

VALUATION REPORT

Of

M/S. CRUISE APPLIANCES PVT. LTD.

At.

Shop No. 3, Ground Floor,
"Andheri Monisha CHSL",
S.V. Road, Andheri (W), Village Vileparle,
Tal. Andheri & Mumbai-400058

निरीक्षण/REIA
28 JUL

For,

STATE BANK OF INDIA-ANDHERI MIDC BRANCH

BY

MR. VINOD P. TALATHI

Govt. Approved Valuers, Chartered Engineers,

Corporate Office : 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports

Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad

Mobile: 9422433557/9096606240

Email: vtalathi500@gmail.com

Vinod P. Talathi

B.E. (Civil), MII

Govt. Approved Valuer & Chartered Engineer

Govt Reg. No. CAI No. 1, 203 of 2013, 2014

To,
STATE BANK OF INDIA
BRANCH: ANDHERI MIDC

VALUATION REPORT (IN RESPECT OF COMMERCIAL SHOP)

PNL/VT/SBI/21-22/12/699

Date: 08/12/2021

1 GENERAL	
1	Purpose for which the valuation is made : For Bank Loan
2	a) Date of Inspection : 03/12/2021
	b) Date on which the valuation is made : 08/12/2021
3	List of document produced for perusal
	Agreement for sale : Between Mr. Ajay Bhagwandas Karani (Vendor) & Mr. Parasmal Bhikamchand Sirohia (Purchaser) dated 10/06/2005
	Index II : Regn.No. Andheri-1/6307/2005 dated 15/06/2005 A.V. Rs. 38,15,000/- & G.V. Rs. 38,13,625/-
	Authority Letter : On the name of Mr. Parasmal Bhikamchand Sirohia dated 11/05/2005
	Name of the owner(s) and his/ their address (es) with phone no.(details of share of each owner in case of joint ownership) : M/s. Cruise Appliances Pvt. Ltd. Owner- Mr. Parasmal Bhikamchand Sirohia
5	Brief Description of the property : The shop under valuation is on Ground floor in the building named , "Andheri Monisha CHSL". It is comprising of G + 6 upper floors. The said building is situated at S.V. Road, Andheri (W), Village Vileparle & about 1 km distance away from Andheri Railway Station.
	Location of the property
a)	Plot No./ Survey No. : C.T.S. No. 591/1 & 591/3, Plot No. 67, TPS VI
b)	Door No. : Shop no. 3
c)	T.S.No. / Village : Village Vileparle
d)	Ward / Taluka : Andheri
e)	Mandal/ District : Mumbai
f)	Date of issue and validity of layout of approval map/plan : Details are not provided
g)	Approval map/ Plan issuing authority : Details are 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
7	Postal address of the property : Shop No. 3, Ground Floor, "Andheri Monisha CHSL", S.V. Road, Andheri (W), Village Vileparle, Tal. Andheri & Mumbai-400058

2 | Page

Thane : FA-42B, 1st Floor, Lake City Mall, Kapurbawadi, Thane (W)- 400 607. M. : 9112127783 / 9112127784
Panvel : 305 B, Poseidon Uptown Avenue, Back side of Kamala Sports Academy, Sai Nagar,
Panvel, Tal- Panvel, Dist- Raigad. M. : 9096606240
Dapoli : At. Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri, M. : 8485063557 Tel. : 02358-283292
Email : vtalathi500@gmail.com

8	City/ Town Residential Area Commercial Area Industrial Area	Vileparle Yes Yes Nil
9	Classification of the Area i) High/ Middle/ Poor ii) Urban / Semi Urban/ Rural	Middle Class Urban
10	Coming under Corporation limit/ Village Panchayat Municipality	Within the Limits of MCGM
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No
12	Boundaries of the Property North South East West	As per actual Shop No. 2 Shop No. 6 External wall S.V.Road
	Dimensions of the site	A As per the Deed
		B As per Actual
	North	N.A.
	South	N.A.
	East	N.A.
	West	N.A.
14	Extent of the site	NA
14.1	Latitude, Longitude & Co-ordinates of Commercial shop	Longitude - 72.841964 Latitude - 19.112887,
15	Extent of the site considered for valuation (least of 13A & 13B)	NA
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Tenant Since 02 Years

II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential cum commercial
2.	Location	: Village Vileparle
	T. S. No.	: C.T.S. No. 591/1 & 591/3, Plot No. 67, TPS VI
	Commercial shop No.	: Shop no. 3
	Ward No.	: ----
	Village/Municipality/Corporation	: Under limits of MCGM
	Door No., Street or Road (Pin Code)	: 400058
3.	Description of the locality Residential/ Commercial/ Mixed	: Mixed
4.	Year of Construction	: 1970 Year (as per site information)

5	Number of Floors	:	Ground + 6 upper floors
6	Type of Structure	:	RCC framed Structure
7	Number of dwelling units in the Building	:	N.A.
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Average
10	Maintenance of the Building	:	Average
11	Facilities Available	:	
	Lift	:	Yes, 1 No.
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No
	Does Compound Wall exist?	:	No
	Is pavement laid around the Building	:	Yes
III	Commercial shop		
1	The Floor on Which Gala is situated	:	Ground floor
2.	Door No. of the Gala	:	Shop No. 3
3	Specification of Gala		
	Roof	:	RCC slab
	Flooring	:	Vitrified
	Window	:	fixed M.S. Grill
	Doors	:	M.S. Rolling shutter & Glass Door
	Fitting	:	Concealed
	Finishing	:	Distemper
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	Details not available
	Meter Card in the name of	:	---
6	How is the maintenance of the Commercial shop?	:	Average
7	Sale Deed executed in the name of	:	Mr. Parasmal Bhikamchand Sirohia
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the Plinth area of the Commercial shop	:	595 Sq.ft. (As per Index II)
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Commercial shop	:	496 Sq. ft. as per agreement (taken for consideration) & 553 Sq.ft. as per measurement
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium

13	Is it being used for residential or commercial	Residential
14	Is it Owner occupied or Let out?	Tenant
15	If rented, what is the monthly rent?	N A
IV MARKETABILITY		
1	How is the marketability?	Good
2	What are the factors favouring for an extra potential value	Good residential & commercial area, The building is one of well known Builder in the locality 1 km distance away from Andheri Railway Station.
3	Any negative factors are observed which affect the market value is general?	No
V Rate		
1	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. 70,000/- to Rs. 80,000/- per Sq.ft on Carpet area depending upon location and amenities.
2	Assuming is the new construction, what is the adopted basic composite rate of the Commercial shop under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	Rs. 70,000/- to Rs. 80,000/- per Sq.ft on Carpet area depending upon location and amenities.
Break - up for the rate		
i)	Building + Services	Rs. 2,500/- per Sq.ft
ii)	Land + Others	Rs. 75,000/- per Sq.ft
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		Rs. 3,96,200/- Sq.Mtr. i.e. Rs. 36,808/- Per Sq.ft. As per SSDR, 60% depreciated rate Rs. 14,723/- per sq.ft.
In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which elevates the value of the property. It is well located & easy reaches both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we have given the Fair market value as

mentioned below

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a. Depreciated Building Rate		
Replacement cost of Commercial shop with Services(v (3)i)	:	----
Age of the building	:	51 Years old (as per site information)
Life of the building estimated	:	09 years (Subjected to proper Maintenance of building)
Depreciation percentage assuming the salvage value as	:	60%
Depreciated Ratio of the building	:	---
b. Total composite rate arrived for valuation	:	---
Depreciated building rate VI (a)	:	Rs. 1,000/- per Sq.ft
Rate for Land & other V (3)ii	:	Rs. 75,000/- per Sq.ft
Total Composite Rate	:	Rs. 76,000/- per Sq.ft

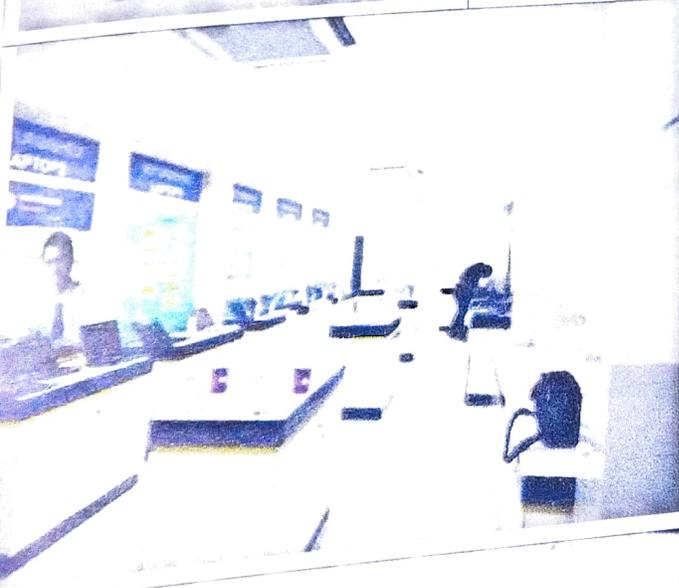
Details of Valuation:

Sr. No.	Description	Qty. (Carpet Area)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Commercial shop	496 Sq.ft	Rs. 76,000/-	Rs. 3,76,96,000/-
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.	----	----	----
	Potential value, if any	----	----	----
9	Others	----	----	----
	Total			Rs. 3,76,96,000/-



निरीक्षण/RFI
JUL

PROPERTY PHOTOS



As a result of my appraisal & analysis, it is my considered opinion that the **Fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 3,76,96,000/-** (In Words- Rs. Three Crore Seventy Six Lakh Ninety Six Thousand Only).

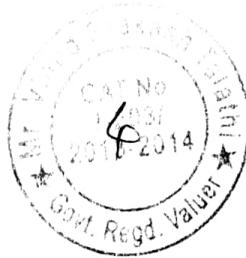
The **Realizable value** of Commercial shop is **Rs. 3,39,26,400/-** (In Words- Rs. Three Crore Thirty Nine Lakh Twenty Six Thousand Four Hundred Only).

The **Distress value** of Commercial shop is **Rs. 3,01,56,800/-** (In Words- Rs. Three Crore One Lakh Fifty Six Thousand Eight Hundred Only).

The **Government Guideline value** of Commercial shop is **Rs. 87,60,185/-** (In Words- Rs. Eighty Seven Lakh Sixty Thousand One Hundred Eighty Five Only).

The **Rental value** of Commercial shop is **Rs. 78,533/-** (In Words- Rs. Seventy Eight Thousand Five Hundred Thirty Three Only).

The **Insurance value** of Commercial shop is **Rs. 5,95,000/-** (In Words- Rs. Five Lakh Ninety Five Thousand Only).



VINOD
PRAKASH
TALATHI

Digitally signed by
VINOD PRAKASH
TALATHI
Date: 2021.12.22
12:33:06 +05'30'

Signature

Date. 08/12/2021

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated 08/12/2021 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)

Original
नोंदणी 39 म.
Regn. 39 M



Wednesday, June 15, 2005

3:35:11 PM

पावती

पावती क्र. : 6369

दिनांक 15/06/2005

गावाचे नाव विलेपार्ले

दस्तऐवजाचा अनुक्रमांक वदर1 - 06307 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पारसमल भिकमचंद सिराहीया - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)	:-	620.00
एकूण	रु.	30620.00

आपणास हा दस्त अंदाजे 3:49PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 3813625 रु. मोबदला: 3815000 रु.

भरलेले मुद्रांक शुल्क: 190750 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिडिकेट बँक, मुं 93 ;

डीडी/धनाकर्ष क्रमांक: 906414; रक्कम: 30000 रु.; दिनांक: 14/06/2005

पह. दुय्यम निबंधक अंधेरी-१
बांद्रा उपनगर जिल्हा.

Member's Register No. _____

Certificate No. **36**

SHARE CERTIFICATE

SHARRE CERTIFICATE

SHARRE HOUSING SOCIETY LTD.

Andheri Monisha Co-Op. Housing Society Ltd.
Regd. No. Bombay / HSG / 2926 of 1971
67, S. V. Road, Andheri (West) B O M B A Y 5 8.

This is to Certify that Mrs. Madhuri Khairan

is the Registered Holder of Share No. Three fully paid-up Shares of five inclusive, of Rs. 50/-

such as the above named Society subject to the Bye-laws thereof.

Rs. 50/-



Given under the Common Seal of the said Society

this 30 day of November 1973.

.....
DATED 11/05

Day of June, 2005
.....

SHRI AJAY BHAGWANDAS KARARI

VENDOR

Through Constituted Attorney

(MR. VIRENDRA HIRALAL SHAM)

TO

SHRI PARASMAL BHIKAMCHAND SIROHIA

PURCHASER

AGREEMENT FOR SALE IN RESPECT OF
SHOP NO.3 IN "MONISHA" AT 67 S.V. ROAD, ANDHERI
(WEST), MUMBAI - 400 058.

HEMRAJ MUNOT

B.Com. L.L.B. Advocate

High Court, Bombay

B-701/702, Suman Apts, Shree Swami Samarth Nagar,

Cross Road No.3, Andheri (West), Mumbai - 400 053.

Pg Value _____
 No Changer _____
 Date 19/06/2005
 of Stamp duty having with
 Mr. Parasmal B
 10000/-
 2004
 With Bank's
 22250/-
 CI Stamp
 For Bank's Use only
 562

पदा 1/
 234 R
 2004

AGREEMENT

THIS AGREEMENT is made at Mumbai on the 10th day of June Two Thousand Five.

P.M. Sirchia

BETWEEN

SHRI AJAY BHAGWANDAS KARANI address at ShriKrishna Nikunj, 10/15, Azad Nagar Society, JVPD Scheme Road No.1, Vile Parle (West), Mumbai - 400 056. of Mumbai, adult, Indian Hindu Inhabitant through Constitute Attorney to **MR. VIRENDRA HIRALAL SHAH** residing at Flat No.24, Gectanjali Building, 2nd Floor, Marve Road, Malad (West), Mumbai - 400 064., hereinafter referred to as the **VENDOR** (Which expression shall mean and include his heirs, executors and administrations) of the **ONE PART**;

Saurabh Bhauwala
 Officer
 ICICI Bank Ltd.

D-5 STP(V)/L.R. 1071/03.2004/2408-11

AND

SHRI PARASMAL BHIKAMCHAND SIROHIA, of Mumbai, Adult, Indian Hindu Inhabitant residing at Flat No. B-507, Building No. E-4n Shankar Dham, Sundervan Complex, Off Lokhandwala Link Road, Andheri (West), Mumbai - 400 053., hereinafter referred to as the **"PURCHASER"** (Which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors and administrations) of the **OTHER PART**;



INDIA
 STAMP DUTY

MAHARASH

Rs. 0190/-

WHEREAS

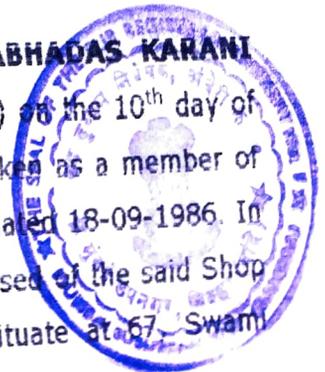
i) One **SMT. MOHINI MOHAN KHAIRA** was seized and possessed of or otherwise well and sufficiently entitled to a Shop being Shop No. 3, situated in the building "**MONISHA**" lying, being and situate at 67, Swami Vivekanand Road, Andheri (West), Mumbai - 400 058., and as such was a member of the Society and holding 5 (five) fully paid up shares of the said Society bearing distinctive numbers 176 to 180 comprised in Share Certificate Number 36 of the building of the Society Viz **Andheri Monisha Co-operative Housing Society Ltd.**, which is a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as the SOCIETY). The registration number of the said Society is ROM/HSG/2926 of 1971.

ii) The area of the said Shop Number 3 (three) is 496 Sq.ft. Carpet Area.

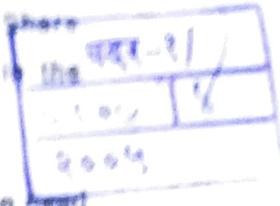
iii) By an Agreement for Sale dated 18th day of September 1986, the said **SMT. MOHINI MOHAN KHAIRA** (hereinafter referred to as the Original Owner) agreed to sell to one **SHRI BHAGWANDAS VALLABHADAS KARANI**, the said Shop No. 3 (Three), free from encumbrances of any nature whatsoever, for the consideration and upon the terms and conditions therein mentioned. The said **SHRI BHAGWANDAS** completed the sale and took possession of the Shop from the Original Owner in due course and also became a member of the said society by getting those shares transferred to his name.

iv) The said **SHRI BHAGWANDAS VALLABHADAS KARANI** nominated the Vendor as the person who would be entitled to his shares in case of his death.

v) The said **SHRI BHAGWANDAS VALLABHADAS KARANI** died in a car accident in Ras Al Khaimah (UAE) on the 10th day of January 1987 and therefore the Vendor was taken as a member of the Society by virtue of the Nomination Form dated 18-09-1986. In the premises, the Vendor is seized and possessed of the said Shop No. 3 (Three) of the building "**Monisha**" situate at 67, Swami Vivekanand Road, Andheri (West), Mumbai - 400 058.



vi) The Vendor became a member of the Society on 22.03.1992 and since then he is a member of the said society. The Share Certificate No. 26 has also been transferred by the society in the name of the Vendor in the records of the Society.

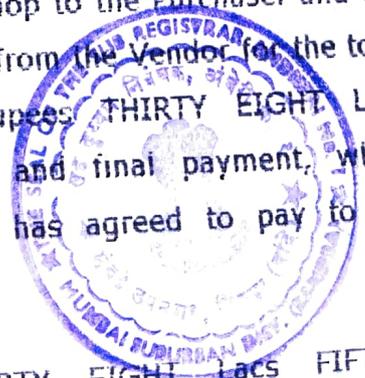


vii) As the Vendor is mostly staying out of India, he is not in need of the above referred Shop No. 3 (hereinafter referred to as the Shop or premises as per requirement of the context) and desires to sell the same. The Purchaser is in need of a Shop for his Business and wants to purchase the Shop for doing his own Business.

viii) In the premises the Vendor has decided to sell the Shop to the Purchaser and the Purchaser has decided to purchase the same from the Vendor. The parties hereto desires to reduce the terms and conditions agreed between them into writing and therefore this Agreement now Witnessed by and between the parties as under :-

1. The Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Vendor his Shop No. 3, admeasuring 496 Sq.ft. Carpet Area situated in the building "**Monisha**" at 67, Swami Vivakanand Road, Andheri (West), Mumbai - 400 058. for the total consideration of Rs.38,15,000/- (Rupees THIRTY EIGHT Lacs FIFTEEN Thousand only). The said Building **Monisha** belongs to **Monisha Co-operative Housing Society Ltd.** and has been constructed on Plot No. 67, of TPS No.VI of Village Andheri, Taluka Andheri in Mumbai Suburban District. A more particular description of the said Shop and building has been given in the Schedule hereunder written.

2. The Vendor agrees to sell the Shop to the Purchaser and the Purchaser wants to purchase the shop from the Vendor for the total consideration of Rs.38,15,000/- (Rupees THIRTY EIGHT Lacs FIFTEEN Thousand only) as a full and final payment, which consideration amount the Purchaser has agreed to pay to the Vendor as mention below:-



(i) Rs.38,15,000/- (Rupees THIRTY EIGHT Lacs FIFTEEN Thousand only) by Pay Order No. / Cheque No. 988630 dated

10.06.05 drawn on Syndicate Bank

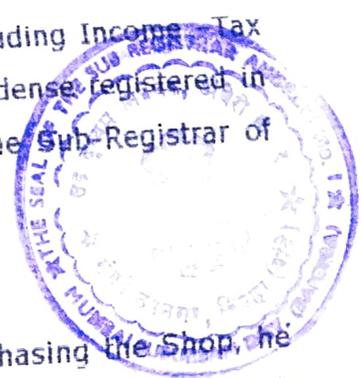
P.M.S.
VAF

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3. The sale will be completed by the Purchaser by making payment of the purchase price to the Vendor on or before the date mentioned herein above. Before that the Vendor will clear all dues of the Society and obtain No. Objection Certificate and No. Lien Certificate from the society that in its record there is no lien of any party in on this Shop and those 5 (five) shares of the Society mentioned hereinabove and the society has no objection in accepting the Purchaser as its Member.

4. The Vendor declares that as a nominee of his late father **SHRI BHAGWANDASJI**, he is entitled to sell the Shop to any party of his choice and for this purpose he has consent of all other legal heirs of his father. He states that names of the other persons who are legal heirs of his deceased father are given in Clause No. 13 of this Agreement and he will obtain consent letter/s from those heirs that they have consented for the sale. The Vendor further agrees and declares that in future if any legal heir will object to this sale he will take care of that heir's objections and keep the Purchaser fully indemnified against all such losses, which the Purchaser may suffer on account of such objections or adverse claims.

5. The Vendor declares that he has not borrowed any money against the security of the Shop from any private party or financial institution and his Shop is free from encumbrances of any nature whatsoever and his title to the Shop is clear and marketable and free from all reasonable doubts. The Vendor further declares that the Shop is not the subject matter of any attachment or recovery proceedings of any government department including Income Tax or Sales Tax department and there is no lispendense registered in respect of his Shop in any of the offices of the Sub-Registrar of Assurances either at Mumbai or at Bandra.



6) The Purchaser confirms that before purchasing the Shop, he has inspected condition of the same and has satisfied himself with the Condition, workmanship and correctness of the area of the

same and he will not raise any dispute about the same at any time in future

Time	१२-१/

7) The Vendor agrees that on completion of Sale he will handover all original title deeds of the Shop to the purchaser including the original Share Certificate of the Society.

8) Both the parties agree that they will transfer all necessary forms, papers, affidavits, undertakings, indemnities etc. which may be demanded by the Society for transferring the Shop to the name of the Purchaser including the Share Certificate of the society.

9) Transfer fee payable to the Society including any donation etc. will be paid by both the parties in equal ratio. *vendor only*

Attached P. M. Sirah

10) Stamp Duty and Registration charges will be paid by the Purchaser alone.

11) All outgoing including bills of the Society and electricity charges will be paid by the Vendor till the day of handing over possession of the said Shop to the Purchaser. If necessary such charges will be apportioned between the parties.

12) The Vendor assures the Purchaser that even in future if at any time it would be necessary for the Vendor to take more papers from the Vendor, the same will be done by him immediately but at the cost of the purchaser only.

13) The Vendor declares that a part from him his father has left following other legal heirs as per the Hindu Succession Act, 1956: -

- i) **SHRI VEERMATI BHAGWANDAS KARANI ----- Mother.**
- ii) **SHRI MANISH BHAGWANDAS KARANI ----- Brother.**
- iii) **KUM MEENA BHAGWANDAS KARANI ----- Sister.**
- iv) **SMT. PURNIMA RAJESH RAIPANCHOLIA ----- Sister.**

The Vendor further declares that there are no other legal heirs of the deceased and he will get consent letters from all of them confirming this sale.



14) If any disputes will arise between the parties at any time in future regarding implementation of any clause of this agreement, the same will be settled by arbitration only and no party will go any

court of law before giving the other side an opportunity to settle dispute by arbitration. The arbitration will be governed by the provisions of the Arbitration & Conciliation Act, 1996 and/or any amendment or modification or re-enactment thereof

बदल-१/
२००९

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and subscribed their respective hands on the day and the year hereinabove written

SIGNED SEALED AND DELIVERED

By the withinnamed VENDOR

SHRI AJAY BHAGWANDAS KARANI

through Constituted Attorney to

(MR. VIRENDRA HIRALAL SHAH)

In the presence of

1. Bhagwandas Lakshminand

Bhagwandas Lakshminand

2. Motilal R Mathrani

Mathrani

SIGNED SEALED AND DELIVERED

By the withinnamed PURCHASER

SHRI PARASMAL BHIKAMCHAND SIROHIA

In the presence of Mukesh Sharma

1. M Sharma

2. Vishal Dagar

Attorn

P.M Sirohia



THE SCHEDULE ABOVE REFERRED TO

पत्र-१/	
८९०५	६
२००५	

Shop No. 3 (THREE) situated on the ground floor of the building "Monisha" belonging to **Andheri Monisha Co-Operative Housing Society Ltd.** at 67, Swarni Vivekanand Road, Andheri (West), Mumbai - 400 058. The Shop is an R.C.C. structure of Ground and Six Upper Floors and is an ordinary construction and the Shop is without any special amenity or facility. The building was constructed in the year 1969-1970 and comes in K-West ward of the Municipal Corporation of Greater Mumbai. The carpet area of the shop is 496 Sq.ft. Carpet Area approximately. The land upon which the building has been constructed bears CTS No. 591/1 to 591/3 of TPS VI of Vile Parle Village in the suburban district of Mumbai - Bandra and comes in Suburban District of Mumbai - Bandra in Greater Mumbai.

D. N. Sirohiya

Attornay
C. C. Hanay

FROM
SMT. VEERMATI BHAGWANDAS KARANI
(Legal heir of LATE BHAGWANDAS VALLABHDAS KARANI)
SHRI KRISHNA NIKUNJ
1015 Azad Nagar CHS Ltd
JY PD Scheme Road No 1
Vile Parle (West)
MUMBAI - 400056

१११-१/	
२३००	१०
२००५	

DI: 09/09/05

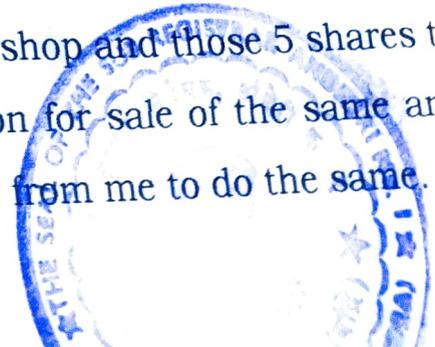
AUTHORITY LETTER

To,
Shri Parasmal B. Sirohia
B-507, F/4, Shankar Dham,
Sundervan Complex, off Lokhandwala Link Road,
Andheri(w), Mumbai- 400 053.

Dear Sir,

I am aware that you are purchasing shop No.3, situated in the building "Monisha" at Plot No. 67, TPS-VI, S.V.Road, Andheri(W), Mumbai-400 058, from SHRI AJAY BHAGWANDAS KARANI for the consideration of Rs. 3815000/- (^{Thirtyeight lakhs fifteen thousand only} Rupees ~~thousand~~ only) and on the terms and conditions agreed between him and you. I confirm that the shop was purchased by my husband LATE SHRI BHAGWANDAS VALLABHDAS KARANI by an Agreement for sale dated 18/09/1986 from one SMT. MOHINI MOHAN KHAIRA and she was a member of Andheri Monisha Co-Operative Housing Society Ltd., and holding 5(Five) fully paid up shares of the said society bearing Distinctive Numbers 176 to 180 comprised in share certificate no.36.

My husband SHRI BHAGWANDAS VALLABHDAS KARANI expired on 10th day of January, 1987 and as per "Nomination " given by him to the society our SHRI AJAY BHAGWANDAS KARANI became a member of the said society and today he is entitled to sell the said Shop and Shares to any party of his choice. Since he is selling the shop and those 5 shares to you, I hereby confirm that I have No Objection for sale of the same and he has our express consent and full authority from me to do the same.



पत्र-१/
२०१५

From
SHRI. MANISH BHAGWANDAS KARANI
(Legal heir of LATE BHAGWANDAS VALLABHDAS KARANI)
Shri Krishna N. Kuj
101's Made Nagar, 115, 116
V.P. Scheme, Andheri West
Mumbai - 400 053

Dr. 07/05/15

AUTHORITY LETTER

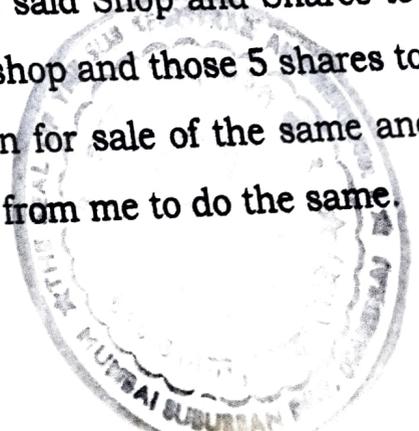
To,
Shri Parasmal B. Sirohia
B-507, F/4, Shankar Dham,
Sundervan Complex, off Lokhandwala Link Road,
Andheri(w), Mumbai- 400 053.

Dear Sir,

I am aware that you are purchasing shop No.3, situated in the building "Monisha" at Plot No. 67, TPS-VI, S.V.Road, Andheri(W), Mumbai-400 058, from SHRI AJAY BHAGWANDAS KARANI for the consideration of Rs. 38,15,000/- (Rupees ^{thirty eight lakhs} ~~fifteen thousand~~ only) and on the terms and conditions agreed between him and you. I confirm that the shop was purchased by my father SHRI BHAGWANDAS VALLABHDAS KARANI by an Agreement for sale dated 18/09/1986 from one SMT. MOHINI MOHAN KHAIRA and she was a member of Andheri Monisha Co-operative Housing Society Ltd., and holding 5(Five) fully paid up shares of the said society bearing Distinctive Numbers 176 to 180 comprised in share certificate no.36.

My father SHRI BHAGWANDAS VALLABHDAS KARANI expired on 10th day of January, 1987 and as per "Nomination" given by him to the society our SHRI AJAY BHAGWANDAS KARANI became a member of the said society and today he is entitled to sell the said Shop and Shares to any party of his choice. Since he is selling the shop and those 5 shares to you, I hereby confirm that I have No Objection for sale of the same and he has our express consent and full authority from me to do the same.

WS



दस्त गोपवारा भाग - 2

दस्त क्रमांक (6307/2005)



दस्त क्र. [दस्ता 6307/2005] भा गोपवारा
राज्य नुम्बर 381/2625 मोबदला 381/5000 भरलेले मुद्रांक शुल्क 190750

पावली क्र. 6309 दिनांक 15/06/2005
पावलीचे वर्णन
नांव. पारसमल विक्रमचंद शिराडीया

दस्त हजर केल्याचा दिनांक 15/06/2005 03:31 PM
निष्ठादनाचा दिनांक : 15/06/2005
दस्त हजर करणाऱ्याची सही :

P.M. Shiradiya

30000 : नोंदणी फी
620 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30620: एकूण

दस्ताचा प्रकार : (25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 15/06/2005 03:31 PM
शिक्का क्र. 2 ची वेळ : (फी) 15/06/2005 03:35 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 15/06/2005 03:35 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 15/06/2005 03:35 PM

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 15/06/2005 03:36 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) शेखर चव्हाण - - , घर/फ्लॅट नं: 13

गल्ली/रस्ता: -
ईमारतीचे नाव: सह्याद्री
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: कांदीवली (प)

तालुका: -
पिन: 67
2) मुकेश शाह - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

Handwritten signature/initials

6006
16/06/05

दस्ता-१/
६३०७ ३९
२००५

प्रमाणित करणेत येते की, हा
दस्तामध्ये एकूण 39 पाने आहेत.

सह. मुख्य निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा,

दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

