

**RAJAN PILLAI**  
ADVOCATE



**Vinod P. Talathi**  
B.E. (Civil), MIT  
Cert. Approved Valuer & Chartered Engineer  
(Cert. Reg. No. CAT No. 1, 2013 of 2013-2014)

To,  
**STATE BANK OF INDIA**  
**BRANCH: ANDHERI MIDC**

**VALUATION REPORT (IN RESPECT OF FLAT)**

Date: 08/02/2021

PNL/VT/SBI/20-21/02/1607

1 GENERAL		
1	Purpose for which the valuation is made	For loan
2	a) Date of Inspection	: 16/01/2021
	b) Date on which the valuation is made	: 08/02/2021
3	List of document produced for perusal	
	<b>Sale Deed</b>	Between M/s. Shree Sheetalnath Developers (Vendor) & Mr. Parasmal Sirohia (Purchaser) dated 19/10/2011 with purchased Price Rs. 3,85,317/-.
	Name of the owner(s) and his/ their address (es) with phone no.( details of share of each owner in case of joint ownership)	: <b>Mr. Parasmal Sirohia</b>
5	Brief Description of the property	: The flat under valuation is 1 BHK type flat in building no. E6 of the project named as SHREE SAI COMPLEX. The building no. E6 is comprising of Ground + 3 upper floors. The Building is situated at Village Dadra, near Nera Guru Padam High School, off Dadra Nagar Haveli Road, Silvassa & about 20 km distance away from Vapi railway Station.
6	Location of the property	
	a) Plot No./ Survey No.	: S. no. 171/1, 191/1, 191/3, 193/2, 194/1, 194/2
	b) Door No.	: Flat no. 302
	c) T.S.No. / Village	: Village Dadra
	d) Ward / Taluka	: U.T. of Dadra & Nagar Haveli
	e) Mandal/ District	: Dadra & Nagar Haveli
	f) Date of issue and validity of layout of approval map/plan	Details not provided
	g) Approval map/ Plan issuing authority	Details not provided
	h) Whether genuineness or authenticity of approved map/plan is verified	N.A.
	i) Any other comments by our empanelment valuer on authentic of approved plan	No

Postal address of the property	Flat No. 302, 3 <sup>rd</sup> floor, Building no. E6, 'SHREE SAI COMPLEX', Village Dadra, near Nera Guru Padam High School, off Dadra Nagar Haveli Road, Silvassa, U.T. of Dadra & Nagar Haveli 396230	
City/ Town	Dadra & Nagar Haveli	
Residential Area	Yes	
Commercial Area	Yes	
Industrial Area	Nil	
Classification of the Area		
i) High/ Middle/ Poor	Middle Class	
ii) Urban/ Semi Urban/ Rural	Urban	
Coming under Corporation limit/ Village Panchayat Municipality	Within the Limits of Planning & Development Authority Dadra & Nagar Haveli	
Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No	
Boundaries of the Property		
North	: Flat no. 303	
South	: Open to Sky	
East	: Open to Sky	
West	: Lobby	
Dimensions of the site	<b>A</b>	
	As per the Deed	As per Actual
North	: N A	Open Plot
South	: N A	E 3 Wing
East	: N A	Open Plot
West	: N A	F Wing
Extent of the site	NA	
Latitude, Longitude & Co-ordinates of flat	Longitude - 72.96617165 Latitude - 20.31795865	
Extent of the site considered for valuation (least of 13A & 13B)	NA	
Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Occupied by employee of the owner	
<b>APARTMENT BUILDING</b>		
Nature of the Apartment	: Residential	
Location	: Village Dadra	
C. S. No.	: S. no. 171/1, 191/1, 191/3, 193/2, 194/1, 194/2	
Flat No.	: Flat No. 302	
Ward No.	: ----	
Village/Municipality/Corporation	: Within the Limits of Planning & Development Authority Dadra & Nagar Haveli	
Door No., Street or Road (Pin Code)	: 396230	

3	Description of the locality Residential/ Commercial/ Mixed	Residential
4	Year of Construction	2010 Year (as per site information)
5	Number of Floors	Ground + 3 <sup>rd</sup> upper floor
6	Type of Structure	R.C.C Frame structure
7	Number of dwelling units in the Building	4 Flats per floor
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good
11	Facilities Available	
	Lift	No lift
	Protect Water Supply	Municipal
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	No
	Does Compound Wall exist?	Yes
	Is pavement laid around the Building	Yes
	Flat	
	The Floor on Which flat is situated	: 3 <sup>rd</sup> floor
	Door No. of the flat	: Flat no. 302
	Specification of	
	Roof	: RCC Slab
	Flooring	: Ceramic
	Doors	: Wooden
	Windows	: Aluminum Sliding
	Fitting	: Concealed
	Finishing	: Distemper
	House Tax	: N.A.
	Assessment No.	: N.A.
	Tax paid in the name of	: N.A.
	Tax amount	: N.A.
	Electricity Service Connection No.	: N.A.
	Meter Card in the name of	: N.A.
	How is the maintenance of the flat?	: Good
	Sale Deed executed in the name of	: <b>Mr. Parasmal Sirohia</b>
	What is the undivided area of land as per Sale Deed?	: N.A.
	What is the Plinth area of the flat	: Super built up area = 639 Sq.ft. (taken for consideration)
	What is the floor space index (app.)	: NA
	What is the Carpet Area of the Flat	: 381 Sq.ft. + 66 Sq.ft. (Bal. area) as per mea
	Is it Posh/ I Class/ Medium / Ordinary	: Medium
	Is it being used for residential or Commercial	: Residential
	Is it Owner occupied or Let out?	: Occupied by employee of the owner



If rented, what is the monthly rent?	N A
<b>MARKETABILITY</b>	
How is the marketability?	Good
What are the factors favouring for an extra potential value	Good residential & Commercial area. All the civic amenities are within close proximity of the building.
Any negative factors are observed which affect the market value is general?	No
<b>Rate</b>	
After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	Rs. 2000/- to Rs. 3000/- per Sq.ft. on Super Built up area depending upon location and amenities.
Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	Rs. 2000/- to Rs. 3000/- per Sq.ft. on Super Built up area depending upon location and amenities.
<b>Break - up for the rate</b>	
i) Building + Services	: Rs. 1,300/- per Sq.ft
ii) Land + Others	: Rs. 1,400/- per Sq.ft
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 1940/- land Rate per Sq.mtr. in 2015 i.e. 2476 Rate per Sq.mtr. in 2020 (as per 5% rate increased every year) i.e. Rs. 230/- Per Sq.ft. Plus Depreciated building rate Rs. 1,170/-per Sq.ft./ (SBUA) x 639 Sq.ft. Total- 8,94,600/- Sq.ft..

### COMPOSITE RATE ADOPTED AFTER DEPRECIATION

<b>Depreciated Building Rate</b>	
Replacement cost of Flat with Services (v (3)i)	: ----
Age of the building	: 10 years old (as per site information)
Life of the building estimated	: 50 Years (Subjected to proper Maintenance of building)
Depreciation percentage assuming the salvage value as	: 10%

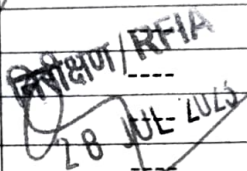
Relations  
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Head/

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Depreciated Ratio of the building	
Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Rs. 1,170/-per Sq.ft.
Rate for Land & other V (3)ii	Rs. 1,400/-per Sq.ft.
Total Composite Rate	Rs. 2,570/-per Sq.ft. on SBUA

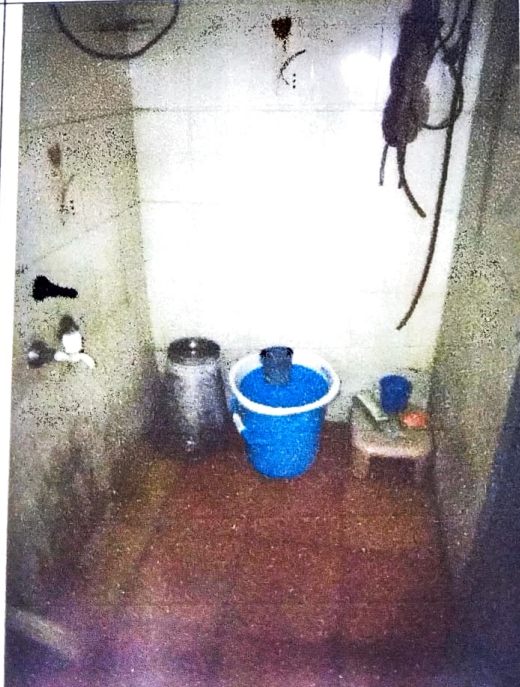
**Details of Valuation:**

Sr. No.	Description	Qty. (Super BUA)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	639 Sq.ft	Rs. 2,570/-	Rs. 16,42,230/-
2	Wardrobes/Furniture	----	----	----
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	----	----	----
	<b>Total</b>			<b>Rs. 16,42,230/-</b>


  
 28 JUL 2023



PHOTOGRAPHS





RAJAN PILLAI  
ADVOCATE

Annexure 1

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 16,42,230/-** (In Words- Rs. Sixteen Lakh Forty Two Thousand Two Hundred Thirty Only).

The **Realizable value** of Flat is **Rs. 14,78,007/-** (In Words- Rs. Fourteen Lakh Seventy Eight Thousand Seven Only).

The **Distress value** of Flat is **Rs. 13,13,784/-** (In Words- Rs. Thirteen Lakh Thirteen Thousand Seven Hundred Eighty Four Only).

The **Government Guideline value** of Flat is **Rs. 8,94,600/-** (In Words- Rs. Eight Lakh Ninety Four Thousand Six Hundred Only).

The **Rental value** of Flat is **Rs. 3,421/-** (In Word - Rs. Three Thousand Four Hundred Twenty One Only).

The **Insurance value** of Flat is **Rs. 7,47,630/-** (In Word - Rs. Seven Lakh Forty Seven Thousand Six Hundred Thirty Only).



*Vinod*  
Signature

Date. 08/02/2021

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report  
dated \_\_\_\_\_ We are satisfied that the fair and reasonable market value of  
the property is Rs. \_\_\_\_\_ In Words- Rs. \_\_\_\_\_

Signature

(Name of the Branch manager with office seal)

# Stamp Duty Ready Recknor for year 2020-2021

With a view to bring in transparency in the transaction of land and to safeguard the Government Revenue in the form of Stamp Duty, the U.T. Administration of Dadra and Nagar Haveli hereby revises Circle Rate (Minimum rate at which transaction is permissible by the Administration) of Agricultural land and Non Agricultural land, patelad and village wise as indicated below:

Sr. No.	Village	Existing Rate (Agricultural) per sq.mt	Existing Rate (N. A.) per sq.mt	Revised Rate (Agricultural) per sq.mt	Revised Rate (N. A.) per sq.mt
<b>Amboli Patelad</b>					
1	Amboli	250	520	420	840
2	Bhorebin	175	350	250	570
3	Dolera	210	420	340	680
4	Kala	450	750	730	1210
5	Kerchgam	300	600	490	970
6	Kradon	335	670	540	1080
7	Kherd	350	700	570	1130
8	Parza	150	300	250	500
9	Tiroda	300	600	490	980
10	Velugam	250	500	410	820
<b>Dadra Patelad</b>					
11	Dadra	600	1200	970	1940
12	Domni	600	1200	970	1940
13	Tighra	600	1200	970	1940
<b>Dapada Patelad</b>					
14	Aoti	150	300	250	490
15	Chikhli	150	300	250	490
16	Chinchpada	300	600	490	970
17	Dapada	300	600	490	970
	Pati	400	800	650	1290
	Surangi	400	800	650	1290
	Vasora	600	1200	970	1940



T R Act XVI of 1908, I.S.D.

પહોંચ નંબર ૧૨૦૧૦

દસ્તાવેજ નંબર ૩૫૬૨

દસ્તાવેજ વર્ષ ૨૦૧૧

તા. ૨૦

માહે ગોમુખવર

મને ૨૦૧૧

ખર્ચે Rs ૩૮૫૩૧૭૦૦

દસ્તાવેજનો પ્રકાર માલિકી ફેરવત/વેચાણ

રજી કરનારનું નામ Parsmal Sirohia, POH. Deepak K. Sharma,

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....	૩૮૬
નકલ કરવા ની ફી સાઈડ / કોલીયો.....	૧૪
શેરોની નકલ કરવા માટે ફી.....	૮
ટપાલ ખર્ચ.....	૫
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....	૦
શોધ અગર તપાસણી.....	૩
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી કોલીયો.....	
ઈન્ડેક્સ-૨ ફી.....	
આ સિવાયની બાબતોની ફી	

કુલ એકંદરે રૂ.	૧૦૧૪
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અંકે રૂપીયા એકહજાર ચૌદ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર પોસ્ટ થી નીચેના સરનામે મોકલશો.

Mumbai,

(G.R.PATEL)

સબ રજીસ્ટ્રાર

Dadra & Nagar Haveli

અગર

ને આપશો

રજી કરનારની સહી



*Shamul*

SHRI SHEETAL NATH DEVELOPERS

*Shamul*  
Proprietor

## SALE DEED

THIS **SALE DEED** is made at Village Silvassa of the Union Territory of Dadra and Nagar Haveli on this 19 day of October, 2011,



*Shamul*



For SHRI SHEETAL NATH DEVELOPERS  
*Shamul*  
Proprietor



**BETWEEN**

**SHREE SHITALNATH DEVELOPERS**, a Proprietorship firm, having its business office at Opposite Ratan Petrol Pump, Village Dadra of the Union Territory of Dadra and Nagar Haveli, hereinafter called as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its proprietor, heirs, executors, administrators, successors and assigns) of the ONE PART.

**AND**

**SHRI PARASMAL SIROHIA**, Aged about 52 Years, Occupation - Business, Residing at F48/507, Shankerdham, Sundervan Complex, Off. Lokhandwala Link Road, Andheri [West], Mumbai-400053, hereinafter called as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the Vendor/Shree Shitalnath Developers became the absolute owner and possessor of the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are, 191/3 admeasuring 0 Hector - 08 Are, 193/2 admeasuring 0 Hector - 20 Are, 194/1 admeasuring 0 Hector - 11 Are and 194/2 admeasuring 0 Hector - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli for Residential-cum-Commercial Purpose.

AND WHEREAS the above said vendor Shree Shitalnath Developers of village Dadra had applied and obtained the Revised construction permissions to construct the Residential-cum-Commercial building on

the above said land Vide Construction Permission No TPS/CP/SRV  
NO.171/1,194/1,194/2,191/1,191/2&191/2/DADRA/2008/254 dated  
06.06.2008 from the Administration of Dadra and Nagar Haveli,  
Silvassa

AND WHEREAS the above said vendor had completed the construction of Residential Building No. E-6 [Flats] in the "SHREE SAI COMPLEX" situated on the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are, 191/3 admeasuring 0 Hector - 08 Are, 193/2 admeasuring 0 Hector - 20 Are, 194/1 admeasuring 0 Hector - 11 Are and 194/2 admeasuring 0 Hector - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli as per the approved plan and permission granted by the Administration of Dadra and Nagar Haveli, Silvassa. The Associated Town Planner, TCPD, Dadra and Nagar Haveli had issued the Part Occupancy Certificate to the above said land owner vide Certificate No.ATP/OC/SRV.NO.171/1,194/1,194/2,191/1,193/2&193/2/DADRA/2009/152 Dated-12/3/2009 for the above said Building and certified that the construction of the above said building is now fit for the occupation. Accordingly Vendor became the absolute owner and possessor of the following Flat constructed in the SHREE SAI COMPLEX on the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are, 191/3 admeasuring 0 Hector - 08 Are, 193/2 admeasuring 0 Hector - 20 Are, 194/1 admeasuring 0 Hector - 11 Are and 194/2 admeasuring 0 Hector - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli for Residential Purpose, more particularly described in the schedule hereunder written.

Flat No.	Floor	Area in Sq. Fts. [Super Built Up Area]	Building No.
302	Third	639	E-6



AND WHEREAS the Purchaser has desired to purchase the following flat constructed in the SHREE SAI COMPLEX on the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are, 191/3 admeasuring 0 Hector - 08 Are, 193/2 admeasuring 0 Hector - 20 Are, 194/1 admeasuring 0 Hector - 11 Are and 194/2 admeasuring 0 Hector - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli, more particularly described in the schedule hereunder written from the vendor.

Flat No.	Floor	Area in Sq. Fts. [Super Built Up Area]	Building No.
302	Third	639	E-6

AND WHEREAS the Vendor has agreed to convey and transfer the following flat constructed in the SHREE SAI COMPLEX on the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are, 191/3 admeasuring 0 Hector - 08 Are, 193/2 admeasuring 0 Hector - 20 Are, 194/1 admeasuring 0 Hector - 11 Are and 194/2 admeasuring 0 Hector - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli, more particularly described in the schedule hereunder written with all right, title and interest of the said Flat to the Purchaser at the total price consideration of Rs.3,85,317/- [Rupees Three Lacs Eighty Five Thousand Three Hundred Seventeen Only].

Flat No.	Floor	Area in Sq. Fts. [Super Built Up Area]	Building No.
302	Third	639	E-6

AND WHEREAS the Vendor has declared to the Purchaser that the Vendor is the absolute owner of the above said flat constructed in the SHREE SAI COMPLEX on the N.A. land of Survey No.171/1 admeasuring 2 Hector - 29 Are, 191/1 admeasuring 0 Hector - 06 Are,

191/3 admeasuring 0 Hector OR Are, 193/2 admeasuring 0 Hector 20  
Are, 194/1 admeasuring 0 Hector 11 Are and 194/2 admeasuring 0  
Hector 11 Are of Village Dadra of the Union Territory of Dadra and  
Nagar Haveli, more particularly described in the schedule hereunder  
written and no one except the Vendor has any right, title, interest or  
claim of any nature whatsoever in the said flat and the title of the said  
flat is clear, marketable and free from all encumbrances and reasonable  
doubts whatsoever.

AND WHEREAS the Purchaser on or before execution hereto paid the  
cash and presented the cheques amount of Rs.3,85,317/- [Rupees Three  
Lacs Eighty Five Thousand Three Hundred Seventeen Only] being the  
full and final consideration price of the said flat, more particularly  
described in the RECEIPT hereunder written.

AND WHEREAS the Purchaser has called upon the Vendor to execute  
the conveyance against the receipt of the above said total amount of  
Rs.3,85,317/- [Rupees Three Lacs Eighty Five Thousand Three Hundred  
Seventeen Only] being the full and final price consideration of the above  
said Flat, which the Vendor has agreed to do.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the  
said agreement and in consideration of total sum of Rs.3,85,317/-  
[Rupees Three Lacs Eighty Five Thousand Three Hundred Seventeen  
Only] being the full consideration price paid by the Purchaser to the  
Vendor on or before the execution of these present Vendor do hereby  
admit and acknowledge the receipt thereof, more particularly written in  
the RECEIPT hereunder written do hereby acquit, release and forever  
discharge the Purchaser and that the Vendor doth hereby grant well  
assigns, release convey and assure unto the said flat, more particularly  
described in the 'SCHEDULE' hereunder written and hereinafter



The Vendor covenant with the Purchaser that the Vendor has sold the above said Flat to the Purchaser with all rights, title and interest of the said Flat and the title of the said Flat is clear, marketable and free from all encumbrances and reasonable doubts and no proceedings are pending in any Court or offices in respect of the said Flat and the Vendor has handed over the vacant and peaceful possession of the above said Flat with all rights, title and interest connected therewith to the Purchaser. The Purchaser became the absolute owner and possessor of the above said Flat, more particularly described in the schedule hereunder written. Purchaser shall be entitled to get his name entered in the records of the government and Panchayat maintained for the said Flat by producing this Sale Deed.

The Vendor does hereby agree to give signatures, statements wherever and whenever require for this purpose in respect of the above said Flat and now onwards the Purchaser shall be entitled to use his name on and for the above said Flat.

**THE PURCHASER DO HEREBY COVENANTS WITH THE VENDOR AS FOLLOWS :-**

- a] That the Purchaser shall not insist for the conveyance of the land with building in favour of the Society or a Limited Company or an Association.
- b] The Purchaser shall pay proportionate maintenance costs and taxes payable for the common area and common amenities, etc. in the said land and building to the Vendor or to the society.
- c] That the Purchaser shall pay the above said amount to the Vendor and shall not dispute the same in any manner whatsoever.
- d] That the Purchaser shall become the member of the society or a limited company or an association that may be formed by the Purchasērs of the Shops and Flats in the said building/buildings for the maintenance of the common areas and common amenities.

**SCHEDULE OF THE PROPERTY :-**

All that piece or parcel of following Flat constructed in the "Shree Sai Complex" situated on the N.A. land of Survey No.171/1 admeasuring 2 Hecter - 29 Are, 191/1 admeasuring 0 Hecter - 06 Are, 191/3 admeasuring 0 Hecter - 08 Are, 193/2 admeasuring 0 Hecter - 20 Are, 194/1 admeasuring 0 Hecter - 11 Are and 194/2 admeasuring 0 Hecter - 11 Are of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

Flat No.	Floor	Area in Sq. Fts. [Super Built Up Area]	Building No.
302	Third	639	E-6

**AMENITIES OF THE ABOVE SAID FLAT:-**

1. Kota platform in kitchen.
2. Internal side White wash of the Flat.
3. Spartake flooring in Toilet and Bathroom.
4. Salwood Door Frame.
5. 7 feet height glass tiles in Bathroom.
6. 4 feet height glass tiles in Toilet.
7. Spartake Flooring in the Flat.
8. R.C.C. Door Frame in Bathroom and Toilet.
9. Flesh Door.
10. Fiber Door in Toilet and Bathroom.
11. M.S. railing in the balcony.
12. Aluminum section window with glass.
13. Electricity Wirering and plumbing work without accessories.

This Deed has been read over and explained to the parties' hereto in vernacular and after fully understanding the same in their vernacular; they have put and subscribed their respective hands on this agreement in the presence of the witnesses mentioned herein below, without any threat or pressure.

9

IN WITNESSES WHEREOF the Vendor and the Purchaser have put their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by  
the within named " VENDOR "  
**SHREE SHEETALNATH  
DEVELOPERS** through its  
Proprietor **SHRI KAUSHIL G.  
SHAH** In the presence of.....

- 1 \_\_\_\_\_
- 2 *[Signature]*

*[Signature]*  
**[KAUSHIL G. SHAH]  
 PROPRIETOR OF  
 SHREE SHEETALNATH  
 DEVELOPERS  
 " VENDOR "**

SIGNED AND DELIVERED by  
the within named "PURCHASER"  
**SHRI PARASMAL SIROHIA**  
through its Authorised Signatory  
**SHRI DEEPAK KRISHNA  
SHARMA** in the presence of.....

- 1 \_\_\_\_\_
- 2 *[Signature]*

*[Signature]*  
**[DEEPAK K.SHARMA]  
 AUTHORISED  
 SIGNATORY OF  
 PARASMAL SIROHIA  
 "PURCHASER"**



DNH		
3568		
2011		

SR No 3568  
 Presented at the office of the Sub-Registrar of  
 Dadra & Nagar Haveli Silvassa  
 between the hour of 16 to 17 on 20/10/2011

Receipt No	32050	
Received Fees For		Rs.
Registration		984
Side Copy Fee	( 14 )	14
Postage		5
Other Fees		11
<b>TOTAL :-</b>		<b>1014</b>



Parsmal Sirohia, POH. Deepak K. Sharma,

*(Signature)*

*(Signature)*

( G.R.PATEL )  
 Sub Registrar  
 Dadra & Nagar Haveli Silvassa

*(Signature)*

( G.R.PATEL )  
 Sub Registrar  
 Dadra & Nagar Haveli Silvassa



S.No	Party Name and Address	Photograph	Thumb Impression	Signature
1.00	Shri/Ms. Shree Sheetalnath Developers.Kaushil G. Shah, Through its Director/Partner/PAO Holder Shri _____ Executing Party 35 Years.Occupation Business / Service Residind At Dadra, The Executant (S) Admit Execution			<i>(Signature)</i>
1.00	Shri/Ms. Parsmal Sirohia, POH. Deepak K. Sharma, Through its Director/Partner/PAO Holder Shri _____ Claiming Party 44 Years.Occupation Business / Service Residind At Dadra, The Executant (S) Admit Execution			<i>(Signature)</i>

DNH		
3568		
2011		

Shri. Prashant M. Shah,  
 Age About 39 Years Occupation  
 Business / Service Residing At  
 Dadra.

Known to the Sub-Registrar state that the personally known the  
 above executor (S) and identify him/them.



*Prashant*

*Prashant (Prashant M. Shah)*

Date 20 Month October-2011

*G.R. Patel*

G.R.PATEL  
 Sub Registrar  
 Dadra & Nagar Haveli Silvassa

Registered No.	<u>3237</u>
At Page	<u>          </u> to <u>          </u>
Volume	<u>          </u> of Book No. <u>↓</u>
Date :	<u>10-10-2011</u>

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