेस पात्र राहिल/राहू. सदर गुन्हा हा  
फौजदारी स्वरूपाचा आहे, याची मला/आम्हाला जाणीव आहे. तसेच द्यावणी प्रक्रिया संपल्या १९७६ न अल्प प्रचलित  
कायद्यातील तरतुदीनुसार शासनाच्या वेळीस न्यायालयीन प्रणाली करायची मी व्यक्तिः जबाबदार राहिल, याची  
हमी ॥ शपथपत्र व बंधपत्राद्वारे देत आहे.

हे शपथपत्र व बंधपत्र आज दि. .... रोजी लिहून दिले आहे.

*(Signature)*  
(शपथपत्र व बंधपत्र करून देणारा)

s.no	name of tenant	Premises	area (about)	rent
1	metro scooter house	1	250	950
2	bhutta auto agency	2	400	1775
3	syedali mazhar ehsan	3	250	855
4	r s saharao	4	15	225
5	alice d souza	5	450	250
6	narsayya siddhaya bandi	6	950	575
7	sam mojia	7	300	220
8	mrsalamai minoo	8	400	240
9	cyrusr mistry	9	1150	835
10	ashwin h solanki	10	400	300
11	hussein h company wala	11	800	520
12	mrs naju & mahair, j f kapadia	12	820	746

6185 7491

*[Handwritten signature]*

*[Handwritten signature]*

बवई - ३  
५०४८ / १८  
२०१०





**TRUE EXTRACT**

FROM

CADASTRAL SURVEY SHEET NO 252 (5TH-EDN-1968) 01C

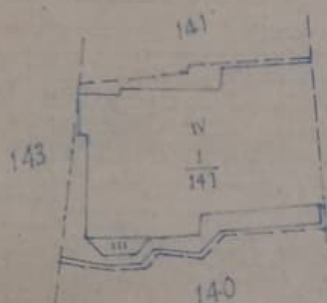
SHOWING

CADASTRAL SURVEY NO  $\frac{1}{141}$

OF

TARDEO DIVISION

SCALE 1 C.M. = 5 METRES.



बवई - 3  
yoxc/9e  
0090

Name of Applicant श्री. भाग्यश्री वराद  
Date of Application 9/3/10  
Receipt No. 26743  
Date. 9/3/10  
Date of Issue 1 APR 2010



CHARGES FOR THE CERTIFIED COPY OF TRUE EXTRACT 7<sup>th</sup> THE PLAN RS 75/-

TRACED BY Salish 31/3/10

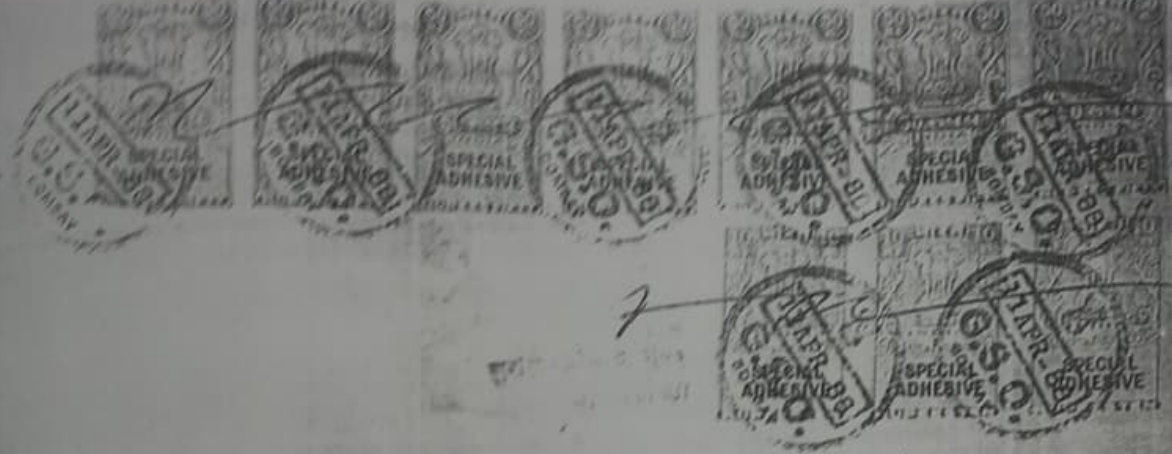
COMPARED BY Shardad 31/3/10

MUMBAI

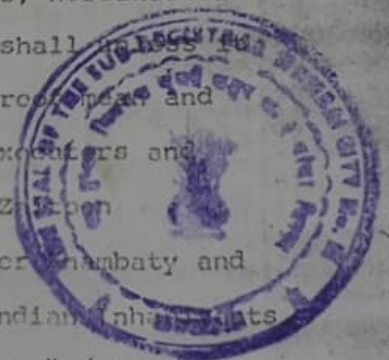
DATED 1 APR 2010

[Signature]  
31/03/2010  
for ASSTT. SUPDT.  
CUM CITY SURVEY OFFICER NO.

[Signature]  
SUPERINTENDENT  
MUMBAI CITY SURVEY & LAND RECORDS



THIS DEED OF ASSIGNMENT made at Bombay this 11  
 day of March One thousand nine hundred eighty eight  
 BETWEEN (1) Fatemabai, daughter of Fida Ali and widow of  
 Nuruddin Abdul Rahim Khambaty and (2) Dr. Yunus Nuruddin  
 Khambaty, both of Bombay Indian Inhabitants, hereinafter  
 called "the Assigners" (which expression shall  
 be repugnant to the context or meaning thereof, mean and  
 include them and their respective Heirs, Executors and  
 Administrators) of the First Part And (1) Zafar  
 Shoaibhai Khambaty, (2) Shamima Abdul Kader Khambaty and  
 (3) Rehana Kuresh Khambaty all of Bombay Indian Inhabitants  
 herein after called " the Confirming Parties " (which  
 expression shall be deemed to mean and include them and  
 their respective heirs, Executors and Administrators)  
 of the Second Part And (1) Saifee Nuruddin Khambaty and  
 (2) Shabbir Nuruddin Khambaty both also of Bombay Indian  
 Inhabitants, herein after called "the Assignees" (which  
 expression shall be deemed to mean and include them and  
 their respective Heirs, Executors, administrators and



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: 2 :

Assigns) of the Third Part :

WHEREAS Nuruddin Abdul Rahim Khambaty husband of the said Fatemabai, daughter of Fida Ali and father of the remaining parties hereto died at Secunderabad on 1st November 1987 herein after called the said deceased leaving behind him surviving his widow, three sons and three daughters who are all parties hereto and also leaving interalia property at 36, 36A, 38 and 38A Balaram Street, Bombay admeasuring 321 Square Meters or thereabout bearing Cadastral Survey No.1/141 of Tardeo Division more particularly described in the Schedule hereunder written herein after called "the said Property" the value of the said property this day is Rs.45,000/- (Rupees Forty Five Thousand only).

AND WHEREAS in the events that have happened the Assignors and the Assignees have as Tenants in Common been admitted to the said property as confirmed by the Assignors, Assigning Parties and the Assignees by executing the presents, the First Assignor being widow of the said deceased having 3/24 share and the Second Assignor being the sons of the said



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408C / 23

deceased each having 7/24 share respectively according to Shiyā Muslim Law by which the said deceased was governed

AND WHEREAS the share of the said Fatomahai Fido Ali the first assignor herein is 7/24th in the said property And whereas the share of the said Dr. Yunus Muhammad Khambaty the Second Assignor herein is 7/24th in the said property.

AND WHEREAS in the events that have happened, the Assignors as Co-owners herein have become jointly entitled to 10/24th share, right, title and interest in the said property.

AND WHEREAS the Assignors have agreed with the Assignees to assign and transfer all their 10/24th share right, title and interest in the said property at or for the price of Rs. 18,750/- (Rupees Eighteen Thousand Hundred and Fifty only).

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AND WHEREAS the Assignees have requested the Assignors to assign and transfer their 10/24th share in the said property wherein the Confirming Parties must be joined as Confirming Parties which have agreed to do testified by the Confirming Parties executing these presents as Confirming Parties



NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of the price and in consideration of the sum of Rs. 18,750/- (Rupees Eighteen Thousand Seven Hundred and Fifty only) paid on or before the execution of these presents by the Assignees to the Assignors (payment and Receipt whereof the Assignors do and each of them both hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Assignees). They the Assignors and or Confirming Parties do and each of the



doth hereby assign transfer, release and assure all their undivided shares, right title and interest in the said property at Belaram Street, Bombay bearing Cdestral Survey No.1/141 of Tardeo Division and more particularly described in the Schedule hereunder written (hereinafter called "the said Property") situate in the Registration Sub-District and District of Bombay City and Bombay Suburban as Tenants-in Common having equal shares respectively unto and to the use and benefit of the Assignees absolutely so that the Assignees shall be equally entitled to whole of the said property as tenants-in-common having equal shares. TOGETHER with all the houses, out-houses, buildings, courts, compounds, ways, ~~with~~ water courses, lights, privileges and appurtenances whatsoever to the said hereditaments belonging or in anywise appertaining to or with the same or now or heretofore usually held, occupied or enjoyed or reputed or belonging thereto AND ALL THE ESTATE, right, title, interest, property, claim and demand whatsoever of them the Assignors and or of Confirming Parties into and upon the said property and every part thereof TO HAVE AND TO HOLD ALL their undivided shares right title and interest of the Assignors in the said property more particularly described in the Schedule hereunder written which Property shall henceforth be held entirely as tenants-in-common having equal shares by the Assignees with all encumbrances absolutely subject nevertheless to the payment of rents, rates, taxes, assessments, and other charges now payable or that may be hereafter payable to the Government or any authority or to



Date: 30<sup>th</sup> July 2020

To,  
The Manager,  
**State Bank of India,**  
Branch: P. M. Road,  
Fort, Mumbai

Subject: Summary of Valuation Report for existing Bank Loan account purpose

Owner Name: M/s. Karma Conpro Pvt. Ltd.

Account Name: M/s. D. M. Metal Proprietor

Dear Sir,

Please find enclosed here with the Valuation Report bearing Ref. No.: PRKA/REP/2020-21/059 of below mentioned property:

Subject property	Flat No. 12, Third Floor, Irani Building, Building No. 36, 36-36A, 38-38A, near Original Persian Bakery, Balaram Street, Grant Road (East), Mumbai – 400 007
Market Value of subject property as on 26 <sup>th</sup> June 2020	₹ 1,93,00,000/- (Rupees One Crores and Ninety Three Lakhs only)

For Pravin Kulkarni & Associates






Pravin Kulkarni  
Panel Valuer



**Pravin Kulkarni & Associates**

Government Registered Valuer

 B/501, Sai Arcade, Shivaji Chowk, Kalyan (W) 421301

 [www.prka.in](http://www.prka.in)  0251 - 2210051  [info@prka.in](mailto:info@prka.in)

To,  
 The Manager,  
**State Bank of India,**  
 Branch: P. M. Road,  
 Fort, Mumbai

**VALUATION REPORT OF RESIDENTIAL FLAT**

I GENERAL:	
1	Purpose for which valuation is made : To ascertain Market Value of residential flat for existing bank Loan account purpose.
2	(a) Date of Inspection : 27 <sup>th</sup> June 2020
	(b) Date on which the valuation is made : 27 <sup>th</sup> June 2020
3	List of documents produced for Perusal :
(i)	A copy of Indenture of Conveyance of plot with building dated 21 <sup>st</sup> May 2010 between 1) Mr. Saifur Nuruddin Khambaty & 2) Mr. Shabbir Nuruddin Khambati (The Vendors) and Karma Conpro Pvt. Ltd. (The Purchaser) bearing registration no. BBE3-5048-2010 at sub registrar office, Mumbai 3.
(ii)	A copy of Notarized Affidavit cum Declaration dated 25 <sup>th</sup> May 2017 by Mr. Mahiyar Jal Kapadia (The Deponent) bearing Notary register No. 226 Notary by S. M. N. Naqvi (Notary, Government of India, Mumbai & Thane District).
(iii)	A copy of Notarized Letter of Surrender of tenancy Possession dated 25 <sup>th</sup> May 2017 by Mr. Mahiyar Jal Kapadia (The Deponent) bearing Notary register No. 226 Notary by S. M. N. Naqvi (Notary, Government of India, Mumbai & Thane District).
(iv)	A few pages of copy of Title Search Report bearing reference No. 497/SBI/SME dated 31 <sup>st</sup> May 2017 issued by Mr. Rajan Pillai – Advocate.
4	Name of the owner : As per copy of Indenture of Conveyance & Letter of Surrender of Possession, subject property is owned by M/s. Karma Conpro Pvt. Ltd.
	Address : Flat No. 12, Third Floor, Irani Building, Building No. 36, 36-36A, 38-38A, near Original Persian Bakery, Balaram Street, Grant Road (East), Mumbai – 400 007
	Phone No. : Mr. Navin Porwal: 9619500056
	Details of share of each owner in case of joint ownership : Not applicable
5	Brief description of property : Subject property consists of a residential flat situated at third floor in a ground plus three upper floors residential and commercial building; approx. 82 years old. Subject property was unfurnished, vacant residential flat having three rooms with common toilet facility and having Mangalore tiles roof at



		<p>the time of inspection.</p> <p>Name of Karma Conpro Pvt. Ltd. was displayed at entrance door of subject property; however, name board of subject property building was not observed by us at the time of inspection.</p> <p>It is situated in a residential and commercial area of middle class locality approx. 550 meters away from Grant Road Railway Station. Civic amenities are available nearby the subject property.</p>
6	Location of the property	:
	(a) Plot No./Survey No.	: C.S. No. 1/141
	(b) Door No.	: Flat No. 12, Third Floor
	(c) T.S. No./ Village	: Village Tardeo Division
	(d) Ward/Taluka	: Mumbai
	(e) Mandal/District	: District Mumbai
	(f) Date of issue and validity of layout of approved map / plan	Copy of sanction building plan is not provided to us.
	(g) Approved map / plan issuing authority	
	(h) Whether genuineness or authenticity of approved map / plan is verified	
	(i) Any other comments by our empaneled valuers on authenticity of approved plan	
	(j) No. & Date of Building use certificate	
7	Postal address of the property	: Flat No. 12, Third Floor, Irani Building, Building No. 36, 36-36A, 38-38A, near Original Persian Bakery, Balaram Street, Grant Road (East), Mumbai – 400 007
8	City/Town	:
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: Not applicable
9	Classification of the area	:
	High/Middle/Poor	: Middle class area
	Urban/Semi-Urban/Rural	: Urban
10	Coming under Corporation limit/ Village Panchayat/Municipality	: Municipal Corporation of Greater Mumbai
11	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified	: Details not provided to us





	agency area / scheduled area /cantonment area		
12	Boundaries of the property	:	
	North	:	Mahavir Sadan Building
	South	:	Century Church Building
	East	:	Access Road
	West	:	Residential Building
13	Dimensions of the site (As per the Deed)	:	Not applicable as subject property is situated in a multistoried building.
	North	:	
	South	:	
	East	:	
	West	:	
13.1	Dimensions of the site (Actuals)		Not applicable as subject property is situated in a multistoried building.
	North		
	South		
	East		
	West		
14	Extent of the site	:	
	(a) As per the Deed	:	As per copy of tenancy possession surrender letter and Title Search Report, area of subject property is 820 SFT.
	(b) Actual	:	As per physical measurement at site, carpet area of subject property is 904 SFT.
14.1	Latitude, Longitude & Co-ordinates of flat	Latitude	18°57'44.6"N
		Longitude	72°49'11.2"E
15	Extent of the site considered for valuation (least of 14a & 14b)	:	820 SFT (Documented area)
16	Whether occupied by the owner /tenant? If occupied by tenant since how long? Rent received per month	:	Subject property was vacant at the time of inspection.
II	<b>APARTMENT BUILDING:</b>		
1	Nature of Apartment	:	Residential & Commercial
2	Location	:	
	T. S. No.	:	C.S. No. 1/141
	Block No.	:	Flat No. 12
	Ward No.	:	D Ward
	Village / Municipality / Corporation	:	Yardeo Division
	Door No., Street or Road (If any)	:	400 007



3	Description of the locality Residential / Commercial / Mixed	: Mixed
4	Year of Construction	: 1938 (Reportedly)
5	Number of Floor	: Ground plus Three upper floors
6	Type of structure	: Loadbearing structure
7	Number of Dwelling units in the buildings	: Two flats at subject floor (as per our observation at site)
8	Quality of Construction	: Average
9	Appearance of the Building	: Average
10	Maintenance of the Building	: Average
11	Facilities available	:
	Lift	: Not available
	Protected Water Supply	: Available
	Underground Sewerage	: Available
	Car Parking – Open / Covered	: Not available
	Is Compound wall existing?	: No
	Is pavement laid around the Building?	: Yes
III	<b>FLAT:</b>	
1	The floor in which the flat is situated	: Third Floor
2	Door No. of the flat	: Flat No. 12
3	Specification of the flat	
	Roof	: Mangalore tiles roof
	Flooring	: Vitrified tiles flooring
	Doors	: Wooden frame and flush doors
	Windows	: Wooden frame and glazed openable windows
	Fittings	: Ordinary fittings
	Finishing's	: Walls finished with OBD paint
4	House Tax	
	Assessment No.	: Details not available
	Tax paid in the name of	: Details not available
	Tax amount	: Details not available
5	Electricity Service Connection No. Meter Card is in the name of	: Details not available
6	How is the maintenance of the flat?	: Average
7	Sale Deed executed in the name of	: As per copy of Indenture of Conveyance & Letter of Surrender of Possession, subject property is owned by M/s. Karma Conpro Pvt. Ltd.
8	What is the undivided area of land per Sale Deed?	: Details not available



9	What is the plinth area of the flat?	: 984 SFT (Estimated)
10	What is the floor space index (app.)	: Details not available
11	What is the Carpet Area of the flat?	: 820 SFT (Documented area), 904 SFT (Measured)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner – occupied or let out?	: Vacant at the time of inspection
15	If rented, what is the monthly rent?	: Not applicable
<b>IV</b>	<b>MARKETABILITY:</b>	
1	How is the marketability?	: Average
2	What are the factors favoring for an extra Potential Value?	: Nothing specific
3	Any negative factors are observed which affect the market value in general?	: Nothing specific
<b>V</b>	<b>RATE:</b>	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality?	: ₹ 23,500/- per SFT on Carpet area basis
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (given details)	: ₹ 24,000/- per SFT to ₹ 35,000/- per SFT on Carpet area basis
3	Break – up for the rate (a) Building + Services (b) Land + Others	: Adopted composite market rate
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,71,300/- per SMT on Built up area basis. (Refer Exhibit E)
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION:</b>	
1	Depreciated building rate	: ₹ 366/- per SFT
	Depreciated Replacement cost of Residential flat with Services	: ₹ 3.00 Lakhs
	Age of the building	: Approx. 82 years old (Reportedly)
	Life of the building estimated	: Approx. 10 to 15 years subject to regular repairs and maintenance
	Depreciation percentage assuming salvage value as 10%	: 82%



	Depreciated Ratio of the building	:	0.82
2	Total composite rate arrived for valuation	:	₹ 23,500/- per SFT on carpet area basis
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3) ii	:	Adopted composite market rate
	Total Composite Rate		

Details of Valuation:				
Sr. No.	Description	Quantity	Rate per unit in ₹/SFT	Market Value in ₹
1	Present Value of the Residential flat (including car parking, if provided)	820 SFT	23,500/-	1,92,70,000/-
2	Wardrobes		considered in market rate adopted	Nil
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits/Electrical fittings etc.			
8	Extra collapsible gates/ grill works etc.			
9	Potential Value, if any			
10	Others			Nil
			Total	1,92,70,000/-
			Or say	₹ 1.93 Crores

### VALUATION

#### A. Basis of Valuation:

This valuation is based on Sales Comparison Method by comparing the prevalent market rate of comparable properties with property under Valuation. The factors which have been considered are size, location, internal condition, age of building, state of repairs, accumulated depreciation, demand & supply of similar properties etc.

#### B. Assumptions/ Remarks:

##### 1. Special Assumptions/ Remarks:

- (i) 'The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a 'global pandemic' on 11 March 2020, has impacted global financial markets. Market activity is being impacted in many sectors. As at the valuation date, we can consider less weight to previous market evidence for comparison purposes, to inform opinions of value as we are faced with an unprecedented set of circumstances on which to base a judgement. Our valuation is therefore reported on the basis of 'material valuation uncertainty' wherein less certainty and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.'



Measured carpet area is more than the documented area. In absence of sanction building plan & floor plan of subject property, we have considered the documented area = 820 SFT as carpet area for this valuation exercise.

(ii) **Government Guideline Value:**

As per Government Ready Reckoner for Stamp duty purpose, guideline rate of residential premises for the year 2020-21 is ₹ 1,71,300/- per SMT. Considering age of subject property, Guideline rate is ₹ 1,09,210/- per SMT i.e. 10,146/- per SFT.

Hence, Guideline Value of subject property is

$$\begin{aligned}
 &= \text{Built up area} \quad \times \quad \text{Guideline rate} \\
 &= 984 \text{ SFT} \quad \times \quad ₹ 10,146/- \text{ per SFT} \\
 &= ₹ 99,83,664/-
 \end{aligned}$$

(iii) **Market Value:**

The Market Value Definition, as per International Valuation Standards, which has been adopted in this Valuation Exercise, is as follows: "Market Value is the estimated amount for which an Asset or liability should exchange on the Valuation date between a willing buyer and willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

(a) **Market Rate Analysis:**

Some of the properties available (Refer Exhibit F) for sale near subject property are as follows:

Sr. No.	Particulars	Asking Amount in ₹	Built up Area in SFT	Asking Rate in ₹/SFT
A1	A 1RK Residential flat situated at second floor in (4-storied building) at Bharat Nagar approx. 350 meters distance from subject property building is available for sale.	1.15 Crores	500	₹ 23,000/-
A2	A 1BHK Residential flat situated at fifth floor in (7 storied building) Trimurti CHSL approx. 450 meters distance from subject property building is available for sale.	65.00 Lakhs	281	₹ 23,132/-
A3	A 1BHK Residential flat situated at second floor along with one bike parking space in (5 storied building) United Chamber approx. 130 meters distance from subject property building is available for sale.	2.00 Crores	700	₹ 28,571/-

As per our market enquiry, asking market rate of residential premises near the property under Valuation is in the range of ₹ 20,000/- per SFT to ₹ 29,000/- per SFT (Built up area basis) i.e. ₹ 24,000/- per SFT to ₹ 35,000/- per SFT (carpet area basis)

Considering negotiation, location, size, shape, internal condition, age & grade of building, demand and supply of similar properties etc., we have adopted market rate of subject property at ₹ 23,500/- per SFT on carpet area basis.



(a) Market Value:

Hence, Market Value of subject property is estimated at,

$$\begin{aligned}
 &= \text{Built up area} \quad \times \quad \text{Market Rate adopted} \\
 &= 820 \text{ SFT} \quad \times \quad ₹ 23,500/- \text{ per SFT} \\
 &= ₹ 1,92,70,000/-
 \end{aligned}$$

Or say ₹ 1.93 Crores

(iv) Realizable Value:

The estimated Market Value is normally realizable in a perfect market scenario. However, when Bank / Financial Institution wishes to recover its money by sale / auction of the property, it will have to bear expenses towards advertisement cost, legal and brokerage charges, auction expenses etc. towards selling the property. Further, marketability may also be reduced as the complete consideration has to be paid through bank account and only limited buyers out of all prospective buyers participate in the sale/ auction. Hence, the Realizable Value would be lower than the Market Value.

Due to above mentioned factors, a discount of 10% on Market Value is considered and the Realizable Value of subject property is estimated at ₹ 1.74 Crores

(v) Distress Sale Value:

In distress sale condition, the bank/financial institution is an unwilling seller compelled to sale the properties offered as securities to liquidate it in terms of money to clear the debt by auction within time constraints. Secondly, properties are not maintained properly, property tax, society maintenance charges etc. are unpaid in most of the non-performing assets cases and stigma factor is also attached to such properties. Hence, in addition to factors considered for Realizable value, an additional discount of 10% is considered on Realizable Value and the Distress Sale Value of subject property is estimated at ₹ 1.57 Crores.

(vi) Insurance value:

Land is not a perishable commodity and does not need insurance. Hence, built up/constructed part of subject property is only considered for insurance value of subject property.

1. For Reinstatement Value basis policy, the insurable value is the estimated cost of replacing or reinstating similar kind or type of new property without deducting for depreciation i.e. ₹ 18,00,000/- as mentioned in table below.
2. For Indemnity basis policy, the insurable value is the estimated cost of replacing or reinstating similar kind or type of property after deducting for depreciation due to age of the building i.e. ₹ 3,00,000/- as mentioned in table below.

Built up area in SFT	Age in years	Replacement Rate in ₹/SFT	Replacement Cost in ₹	Depreciation in ₹	Depreciated cost in ₹
820	82	2 200	18 04 000	14 79 280	3 24 720
		Or Say	18 00 000	15 00 000	3 00 000



Authorized Signatory

AFFIDAVIT CUM DECLARATION

I, MAHIYAR JAL KAPADIA, son of late JAL KAPADIA aged about 62 years, occupation Business, Indian Inhabitant of Mumbai, permanently residing at Hilla Heights, 147, Alibhai Premji Marg, Grant Road, (East) Mumbai 400007 do hereby solemnly affirm and declare as under :-

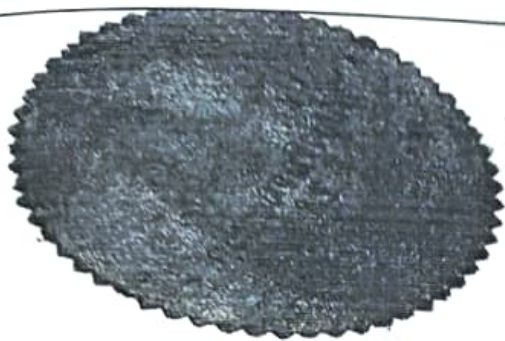
1. I say that I was in use, occupation and possession of a residential premises admeasuring 820 sq. feet area (equivalent to 76.178 sq. meter area) situated on third floor of a building No.36-36A, 38-38A, situate at Balaram Street, C.S.NO.1/141 of Tardeo Division Grant Road, Mumbai 400 007.

2. I say that for personal reasons, I have surrendered the residential premises along with my tenancy under the Rent Receipt jointly on the name of my dear mother Mrs. NAJU JAL KAPADIA and myself under a Deed of Surrender of Tenancy. And I do hereby repeat, and confirm what is stated in the Deed of Surrender and particularly that no one else have any right, title or interest in the said residential premises and same is free from all the encumbrances and particularly that there is no legal proceeding oending in any court of law.

3. I say that I have surrendered the Tenancy rights of the aforesaid residential premises without any duress, force and/or coercion and with my own free will, knowledge and understanding of my family



Exhibit C: Copy of Notarized Letter of Surrender of Possession



From:

MAHIYAR JAL KAPADIA,  
Hilla Heights  
147, Alibhai Premji Marg,  
Grant Road, Mumbai 400007  
Mobile No.09821169411

Date:                      day of MAY, 2017

To,

KARMA CONPRO PRIVATE LIMITED  
27, Gurjar Building  
Office No.1, Ground floor,  
Sadashiv Cross Lane,  
MUMBAI 400004



Sir,

LETTER OF POSSESSION

I, MAHIYAR JAL KAPADIA, Tenant of residential Room No.12, situated on 3rd floor of Building No.36, 36-36A, 38-38A situate at Balaram Street, C.S.NO.1/141 of Tardeo Division, Grant Road, Mumbai 400007, have surrendered possession of the said residential premises.

Yours faithfully,

*M. J. Kapadia*  
(MAHIYAR JAL KAPADIA)  
**BEFORE ME**

in the presence of:-

1.

*S. M. N. Naqvi*  
**S. M. N. Naqvi**  
**NOTARY**  
Government of India.  
Mumbai & Thane Dist.

2.

SR. No. 388 P. No. 39  
NOTARY Register. 226 Date. 25/5/17





Exhibit D: Copy of Title Search Report of subject property

**RAJAN PILLAI**  
ADVOCATE

Ref: 497/SBI/SME

31<sup>st</sup> May, 2017

To,  
State Bank of India (SME),  
P. M. Road Branch, Gresham House,  
Ground Floor, Sir P. M. Road,  
Fort, Mumbai 400 001.

Annexure - B: Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, P. M. Road Branch, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Not produced
	c) Name of the Borrower.	D. M. Metalloys Pvt. Ltd.
2.	a) Name of the unit/concern company/person offering Property/(ies) as security.	Karma Conpro Pvt. Ltd
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.).	Owner/Mortgagor/Guarantor
3.	Complete or full description of the immovable property/(ies) offered as security including the following details	Room No. 12, on the 3 <sup>rd</sup> Floor, of the Building No. 36, 36-36A, 38-38A constructed on land bearing Cadastral Survey No. 1/141 of Tardeo Division, lying being and situated at Balam Street, Grant Road, Bombay, in the Registration District and Sub-District of Mumbai City or Mumbai Suburban in Greater Bombay.



<p>a) Survey No.</p> <p>b) Door/House no. (in case of house property)</p> <p>c) Extent/ area including plinth/ built up area in case of house property</p> <p>d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.</p>	<p>Cadastral Survey No. 1/141</p> <p>Room No. 12</p> <p>admeasuring 820 sq. ft. Area</p>
<p>4. a) Particulars of Documents scrutinized-serially and chronologically.</p> <p>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.</p>	<p>Tardeo Division, lying being and situated at Balaram Street, Grant Road, Bombay, in the Registration District and Sub-District of Mumbai City or Mumbai Suburban in Greater Bombay.</p>
	<p>Documents Verified:- (Original/Zerox Copies)</p> <p>a) Xerox Copy of the Affidavit cum Declaration dated 25.05.2017 executed by Mahiyar Jal Kapadia.</p> <p>b) Xerox Copy of the Letter of Possession from Mahiyar Jal Kapadia to Karma Conpro Pvt. Ltd., in respect of Room No. 12.</p> <p>c) Xerox Copy of the Indenture dated 15.04.1980 executed by and between Ravindra Ramrao Mankarand others as the Vendors of the first part AND AND Nuruddin Abdul Rahim Khambaty as the Purchasers of the second part, in respect of land bearing Old No. 471, New No. 13986 and bearing L.T.A. CRN No. 336 and bearing Cadastral Survey No. 1.141, adm. 821 sq meters.</p> <p>d) Xerox Copy of the Deed of Assignment dated 11.04.1988 executed by and between Fatemah daughter of Fida Ali and widow of Nuruddin Abdul Rahim Khambaty and Dr. Yussuf Nuruddin Khambaty</p>



## **VALUATION OPINION REPORT**

The property bearing Residential Room No. 12, 3rd Floor, Building No. 36, 36-36A, 38-38A, "**Irani Building**", Balaram Street, Tardeo, Grant Road, Mumbai, PIN Code - 400 007, State - Maharashtra, Country - India. belongs to **M/s. Karma Conpro Pvt. Ltd.**

Boundaries of the property :

North	Mahavir Sadan Building
South	Century Church Building
East	Pavwala Building
West	Balaram Street Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for MSME Loan purpose at **₹ 1,80,40,000.00 (Rupees One Crore Eighty Lac Forty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

C.M.D.

Director



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

### **Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
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Fax : +91 22 28371324  
mumbai@vastukala.org

### **Mumbai (South)**

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Tel. +91 22 40032436  
+91 22 40022436  
mumbaisouth@vastukala.org

### **Delhi NCR**

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+91 2462 239909  
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### **Aurangabad**

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