

Received
18/7/09
14/7/09



Wednesday, July 01, 2009

4:07:08 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

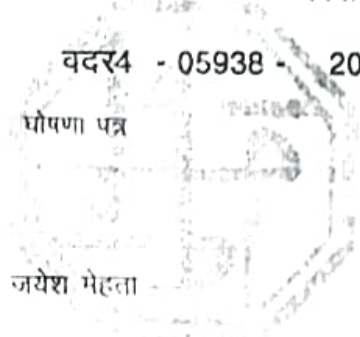
पावती क्र. : 5953

गावाचे नाव वर्सावा

दिनांक 01/07/2009

दस्तऐवजाचा अनुक्रमांक वदर4 - 05938 - 2009

दस्ता ऐवजाचा प्रकार घोषणा पत्र



सादर करणाराचे नाव: निशा जयेश मेहता

नोंदणी फी	:-	12850.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)	:-	580.00
एकूण रु.		13430.00

आपणास हा दस्त अंदाजे 4:21PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 2 (अंधेरी)
सि. दुय्यम निबंधक
मुंबई उपनगर निबंधक

बाजार मुल्य: 1 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडीयन ओवरसीज बँक,

डीडी/घनाकर्ष क्रमांक: 138337; रक्कम: 12850 रु.; दिनांक: 30/06/2009

Customer's Copy

THE KAPOL CO-OP BANK LTD.
FRANKING DEPOSIT SLIP

Branch: **SORVELI** Date: **1-7-09**

Pay to: Acct. Stamp Duty **180979**

Franching Value	RS.
Service Charges	RS.
TOTAL	RS.

Name of the person for whom stamp duty is impressed: **MRS. NISHA JAYESH MEHTA**

Name & Address of the Stamp duty payer: **Flat 402, Mangesh CHS. Ltd., Andheri (W), Mumbai-400 053**

Tel./Mobile No.: **11-2611-513**

DD/Cheque No.: **1111**

DD/Job Bank: **THE KAPOL CO-OP BANK LTD.**

Transit: **A254** Rs. _____

Franching St. No.: **PL-546** Rs. _____

Cashier: _____ Officer: _____

DECLARATION DEED

I, **MRS. NISHA JAYESH MEHTA**, Indian Inhabitant of Mumbai, presently residing at - Flat No. 402, on the 4th Floor, Mangesh CHS. Ltd., Andheri (W), Mumbai-400 053, do hereby state and declare as under:-

1. By an Agreement dated 27th day of Oct., 1993 BETWEEN **M/S. RUCHITA ENTERPRISES** executed through Adult, Indian Inhabitant therein called "the Contractor" and Confirming Party **M/s. Mangesh Co.op. Housing Society Ltd.** of the First part and myself i.e. **MRS. NISHA JAYESH MEHTA** therein called "the PURCHASER" of the second part had agreed to purchase Flat No. 402, on the 4th Floor, Mangesh CHS. Ltd., Andheri (W), Mumbai 400 053, C.T.S. No.1376 admeasuring about 1020 sq.ft. Built up area, Village Varsova, Tal. Andheri, more particularly described in the Schedule hereunder.

2. Through heavy pressure of the work of the part herein and abovementioned Agreement could not lodged Registration with at Mumbai within the prescribed period.

Nisha Mehta

बदर-४/
YESC ७
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INDIA
128566
12:03
01 2009
MAHARASHTRA

For THE KAPOL CO-OP BANK LTD.
 Authorised Signatory
 S. V. K. Kulkarni
 Director
 National Cooperative Bank Ltd.
 Mumbai Branch Board member
 S. V. K. Kulkarni

3. I am desirous of getting the said Agreement for sale registered with the Sub-Registrar of Assurances.
4. I hereby confirm the execution of the said Agreement for sale dated 27th day of Oct., 1993 where under the Transferor agreed to sell to our on ownership basis the abovesaid Flat No. 402, on the 4th Floor, Mangesh CHS. Ltd., Andheri (W), Mumbai-400 053, more particularly described in the Schedule hereunder.
5. I further confirm that I have paid Rs. 71950/- (Seventy One Thousand Nine hundred Fifty only) and Rs. 1000/- (Rs. One Thousand only) as a penalty. Adjudication No. COA/AY/19056/08.
6. I further confirm all the terms and conditions and stipulations contained in the said Agreement for sale as if the said Agreement had been lodged for Registration and registered at the appropriate time.
7. I further confirm that all the terms and conditions contained in the said Agreement would be effective with effect from the date.
8. The original of the Agreement is attached hereto as Exhibit "A".

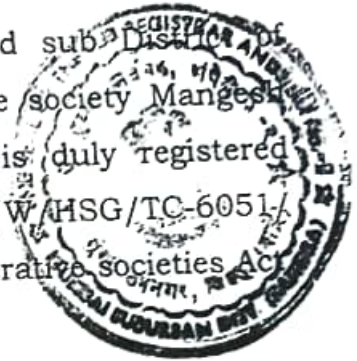


N. J. Mehta.

वदर-४/
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THE SHEDULE ABOVE REFERRED TO

The Flat No. 402, on the 4th Floor, Mangesh CHS. Ltd., Andheri (W), Mumbai-400 053, admeasuring about 1020 sq.ft. Built up area, on the plot of land bearing C.T.S.No. 1376 Village Varsova Taluka-Andheri, District Mumbai suburban M.S.D. in the Registration and sub District of Mumbai city and Mumbai Suburban. The society Mangesh Co. Operative Housing Society Limited is duly registered under Registration No. BOM/W-K/W/HSG/TC-6051/1991-92 under the Maharashtra Co- Operative societies Act 1960.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this 1st day of July, 2009 at Mumbai.

SIGEND, SEALED AND DELIVERED
By the withinnamed the EXECUTANT
MRS. NISHA JAYESH MEHTA

In the presence of

① *[Signature]*
② *[Signature]*



N J Mehta
(EXECUTANT)

पत्र-४/
५२८/२
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Share Certificate No. 24

Member's Regn. No. 08

No. of Shares FIVE

Share Certificate

MANGESH CO-OPERATIVE HOUSING SOCIETY LTD.
S. D. 161, TUKH VERGOVA LANE RD., ANDHERI (W), MUMBAI-400053.

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

Authorised Share Capital Rs. 450000 Divided into 90 Shares of Rs. FIFTY each
Registration No. BOM/N-K/W/HSG/TC-5051/91-92 Date 25-11-2008

This is to certify that Smt. /M/s. NISHA. J. MENTA.
is the Registered Holder of FIVE fully paid up shares
of Rs. FIFTY each numbered from 36 to 40 both inclusive, in

MANGESH CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI

Subject to the By-laws of the said Society

Given under the Common Seal of the said Society at MUMBAI

on 25th day of NOVEMBER 20 08

MANGESH C.H.S.L.
S. No. 101, Tukh Vergova Lane Rd,
Andheri (W), MUMBAI - 400 053.



Authorized

Certified True Copy C. Member

[Signature]

Secretary

Chairman

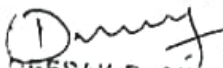
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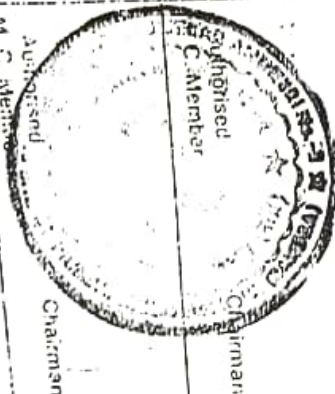
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483C/8
2008

400053 HIGH COURT
Office No. 252, New M.H. Colony,
Gorai Road, Khandivli (West),
Mumbai - 400 057.

Certified True Copy


DEEPAK D. SINGH
B.A.L.L.B.
ADVOCATE HIGH COURT
Office No. 502, New MID Colony,
Gorai Road, Bandivai (West),
Mumbai - 400 067.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn No. of Transferor	To Whom Transferred	Regn No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary



बदर-१/
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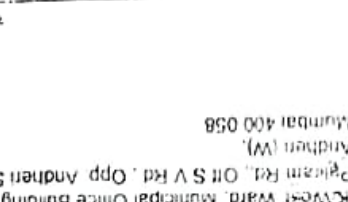


ए-द्वारे प्रमाणित केलेले हस्ताक्षर
 करण्यासाठी यंत्रणा तयार करिते
 व प्रमाण, प्रमाणित केलेले हस्ताक्षर, व.
 वेबसाइट : www.mcgm.gov.in

माहितीसाठी काही देणक
 2008-2009

संपत्ती क्रमांक (दिनांक)	00129832	ए-द्वारे प्रमाणित केलेले हस्ताक्षर	0001751720000	माहिती देणक	2008-2009
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S.T.C. MANAGEMENT CO. OP.HSG SOC
 (TD) RUCHITA TOWER, JIJU, VERSOVA LINK ROAD, ANDHERI(W), MUMBAI-400 052



K: West Ward Municipal Office Building, Pajanian Rd., Opp Andheri Station, Mumbai 400 058

वर्ष	ए-द्वारे प्रमाणित केलेले हस्ताक्षर	माहिती देणक
19911	471835	01-04-1999
200	471835	31/03/2000
0	471835	31/03/2000
0	471835	31/03/2000
0	471835	31/03/2000
0	393964	31/03/2000

COLLECTOR B.S.D. ALIOTTEE-SECY.MANAGESH CO.OP.H.SG.SOC.LTD.

संख्या	वर्ष	प्रकार	माहिती देणक	ए-द्वारे प्रमाणित केलेले हस्ताक्षर
70775	0	General Tax	78	0
0	0	Water Tax	65	0
0	0	Water Benefit Tax	130	0
29490	0	Water Benefit Tax	12.5	0
0	0	Sewage Tax	25	0
0	0	Sewage Tax	39	0
0	0	Sewage Benefit Tax	78	0
17694	0	Sewage Benefit Tax	75	0
0	0	Municipal Education Tax	15	0
28310	0	Municipal Education Tax	15	0
14155	0	State Education Cess	6	14155
0	0	State Education Cess	6	0
0	0	Employment Guarantee Cess	0	0
0	0	Employment Guarantee Cess	0	0
1180	0	Trade Tax	15	1180
35318	0	Trade Tax	15	35318
15-07-2008	19692	Monthly Tax	15	19692

16-10-2008

15-07-2008

the billing system is under updation. Reconciliation of manual transactions during switchover period is in progress. Please bear with the errors if any.

माल-मत्तेच्या रजिस्टर कार्डातील उतारा

तालुका-प्रदेशी जिल्हा-पूर्व उपनगर, पूर्व.

निधी नं. २०१०० (अभिलेखित)

पिढी नं. व नंबर	भेतकळ वीरम मिटर	तस्ता प्रकार	सरकारला तसेह्या माग्याचा उचवा रकमेचा तपविन व ती केव्हा बदलाववाचा
२००० ११२२	१६२२००	७	



बदर-१/
२००५

बहिषाटोचे दृषक

नं. १९ मध्ये घारण करणाऱ्याचा नाव-हक्क कसा प्राप्त झाला? कोणत्या नियमावलीचा तो व्यंतः

Certified True Copy

Dny
KEPAK D. SINGH
B.A.L.B.

ADVOCATE HIGH COURT
Office No. 302, New MHB Colony,
Gorai Road, Kharivalli (West),
Mumbai - 400 067.

रददर

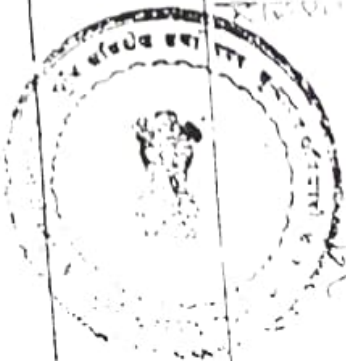
बदर-४/
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२००९

१९२ बोटे

१९२ नं.



नारीच १	व्यवहार २	वहावप नंबर स्व:धा.	वहावप करणाऱ्याचा नाव व तसेह्या माग्याचा उचवा रकमेचा तपविन व ती केव्हा बदलाववाचा	मासोदार ५
१०२	मान जि. ल. धि. वारी ३०/१२/०२	गुंजट-उपना	१२/०२/०२ चे उचवा रकमेचा तपविन व ती केव्हा बदलाववाचा	१२/०२/०२
२०२	मान जि. ल. धि. वारी ३०/१२/०२	गुंजट-उपना	१२/०२/०२ चे उचवा रकमेचा तपविन व ती केव्हा बदलाववाचा	१२/०२/०२



ध्या प्रतिलिपि

२०११
२०११

[Signature]

10/ 3/ दार दार अनु 1

Handwritten text in Marathi, including 'दाखल करीत' and '२५४८'.

दर-१
एक 123
२००५



Note :-

This is a true copy of the extract of P. R. Card which is a part of this office record and the area of the property referred to there in is.....

... 1624.00 sq. ft. One Thousand Six hundred twenty four sq. ft.

which has been verified with the original and is correct.

Signature and date 1-9-92

S. S. S. S.

of Land Records (S.S.S.) Bombay



दर-४/
५२३८८
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Certified True Copy

Signature
DEEPAK D. SINGH
B.A., LL.B.

ADVOCATE HIGH COURT
Office No. 302, New MHB Colony,
Gorai Road, Kandivali (West),
Mumbai - 400 067.

This Form 'C' is issued in accordance with the provision of Urban Planning and Regulation Act, 1966.

2004

FORM 'C'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
MUNICIPAL CORPORATION OF GREATER BOMBAY

No CE/4888/1891/WS/AH/AK of - 5 MAY 1993
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Ctl. No. XXXVII of 1966).

APPLICANT ✓ **Manojesh Co. op. Hg. Sty. Ltd.**

C. T. S. No. 1376/1/1A

To the Development work of Prop. Residential Bldg.

Village Vaylova

at premises at street **New Link Road,**

Plot No. 7.

situated at **Vaysova, Andheri (West)**

S.No. 161, Govt. 14/2004

बदर-8
MBC
2003

on the following conditions :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Brihanmumbai, if the Development works in respect of which permission is granted under this certificate is not carried out of the user thereof is not in accordance with the sanction plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner of Brihanmumbai is contravened or not complied with, (c) the Municipal Commissioner for Brihanmumbai is satisfied that the same is obtained by the applicant and every person deriving title through him by misrepresentation and the applicant and every person deriving title through him shall be deemed to have carried out the development work in accordance with the provisions of section 45 of the Maharashtra Regional and Town Planning Act 1966.
2. This Commencement Certificate is valid for a period of one year and shall have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall not exceed three years, provided further that such lapse shall not bear any substantial disadvantage for the applicant.
4. The conditions of this Certificate shall be binding not only on the applicant but also on his heirs, successors, assignees, administrators and assignees and every person deriving title through him.

This Commencement Certificate is for carrying out the work and shall be valid only for the purpose mentioned above.

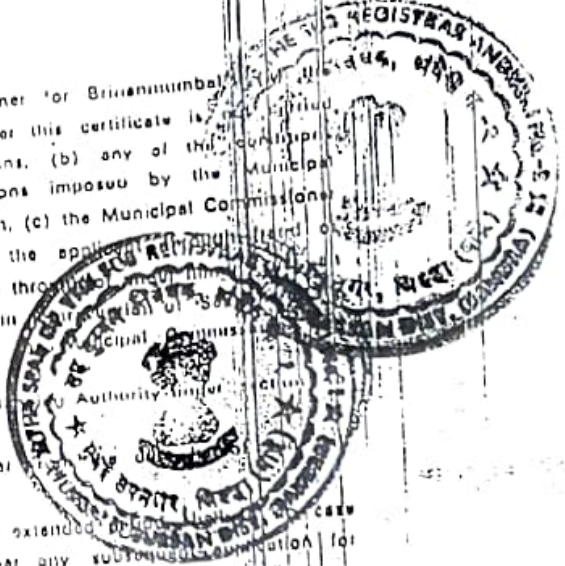
For and on behalf of the Local Authority
The Brihanmumbai Mahanagarपालिका.

Certified True Copy
[Signature]

Executive Engineer Building Department,
(Western Suburban) H. B. V. Road, Xth Floor,
FOR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

Certified True Copy

DEEPAK D. SINGH
B.A.L.L.B.
ADVOCATE HIGH COURT
Office No. 302, New SHB Colony,
Gorni Road, Kandivalli (West),
Mumbai - 400 067.



सहपत्र नोंदण्यात आले नाही.



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mm-1020 s aft. Bly

Section 41 of the Bombay

Stamp Act, 1958.

No. A4/C.A./A./1958/08

Office of the Collector of Stamps

Dated... 27/1/1958

Received from Shri. A. J. Mehta

Insufficient stamp duty of Rs. 70/- (Seventy one thousand Nis
vide challan No. 59, dated 12/1/58 (Fifty only).
charged under article 25 of the Bombay Stamp Act, 1958

of the Bombay Stamp Act, 1958
Certificate of the Collector of Stamps
Shri. A. J. Mehta
Insufficient stamp duty of
Rs. 70/- (Seventy one thousand Nine
(Nis) (Fifty only).
vide challan No. 59, dated 12/1/58

Under the provisions of the Bombay Stamp Act, 1958

of the Bombay Stamp Act, 1958

Collector of Stamps



वदर-४/
५८८/५८
२००९

Subject to the Provision of
Section-53-A of the
Bombay Stamp Act-1958.

Comm. msh. Rehta

THIS AGREEMENT OF CONSTRUCTION entered into at Bombay this 27 day of OCTOBER 1958 BETWEEN M/S RUCHITA ENTERPRISES a duly Registered Firm of Contractor, through its partners having office at 5, Beeta Bldg., Shivram Co-operative Housing Society Ltd., Devidas Road, Mulund (West), Bombay- 400080 hereinafter referred to as "THE CONTRACTOR" (Which expression shall unless it be repugnant to the context mean and meaning thereof be deemed to include its present/future partners and their survivors and their respective heirs, executors and administrators and assigns) of the FIRST PART AND MRS NISHA JAYESH MEHTA, 53, HAIKESH SOC. 2, SHIV KUMAR BLDG, J.V.P.D. ROAD of Bombay Indian Inhabitant residing at VILE PARLE, MUMBAI



MEMBER (which expression referred to as "THE
 repugnant to the context or meaning thereof be
 deemed to include his/her heirs, executors,
 administrators and assigns) of the SECOND PART, AND
 M/S. MANGESH CO-OPERATIVE HOUSING SOCIETY LTD. a
 registered Co-operative Housing Society, duly
 registered under the Co-operative Society's Act and
 having its registered office at 26/412, Kanamwar
 Nagar-1, Vikhroli (East), Bombay- 400083 hereinafter
 referred to be as the "CONFIRMING PARTY" (which
 expression shall unless it be repugnant to the
 context or meaning thereof be deemed to include its
 administrators and/or assigns) of the THIRD PART;

WHEREAS:-

1. THE CONFIRMING PARTY is a registered cooperative housing society duly registered under the Maharashtra Co-operative Society Act. & has been allotted registration no. BOM/W-K/W/HSG/TC-6051/91-92.

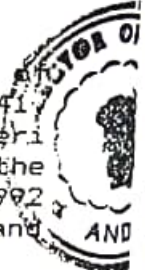
2. The party of the Second Part is the member of the Confirming party and hold five shares of Rs.50/- each bearing Nos _____ to _____ covered under share certificate No. _____.

3. THE CONFIRMING PARTY has acquired a plot of land at Versova bearing No.7, CTS No.1376/1/41 S NO.161, Lagatchi Khadi, New Link Road, Andheri (West), admeasuring 25000 sq.ft. (Approx.) from the Competent Authority under agreement dated 15-1-1992 for constructing the residential buildings and providing residential houses to its Members.

4. THE CONFIRMING PARTY has decided to construct two separate buildings on the said plot of land viz. Building A & Building B and accordingly the plans were submitted to BMC & they have been approved the plan of Building 'B' under the IOD/CC No. CE-4888/WS/AK dated 5th May, 1993. The total built up area of Building B would be about of 15000 Sq.ft.

5. THE CONFIRMING PARTY has decided in their General Body Meeting held on 22nd October, 1992 to appoint two Contractors for constructing the two buildings and have accordingly appointed M/s Yogita Enterprises, as a Contractor for constructing Building A admeasuring 9500 sq.ft. & M/s Ruchita Enterprise the party of the first part as a Contractor to construct Building B admeasuring 15000 sq.ft. and accordingly has entered into an Irrevocable construction agreement with M/s Ruchita Enterprises the party of the First Part by an agreement dated 23rd October, 1992 and whereby the party of the First Part is irrevocably appointed as An Authorised Contractor for

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 2009



constructing the Building No.B for the some of the members of the confirming party.

6. By an Allotment letter dated 30.10.92 executed by the Confirming Party herein, the Confirming Party has allotted a flat to the Party of the Second Part bearing flat No. 402 on the 4th. floor admeasuring 830 sq.ft. in the proposed building No. B on the plot of land acquired by the confirming party, which the Party of the Second Part has agreed to acquire the same. The said flat is more particularly on the plan annexed hereto and delineated in red colour Boundary.

7. Under the said letter of allotment, it has been specifically agreed between the Party of the Second Part and the Confirming Party that both the parties shall carry out the construction work of the Building in co-operation with each other and bear the respective cost of the construction/development and the said construction carried out by the nominee/s of the Confirming Party and accordingly the Confirming Party has nominated its representative M/s Ruchita Enterprises the Contractor herein to carry out the construction/Development work of the building No.B.

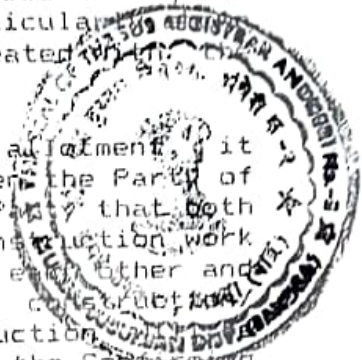
8. At the request of the Member along with other members of Bldg. 'B' and Confirming Party, the Contractor have agreed to carry out the said work at the cost and expenses of the Party of the Second Part and other such Members of the society of building B.

9. The Contractor is entering into separate Agreements with other Members of the building B a true copy of which is agreed to be given to the Confirming Party.

10. The Member has agreed to contribute towards the cost of the construction the sum of Rs. 8,00,000/- at the rate of Rs. 500/- per sq.ft. and for the rest of the portion of the building the Confirming Party and the Contractor have agreed to enter into similar agreements with the other Members who have also agreed to contribute towards the expenses of the construction work.

11. The Member has agreed to execute an irrevocable Power of Attorney in favour of the Contractor herein as and when called upon by the Contractor to enable the Contractor to carry out the construction work without any hindrance or objection.

12. The Member and the Confirming Party have agreed to entrust the construction/Development work in the hands of the party of the First Part on the

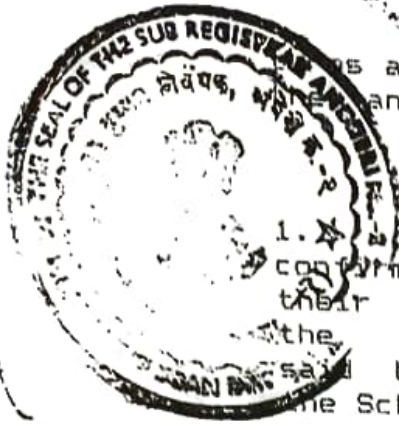


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Comments



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and conditions mutually agreed by and between
and set forth hereunder:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The Member and the Confirming party do hereby confirm that the Contractor has been appointed as their Building Contractor for carrying out the proposed construction and development of the said building B more particularly described in the Schedule hereunder written.

2. The Confirming Party alongwith other Members had also executed similar agreements and/or shall execute similar agreements with the Contractor. The Confirming party confirms that it has handed over the physical possession of part of the said plot of land under building 'B' with plot size as per the plan annexed hereto and delineated with green colour Boundary to the Contractor. However, the legal possession of the said plot shall always remain with the confirming party. The Contractor undertakes to handover the possession of the said portion of the plot immediately on the completion of the work of construction/development of the entire building B.

3. The Contractor shall undertake and carry out and complete the proposed construction of the said building as they may deem fit, but otherwise in accordance with the building plans duly approved and sanctioned in that behalf by the BMC and other concerned authorities, if any. For carrying out and completing the aforesaid proposed development work, (hereinafter referred to as "the proposed building"), on the said plot, the Contractor had got building plans prepared by the Architects, who is appointed by the Confirming Party. The said plan has been approved and confirmed by the members. However the Contractor shall be entitled to alter, amend or modify the said plan if the same is required and get the same approved from the BMC.

4. The Member shall be liable to make the payments of all the outgoings including all the Taxes, Rates and Expenses including Water Charges, Electric Charges and other charges in ratio and in proportion of the area of the flat to the Confirming Party.

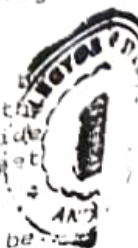
5. The construction work shall be carried out by the Contractor as per byelaws set out by the Bombay Municipal Corporation and shall provide amenities as per the detailed particulars set out in the Schedule 'I' annexed hereto.

6. All costs charges and expenses that may be required to be incurred in carrying out and

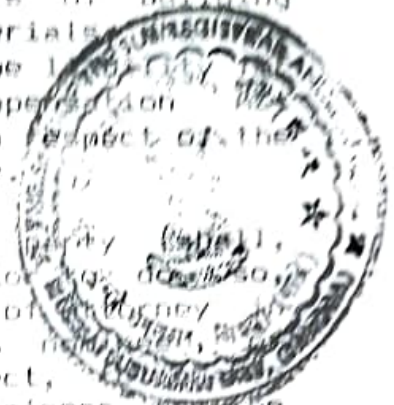
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completing the said building on the said plot, as provided hereinabove, including the fees of the Architects and R.C.C. Consultants, wages and salaries of the staff, employees and labourers employed by the First Party and bills of building materials and other construction materials borne and paid by the Contractor. The compensation under the Workmans Compensation shall always be of the First Party in respect of the labourers employed by the First Party.



7. The Member and confirming as and when required by the Contractor execute an irrevocable General Power of favour of the Contractor or its nominees, as the Contractor may direct, the Contractor or its nominee or nominees, the case may be, to do or cause to be done all necessary acts, deeds matters and things and to exercise or cause to be exercised all requisite powers and authorities. This Power of Attorney shall automatically come to an end and ceased to exist immediately on completion of construction and development work of the said building 'B' is completed in all respects and after the Attorney obtaining completion certificate from the B.M.C.

8. In the event of Contractor handing over the possession of the premises to the member pending the construction work, after obtaining due partial occupation certificate, of the upper floors and/or other portions of the building the Member will not take any objections and/or create any problems and/or make any complaints in respect thereof and will never create obstructions in the work construction of other portion of the building and/or upper floors.

Handwritten notes in a box: 4/28-81, 4/23/25, ROBB

9. In the construction and completion proposed building 'B' the party of the First Part shall confirm to comply with in all respects, the rules regulations and bye-laws of the Municipal Corporation of the Greater Bombay and other concerned authorities, if any, and shall bear and pay any premium, including deficiency premium, that may be payable to the B.M.C. for the approval of the said building plans and granting of the IOB therefore as also any fees that may be payable to the B.M.C. for issuing of CCs in that behalf, from time to time and shall pay and discharge all other fees, charges, premium, penalties and other payments whatsoever which may become payable, during the progress of construction work of the proposed building 'B'.

10. The Contractor shall carry out the work as an agent of the Member and the Confirming Party and shall have no personal obligations whatsoever.



Handwritten signature or initials at the bottom of the page.

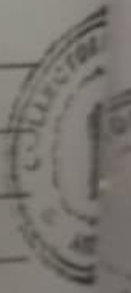


11. The Member hereby agrees to make payment of construction cost of Flat No. 402 on 4th floor of the said building as per the proposed plans and specifications seen and approved by him/her a copy whereof are hereto annexed and marked Exhibit "A" and Exhibit "B" respectively for the price of ₹ 8,00,000/- (Rupees EIGHT LACS ONLY) which shall be

paid in the manner given below :-

- (a) Rs. _____ on or before the execution of this Agreement as earnest money;
- (b) The balance of Rs. _____ of the acquisition price by installments in the manner hereinafter provided.
 - i) Rs. _____ on or before _____
 - ii) Rs. _____ on or before _____
 - iii) Rs. _____ on or before _____
 - iv) Rs. _____ on or before _____
 - v) Rs. _____ on or before _____
 - vi) Rs. _____ on or before _____

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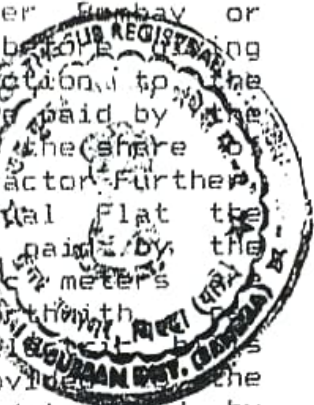
The balance of Rs. _____ of the construction cost one week before delivering/receiving the possession of the said Flat on Contractor becoming entitled to apply for the completion Certificate in respect of the said building from the authorities concerned or to the right to allow the Flat to be occupied.

12. IT IS HEREBY EXPRESSLY AGREED that the time for payments of each of the aforesaid installments of the construction cost shall be of the essence of this Contract. All payments shall be made by the Member to the Contractor in the manner specified above. All installments except the last balance shall be taken as earnest money.

13. In the event of the Member committing any default in payment of any one of installment referred to hereinbefore or any of the moneys due owing and payable by the Member under these presents, this Agreement shall stand terminated and the Contractor shall be entitled to forfeit the earnest money or otherwise deal with or dispose off the Flat at the entire risk and costs of the Member after giving fifteen days notice in writing to the Member in that behalf.

14. The Member doth hereby agree that in case any security deposit is demanded by any Department of

the Municipal Corporation of Greater Bombay or Bombay Suburban Electric Supply Co., being the water connection or electric connection to the proposed building 'B' the same shall be paid by the Party of Second Part in proportion to the share of all Flat to be determined by the Contractor. Further, in case meters are fixed for individual Flat the charges for the same shall also be paid by the Member. Unless the water or electric meters separate, the Member shall forthwith his/her/their share of the water and electricity according to the number of flats provided in the building and using the same as may be determined by the Contractor before possession thereof is given to the Member.



15. The Contractor, unless prevented by causes such as riot, civil commotion, usurpation of power by Military Authorities, Civil Authorities Department or non availability of materials, equipment etc., required for building constructions or otherwise earthquakes any act of force majeure or unforeseen events whereby the construction of the building as the case may be is held up or on account of any one of the causes beyond the control of the Contractor or any act of force majeure whereby the construction of the building as the case may be is delayed shall hand over possession of the said flat to the party of the Second Part on or before 31st day of Dec. 1997.

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16. In the event of any of the causes aforesaid the date of handing over the possession shall automatically stand extended for the period during which any of the causes and/or event as aforesaid continue and the Member shall not be entitled to any compensation in respect of the delay in giving the possession of the said Flat.

17. It is expressly agreed and understood that after handing over the possession of the said flat being given to the party of the second part, the party of the Second Part shall have no claim whatsoever against the party of the First Part in respect of any item of work in that behalf.

18. The Member shall have no claim save and except in respect of the Particular Flat hereby agreed to be constructed that is, all open spaces, parking places, lobbies, staircase, lifts, terraces, etc., will remain the property of the confirming party and/or party of the first part until the whole property is fully Developed.

19. IT IS HEREBY EXPRESSLY AGREED that the Contractor shall be entitled to sell, assign, transfer, mortgage or otherwise deal with or dispose off their right, title and interest under the said Agreement for Construction dated 23rd October, 1992



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the building constructed and hereafter to be
 constructed thereon as the Contractor deems fit and
 consists for such sale, transfer, assignment,
 mortgage etc. PROVIDED, that the party of the First
 Part hereby granted in favour of the Member in
 respect of the flat of the Member.



As soon as the Contractor notify that the
 building is complete in all respects with occupation
 certificate or completion certificate, the Member
 shall pay the balance of the construction cost
 payable by him/her within seven days of such
 notice (time being the essence of the contract in
 this respect) whether served individually on the
 Member or put up at some prominent place, in the
 building. If the Member fails to pay the balance as
 aforesaid the Contractor will be entitled to forfeit
 the amounts previously paid by the Member who shall
 lose all rights in the flat and contractor with
 concurrence of the contracting party shall be
 entitled to give said flat on leave and licence
 basis on behalf of the Member and appropriate
 license fees towards the construction cost.

21. Under no circumstances possession of the flat
 shall be given by the party of the First Part to the
 party of the Second Part unless and until all
 payments required to be made under this Agreement by
 the Member have been made to the Contractor.

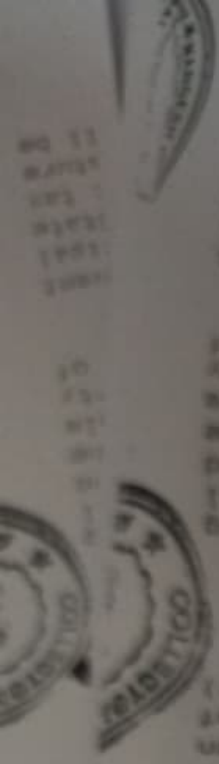
2. The Contractor shall, in respect of any
 amount payable by the Member under the terms and
 conditions of this Agreement have a first lien and
 charge on the said flat of the Member.

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22. The Member shall at or before the execution
 of this Agreement pay to the Contractor a sum of
 Rs. 1,000/- (Rupees One Thousand Five Hundred only)
 being the legal costs of this agreement.
 Rs. _____ : Electricity Deposit (Water Deposit)
 Rs. _____ : Water Connection Charge.

24. So long as each flat in the said building
 shall not be separately assessed for Municipal
 charges and water rates, the party of the Second
 Part shall pay a proportionate share of the
 Municipal Taxes and water tax assessed on the whole
 building, such proportion to be determined by party
 of First Part on the basis of the built up area of
 each flat.

25. The Member hereby agrees, that, in the event
 of any amount by way of premium to the Municipal
 Corporation of Greater Bombay or to the State
 Government for betterment charges or development tax
 or any other taxes or payment of a similar nature
 becoming payable by the Contractor the same shall be



reimbursed by the Member to the Contractor in proportion to the area of Flat of the Member determining such amount, the decision of the Contractor with concurrence of the confirming party shall be conclusive and binding upon the Member.

26. The Member shall maintain at his/her/their own cost the Flat in the same good condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, regulations of the Government, Municipal Corporation of Greater Bombay and Bombay Suburban Water Supply Company or any other authorities and local bodies and shall attend, answer and be responsible for all action violations of any of the conditions or rules or bye-laws of the confirming party Society and shall observe and perform all the terms and conditions contained in this Agreement.

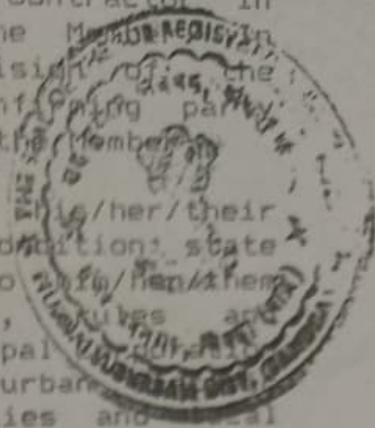
27. The Member hereby agrees to pay all amounts payable under the terms of this Agreement as and when they become due and payable time in this respect being the essence of the contract. Further the Contractor is not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment of an amount or amounts on the respective due date.

28. The Member hereby covenants with the Contractor to pay amounts liable to be paid by the Member agreed under this Agreement, and to observe and perform the covenant and conditions contained in this Agreement and to keep the Contractor indemnified against the said payment and observance and performance of the said covenants and conditions except so far as same ought to be observed by the Contractor.

29. The Member hereby covenants to keep the Flat walls and partition walls sewers, drains, pipes and appurtenances thereto belonging in good tenable condition and in particular so as to support, shelter and protect the parts of the building other than his/her/their Flat.

30. The Member shall not let, sublet sell transfer, convey, assign, mortgage, charge or in any way encumber or deal with or dispose of his/her/their interest under or the benefit of this agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Party of First Part are fully paid and only if the Member had not been guilty of breach of or non-compliance with any of the terms and conditions of this agreement and until he/she/they obtains previous consent in writing of the Contractor and/or of the Confirming Party.

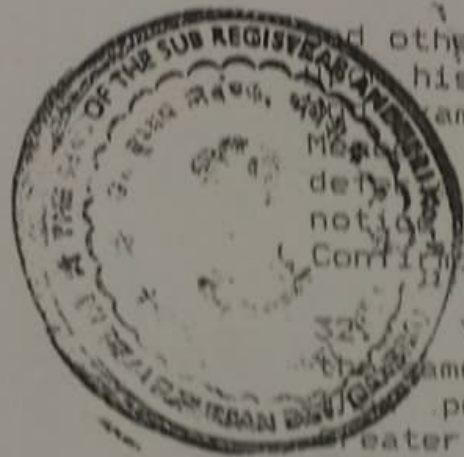
31. The Member shall permit the Contractor and their Surveyors or Agents with or without workmen



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and others at all reasonable time to enter into and examine the state and conditions thereof and the Member agrees and undertakes to make good the defect within three months of the giving of such notice in writing by the Contractor and/or the Confirming Party to the Member.

The Member shall not use the Flat or permit the same to be used for any purpose whatsoever other than as permitted by the Municipal Corporation of Greater Bombay nor for any purpose which may or is likely to cause nuisance or annoyance to occupiers of other flats in the building or to owners or occupiers of the neighbouring properties for any illegal or immoral purpose.

33. The Member shall not at any time demolish or cause to be demolished the flat or any part thereof agreed to be taken by him/her/them nor will he/she/they at any time make or cause to be made additions or alterations of whatsoever nature to the said flat or any part thereof. The Member shall not permit the closing of verandah or lounges balconies or make any alteration in the elevation and outside colour scheme of the flat.

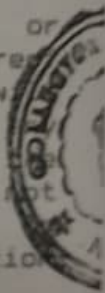
34. After the possession of the flat is handed over to the party of the Second Part if any additions or alterations in or relating to the said building are thereafter required to be carried out by the Government, Municipal or any statutory authority, the same shall be carried out by the Member with prior written permission of the Confirming Party in co-operation with the members of the other flat in the said building at their own costs and the Contractor shall not be in any manner liable, responsible for the same.

35. The Member shall not do or permit to be done anything which may render void or voidable any insurance of the building 'B' or cause any increased premium to be payable in respect thereof.

36. The Member shall not decorate the exterior of his/her/their flat other wise than in a manner agreed to be with the Contractor and/or confirming party or in the manner as near as may be in which the same was previously decorated.

37. Any delay or indulgence by the Contractor in enforcing the terms of this Agreement or any forbearance or giving of time to the Member shall not be construed as waiver on the part of the Contractor of any breach of non compliance of any of the terms and conditions of this Agreement by the Contractor.

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question shall be referred to arbitration in the manner provided under the Indian Arbitration Act, 1940, or any statutory amendment or re- amendment thereof.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at this place the day and the year hereinabove first written.

THE SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land bearing CTS No.1376/1/41 of Village Versova, admeasuring about 1624 sq.mtrs. previously bearing Revenue Survey No.161, Lagatchi Khadi, Plot No.7, Versova, Andheri (West), and bounded as follows that is to say:

- BY EAST : D.P.ROAD (PROPOSED)
- BY WEST : PARTLY BY PROPOSED APPROACH ROAD AND PARTLY BY RECREATION GROUND.
- BY NORTH: D.P.ROAD (PROPOSED)
- BY SOUTH: PLOT NO.8.

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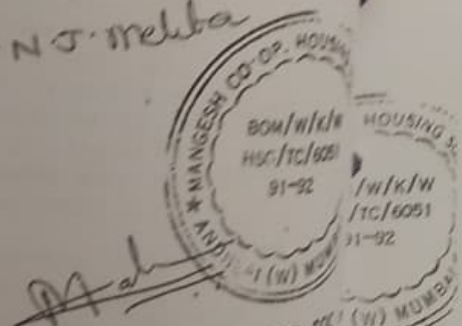
SIGNED SEALED AND DELIVERED BY)
the withinnamed M/S)
RUCHITA ENTERPRISE THE CONTRA-)
CTOR OF THE FIRST PART)
in the presence of)

M. H. Hemani

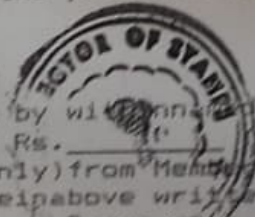
SIGNED SEALED AND DELIVERED BY)
the withinnamed SHRI/MRS)
NISHA MEHTA MEMBER)
OF THE SECOND PART)
in the presence of)

x N.J. Mehta

SIGNED SEALED AND DELIVERED BY)
the withinnamed M/S MANGESH)
CO-OPERATIVE HSG.SOCIETY THE)
CONFIRMING PARTY OF THE THIRD)
PART in the presence of)



MANGESH CO-OP. HSG. SOC. (W) MUMBAI
5. No. 161, Khadi Site, Plot No. 7, Versova, Andheri (W), Mumbai - 400 061
HSG. SOC. (W) MUMBAI
ite, Plot No. 1, Mumbai - 400 061



RECEIVED by withinnamed confirming)
a sum of Rs. _____)
_____ only) from _____ at place and)
date hereipabove written by pay order)
No. _____ Drawn on _____)
bank Dated _____ being the)
amount of part consideration.)



दुय्यम निबंधक: अंधेरी २ (अंधेरी)

दस्तकमांक व वर्ष: 5938/2009

Wednesday, July 01, 2009

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सूची क्र. दोन INDEX NO. II

पृष्ठ १/१

Page: 1/1

गावाचे नाव : वरसोवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नभूद करावे) मोबदला रु. 0.00
स.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास) (1) सिटिएस क्र : 1376 वर्णन: रादनिका क्र 402, 4 था मजला, मंगेश को अपी ही सीमा लि अंधेरी प. नुं 53.----- सीओए/एवाय/19056/08 दि. 16/5/07
- (3) क्षेत्रफळ (1) 1020 चौ.फूट विन्डअप
- (4) आकारणी क्विटा जुडी देण्यास असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - - घर/प्लॉट नं. : मल्ली/रस्ता : ईमारतीचे नाव : ईमारत नं. : पट/वसाहत शहर/गाव : तालुका : पिन : पिन नंबर
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) निशा जयेश मोहता घर/प्लॉट नं. : 402, 4 था मजला, मंगेश को अपी ही सीमा लि अंधेरी प. नुं 53. ; मल्ली/रस्ता : - ; ईमारतीचे नाव : ईमारत नं. : पट/वसाहत - शहर/गाव : - ; तालुका : - ; पिन : - ; पिन नंबर : -
- (7) दिनांक करून दिल्याचा 01/07/2009
- (8) नोंदणीचा 01/07/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 5938 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12850.00
- (12) शेर



मह. दुय्यम निबंधक: अंधेरी-२,
मुंबई उपनगर विस्था.



-OP. HSG. SOC.
li Site, Plot No. 1
Mumbai - 400 061

This Form 'A' is issued in accordance with the provisions of Urban Planning and Regulation Act, 1966.

बदर-१/
2004

FORM 'A'

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
MUNICIPAL CORPORATION OF GREATER BOMBAY**

No CE/4888/1891/WS/A/1/AK of - 5 MAY 1993
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Ctt. No. XXXVII of 1966).

APPLICANT Maharashtra Co. op. Hd. Sty. Ltd.

C. T. S. No. 1376/1/A

To the Development work of Prog. Residential Bldg.

Village Verova

at premises at street New Link Road.

Plot No. 7.

located at Verova, Andheri West

S.No. 161, Govt. layout.

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2008

on the following conditions :-

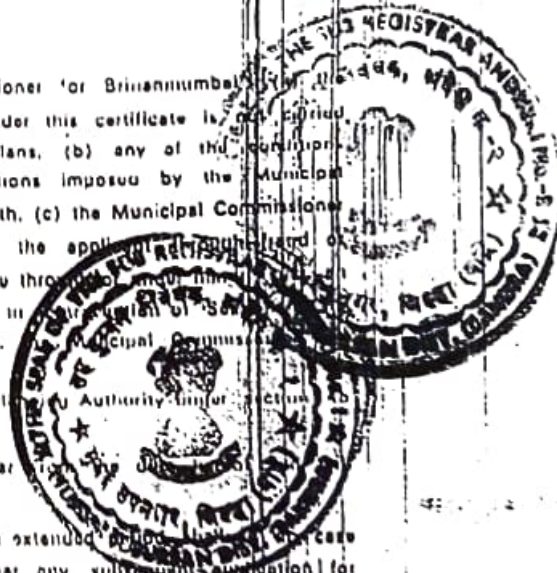
1. This certificate is liable to be revoked by the Municipal Commissioner for Brihanmumbai if the Development works in respect of which permission is granted under this certificate is not carried out of the user thereof is not in accordance with the sanction plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner of Brihanmumbai is contravened or not complied with, (c) the Municipal Commissioner for Brihanmumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through him in the event shall be deemed to have carried out the development work in accordance with the provisions of section 46 of the Maharashtra Regional and Town Planning Act 1966.
appointed. Still S. M. SAME
Executive Engineer to exercise his powers and functions of the Planning Authority under section 46 of the said Act.
2. This Commencement Certificate is valid for a period of one year and shall have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extension shall not exceed three years, provided further that such lapse shall not bear any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, assigns, administrators and assigns and every person deriving title through or under him.

For and on behalf of the Local Authority
The Brihanmumbai Municipal Corporation.

Certified True Copy
[Signature]

[Signature] Certified True Copy
Executive Engineer Building Proposals,
(Western Suburban) H. B. K. West, H. B. K. West.
FOR
DEEPAK D. SINGH
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY
E. A. LL. B.

ADVOCATE HIGH COURT
Office No. 302, New MHB Colony,
Gorai Road, Kandivali (West),
Mumbai - 400 067.





MANGESH CO-OP HOUSING SOCIETY LTD.

Regd. No. BOM / W-K / W / HSG / TC - 6051 / 91-92

S. No. 161, CRICK SIDE PLOT NO. 7, VARSOVA, ANDHERI (W), BOMBAY 400 061.

To,

MRS. NISHA JAYESH MEHTA
83, HATKESH SOC.
2 SHIV KUMUD BLDG.
JVPD, 7th ROAD
VICE PARLE, MUMBAI

30.10.1992

Dear Sir,

Re : Allotment of Flat No. 402 on 4th
floor of the Bldg. 'B' of the society.

With reference to above we are pleased to inform you that you have been allotted a flat No. 402 admeasuring 850 sq.ft. on 4th floor of the proposed Bldg. 'B' on condition that you will be abiding by the rules, regulations and bye-laws of the society and also on your agreeing to full fill all the following conditions:

1. You shall enter into an agreement for construction with M/s. Ruchita Enterprises who are authorised to construct the said building 'B' on our plot of land situated at above said address and you shall contribute your share of constructions cost and make payment of the same @ Rs. 300/- per sq.ft. to M/s Ruchita Enterprises as mentioned in the said agreement, as draft agreement is already approved by you.
2. You shall make payment of necessary taxes levied by Bombay Municipal Corporation and also of new development charges @ Rs.14/- per sq.ft. to be paid to B.M.C. within 7 days of receipt of our intimation.
3. You shall make the payment of your share at the proportionate basis towards amount spend on infra-structure development expenses duly incurred by the Federation of Ten Co.op. Hsg. Societies versova, which would be around of Rs.28/ per sq.ft. which shall be in addition to the Rs. ~~300~~ per sq.ft. as mentioned in clause (1) above.



SCAN CODE TO PAY
YOUR BILL VIA UPI
Use any bank / UPI App

adani
Electricity

Disconnection Notice is delivered with this bill

24x7 Powerline

19122 We're listening.

CUSTOMER CARE CENTRE/
INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)
1st floor, Usha Kiran Bldg, S V Road, Andheri (W),
Mumbai - 400 058
Fax: 3009 4200

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on,

For power interruption, complaint or restoration status
SMS POWER (9 digit account no.) to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no
For other queries: WhatsApp on 9022 81 3030 (8am to 8pm)

BILL OF SUPPLY RESIDENTIAL

M S MANGEHS CO OP HSG SOC
402 B BLDG S NO 161 KAHDI SIT
PLOT 7 ANDHERI V LINK RD ANDHERI W
OPP.VIKRAM PETROL PUMP
MUMBAI 400061

Mobile No. 9820084618
Email ID jayeshmehta@ajsgroup.com
Connected Load 10.05kW

To update your email id and mobile number, call us on 19122 or 1800 200 3030

Bill No. 100180686504 Bill Date 22-12-2018 Type of Supply THREE PHASE
Bill Distribution No. SOUTH CENTRAL/SC22-ANDHERI Cycle No. 04
(W) /04/414/011/011/013

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption			Energy charge (₹)	Fixed charge (₹)	
			Present reading	Previous reading	Consumption (Unit kWh)			
LT1 (B)	7834722	1	79384.00	79015.00	369.00	1880.80	240.00	
Total						369	1880.80	240.00

TRACK YOUR CONSUMPTION (UNITS)

Nov-18	522
Oct-18	422
Sep-18	381
Aug-18	360
Jul-18	445
Jun-18	600
May-18	603
Apr-18	546
Mar-18	467
Feb-18	486
Jan-18	524
<hr/>	
369	491
Dec-18	Dec-17

IMPORTANT MESSAGE

- Install earth leakage protection device for sanctioned load less and above to prevent harmful electric shock.
- Additional security deposit demanded along with March 2018 bill still unpaid Rs 1700.00
- Tentative meter reading date for your Jan-19 bill is 18/01/2019
- Please check/update your PAN number by visiting nearest Customer Care Center or email to helpdesk.mumbaielectricity@adani.com with copies of PAN for verification. If already submitted & correctly printed on the bill please ignore this message



ACCOUNT NO.
100343940

BILL MONTH
DEC-18

DUE DATE*
12-01-2019*

DUE AMOUNT

9110.00

NEW Avail 0.25% discount (upto ₹ 500/-) on monthly bill amount (excluding taxes and duties) by paying digitally

DISCOUNTED BILL AMOUNT
Round sum bill payable (after discount of ₹ 30.19) on or before discount date 29-12-2018 ₹ 9080.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 44.51) after due date 12-01-2019 ₹ 9150.00

*Bills are to be paid till amount. If excess balance is payable immediately.
*Payable until one month after due date, thereafter interest applicable as per M&C, tariff order.

P. P. Pereira
PRAKASH PEREIRA
Business Head
(Supply Central Authority)

adani

paytm CASHBACK

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CST/106/2018/119/18 dated 10-08-2018

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info@sestha.com

If paying by cheque, please remember

- Cheque should be Account Payee of local clearing and not post dated
- Always attach payment slip (to not staple)
- Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque
- Make cheque payable to **Adani Electricity Mumbai Ltd. A/C No. : 100343940**



Ref No. R3765\9279\9279-84609 04/414/011
b/f (₹) 5482.58 011/013/R02

Round sum payable: ₹9110.00 Discounted amount: ₹9080.00 Amount after due date: ₹9150.00
Dec-18 100343940/8/ Due date 12-01-2019 Discount date 29-12-2018

This electricity bill neither reflects a bill nor is to be used as a bill

Sr. No 6

Received from Union Bank of India.

VALUATION REPORT OF

MRS. NISHA JAYESH MEHTA.

FLAT NO: 402, 4TH FLOOR, 'B' WING,

RUCHITA TOWER, MANGESH CHS LTD.,

JUHU VERSOVA LINK ROAD, ANDHERI (W).

MUMBAI - 400 053.

Report dated 03.02.2015

D-1, Aero View Apartment, Ground Floor, Sahar Village,
Church Pakhr di Lane No. 2, Sahar Road, Andheri (East), Mumbai - 400 099.
Mobile : 98703 71113 / 98334 78845 • Tel.: 022-6422 8007 / 28311113
E-mail : mahesh.valuer@gmail.com • Website : www.maheshvaluer.com

Format - C

UNION BANK OF INDIA BHAT BAZAR BRANCH

VALUATION REPORT (IN RESPECT OF FLAT / SHOP / UNIT)

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 29.01.2015
	b) Date on which the valuation is made	: 03.02.2015
3.	List of documents produced for perusal	: 1. Xerox Copy of Dt.27.10.1993 between M/S. Ruchita Enterprises (The Contractor) and Mrs. Nisha Jayesh Mehta (The Member) And M/S. Mangesh CHS Ltd. (The Confirming Party). 2. Deed of Confirmation / Declaration Dt.25/10/2009.
4.	Name of the owner (s) and his/ their address(es) with Phone No. (Details of share of each owner in case of joint ownership).	: Mrs. Nisha Jayesh Mehta. Flat No. 402, 4 th floor, B wing, Ruchita Tower, Mangesh CHS Ltd., Juhu Versova Road, Andheri (W), Mumbai - 400 093.
5.	Brief Description of the property	: The property under reference is Flat No. 402, 4 th Floor, B wing, situated in building known as Ruchita Tower situated at above address is about 3 km distance from Andheri Railway station. The area is developed and good Residential location having all civic and infrastructure facilities are nearby and within easy reach.
6.		: The location is well connected by roads & railways to Mumbai suburban areas and another destination.



: The Residential Building is Consist of Stilt + 9 Upper floors. It is R.C.C. frame structure with R.C.C. beams, columns, slabs, etc. having R.C.C. staircase & 2 Lifts to access upper floors.

: Land Mark: Near Vikram Bharat Petrol Pump.

Property is bounded by :

East	:	Residential Tower.
West	:	Road.
North	:	Residential Bldg.
South	:	Residential Bldg.

Latitude	:	19° 7'26.41"N
Longitude	:	72° 49'19.94"E

Accommodation:

Accommodation provided in Flat No. 402, 4th Floor consists of Hall, 2 Bedrooms, Kitchen & 2 Toilets etc. (i.e. 2 BHK)

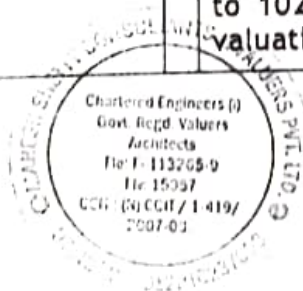
Amenities of the property:

Vitrified tiles flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilets, Wooden Flush Door & Aluminium Sliding Windows provided.

Area :

As per Measurement Carpet area is 800 sq. ft.

As per Declaration / Confirmation Deed Built up area is 850 sq. ft. giving 20% loading on it Super Built up area comes to 1020 sq. ft. which is considered for valuation.



Notes & Disclaimers:

1. We consider the area given in the agreement, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation.
2. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
3. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality.
4. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.
5. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc. If any are not considered in the valuation. We have assumed that the assets are free from encumbrances
6. Wherever possible the internal dimensions of the premises are measured to arrive at carpet area and where this is not possible, due to some reasons, we refer to the area mentioned in society bill/ the plan (if available) from the copy of agreement and for the present trend of Built up / Super built up area, the % is applied to the carpet area as per judgement given by the MRTD commission.

10.	Location of the property	:	
	a) Plot No./ Survey No.	:	CTS No. 1376 of Village Versova.
	b) Door No./ Property No.	:	Flat No. 402, 4 th Floor.
	c) T. S. No/ Village	:	Versova.
	d) Ward/ Taluka	:	Andheri.
	e) Mandal/ District	:	Mumbai.
11.	Postal address of the property	:	As above
12.	City/ Town	:	Mumbai.
	Residential Area	:	Yes.
	Commercial Area	:	N.A.
	Industrial Area	:	N.A.
13.	Classification of Area	:	
	i) High/ Middle/ Poor	:	Middle Class.
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.
14.	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Brihan Mumbai Municipal Corporation limit
15.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	N.A.
16.	Boundaries of the property	:	
	East	:	Residential Tower.
	West	:	Road.
	North	:	Residential Bldg.
	South	:	Residential Bldg.
17.	Dimensions of the site	:	A
		:	B
		:	As per Declaration / Confirmation Deed
		:	Actuals

18.	Extent of the site	:	850 sq. ft. Built up area	800 sq. ft. Carpet area
19.	Extent of the site considered for Valuation	:	850 sq. ft. Built up area (As per Declaration / Confirmation Deed)	
20.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Under The possession of owner lying vacant.	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential.	
2.	Location	:		
	T. S. No.	:	CTS No. 1376.	
	Block No.	:	Flat No. 402, 4 th Floor.	
	Ward No.	:	N.A.	
	Village/Municipality/Corporation	:	Brihan Mumbai Municipal Corporation.	
	Door No. Street or Road (Pin Code)	:	Flat No. 402, Andheri - 400 053.	
3.	Description of the Locality Residential/ Commercial/ Mixed.	:	Residential.	
4.	Year of Construction	:	1995.	
5.	Number of floors	:	Stilt + 9 Upper floors.	
6.	Type of structure	:	RCC framed.	
7.	Number of Dwelling Units in the Building.	:	N.A.	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities available.	:		
	Lifts	:	2 Lifts.	
	Protected Water Supply	:	Municipal water supply	

Underground Sewerage	:	Connected to MCGM sewerage line.
Car Parking—Open/ Covered	:	Stilt & Open.
Is Compound wall existing ?	:	Yes.
Is pavement laid around the Building?	:	Chequered tiles pavement.
II FLAT / SHOP / UNIT		
1. The floor in which the property is situated	:	4 th Floor.
2. Door No. of the property	:	Flat No. 402.
3. Specifications of the property	:	
Roof	:	RCC slab roofing
Flooring	:	Vitrified tiles flooring
Doors	:	Wooden Flush Door.
Windows	:	Aluminium Sliding Windows.
Fittings	:	Concealed
Finishing	:	Good
4. House Tax	:	To be paid by Society
Assessment No.	:	
Tax paid in the name of	:	
Tax amount	:	
5. Electricity Service Connection No.	:	Details not available
Meter Card is in the name of	:	
6. How is the maintenance of the property?	:	Good
7. Deed executed in the name of	:	Mrs. Nisha Jayesh Mehta.
8. What is the undivided area of land as per Sale Deed?	:	N.A.



9.	What is the plinth area of the property?	:	850 sq. ft. Built up area (As per Declaration / Confirmation Deed)
10.	What is the Floor Space Index (Approx).	:	As per MCGM norms
11.	What is the Carpet area of the property?	:	800 sq. ft. (As per measurement).
12.	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium.
13.	Is it being used for Residential or Commercial purpose?	:	Residential.
14.	Is it owner occupied or let out?	:	Under The possession of owner lying vacant.
15.	If rented, what is the monthly rent?	:	NA.
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area.
3.	Any negative factors are observed which affect the market value in general?	:	No.
V RATE			
1.	After Analysing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	:	Rs.24,000/- to Rs.26,000/- depending upon location and amenities
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	:	Rs.24,000/- to Rs.26,000/- depending upon location and locality, facilities and amenities and other factors.
3.	Break-up for the Rate:		
	i) Building + Services	:	Rs.1,500/-

	ii) Land + Others	:	Rs.23,500/-
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	:	Rs.1,77,100/- per sq. mtr. Or Rs.16,453/- per sq. ft. as per Ready Reckoner.
5.	Insurance Value	:	Super Built up Area 1020 sq. ft.
		:	Cost of Construction Rs.1,500/- per sq. ft.
		:	Value Rs.15,30,000/-
VI. COMPOSITE RATE ADOPTED:			
a.	Depreciated Building Rate	:	Rs.1,200/-
	Replacement cost of property with Services [v(3)i]	:	Rs.1,200/-
	Age of building	:	20 years.
	Life of the Building estimated	:	40 years. (Subject to proper and regular maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	:	20%
	Depreciated Ratio of the Building	:	N.A.
b.	Total Composite Rate arrived for valuation.	:	Rs.24,700/-
	Depreciated Building Rate VI(a)	:	Rs.1,200/-
	Rate of Land and Other V(3)ii	:	Rs.23,500/-
	Total Composite Rate	:	Rs.24,700/-



DETAILS OF VALUATION

S. No.	Description	Super Built up Area (sq. ft.)	Rate (Rs. / sq. ft.)	Value (Rs)
1.	Present value of the property	1020	24,700/-	2,51,94,000/-
2.	Car parking space	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/ almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations	--	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any	--	--	--
11.	Others	--	--	--
	TOTAL			2,51,94,000/-

(Rupees: Two Crore, Fifty One Lac, Ninety Four Thousand only).

REALIZABLE VALUE

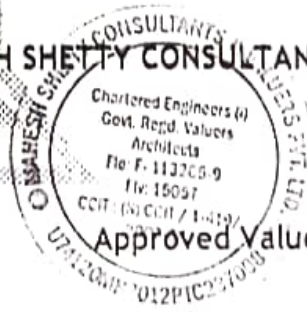
Rs.2,26,74,000/- (Rs. Two Crore, Twenty Six Lac, Seventy Four Thousand only)

DISTRESS SALE VALUE:

Rs.2,14,14,000/- (Rs. Two Crore, Fourteen Lac, Fourteen Thousand only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.

PLACE: MUMBAI
DATE: 03.02.2015



M.V. Shetty
DIRECTOR / AUTH. SIGN.
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 03.02.2015 visited on 29.01.2015. We are satisfied that the fair and reasonable market value of the property is Rs.2,51,94,000/-

[Signature]
Branch Manager / Officer-in-charge
of Advance Department
Date:03.02.2015