

m. c. punjwani valuers



CHARTERED ENGINEERS (INDIA)
GOVT. REGISTERED REAL ESTATE VALUERS, REGISTERED UNDER W.T.ACT 1957
GOVT. REGISTERED PLANT AND MACHINERY VALUERS,
REGISTERED UNDER W.T.ACT 1957
(APPROVED BY NATIONALISED BANKS, STATE FINANCIAL CORPS., NBFCs.)

M. C. PUNJWANI

B.E. (MECH), D.I.M. (BOM), F.I.E. (INDIA), F.I.V.

SUNDEEP BIKHCHANDANI

B.E. (HONS.), D.B.M., Master of Valuation (Real Estate) (Gold Medalist),
Master of Valuation (Plant & Machinery), A.M.I.E. (INDIA), F.I.V.,
A.I.S., M.R.I.C.S., F.C.V.S.R.T.A.

OFF. : Meghal Service Estate,
No. 8, First Floor,
Near Johnson & Johnson,
Devidayal Road,
Mulund (W), Mumbai 400 080.

TEL.: 2568 2817 / 2561 6459 / 2561 6956

FAX : (91-22) 2567 0933 / 2565 5620

E-mail : punjwanivaluers@gmail.com

THE CHIEF MANAGER
BANK OF INDIA
GHATKOPAR EAST BRANCH
KIRAN NIKETAN,
TILAK ROAD,
GHATKOPAR (EAST)
MUMBAI - 400 077.

VALUATION REPORT

OF

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY

MR. RAMESH P. THANKI &
MR. NILESH R. THANKI

AT

FLAT NO. 501, 5TH FLOOR, WING 'A',
JANAVI CO-OP. HSG. SOC. LTD.,
C.T.S. NO. 2250 & 2251,
VILLAGE : GHATKOPAR KIROL,
SANGHANI ESTATE,
OPPOSITE SHREYAS CINEMA,
L.B.S. MARG, GHATKOPAR (WEST),
MUMBAI - 400 086

BY

M.C. PUNJWANI VALUERS

n. c. punjwani valuers



HARTERED ENGINEERS (INDIA)
GOVT. REGISTERED REAL ESTATE VALUERS, REGISTERED UNDER W.T.ACT 1957
GOVT. REGISTERED PLANT AND MACHINERY VALUERS,
REGISTERED UNDER W.T.ACT 1957
APPROVED BY NATIONALISED BANKS, STATE FINANCIAL CORPS., NBFCs.)

OFF. : Meghal Service Estate,
No. 8, First Floor,
Near Johnson & Johnson,
Devidayal Road,
Mulund (W), Mumbai 400 080.

TEL.: 2568 2817 / 2561 6459 / 2561 6956
FAX : (91-22) 2567 0933 / 2565 5620
E-mail : punjwanivaluers@gmail.com

M. C. PUNJWANI

M.E. (MECH), D.I.M. (BOM), F.I.E. (INDIA), F.I.V.

SUNDEEP BIKHCHANDANI

M.E.(HONS.), D.B.M., Master of Valuation (Real Estate) (Gold Medalist),
Master of Valuation (Plant & Machinery), A.M.I.E.(INDIA), F.I.V.,
A.I.S., M.R.I.C.S., F.C.V.S.R.T.A.

Ref.No. RPT/MCP/CK/979/03/2018

23rd March, 2018

REPORT OF VALUATION OF IMMOVABLE PROPERTY (RESIDENTIAL FLAT)

OWNED BY
MR. RAMESH P. THANKI &
MR. NILESH R. THANKI

AT

FLAT NO. 501, 5TH FLOOR, WING 'A',
JANAVI CO-OP. HSG. SOC. LTD.,
C.T.S. NO. 2250 & 2251,
VILLAGE : GHATKOPAR KIROL,
SANGHANI ESTATE,
OPPOSITE SHREYAS CINEMA,
L.B.S. MARG, GHATKOPAR (WEST),
MUMBAI - 400 086

Approved
कृते बैंक ऑफ इंडिया
For BANK OF INDIA

[Signature]
मुख्य अधिकारी / Chief Manager
घाटकूपर (E) ब्रांच / Ghatkopar (E) Br.
28/3

Sr. no.	Description	Present Fair Market Value as on 22/03/2018 (In Rs.)	Realisable Value as on 22/03/2018 (In Rs.)	Distress Sale Value as on 22/03/2018 (In Rs.)	Stamp Duty Value as on 22/03/2018 (In Rs.)
1	IMMOVABLE PROPERTY (RESIDENTIAL FLAT)	<u>Rs.94,65,000/-</u>	<u>Rs.85,18,500/-</u>	<u>Rs.75,72,000/-</u>	<u>Rs.52,36,787/-</u>

∴ Present Fair Market Value of
Immovable Property (Residential Flat)
as on 22/03/2018

Rs.94,65,000/-

(Rupees Ninety four lakhs sixty five thousand only)

∴ Realisable Value

Rs.85,18,500/-

(Rupees Eighty five lakhs eighteen thousand five hundred only)

∴ Distress Sale Value

Rs.75,72,000/-

(Rupees Seventy five lakhs seventy two thousand only)

∴ Stamp Duty Value of
Immovable Property (Residential Flat)
as on 22/03/2018

Rs.52,36,787/-

(Rupees Fifty two lakhs thirty six thousand seven hundred eighty seven only)

[Signature]



n. c. punjwani valuers



CHARTERED ENGINEERS (INDIA)
OVT. REGISTERED REAL ESTATE VALUERS, REGISTERED UNDER W.T.ACT 1957
OVT. REGISTERED PLANT AND MACHINERY VALUERS,
REGISTERED UNDER W.T.ACT 1957
APPROVED BY NATIONALISED BANKS, STATE FINANCIAL CORPS., NBFCs.)

I. C. PUNJWANI

E. (MECH), D.I.M. (BOM), F.I.E. (INDIA), F.I.V.

SUNDEEP BIKHCHANDANI

E. (HONS.), D.B.M., Master of Valuation (Real Estate) (Gold Medalist),
Master of Valuation (Plant & Machinery), A.M.I.E. (INDIA), F.I.V.,
I.S., M.R.I.C.S., F.C.V.S.R.T.A.

OFF. : Meghal Service Estate,
No. 8, First Floor,
Near Johnson & Johnson,
Devidayal Road,
Mulund (W), Mumbai 400 080.

TEL.: 2568 2817 / 2561 6459 / 2561 6956
FAX : (91-22) 2567 0933 / 2565 5620
E-mail : punjwanivaluers@gmail.com

Ref. No. RPT/MCP/CK/979/03/2018

23rd March, 2018

REPORT OF VALUATION OF IMMOVABLE PROPERTY (RESIDENTIAL FLAT)

Name of the registered valuer : SUNDEEP H. BIKHCHANDANI Reg. No. CAT.I/389 of 1988
(Partner of M. C. Punjwani Valuers)

1. Purpose for which valuation is made : For Bank Purpose only
2. Date as on which valuation is made : 22/03/2018
3. Name of the Owner / Owners : Mr. Ramesh P. Thanki &
Mr. Nilesh R. Thanki
4. If the Property is under joint ownership/
co-ownership, share of each such
owner. Are the shares undivided ? : The Property is jointly owned by
Mr. Ramesh P. Thanki &
Mr. Nilesh R. Thanki
5. Brief Description of the Property : Flat No. 501, 5th Floor, Wing 'A',
Janavi Co-Op. Hsf. Soc. Ltd.,
C.T.S. No. 2250 & 2251,
Village : Ghatkopar Kirol, Sanghani Estate,
Opposite Shreyas Cinema, L.B.S. Marg,
Ghatkopar (West), Mumbai - 400 086
6. a) Location, Street, Ward No. : L.B.S. Marg, Ghatkopar (W), 'N' Ward
b) Latitude / Longitude : 19.093939° N / 72.9123198° E
c) Boundaries
On or towards the East : L.B.S. Marg
On or towards the West : Jagrushaw Nagar
On or towards the North : Sarvodaya Hospital
On or towards the South : R. City Mall
7. Survey / Plot No. of Land : C.T.S. No. 2250 & 2251,
Village Ghatkopar Kirol
8. Is the property situated in residential/
commercial/mixed area/industrial
area ? : Mixed area about 10 minutes from
Ghatkopar (West) Railway Station
9. Classification of locality - high class/
middle class / poor class : Middle Class
10. Proximity to civic amenities, like
schools, hospitals, offices, markets,
cinema, etc. : Within the vicinity

11. Means and proximity to surface communication by the locality is served
: Buses, Taxis, Autos, Trains.
12. Area of land supported by documentary proof, shape, dimensions and physical features
: Not Applicable
13. Is it leasehold, the name of the lessor / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease
i) Initial premium
ii) Ground rent payable per annum
iii) Unearned increase payable to the lessor in the event of sale or transfer
: Owner Occupied
: Freehold Land
14. Is there any restrictive covenant in regard to use of land ? If so, attach a copy of the covenant.
: Not Applicable
15. Are there any agreements of easements ? If so, attach copies
: Not Applicable
16. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body ? If so, give particulars
: Falls within limits of Municipal Corporation of Greater Mumbai
17. Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding ?
: Electricity Bill of Reliance Energy is for Rs. 1,120/- vide bill no. 101652712091
18. Has the whole or part of Land been notified for acquisition by Government or any statutory body ? Give date of the notification
: Not applicable, as the said Land is not acquired by Government and the valuation is restricted to the said Residential Flat.
19. Attach a dimensioned site plan
: No such site plan is available for inspection
20. Attach plans and elevations of all structures standing on the Land and Layout plan
: Layout Plan has not been provided to us.
21. Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used)
: Refer Overleaf for Technical Details
22. i) Is the building owner-occupied/ tenanted / both ?
ii) If partly owner-occupied, specify portion and extent of area under owner-occupation.
: Owner Occupied

23. What is the Floor Space Index permissible and percentage actually utilized ?

: Not Known. Building Plans approved by M.C.G.M. has not been provided to us.

- 24. i) Names of tenants/lessees etc.
- ii) Portions in their occupation
- iii) Monthly or Annual rent/ compensation / licence fee etc. paid by each
- iv) Gross amount received for the whole property .

} Owner Occupied

25. Are any of the occupants related to, or close business associates of, the owner ?

: Not Applicable

26. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in wardrobes, etc. or for service charges ? If so, give details

} Not Applicable

27. Give details of water and electricity charges, if any , to be borne by the owner

: As per Society Receipt Voucher No. 317 dated 13th March 2018 is for Rs.2,239/- which is including Water Charges issued in the name of Mr. Ramesh Thanki. (Xerox Copy Enclosed)

Electricity Bill of Reliance Energy is for Rs.1,120/- vide bill no. 101652712091 bill dated 17-02-2018 for the month of January 2018 issued to Mr. Ramesh P. Thanki.

29. Year of commencement of construction and year of completion

40. What was the method of construction - by contract / by employing labour directly / both ?

41. Particulars of work done on contract, produce copies of agreements.

} No details are available regarding
: Not applicable

28. Has the tenant to bear the whole or part of the cost of repairs and maintenance ? Give particulars

29. If a lift is installed, who is to bear the cost of maintenance and operation - owner or tenant ?

: There is 1 lift in each wing of the building

30. If a pump is installed, who has to bear the cost of maintenance and operation ---- owner or tenant ?

: The cost of maintenance and operation of the pump are to be borne collectively by the owners.

31. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. ---- owner or tenant ?

: The cost of maintenance and operation to be borne collectively by the owners.

32. What is the amount of property tax ? Who is the bear it ? Give details with documentary proof.

: As per Society Receipt Voucher No. 317 dated 13th March 2018 is for Rs.2,239/- which is including Property Tax issued in the name of Mr. Ramesh Thanki. (Xerox Copy Enclosed)

33. If the building insured ? If so, give the policy No. amount for which it is insured and the annual premium. : Not Known
34. Is any dispute between landlord and tenant regarding rent pending in a court of law ? : Not applicable
35. Has any standard rent been fixed for the premises under any law relating to the control of rent ? : Not applicable
36. Give instances of sales of Immovable Property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of Land sold :
Please refer Point No. 38
37. Land rate adopted in this valuation : Not applicable as the property under valuation is Residential Flat.
38. If sale instances are not available or not relied upon, the basis of arriving at the Land rate : As per enquiries made from reliable market sources and real estate agents, the flats in this area are being sold in the range of Rs.15,000/- to Rs.16,000/- per sq. ft. on the Saleable Area.
39. Year of commencement of construction and year of completion : Year of Completion : 2006 (As per Full O.C.)
40. What was the method of construction --- by contract / by employing labour directly / both ? :
41. For items of work done on contract, produce copies of agreements. :
42. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof. :
No details are available regarding the same

ANNEXURE - I (TECHNICAL DETAILS)

- 1. No. of floors and height of each floor : Silt + Ground (Part) + 5th floor + 6 (Part) Upper Floors.
Height of the ceiling is about 9'
- 2. Plinth area floor-wise (As per IS:3861-1966) : The Carpet Area of the flat as per Agreement dated 09th January, 20016 is 485 sq. ft. which works out to 630.50 sq. ft. say 631 sq. ft. Saleable area (Taking loading of 30% on Carpet Area).
- 3. Year of construction : Year of Completion : 2006 (As per Full O.C.)
- 4. Estimated future life : Provided
: Based on the design norms of sound R.C.C. frame structure, the remaining life of 48 years, has been estimated by us, considering a total life of 60 years.
- 5. Type of construction --- load bearing walls / RCC frame / steel frame : There is 1 lift in each wing of the building
- 6. Type of foundations : -
- 7. Walls : Yes
a) Basement and plinth : Terrace
b) Ground floor : Adequately
c) Superstructure above ground floor : RCC
- 8. Partitions : Provided as per requirement
- 9. Doors and windows (Floor-wise) : Party PCC
a) Ground floor :
b) 1st floor :
c) 2nd floor, etc. : Connected to Public Sewerage
- 10. Flooring (Floor-wise) : Refer Point No. 24 of Annexure - I
a) Ground floor : (Technical details)
b) 1st floor :
c) 2nd floor, etc. :
- 11. Finishing (Floor-wise) :
a) Ground floor :
b) 1st floor :
c) 2nd floor, etc. :
- 12. Roofing and terracing :
a) Ground floor :
b) 1st floor :
c) 2nd floor, etc. :
- 13. Special architectural or decorative features, if any :
a) Ground floor :
b) 1st floor :
c) 2nd floor, etc. :
- 14. i) Internal wiring - surface or conduit :
ii) Class of fittings : Superior / ordinary / poor :

15. Sanitary Installations :

- a) i) No. of water closets
- ii) No. of lavatory basins
- iii) No. of urinals
- iv) No. of sinks
- v) No. of bath tubs
- vi) No. of bidets
- vii) No. of geysers

Adequately provided

- b) Class of fittings : Superior : Good
- Coloured / superior / white / ordinary

16. Compound Wall :

- i) Height and length : Provided
- ii) Type of construction : --

17. No. of lifts and capacity

: There is 1 lift in each wing of the building

18. Underground pump-capacity and type of construction

: --

19. Overhead Tank. :

- i) Where located : Yes
- ii) Capacity : Terrace
- iii) Type of construction : Adequately
- : RCC

20. Pumps - No. and their Horse Power

: Provided as per requirement

21. Roads and paving within the compound, approximate area and type of paving

: Partly PCC

22. Sewage. If septic Tanks provided. No. and capacity : Connected to Public Sewerage

23. DESCRIPTION OF THE PROPERTY :

The Residential Flat under valuation has been purchased by Mr. Ramesh P. Thanki & Mr. Nilesh R. Thanki (Purchasers) from M/s. Vora Developers (Developers) vide Articles of Agreement dated 09th January, 2006 which is stamped & registered vide registration no. BDR3-00229-2006 receipt no. 231 dated 09/01/2006. The Society is registered vide registration no. MUM/W-N/HSG/(TC)9817/2008-09 of 2009. The Society has issued Share Certificate No. 018 bearing distinctive nos. from 086 to 090 issued to Mr. Ramesh P. Thanki & Mr. Nilesh R. Thanki on 02nd August 2009. The carpet area as per Article of Agreement dated 09th January 2006 is 485 sq. ft. which works out to 630.50 sq. ft. say 631 Saleable area (Taking loading of 30% on Carpet Area)..

24. CONSTRUCTION :

The building is of R.C.C. construction. The same has been constructed in the year 2006 (As per Full O.C.). The walls are made of bricks, cement plastered on both the sides. The height of the ceiling is about 9'. The flat comprises of Hall, Kitchen, 1 Master Bedroom and seperate toilet cum bath block. The flooring is of marbonite Tiles. Electrical wiring is concealed. There is 1 lift in the building. There are shops on the ground floor, on the front side.

27. CAVEAT :

- i) Neither the whole nor any part of this valuation report or any reference to it may be included in any published document, circular or statement nor published in any without the Valuer's prior written approval of the form and context in which it may appear.
- ii) The report is confidential to the clients, their professional advisors for the specific purpose to which they refer. The valuer disclaims all responsibility and will accept no liability to any other party.
- iii) This valuation report is prepared for bank finance purpose & hence it is valid for this purpose only.
- iv) The valuer is not required to give testimony or to appear in court by reason of this, as appearance in the court is out of scope of the assignment.

28. METHODOLOGY OF VALUATION :

The 'Market Method of Valuation' has been adopted for finding the Present Fair Market Value.

29. VALUATION OF RESIDENTIAL FLAT :

Considering the location of the property, the type of materials used for construction, age of the building which is about 12 years and as per enquiries made from reliable market sources, a present rate of **Rs.15,000/- per sq. ft. on saleable area**, may be considered reasonable. Based on the design norms of sound R.C.C. frame structure, the remaining life of 48 years, has been estimated by us for the present structure. The total life of the building structure is considered as 60 years, subject to regular repairs & proper maintenance.

Present Fair Market Value of Immovable Property (Residential Flat)	= Saleable Area x Rate per sq. ft. = 631 sq. ft. x Rs.15,000/- per sq. ft. = <u>Rs.94,65,000/-</u>
---	---

30. REALISABLE VALUE :

However, if the property is to be sold on Realisable Value basis the Present Fair Market Value of the same will reduce by 10%.

Realisable Value of Immovable Property (Residential Flat)	= Present Fair Market Value x 0.90 = Rs.94,65,000/- x 0.90 = <u>Rs.85,18,500/-</u>
--	---

31. DISTRESS SALE VALUE :

However, if the property is to be sold on Distress Sale basis the Present Fair Market Value of the same will reduce by 20%.

Distress Sale Value of Immovable Property (Residential Flat)	= Present Fair Market Value x 0.80 = Rs.94,65,000/- x 0.80 = <u>Rs.75,72,000/-</u>
---	---

32 **MARKET VALUE CONSIDERED FOR STAMP DUTY PURPOSE AS PER BOMBAY STAMP ACT 1958**

As per New Circular of Government of Maharashtra dated 4/11/2015 :

The Value for Stamp duty is calculated as below :-

Stamp Duty Valuation of Residential Flat No. 501		
Stamp Duty RR Rate of Residential Flat for year 2017-18	1,03,600	Rs.per sq.mtr.
Stamp Duty RR Rate of Land for year 2017-18	46,800	Rs.per sq.mtr.
Difference between Land Rate & Building Rate	56,800	Rs.per sq.mtr.
Depreciation (Age of the Building : 12 Years)	(80%) 45,440	Rs.per sq.mtr.
Add: Land Rate	46,800	Rs.per sq.mtr.
Rate to be adopted after considering Depreciation	92,240	Rs.per sq.mtr.
As the Residential Flat is located on 5th floor, the above rate is to be increased by 5%, thus final rate to be considered	96,852	Rs.per sq.mtr.

Detailed Stamp Duty Valuation of Residential Flat No. 501					
Sr No	Floor	Carpet Area (in sq.ft)	BUA (considering 20% Loading as per Stamp Duty Act) (in sq.mtrs)	Stamp Duty Rate on BUA (in Rs. per sq.mtr.)	Stamp Duty Value (in Rs.)
1	5 th Floor	485	54.07	96,852	52,36,787

Therefore, the Stamp Duty Value of the Residential Flat No. 501 works out to = Rs.52,36,787/-

33 **INSURANCE VALUE :**

Considering the type of construction & materials used for construction the cost of construction of Rs.2,500/- per sq. ft. on saleable area for the residential flat may be considered for the purpose of insurance.

Insurance Value

= Saleable Area x Cost of Construction per sq. ft.
 = 631 sq. ft. x Rs.2,500/-
 = Rs.15,77,500/-

34 **CONCLUSION :**

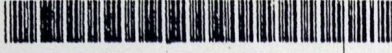
The Present Fair Market Value of **Rs.94,65,000/-** (Rupees Ninety four lakhs sixty five thousand only), Realisable Value of **Rs.85,18,500/-** (Rupees Eighty five lakhs eighteen thousand five hundred only), Distress Sale value of **Rs.75,72,000/-** (Rupees Seventy five lakhs seventy two thousand only), Stamp Duty Value of **Rs.52,36,787/-** (Rupees Fifty two lakhs thirty six thousand seven hundred eighty seven only) and Insurance Value of **Rs.15,77,500/-** (Rupees Fifteen lakhs seventy seven thousand five hundred only) of the Immovable Property (Residential Flat) as on 22/03/2018, i. e. date of valuation is quite fair and reasonable in our opinion.

35 **DECLARATION :**

- 1 The property was inspected by the undersigned on 22/03/2018.
- 2 The undersigned does not have any direct/indirect interest in the above property
- 3 The information furnished herein is true and correct to the best of our knowledge
- 4 I / We further certify that I have valued the right property as per the documents provided to us by the Bank / Party, which may be mortgaged to the Bank.




Signature of Registered Valuer



Monday, January 09, 2006

12:08:02 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 231

गावाचे नाव घाटकोपर

दिनांक 09/01/2006

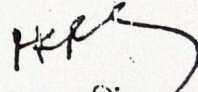
दस्तऐवजाचा अनुक्रमांक वदर3 - 00229 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रमेश पी. थानकी - -

नोंदणी फी	:-	8560.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (45)	:-	900.00
एकूण रु.		9460.00

आपणास हा दस्त अंदाजे 12:22PM ह्या वेळेस मिळेल


दुय्यम निबंधक
कुर्ला 1 (कुर्ला)

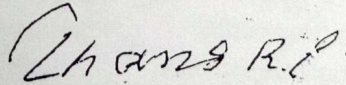
बाजार मूल्य: 855500 रु. मोबदला: 626400 रु.

भरलेले मुद्रांक शुल्क: 26530 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एचडीएफसी बँक, मुं 86;

डीडी/धनाकर्ष क्रमांक: 002179 - रोखीने 11 रु; रक्कम: 8560 रु.; दिनांक: 06/01/2006



बंदर - ३
 २००६

out, vide
 /2018, a
 PRESENT
 st Rs.5,00
 ext Rs.10
 he next
 the Bala
 alance :



Authorised Signatory
 For Thane Bharat Sahakar Bank Ltd

ARTICLES OF AGREEMENT made and entered into at Mumbai

this 9th day of JANUARY 2006

BETWEEN

M/S. VORA DEVELOPERS, a Partnership firm, having its principal place of business at 202, Swastik Apartments, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, hereinafter referred to as "THE DEVELOPERS" (which expression unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the

PART; AND Mr. / Mrs. _____
Mrs. Ramesh. P. Thanki &
MR. Nilesh. R. Thanki

CHANDER P

Thane Bharat Sahakar Bank Ltd.,
 Ghatkopar Branch, Sufiye Archade
 Behind Sonal Sejal Jewellers,
 M. G. Road, Rajawadi, Ghatkopar(E),
 Mumbai-400077.
 D-S/STP(V)/C. R. 1005/02/05/236-239

श्री 58529
 159209
 JAN 07 2006
 R. 00265301-P85232
 11.01
 MAHARASHTRA
 SAMP DUTY

ददर - ३	
२२९	३
२००६	

2

of Mumbai, an Adult, Indian Inhabitant/s presently residing at

Bldg No. 24, Room No. 2499, Shradha Con. & Ltd
Paint Nagar, Ghatkopar (E), Mumbai. hereinafter

referred to as "THE PURCHASER/S" (which expression unless it be repugnant to the context or meaning thereof shall mean and include his/her/their executors, administrators and assigns) of OTHER PART.

WHEREAS:

1) By a Deed of Conveyance at 23rd October 1992 and registered with the Sub-Registrar of Assurances under Serial No. SRO-690/1993 registered on 2nd December 1995 the Vendors i.e., Dineshchandra Sumatilal Shah & Virma Dineshchandra Shah have acquired and purchased from Smt. Sushila Ratilal Sanghani all here Reversionary Rights in respect of Plot of land bearing Survey No. 31, Hissa No. 2(part) CTS Nos. 2250 and 2251 being plot Nos. 2 and 3 of the "Sanghani Estate" situate at Ghatkopar (West) Greater Mumbai admeasuring about 1400 sq. yards i.e. 1170.40 sq. meters and more particularly described in the first Schedule thereunder written which is the same as more particularly described in the Schedule hereunder written together with building standing thereon (for the sake of brevity hereinafter referred to us "the said property").



2) By an Indenture of lease dated 14th March 1950 and made between the said Ratilal Jagannath Sanghani therein called "the Lessor" (hereinafter called "the original Lessor") of the one part and Devu Ubaya Shetty and Kanji Hirji Patel therein called the Lessees (hereinafter called "the Original Lessees") of the other part and registered in the office of the Sub-Registrar of Assurance of the Bombay under No. 1229, of Book No. on 30th May 1950 the original Lessor for the consideration therein mentioned demised unto the original Lessees the said land more particularly described in the First Schedule hereunder written from 1st

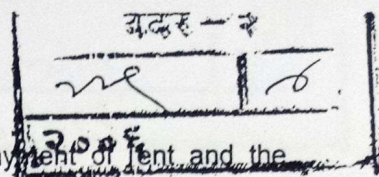
THAN R P

March 1950 for a term of 50 years subject to the payment of rent and the covenants and conditions therein contained;

- 3) The original Lessees constructed on the said land a building known as "Kanji Mistry Chawl" consisting of ground and one upper floor comprising of 40 tenements and also a structure on the South side of the said building comprising of 12 toilets for the use of the tenants and occupants of the said tenements in the said Chawl and let out the said tenements to various tenants on monthly tenancy basis;
- 4) By an Indenture of Mortgage dated 5th April 1940 and made between the Original Lessees therein dated the Mortgagors of the one part and Surajbaj Amrratlal Nagardas therein and hereinafter called the Mortgagees of the other part and registered in the office of the Sub-Registrar of Assurances at Bombay under No. 2704 of Book No. 1 on 19th July 1950 for the consideration of Rs. 15,000/- paid by the Mortgagees to the Original Lessees, the Original Lessees did thereby grant unto the Mortgagees all the leasehold land or ground (being the said land) together with messuages, tenements, building or structures standing thereon or to be erected on the said leasehold land subject to the covenant for redemption therein contained;
- 5) By the Indenture of Assignment dated 5th May 1951 and made between the said Deru Ubaya Shetty one of the Original Lessees part and registered in the office of the Sub-Registrar of Assurance at Bombay under No. 2544 of Book No. 1 on 28th November 1951 for the consideration therein mentioned the said Deru Ubaya Shetty as the beneficial owner thereby assigned unto the said Kanji Hirji Patel all has undivided one-half share, right, title and interest and all other interest as co-lessee in the said land together with the building standing thereon and all the right and benefit of equity of redemption of all the undivided one-half share, right, title and interest of the said Deru Ubaya Shetty subject to the said

CHANDER P.

10



of Immo
Report No
in below
VALUE
value @
the value
/- of the
value @ 1
/-)

paid

our Tho

O.:

Provisio

NO.

Name of

Branch

Saving

NEFT

Indenture of Mortgage dated 5th April 1950 and subject to the ~~payment of rent~~ and the covenant and conditions contained in the said Indenture of Lease dated 14th March 1950 so that the said Kanji Hirji Patel become the sole Lessee under the said Indenture of Lease dated 14th March 1950.

6) By an Indenture of Further Charge dated 5th May 1951 and made between the said Kanji Hirji Patel therein called the Mortgagor of the one part and Surajbai Amratlal Nagardas therein and hereinafter called the Mortgagee of the other part and register in the office of the Sub-Register of Assurances at Bombay under No. 2545 of Book No. 1 on 15th October, 1951 the said leasehold property (being the said land) together with the building standing hereon was for the consideration of Rs. 11,000/- further charged with the said payment subject to the hereinabove recited Indenture of Mortgage dated 5th April 1950;



7) The said Kanji Hirji Patel committed default in making payment of the principal amount and interest after the due date and accordingly, the said Mortgagee in exercise of the power of the sale vested in her under the said Indenture of Mortgage dated 5th April 1950 put up the said land together with the building standing thereon for sale and by Deed of Assignment dated 30th March 1955 the said Mortgagee sold and conveyed the said land together with the building standing thereon in favour of the Vendors;

8) The Original Lessor viz. the said Ratilal J. Sanghani died at Bombay on or about 5th December 1972 leaving behind him his last Will and Testament dated 9th December 1963 appointing his wife Sushila Ratilal Sanghani as the sole beneficiary.

9) As recited in recital as above the said Sushila conveyed the said property to the Vendors and Vendors are thus absolute owner of the said property.

10) In the said building there are 40 (Forty) tenants. The said building is of ground + One upper floor and the same is occupied by 40 tenants. The original

Shankar R. P.

P

Lessor were receiving Rs. 2654/- (Rupees Two Thousand Six Hundred Fifty Four only) per month as rent (all inclusive).

11) The said building is old constructed in the year 1950 and in a dangerous and dilapidated condition. The same is assessed since 1950 as per assessment bill. In the property Register Card / Rule Card the said property stands in the name of Vendors copy. As evident from Property Register Card the same is converted to NA.

12) The Original Lessor have sold the said property to the Developers for the consideration of Rs. 41,00,000/- (Rupees Forty One Lakh only) for the Developers have paid the entire consideration and thus conveyed the said property to the Developers vide Deed of Conveyance dated 23rd June 2003 duly registered the office of the Sub- Registrar, Chembur vide receipt No. BAD/04782-2003 dated 1st July 2003.



13) Since the Developers were the owners of the plot and wanted to construct a new building on the plot so vacated all the tenants and made a separate agreement with the individual tenants.

14) The Developers thereafter applied for permission for development under Section 22 of Urban Land (Ceiling and Regulation) Act, 1976 and obtained development permission under No. C/ULC/D.III/22/6139 dated 25.10.96 from Additional Collector and Competent Authority under the U.L. (C&R) Act, 1976.

15) The Developers got building plan sanctioned for the proposed construction of the proposed Building comprising of Ground Floor consisting of Shops, Flats and stilt and Seven upper floors of residential flats, from the Municipal Corporation of Greater Mumbai under No. CE/5995/BPES/AN. The work Commencement Certificate was issued by Municipal Corporation of Greater Mumbai under No. CE/5995/BPES/AN dated 21.11.2003.

CHANDRAN R.P.

10

16) The Developers have entered into an agreement with M/S. Boira & Associates - Architects registered with Council of Architects and such Agreement prescribed by Council of Architects and have appointed M/S. Epicon Consultancy Pvt. Ltd. - Consultants as Structural Engineer for the preparation of structural design and drawing of the building and the Developers accepts professional supervision of Architect and Structural Engineer till the completion of building.

17) The true Xerox copies of the IOD and Works Commencement Certificate in respect of the proposed Shop / residential flats, as sanctioned by Municipal Corporation of Greater Mumbai and are annexed hereto.

18) The title of the Owners / Developers is certified by Mr. Huma Iqbal Ansari, Advocate High Court, Mumbai, as per the Certificate of Title; a copy whereof is annexed.

19) The said property stands in the name of Mr. Virendra Vora partner of M/s. Vora Developers in the C.T. Survey records and in the extract of the Assessor and Collector of Municipal Corporation of Greater Mumbai; copies of the said C.T. Survey Record are annexed and Purchaser/s confirm/s that the inspection of original records were taken by Purchaser/s prior to execution of this presents and copies hereto annexed are the copies of original record inspected by the Purchaser/s.

20) The Purchaser/s demanded from the Developer/s and the Developer/s have given the inspection to the Purchaser/s of all the documents of title relating to said property and all other documents mentioned hereinabove and of such above documents as are specified under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under and the Purchaser/s agree that he/she/they is/are fully conversant with the



Chandra R.P. *[Signature]*

03/2018
RIPTION OF
ation of Immo
tion Report N
given below
MARKET VALUE :
the value @ 1
of the value
00/- of the v
value @ 1/2
00/-)

paid

Thousand
visional ID
of Bank/
ch
ings A./c
FT Code

2008

same and confirms that he/she/they has/have entered into this Agreement after inspecting the aforesaid documents.

21) In the premises aforesaid the Developer herein are as per the terms and conditions of the Deed of Conveyance dated 23rd June 2003 absolutely entitled to construct the building on the said property utilizing the FSI that may be available as also any further FSI (by way of TDR) that shall be made available and to sale the premises constructed by utilizing the said FSI and TDR to any person of their choice on such terms and conditions as they deem fit and to receive consideration amount and other amounts from their Purchaser/s and to appropriate to themselves the amount so received and to enter into the Agreement to sale of the Premises with their Purchaser/s and to deliver possession to their Purchaser/s and to do such further acts, matters, deeds and things required to be done and performed for the said Development.

22) The Purchaser herein was a tenant in respect of Room/Block No. 287 in the old property / structure and admeasuring about 260 Sq. Ft. Carpet Area on rental basis while the property was owned by the old owner.



23) The Purchaser herein have consented and/or agreed and have vacated delivered vacant and the peaceful possession of his/her tenement and/or premises for the purpose of redevelopment of the entire property on certain terms and conditions.

24) The owners herein have agreed to such terms and conditions one of which is in respect of all allotment of Flat in the new building on ownership basis.

25) The owners and the purchasers have agreed to reduce to writing the said terms and conditions.

The Purchaser/s has/have approached the Developers for the purpose of Flat / Shop / Garage / Unit No. 501 in the Building being constructed by the

Chand R.P.

03/2010
RIPTION
ation of In
tion Repo
given bel
MARKET VALU
the value
of the val
00/- of th
value @
00/-)
Paid
Ar Thou
visiona
O.
e of Ba
ich
ings A
EFT Co

paid

our Thousand

NO.

Divisional ID

ne of Bank/

inch

avings A./c

NEFT Code

Page 12

Developers at the said property known as JANAVI more particularly described in the First Schedule hereunder written.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES AS UNDER: -

1. The owners do hereby agree and undertake to allot to the purchaser a Flat / ~~Shop~~ / Garage / Unit No. 501 on 5th Floor admeasuring about 485 Sq. Ft. of carpet area on ownership basis in the newly constructed building.

2. It is further agreed between the owners and the purchasers that in addition to the agreed old Carpet area of 260 Sq. Ft., The owners/Developer has agreed to provide each Tenant 22% additional carpet area i.e 57 Sq. Ft. Carpet Area free of cost. The Purchaser has requested the owners for buying additional Carpet area of 168 Sq. Ft.

3. It is thus agreed by and between the parties that the owners shall give the purchaser a Flat / ~~Shop~~ No. 501 on 5th Floor admeasuring about 485 Sq. Ft. Carpet Area free of Cost & for additional Carpet Area of 168 Sq. Ft. at a Lump sum Payment of Rs. 6,26,400/-

4. The purchaser has agreed to pay an amount of Rs. 10,000 before possession towards Merger Payment for conversion of tenancy Rights in respect of the terms in the old building into ownership rights in the proposed new building. The purchaser hereby confirms to pay this amount as & when demanded by the Developer.

5. The Developers shall construct as per the plan & design approved by Mumbai Municipal Corporation and in accordance with the terms of the said IOD

THAT R.P.



379/03/2018
DESCRIPTION OF
valuation of Im
valuation Report
scale given belo
MARKET VALU
- of the value @
0/- of the valu
10,000/- of the
the value @ 1
5,000/-

paid
Four Thous
IO. :
Provisional
NO.
ame of Bank
branch
Savings A./
NEFT Code

2003 190
Second Schedule

dated 17th October 2003 and specifications stated in the Second Schedule hereunder written, building of Ground and Seven upper floors in the same property. The Building shall be having shops, flats and still Garage on the ground floor and residential Flats on the upper floors. The building constructed exclusively by utilizing FSI and TDR shall be known as JANAVI.

6. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/ herself/themselves about the marketability of title of the said property and rights, powers and authorities of the Developers as promoters within the meaning of the definition of the word "promoter" under the Maharashtra Ownership of Flats Act 1963 and no requisitions or objections shall be raised on any matter relating thereto or howsoever in connection therewith.



7. The Developers agree to sell to the Purchaser/s and the Purchaser/s hereby agrees to purchase from the Developers Flat / Shop / still parking space No. 501 on the 5th Floor in the Wing 'A' of the JANAVI Building to be constructed on the said property admeasuring 485 sq. ft. in Carpet area on what is popularly known as "Ownership Basis" at and for the price of Rs. 6,26,400/- (Rupees Six Lac Twenty Six thousand four hundred only.) including the price of the common areas and facilities appurtenant to the said premises together with the fittings, fixtures and amenities stated in the Second Schedule.

8. The Purchaser/s shall pay to the Developers the said purchase price of Rs. 6,26,400/- (Rupees Six Lac Twenty Six thousand four hundred.) in the manner stated hereinafter: -

- i) Rs. 1,51,000/- (Rupees One Lac Fifty one thousand.) as the earnest money deposits paid by the Purchasers to the Developer on or before execution hereof;

Chand R.P.

2008

ii) Rs. 475,400/- (Rupees Four lac, Seventy five thousand Four hundred.) shall be paid by the Purchasers to the Developers on or before _____.

iii) Rs. _____/- (Rupees _____) shall be paid by the Purchasers to the Developers on or before _____.

iv) Rs. _____/- (Rupees _____) shall be paid by the Purchasers to the Developers on or before _____.

v) Rs. _____/- (Rupees _____) Being the balance payable simultaneously on the possession of the said premises, being offered to the Purchaser.

Total Rs. _____



9. The Purchaser/s hereby agrees to pay all amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being essence of the contract. It is not bound to give a notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount on their respective due dates.

10. Under no circumstance the possession of the said premises shall be handed over by the Developers to purchaser unless and until all the payment required to be made under this Agreement by the Purchaser have been so made to the Developers and the said society.

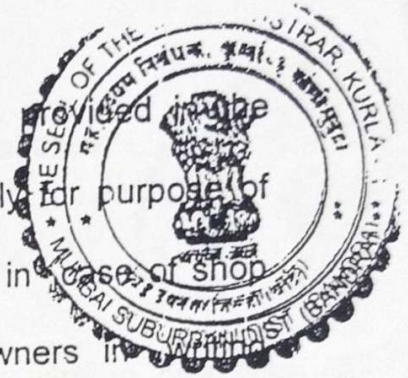
Handwritten signature and initials

22/1/2008
2008

9. It is further clarified, agreed and understood between the parties hereto that at present the further development work of JANAVI Building is in progress and balance F.S.I. / Floating FSI / F.S.I. by way of T.D.R. is yet to be utilised at the full extent. The Tenants and Purchasers hereby gives their NO OBJECTION for the further development of the said property.

50. The Developer has decided to allot / allotted Private terrace on the 1st Floor & on 6th Floor with their adjoining Flats. The purchaser shall not raise any objection in future for the allotted terrace.

51. The Flat purchaser shall on receipt of possession as provided in the agreement use the flat or permit the same to be used only for purpose of residence in case of flat and for the purpose of business in case of shop and/or such other purpose as may be authorised by the Owners in and as may be permissible in law and/or by the local authority and/or any other concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said buildings and/or the owners and occupiers of the neighboring property or properties. The Flat Purchaser shall if he has purchased from the Owners any garage or parking space shall use the garage or parking space only for purpose of parking the Flat Purchaser own vehicle unless other wise permitted by owners.



IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first hereinabove mentioned.

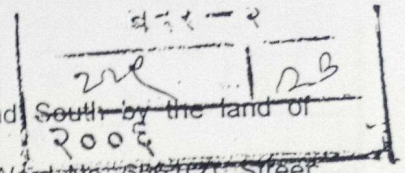
THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT free hold piece or parcel of land or ground together with the messuages, tenements or dwelling house and structures thereon at Ghatkopar, within the Sub-Registration Sub-District and District of Mumbai City and Mumbai Suburban containing area 1400 sq. yards i.e. 1170.40 sq.meters or thereabouts bearing Survey No. 31, Hissa No. 2(part), C.T.S. Nos. 2250 and 2251 of village

Shankar P.
A

A

Ghatkopar Kiroli and bounded on the East, West and South by the land of Property Investment Co. Ltd. and bearing Municipal Ward No. 6361(2), Street No. 429-A, Sanghani Estate, Agra Road, (L.B.S. Marg), Ghatkopar (West), Mumbai 400 086.



THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION AND AMENITIES

1. The Building:

The building shall be constructed in R.C.C frame structure as per approved plans.

2. Flooring

Good quality Vitrified Tiles shall be provided in complete flat area.

3. Bathroom.

Colored glazed tile with dadoes up to 3 Ft. shall be provided.

4. Electric fitting.

Complete wiring shall be done by good quality copper wire in premises, passages, in stilt, in compound shall be provided with waterproof lighting in compound.

5. English Type W.C shall be provided.

6. Under ground & overhead water storage tank shall be provided as per BMC rule.

7. All the pipeline shall be of heavy quality galvanized / PVC pipe. All the bathroom fitting shall be provided of good quality.

8. Good quality lift shall be provided in the building for using to all the members.

9. Kitchen platform with stainless steel sink with necessary water connection.

10. Common cable point shall be provided in all the flats.

11. Telephone lines shall be provided in all the flats.

12. Height of plinth shall be higher than road level.

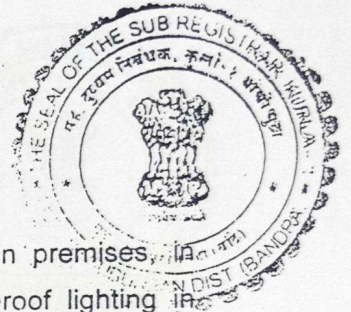
13. Building would be earthquake resistant.

14. Toilet door frame of marble shall be provided.

15. Hinges of good quality shall be provided.

16. Safety of electric cabin and tamper proof shall be provided.

17. Protected staircase light and phone cable shall be provided



Chand R.P.
M.

(Handwritten mark)

2008

THE THIRD SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND FACILITIES

Proportionate equal right to the immediate area abutting area abutting the main entrance door after the landing on the said floor of the said premises with pro-rata right along with all Purchasers of premises in the said property.

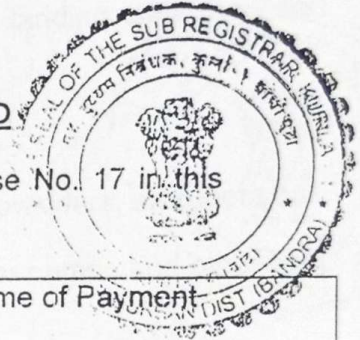
THE FOURTH SCHEDULE ABOVE REFERRED TO

Pro-rata right along with all Purchasers of premises in the said property in limited common area and facilities i.e. to say: -

1. Staircase
2. Entrance Hall (Lobby)

THE FIFTH SCHEDULE ABOVE REFERRED TO

Items, amounts and Time of Payment/Deposit referred to Clause No. 17 in this Agreement.



Sr. No	Item	HBK Flat Rs.	HBBK Flat Rs.	Shop Rs.	Time of Payment
1	Legal Charges	2000/-	-	-	Rs. _____/- on Agreement. Rs. _____/- on Possession.
2	Society Registration charges	2000/-	-	-	At the time of Possession.
3	Development Charges	5000/-	-	-	At the time of Possession.
4	Municipal water connection & BSES Deposits	6260/-	-	-	At the time of Possession.
5	Maintenance & Property Taxes Deposits	1358/-	-	-	At the time of Possession. One month Advance.
6	Society Share & Admission	260/-	-	-	At the time of Possession.

Therese K.P.

K2

22 | 24

THE SIXTH SCHEDULE ABOVE REFERRED TO 0009

1. The expenses of maintaining, repairing, redecorating etc. of the main structure and in particular the roof gutters and main pipes of the Building, water pipes, gas pipes and electric wires, elevator/s in under or upon the Building and enjoyed or used by Flat holder in common with the other occupiers of the other flat and the Building and enjoyed by the Flats Holder or used by him / her then in common as aforesaid and the boundary walls of the of the Building, compounds, terraces etc. The Maintenance cost of the elevators is to be shared equally by all acquirers irrespective of the floor on which his/her/their premises is situated.
2. The costs of cleaning and lighting the passages, landing staircases and other parts of the common as aforesaid.
3. The costs of decorating the exterior of the Building.
4. The cost of the salaries of clerks, bill collectors, chowkidars, sweepers etc.
5. The Cost of working and maintenance of lifts, water pumps and other lights and service charges.
6. Municipal and other taxes and ground rent.
7. Insurance of the building.
8. Cost of Maintenance of infrastructure.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building.

SIGNED SEALED AND DELIVERED)

By the with in named "THE DEVELOPERS")

M/S. VORA DEVELOPERS)

In the presence of)

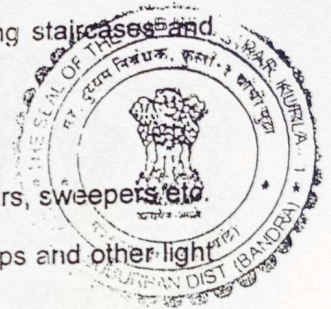
SIGNED SEALED AND DELIVERED)

By the with in named "PURCHASER")

MR. Ramesh. P. Thanki)

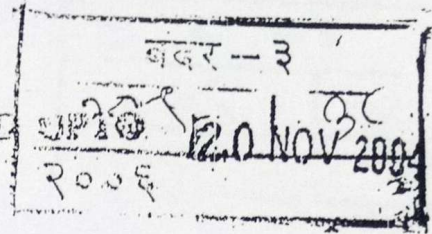
MR. Nilesh. R. Thanki)

in the presence of _____)



Munesh
Partner

Chandr R. P.
Munesh



Gen-115-1000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5995 /BPES/AN

27 NOV 2001

COMMENCEMENT CERTIFICATE

CERTIFIED TRUE COPY.

To, Shri. Verendra Vora CA to
Dineshchandra S. Shah & others

BHOIRA A. WAHAB
architect

Sir,

With reference to your application No. 2659 dated 14/5/2001

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out

development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. _____ on Plot No. _____

C.T.S.No. 2250, 2251 Divn/Village/Town Planning Scheme No. Greater Mumbai situated at Road/Street _____ Ward _____

The Commencement Certificate/Building permit is granted on the following conditions

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.

3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you
4. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

947-3
 [Handwritten initials and marks]

Gen - 115

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P. N. WATVE
A. E., Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 12.0 NOV 2004

C.C. up to plinth.

5995/BPES/AN

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai



C. for ground + 1 upper
 floor side plan approval
 27/7/10/03

NEW 25/11/03
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)
 Executive Engineer, Building Proposals
 (Eastern Suburbs)
 FOR

NEW 13/4/04
 Assistant Engineer Building Proposals
 Eastern Suburbs (E & N Ward)
 5995/BPES/AN 16 JUL 2004

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

C.C. up to 5th floor A.P dt 7.6.04

5995/BPES/AN 13 APR 2005
 full C.C. upto & for 6th (PT) floor
 side approved plan dated 7/6/04

NEW 16/7/04
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)

NEW 13/4/05
 Assistant Engineer Building Proposals
 Eastern Suburbs (L & N Ward)

CERTIFIED TRUE COPY.

M. Wahab
 BHORA A. WAHAB
 architect

BRIHANMUMBAI MAHANAGARPALIKA.

CE/5995/BPES/AN/1

8 NOV 2006

बदर-१३

3256

2006

To;

Shri. A.H. Bhoira
Architect,
Sonawala Compound,
Opp. Post office,
Mori Road, Mahim
Mumbai-400 010

Sub:- Full Occupation permission for residential bldg. for part still + Gr + 5 & 6(PT) upper floor on plot bearing C.T.S. No 2250, 2251 of village Ghatkopar - Kiroi near Sanghani Estate, Ghatkopar (W)

Sir,

The full development work of for residential bldg for part still + Gr(PT) Shopping +5th & 6(PT) upper floors situated at L.B.S. Marg near Sanghani Estate, On plot bearing C.T.S. No.2250, 2251 of village Ghatkopar - Kiroi, Ghatkopar (W) completed under the supervision of yourself & Shri.M.A.Rupalwala with Structural Engineer Lic No.STR/R/64 & Shri.M.Ansari with site supervisor Lic No.A/89/SS-1.may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.
2. That the society shall be formed & got registered and true copy of the registration of society shall be submitted.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

M. W. Bhoira
Executive Engineer
(Building Proposals)(E.S.).



SHARE CERTIFICATE

Sr. No. 018

Janavi Co-Op. Hsg. Society Limited

Registration No. : MUM /W-N/HSG/[TC]9817/2008-09 of 2009

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Opp. Shreyas Cinema, Sanghani Estate, LBS Marg, Ghatkopar (West), Mumbai - 400 086.

Member's Regn. No. 018

Share Certificate No. 018

Authorised Share Capital of Rs. 5,00,000/- divided into 10,000 Shares each of Rs. 50/- only.

THIS IS TO CERTIFY that Mr./Mrs./Miss 1. RAMESH P. THANKI

MR 2. NILESH R. THANKI

FLAT / SHOP NO. A-501 3. -

of JANAVI CHS Ltd. is/are the Registered holder/s of 5 (Five) Shares from No. 086 to 090

of Rs. 50/- each (Rs. Fifty each) in the Janavi Co-op. Hsg. Soc. Ltd. Mumbai subject to the bye-laws of the said society and that upon such Shares the sum of Rs. 250/- (Rupees Two hundred fifty.) has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 2ND Day of AUGUST 2009



Handwritten signature of M.C. Member

Authorised M.C. Member

Handwritten signature of Secretary

Secretary

Handwritten signature of Chairman

Chairman

Chief Manager
 Bank of India
 Ghatkopar (East) Branch,
 Giran Niketan,
 Tilak Road, Ghatkopar (East),
 Mumbai - 400 077
 GST No. 27AAACB0472C1Z9

A/c. Mr. Ramesh P. Thanki &
 Mr. Nilesh R. Thanki
 Ghatkopar (West), Mumbai - 400 086

m. c. punjwani

B.E., D.I.M. (Born.), F.I.E. (India), F.I.V., P.E. (INDIA)
 CHARTERED ENGINEER (INDIA) AND
 APPROVED VALUER

(ALSO APPROVED BY BANKS,

STATE FINANCIAL CORPORATIONS ETC.)

Office No. 7, First Floor, Meghal Service Industrial Estate

Devidayal road, Mulund (West), Mumbai - 400 080.

Off : 2561 64 59, 2561 69 56, 2568 28 17

Fax : 91-22-2567 09 33

E-mail : punjwanivaluers@gmail.com

Invoice No. : INV208
 Invoice Date : 23/03/2018
 Reference : RPT/MCP/CK/979/03/2018

DESCRIPTION OF SERVICE RENDERED

AMT. (Rs.)

Professional fees towards valuation of Immovable Property (Residential Flat)
 as carried out, vide our Valuation Report No. RPT/MCP/CK/979/03/2018
 dt. 23/03/2018, as per scale given below :-

TOTAL PRESENT FAIR MARKET VALUE : Rs.94,65,000/-

For first Rs.5,00,000/- of the value @ 1/2 % of the value	2,500
For next Rs.10,00,000/- of the value @ 1/5% of the value	2,000
For the next Rs.40,00,000/- of the value @ 1/10 % of the value	4,000
For the Balance of the value @ 1/20 % (Balance : Rs.39,65,000/-)	1,983

Total : 10,483

Reduce to : 3,000

Out of Pocket Expenses : 410

Photographs Expenses : 150

Total : 3,560

ADD : CGST 9% 320

ADD : SGST 9% 320

Total Amount Payable incl. GST : 4,200

*paid
 B1895797
 dt 13/4/18*

Rupees Four Thousand Two Hundred Only

SAC NO. : 998399
 GST Provisional ID Number 27AACPP3025E1Z3
 PAN NO. AACPP3025E

Name of Bank/ Branch Bank of India
 Mulund (W) branch
 Savings A./c 006910100000774
 NEFT Code BKID0000069

Punjwani M.C.
m.c. punjwani