

Customer's Copy

CITIZEN CREDIT CO-OPERATIVE BANK LTD.
 Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203
 Br. Mira Road Date 24/9/05
 Pay to : Acct Stamp Duty Thane

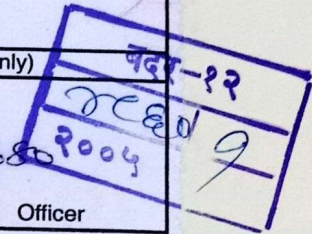
Franking Value	Rs. 680
Service Chgs (Rs. 10 per doc)	Rs. 10
TOTAL	Rs. 690

Name of the stamp duty paying party
 Mr. Ashit R. Sanghrajka

DB/Cheque No. CASH
 Drawn on Bank

(for Banks Use Only)

Tran ID	787-92
Franking Sr. No.	37680
Cashier	Officer



AGREEMENT FOR AMENITIES

THIS AGREEMENT made entered into at Mumbai on this 27th day of September, 2005 (Two Thousand Five) between **MR. DALSUKHLAL K. SHAH** and **MR. ASHOK DALSUKHLAL SHAH**, both adults, Indian inhabitants, presently residing at Flat No. A/404, 4th Floor, The Shree Ram Apartment Co-Operative Housing Society Ltd., Behind Milap Cinema, S.V. Road, Kandivli (West), Mumbai - 400 067, hereinafter referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of ONE PART

And

MR. ASHIT RATILAL SANGHRAJKA, an adult, Indian inhabitant, residing at Flat No. B/43, 4th Floor, Shiv Dham Co-Operative Housing Society Ltd., Shankar Lane, Kandivli (West), Mumbai - 400 067, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the OTHER PART.

Ashit R. Sanghrajka's word
 Rujay Sha Howard only
 For Citizencredit Co-op Bank Ltd.
 Shop Nos. 34-41, Geeta Arcade-1,
 Station Road Mira Road (East),
 Phone-401107
 D-5/STP(V)/C.R. 1009/02/2005/200-203
 37680
 153885
 R. 00060001-PB5256
 10:21
 SPECIAL ADHESIVE
 SEP 24 2005
 INDIA
 STAMP DUTY
 MAHARASHTRA

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WHEREAS by and under an Agreement for Sale dated 27th September 2005, the Purchaser herein have agreed to purchase Flat No.A/404, 4th Floor, THE SHREE RAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, (hereinafter referred to as "the said Flat") from party of the first part "The Vendors" therein on the terms and conditions mentioned therein.

AND WHEREAS the Vendors have sold to the Purchasers Furniture & Fixtures along with new construction of Flooring, Kitchen, Bathroom and certain basic amenities in the said Flat, the Vendors have agreed to provide the same on terms and conditions hereinafter appearing.

WHEREAS the Vendors are presently holding Five (5) Shares and Flat No.A/404 on Fourth Floor of the building known as THE SHREE RAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, constructed on a plot lying and being at Village Malad (North) in Taluka Borivali within the limits of Municipal Corporation of Greater Mumbai in the Registration Sub-District and District of Mumbai City & Mumbai Suburban bearing C.T.S. No. 450 and Survey No. 52, along with certain basic amenities which includes Furniture and Fixtures.

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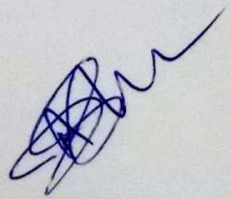
AND WHEREAS the Purchaser has applied for loan with the Bank, they require the terms of the additional agreement be recorded.

AND WHEREAS the Vendors have agreed to transfer to the Purchaser the said Furniture & Fixtures along with basic amenities in respect of the said Flat which is shown in Exhibit - A with consideration and on the terms and conditions contained hereinafter.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendors hereby transfers and assigns all their rights, title and interest in the said flat along with Furniture & Fixtures and referred basic amenities in respect of Flat No.A/404 on Fourth Floor of the building known as THE SHREE RAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, and the Purchaser herein have agreed to acquire all their rights, title and interest in the said Flat of the said Society with amenities for consideration.

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WHEREAS by and under an Agreement for Sale dated 27th September 2005, the Purchaser herein have agreed to purchase Flat No.A/404, 4th Floor, THE SHREE RAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, (hereinafter referred to as "the said Flat") from party of the first part "The Vendors" therein on the terms and conditions mentioned therein.

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AND WHEREAS the Purchaser has applied for loan with the Bank, they require the terms of the additional agreement be recorded.

AND WHEREAS the Vendors have agreed to transfer to the Purchaser the said Flat & Fixtures along with basic amenities in respect of the said Flat which is shown in Exhibit - A with consideration and on the terms and conditions contained hereinafter

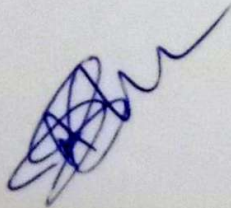


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AND WHEREAS the Vendors have sold to the Purchasers Furniture & Fixtures along with new construction of Flooring, Kitchen, Bathroom and certain basic amenities in the said Flat, the Vendors have agreed to provide the same on terms and conditions hereinafter appearing.

WHEREAS the Vendors are presently holding Five (5) Shares and Flat No.A/404 on Fourth Floor of the building known as THE SHREE RAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, constructed on a plot lying and being at Village Malad (North) in Taluka Borivali within the limits of Municipal Corporation of Greater Mumbai in the Registration Sub-District and District of Mumbai City & Mumbai Suburban bearing C.T.S. No. 450 and Survey No. 52, along with certain basic amenities which includes Furniture and Fixtures.

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AND WHEREAS the Vendors have agreed to transfer to the Purchaser the said Flat & Fixtures along with basic amenities in respect of the said Flat which is shown in Exhibit - A with consideration and on the terms and conditions contained hereinafter

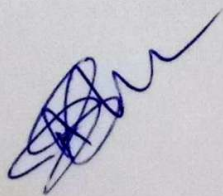


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2. Purchaser desires the Vendors to keep extra amenities in respects of the said Flat as shown in Exhibit - A annexed hereto for consideration.
3. The Vendors hereby transfer their rights, title and interest in the above said basic amenities and Furniture & Fixtures in respect of the said Flat for the total consideration of Rs.2,00,000/-(Rupees Two Lac Only) and Purchaser have agreed to acquire the same on the payments of total consideration (inclusive of everything) in lump sum by making the payments to the vendors in the following manner :
 - a. Cash Rs.21,000/-(Rupees Twenty One Thousand Only) as advance on or before execution of this agreement.(The Vendors do hereby admit and acknowledge hereunder the receipt thereof).
 - b. The Purchaser hereby propose to get sanctioned a loan and the Purchaser hereby undertake to pay balance of Rs.1,79,000/-(Rupees One Lac Seventy Nine Thousand Only) within Thirty days from the date of execution of this agreement. If Purchaser could not make the payment within Thirty days from the date of execution of this agreement, this agreement shall be null and void, thereafter Vendors has right to sale the same amenities to any other person and amount of Rs.21,000/-(Rupees Twenty One Thousand Only) already paid shall be forfeited by the Vendors.
4. The Vendors hereby agree that immediately on receipt of full payment as agreed under this agreement, the Vendors shall handover quiet, vacant and peaceful possession of the said Furniture & Fixtures and certain basic amenities.
5. The Vendors hereby agrees and undertakes not to deal with the said Furniture & Fixtures along with basic amenities in any manner whatsoever or to create any right therein hereinafter till this Agreement is subsisting and valid.
6. The Vendors hereby declares and confirms that the said Furniture & Fixtures and basic amenities are absolutely belongs to them and that the same is free from any gift, lease or any encumbrances or otherwise.



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2. Purchaser desires the Vendors to keep extra amenities in respects of the said Flat as shown in Exhibit - A annexed hereto for consideration.
3. The Vendors hereby transfer their rights, title and interest in the above said basic amenities and Furniture & Fixtures in respect of the said Flat for the total consideration of Rs.2,00,000/-(Rupees Two Lac Only) and Purchaser have agreed to acquire the same on the payments of total consideration (inclusive of everything) in lump sum by making the payments to the vendors in the following manner :
 - a. Cash Rs.21,000/-(Rupees Twenty One Thousand Only) as advance on or before execution of this agreement.(The Vendors do hereby admit and acknowledge hereunder the receipt thereof).
 - b. The Purchaser hereby propose to get sanctioned a loan and the Purchaser hereby undertake to pay balance of Rs.1,79,000/-(Rupees One Lac Seventy Nine Thousand Only) within Thirty days from the date of execution of this agreement. If Purchaser could not make the payment within Thirty days from the date of execution of this agreement, this agreement shall be null and void, thereafter Vendors has right to sale the same amenities to any other person and amount of Rs.21,000/-(Rupees Twenty One Thousand Only) already paid shall be forfeited by the Vendors.
4. The Vendors hereby agree that immediately on receipt of full payment as agreed under this agreement, the Vendors shall handover quiet, vacant and peaceful possession of the said Furniture & Fixtures and certain basic amenities.
5. The Vendors hereby agrees and undertakes not to deal with the said Furniture & Fixtures along with basic amenities in any manner whatsoever or to create any right therein hereinafter till this Agreement is subsisting and valid.
6. The Vendors hereby declares and confirms that the said Furniture & Fixtures and basic amenities are absolutely belongs to them and that the same is free from any gift, lease or any encumbrances or otherwise.



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7. The Vendors hereby releases, relinquishes, gives up and surrenders all rights, title and interest in the said Furniture & Fixtures along with basic amenities as shown in Exhibit - A in favour of the Purchaser forever.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and year first hereinabove stated.

SIGNED AND DELIVERED BY THE WITHNAMED VENDORS :

MR. DALSUKHLAL K. SHAH

and

MR. ASHOK DALSUKHLAL SHAH

in the presence of

.....
.....
.....
.....
.....
.....

Dalsukhlal K. Shah

Ashok D. Shah

SIGNED AND DELIVERED BY THE WITHNAMED PURCHASER :

MR. ASHIT RATILAL SANGHRAJKA

in the presence of *Dmesh. O. Solemka*

.....
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.....

Ashin

Dmesh



RECEIPT

Received cash of Rs.21,000/- (Rupees Twenty One Thousand Only) from Mr. Ashit Ratilal Sanghrajka being advance towards sale of amenities as shown in Exhibit - A in respect of Flat No.A/404, The Shree Ram Apartment Co-Operative Housing Society Ltd., Behind Milap Cinema, S.V. Road, Kandivali (West), Mumbai - 400 067, on or before the execution of this agreement as follows:

WITNESS:

WE SAY RECEIVED



(Mr. Dalsukhlal K Shah)

and

(Mr. Ashok Dalsukhlal Shah)



बदर-१२

४८६०/६



दस्तावेजांक व वर्ष: 4960/2005

Tuesday, September 27, 2005

4:26:14 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 6

पानां 63 म.

Page: 63 m.a

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 200,000.00
बा.भा. रू. 200,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 450/-/- वर्णन: सदनिका क्र ए 404 श्री राम अपार्टमेंट को.ऑ.हौ.सो.लि., एस व्ही रोड , कांदिवली प मुं 67. वरील सदनिका मध्ये फर्निचर व इतर सुखसोई बाबतचे करारपत्र.
- (3) क्षेत्रफळ (1) 32.53 चौ.मि.
- (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) दलसुखलाल ककलदास शाह; घर/फ्लॅट नं: ए 404; गल्ली/रस्ता: एस व्ही रोड ; ईमारतीचे नाव: श्री राम अपार्टमेंट ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) अशोक दलसुखलाल शाह ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: वरीलप्रमाणे ; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए ए ओ पी एस 6386 एच .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आशित रतिलाल संघराजका ; घर/फ्लॅट नं: बी 43; गल्ली/रस्ता: शंकर लेन ; ईमारतीचे नाव: शिवधाम ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कांदिवली प मुं ; तालुका: -; पिन: 67; पॅन नम्बर: ए झेड डी पी एस 2736 एफ .
- (7) दिनांक करून दिल्याचा 27/09/2005
- (8) नोंदणीचा 27/09/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 4960 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 6000.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 2000.00
- (12) शोरा



श्री. आशित रतिलाल संघराजका

यांना त्यांचे ता. 26/9/05 च्या अर्ज क्र.

अर्जातूनून नककल दिली

दि. 27 SEP 2005

830

सह दुय्यम निबंधक, बोरीवली-६.

खरी प्रत

830

सह. दुय्यम निबंधक बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.



Date _____

To,
The Branch Manager,
State Bank of Patiala
Dadar Branch.

Place : Mumbai

Date : 10.10.2005

Dear Sir/ Madam,

Sub: Flat No.A-404, 4th floor of Shri DALSUKHLAL K. SHAH & SHRI ASHOK D. SHAH in the building called Shree Ram apartment of the Shree Ram Co-op. Hosuing Society Limited situated at S.V. Road, Behind Milap Cinema, Kandivali (West) Mumbai-400 067.

1. This is to certify that the above society is registered under Maharashtra State Co-operative Societies Act at Mumbai Reg. No. BOM/WR/HSG/TC/ 3498 /88 dated 14.9.1988). The Sale / lease Deed in respect of the land bearing Plot No./ Survey No. 52 situated at S.V. Road, Behind Milap Cinema, Kandivali (W), Mumbai-400 067, measuring 350 sq.yards^{sq.ft.}, has been executed in favour of the Society under Registration No. Bom/WR/HSG/TC/3498/88 dated 14-09-1988 and, as such, the society is the owner / lessee of the said plot of land and the building /s thereon. The society has agreed to transfer the above flat to Shri ASHIT RATILAL SANGHRAJKA.
2. That the total cost of Flat is Rs. 10,25,000 = 00 (Rupees Ten lakhs twenty five thousand Only) (Total Value of agreements comprises
3. That the title to the said property i.e. land and the building / s thereon is clear, legal, marketable and free from all doubts, encumbrances or liabilities of any kind whatsoever. All taxes and dues in respect thereof have been paid upto date.

THE SHREE RAM APPARTMENT CO-OP. HOUSING SOCIETY LTD.

Behind Milap Cinema, S. V. Road, Kandivali (W), Bombay-400 067.

(Registered under Section 9 (I) of the Maharashtra Co-op. Societies Act 1960)

Registration No. BOM/WR/HSG/TC/3478/87-88/14-9-88

CERTIFICATE No. 21

FLAT NO. A/404

Authorised Share Capital of Rs. 2,00,000/-

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

MEMBERS REGISTER No. 21

No. of Shares 5 (Five)

This is to Certify. that Shri/Smt. Diwaliben Dahyalal Raval
& Shri Dahyalal Govindram Raval. — x

is the registered holder of 5 Shares of Rs. 50/- (Rupees Fifty each). from

Share No. 101

to 105

both inclusive of

THE SHREE RAM APPARTMENT CO-OP HSG. SOCIETY LTD. at KANDIVALI.

Subject to Bye-laws of this Society and that upon the sum of Rs. 250/- (Rupees Two Hundred and fifty only) has been paid by him/her.

Given under the common seal of this said Society on

This 4th day of September 1989.

Asoshi

CHAIRMAN

As Bhatt

HON. SECRETARY

[Signature]

TREASURER

P.T.O.

Memorandum of the transfers of the within mentioned shares.

Sr. No. of Transfers	Date of General Body Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the share Register at which the Transfer of shares held by the Transferer are Registered	Sr. No. in the share Register at which the name of the Transferee is recorded
1	Managing Committee Meeting 13.01.2002 K. V. Ashu Chairman	Mrs. Sivalben Dalvi Dalvi Ravi [Signature] Hon. Secretary	146 	146 P. P. Shah Committee Member
2	MANAGING COMMITTEE MEETING } 10.1.2003 24.9.04 } ISSUED DATE [Signature] Chairman	DALSUKH. K. SHAH. ASHUK-DALSUKH. SHAH [Signature] Hon. Secretary	163 	163 [Signature] Committee Member
3	AGM 11th June 2006 Navin H. Jadhav Chairman	ASHIT SANGH RASKA [Signature] Hon. Secretary	174 	174 [Signature] Committee Member
4	Chairman	Hon. Secretary	Committee Member	Committee Member

From:
Mr. Dalsukhlal K. Shah
Mr. Ashok Dalsukhlal Shah
A/404, 4th Floor,
The Shree Ram Apartment Co-op.Hsg. Society Ltd.
Behind Milap Cinema, S.V.Road,
Kandivali (West),
Mumbai - 400 067

Date:

To,
Mr. Ashit Ratilal Shah
B/43, 4th Floor,
Shiv Dham, Shankar Lane,
Kandivali (West),
Mumbai - 400 067

Sub. : Letter of Possession

Sir / Madam,

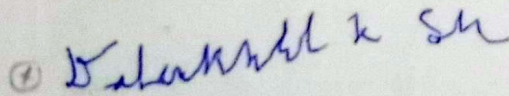
We have pleasure to hand over to you the vacant and peaceful possession of Flat No. A/404 in the building known as "The Shree Ram Apartment Co-Operative Housing Society Ltd." situated at Beind Milap Cinema, S.V Road, Kandivali (West), Mumbai - 400 067 pursuant to agreement dated 27th September, 2005.

Now onwards, you will be the sole, absolute and exclusive owner thereof.

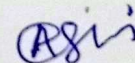
Thanking You,

Yours Faithfully,

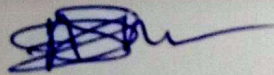
Received possession as aforesaid



(Mr. Dalsukhlal k. Shah)



(Mr. Ashit Ratilal Sanghrajka)



(Mr. Ashok Dalsukhlal Shah)

Ref. No. : 45217/BA/08/01

Date: 08/11/2013

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

At the request of the Manager of State Bank of Patiala, Dadar (W) Branch, Mumbai the Residential Flat in Kandivali (W), Mumbai was inspected to assess its value and the details are as furnished below :

01. Date of inspection : 7th November 2013
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**
302, Arenja Arcade,
Sector - 17, Vashi.
03. List of document handed over to the valuer : 1. Certified copy of Agreement for Sale made between Mr. Dalsukhlal K. Shah, Mr. Ashok Dalsukhlal Shah (Transferors) & Mr. Ashit Ratilal Sanghrajka (Transferee) Dated 27/09/2005
2. Certified copy of Registration Receipt No. 5002 Dated 27/09/2005 & Index No. II
04. Details of enquires made/visited to govt. offices for arriving fair market value :-
05. Sub-registrar value/guideline value/rate : = ₹ 25,39,600/-
06. Fair market value of the property : = ₹ 62,00,000/-
07. Factors for determining its market value : Making market survey
08. Realizable value of the property (10% less than the market value) : = ₹ 55,80,000/-
09. Distress value of the property (15% less than the market value) : = ₹ 52,70,000/-
10. Present / expected income from the property. : ₹ 10,000/- to 15,000/- per month rent
11. Any critical aspects associated with property : No



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12. Property details

- Name(s) and address(es) of the owner / owners (As per Agreement for Sale) : **Mr. Ashit Ratilal Sanghrajka**
Flat No. A-404, 4th Floor,
Shree Ram Apartment CHS Ltd.,
CTS No. 450, S. No. 52, Village Malad (North),
Behind Milap Cinema, S. V. Road,
Kandivali (W), Mumbai - 400 067.

- Society Registration No. : BOM/WR/HSG/TC/3498/88 Dated 14/09/1988

- If the property is under joint ownership/ co-ownership share of each such owner/are the share is undivided : Ownership

- Name of the previous owners : Mr. Dalsukhlal K. Shah
Mr. Ashok Dalsukhlal Shah

- Member present during inspection : Mr. Ashit Ratilal Sanghrajka

- Brief description of the property (Whether open land, property, land area, built-up area, No. of floors etc) : Ground + 4 storied RCC frame structure
- Carpet area (As per measurement) : 302 Sq. ft. (28.06 Sq. m.)
- Built up area (226 Sq. ft. X 1.2) : 350 Sq. ft. (32.52 Sq. m.)

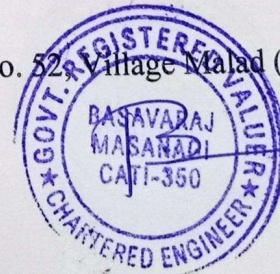
- Dimension of the site : **As per Deed**
North : -
South : -
East : -
West : -

: **As per Actual**
North : BMC Ground
South : Wing-B, C, D, E / Road
East : S. V. Road / Anand Building
West : BMC Ground

- Latitude of the property : 19.207981 N
- Longitude of the property : 72.85021699999993 E

- Location of the property (Plot/Door No., Survey No. etc) : Flat No. A-404,
CTS No. 450, S. No. 52, Village Malad (North)

- Postal address : As Above



- Boundaries of the property :
 - North : BMC Ground
 - South : Wing-B, C, D, E / Road
 - East : S. V. Road / Anand Building
 - West : BMC Ground
- Route map : Xerox copy of Mumbai Map attached
- Any specific identification marks (like electric pole No., dug well etc) :-
- Nearest Landmark : Milap Cinema
- Nearest Bus stop : Milap Cinema Bus stop
- Location : Situated at app. 1.25 kms from Malad & Kandivali Railway Station
- Whether covered under Corporation / Panchayat / Municipality : Municipal Corporation of Greater Mumbai
- Whether covered under any land ceiling of State/Central Government :-
- Is the land freehold/leasehold : Freehold Land
- Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. : N. A.
- Type of the property-Whether :
 - 1. Agriculture :
 - 2. Industrial :
 - 3. Commercial :
 - 4. Institutional :
 - 5. Government :
 - 6. Non-Government :
 - 7. Others (Specify) : Residential
- In case of Agriculture land : N. A.
 - 1. Any conversion to Property site is obtained :-
 - 2. Whether the land is dry or wet :-
 - 3. Availability of irrigation facilities :-
 - 4. Type of crops grown :-
 - 5. Annual yield or income :-



- Year of acquisition / purchase : 27/09/2005
- Value of purchase price : ₹ 8,25,000/-
- Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Owner occupied
- Classification of the site :
 - a. Population group (Metro/Urban/Semi urban/Rural) : Metro
 - b. High/Middle/Poor class : Middle Class
 - c. Residential/non residential : Residential
 - d. Development of surrounding area : Developed area
 - e. Possibility of any threat to the property (Floods, calamities etc.) : No
- Proximity of civic amenities (like school, hospital, bus stop, market etc) : Basic civic amenities are with in reach
- Level of the land (Plane, rock etc) : Plane
- Terrain of the Land : N. A.
- Shape of the land (Square/rectangle etc) : Rectangle
- Type of use to which it can be put (for construction of Property, factory etc): Residential
- Any usage restrictions on the property : N. A.
- Whether the plot is under town planning : Municipal Corporation of Greater Mumbai approved layout?
- Whether the plot is intermittent or corner?: Intermittent
- Whether any road facility is available? : S. V. Road
- Type of road available (B.T/Cement Road etc) : B. T. Road
- Front Width of the Road? : N. A.
- Source of water & water potentially : Municipal supply
- Type of Sewerage System : Under Ground



- Availability of power supply : Yes
- Advantages of the site : N. A.
- Disadvantages of the site : N. A.
- Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : N. A.
- General Remarks :-

13. Rent details:

- Is the building owner occupied/tenant/both?: Owner Occupied
If partly owner occupied, specify portion & extent of area under occupation : N. A.
Name of the tenant/lessees/licensees etc. : N. A.
Portion in their occupation : N. A.
- Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars. : N. A.
- If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant? : N. A.
- Has any standard rent has been fixed for the premises under any law relating to the control of rent? : N. A.
- Present/expected income/rent from the property : ₹ 10,000/- - ₹ 15,000/- per month rent

14. Valuation of the property

Part I: (Valuation of land)

- 1. Dimensions of the plot :-
- 2. Total area of the plot :-
- 3. Prevailing market rate :-
- 4. Guideline rate obtained from the Registrar Office : N. A.
- 5. Assessed/adopted rate of valuation : N. A.
- 6. Estimated value of the land : N. A.
- 7. The conservative value of the land : N. A.



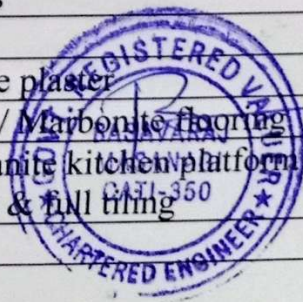
Part II: [Valuation of building property]

a. Technical details of the building :

- Type of building
(Residential/Commercial/Industrial) : Residential
- Year of commencement of construction: -
- Year of completion of construction : App. 1983
- Estimated future life of the building : 30 years
- No. of floors and height of each floor
including basement : Ground + 4 storied building
- Description of Property : One room, kitchen, bath & toilet
- Plinth area of each floor : N. A.
- Type of construction
(Load bearing/RCC/Steel framed) : RCC framed structure
- Condition of the building
 - External : Good
(excellent/good/normal/poor)
 - Internal : Good
(excellent/good/normal/poor)
- Whether the building/property is
constructed strictly according to the
sanctioned plan, details of variations
noticed if any and effect of the same
on the valuation. : N. A.

b. Specification of Construction :

Sl. No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	Yes
c.	Joinery/Doors & Windows	Wooden door & Aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Sand face plaster
f.	Flooring	Ceramic / Marble flooring
	Kitchen	Black granite kitchen platform with steel sink & full tiling
g.	Any special finishing	No



h.	Whether any weather proof course is provided	N. A.
i.	Drainage	Available
j.	Compound wall (Height, length and type of construction)	Yes
k.	Electric installation (Type of wire, Class of fittings)	Yes, Concealed wiring
l.	Plumbing installation (No. of water costs & wash basins etc)	EWC, bath with concealed plumbing & full tiling
m.	Bore well	N. A.
n.	Wardrobes, if any	N. A.
o.	Lift availability	N. A.
p.	Development of open area in the Property	-

Government Stamp Duty Rate as per Stamp : ₹ 78,100/- Sq. m. (₹ 7,256/- Sq. ft.)
 Duty Ready Reckoner Book, 2013

c. Details of valuation:

Replacement Cost for insurance purpose : = Built up area X Construction rate
 = 350 Sq. ft X ₹ 1,500/- Sq. ft.
 = ₹ 5,25,000/-

Summary of Valuation : The Valuation of the flat is based on the prevalent rate in the area. The unit market rate of ₹ 18,000/- Sq. ft. is considered for assessment.

Prevailing market value of Flat (A) : = Built up area X Market rate
 = 350 Sq. ft. X ₹ 18,000/- Sq. ft.
 = ₹ 63,00,000/-

Depreciation : Deduct depreciation by straight line method and Taking a original cost of ₹ 600/- Sq. ft. of Built up area

$$= \frac{\text{Total Life of Bldg.} - \text{Future Life}}{\text{Total Life}} \times (100\% \text{ less Salvage Value})$$

$$= \frac{30}{60} (350 \text{ Sq. ft.} \times ₹ 600/-) \times 90\%$$

(D) = ₹ 94,500/-



Present market value of the Flat
after taking depreciation

:= (A) - (D)
= ₹ 63,00,000/- - ₹ 94,500/-
= ₹ 62,05,500/-
≈ ₹ 62,00,000/-

(Rupees Sixty Two Lakhs Only)

Part III :

Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any

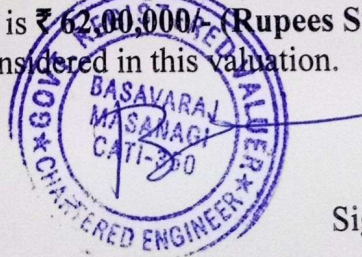
SUMMARY OF VALUATION:

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 62,00,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
TOTAL		: = ₹ 62,00,000/-
The overall conservative value of the property (10 % less than the market value)		: = ₹ 55,80,000/-

I/We Certify that

- The property is being valued by I / our representative personally.
- The rates for valuation of the property are in accordance with the Govt. approved rates.
- There is no direct/indirect interest in the property valued.
- The fair value of the property is ₹ 62,00,000/- (Rupees Sixty Two Lakhs Only).
- The legal aspects were not considered in this valuation.

Date : 08/11/2013
Place: Navi Mumbai



Signature of the Valuer

Carpet area as per Measurement :

Description	Length in ft.	Width in ft.	Total Carpet area in Sq. ft.
Living Room	14.42	9.00	129.78
Passage	3.42	4.42	15.12
	4.42	7.00	30.94
WC	5.25	3.00	15.75
Bath	5.25	3.50	18.38
Kitchen	9.17	10.00	91.70
		Total	301.66 302.00

