

मूल्यांकन पत्र

मूल्यांकन

2011

जिल्हा

मुंबई (उपनगर)

पत्रांक

46 गोवर्धन / अंधेरी

बप२४१९

दिनांक

गागे,
0 मि.रूद



Friday, February 11, 2011

31:03 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1403

दिनांक 11/02/2011

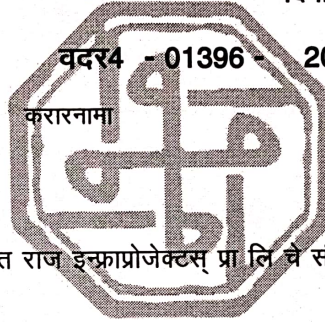
गावाचे नाव मोगरा

दस्तऐवजाचा अनुक्रमांक

बदर 4 - 01396 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: अम्रित राज इन्फ्राप्रोजेक्टस् प्रा लि चे संचालक बिरेश सिंग - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)	:-	420.00
एकूण	रु.	30420.00

आपणास हा दस्त अंदाजे 4:45PM ह्या वेळेस मिळेल

दुय्यम निबधक
अंधेरी 2 (अंधेरी)

बाजार मूल्य: 3185500 रु. मोबदला: 4000000 रु.

भरलेले मुद्रांक शुल्क: 200000 रु.

दस्ताऐवजाचा प्रकार : डीडी/धनाकर्षाद्वारे;

दस्ताऐवजाचे नाव व पत्ता: ओरिएन्टल बँक ऑफ कॉमर्स ;

दस्ताऐवजाचा क्रमांक: 047939; रक्कम: 30000 रु.; दिनांक: 21/01/2011

Signature

बदर-४/
१३९६/९



आंशिक
64,000

धकामाचे वर्गीकरण 1-
याहन सविधा न
बला 5

केवारी
4,000 * 25 /100

क्षेत्र क्षेत्र
7.40

+ खुल्या जमिनीवरील वाहन
क्षेत्रीचे मूल्य + हप्त्याची

+ 0.00
0.00 +



मूल्यांकन
जिल्हा
पसुख मूल्य विभाग
पसुख विभाग
मिळकतीचा क्रमांक
नागरी क्षेत्राचे नाव
मिळकतीचे धर्ग

2011
मुंबई(उपनगर)
- 46-मोगरा (अंधेरी)
- 46/224-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग,
दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणीस 18.30 मि.रुंद
वि.यो. रस्ता व पश्चिमेस रेल्वे लाईन.
सि.टी.एस. नंबर -- 103
मुंबई(उपनगर)
बांधीव

दिनांक 11/02/2011



बाजार मूल्य दर तक्त्यानुसार
मिळकतीचे क्षेत्र

खुली जमीन	नियामी सदनिका	कार्यालय	दुकाने	औद्योगिक
29,900	58,500	71,500	103,900	64,000

मिळकतीचे क्षेत्र	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
47.40	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	औद्योगिक गाळा	उद्वाहन सविधा	नाही
मिळकतीचे दस	0 TO 2	मजला	5 (Rule 14)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)

= 64,000.00 * 100.00 / 100 = 64,000 * 25 / 100 (Rule 21 बजावट)

= 48,000.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र (Rule 19 or 20)

= 48,000.00 * 47.40

= 2,275,200.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इतर मालकी प्रकृत्यांच्या मूल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2,275,200.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,275,200.00

AV. 40,00,000)

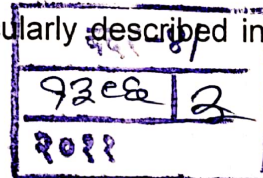
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बदर-४/१३६६/१
२०११

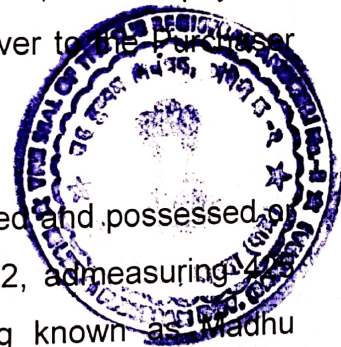
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WHEREAS:

1. By an Agreement for Sale dated 27th day of November, 2009, duly registered with the Joint Sub-Registrar of Assurances at Bandra under **Serial No.BDR-4/10791/2009** registered on 24/11/2009, executed at Mumbai between M/s. Ashtavinayak Enterprise, a Partnership Firm registered under the Partnership Act, 1932, therein called the "**Promoters**" as the Party of the One Part and Shri Vishal K. Thakkar, therein called the "**Purchaser**" as the Party of the Other Part, herein called the "**Vendor**". Whereby the Promoters, M/s. Ashtavinayak Enterprise, a Partnership Firm registered under the Partnership Act, 1932, agreed to sell to the Purchaser the Unit being Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, (hereinafter referred to as the "**said Unit**") more particularly described in the schedule hereunder written.



2. By virtue of the above said Agreement for Sale dated 27th day of November, 2009, the Vendor herein became the absolute owner of the Unit being Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, and the physical possession in respect to the said Unit was handed over to the Purchaser therein by the Promoters.



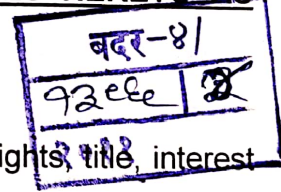
3. The Vendor herein since then is absolutely seized and possessed of otherwise well and sufficiently entitled to Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, (hereinafter referred to as the "**said Unit**") more particularly described under the schedule hereunder written.

Ashtavinayak

Vishal

4. The Vendor has agreed to sell the said Unit being Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, and transfer to the name of AMRIT RAJ INFRAPROJECTS PRIVATE LIMITED, with all rights, title, interest and benefits whatsoever of the Vendor in the said Unit to the Purchasers at a lump sum price of **Rs.40,00,000/- (Rupees Forty Lakhs only)** on the terms and conditions hereinafter appearing.

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



(i) The Vendor shall sell, transfer, and assign all his rights, title, interest and benefits whatsoever in the said Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, standing on the said plot of land more particularly described in the schedule hereunder written together with all other benefits including deposits and funds lying, to the name of the Purchasers at a Lump sum price of Rs.40,00,000/- (Rupees Forty Lakhs only) free from all encumbrances **(save and except loan obtained by the Vendor from Oriental Bank of Commerce, Ghatkopar (West) Branch, under Loan A/c. No.04566801000015).**



(ii) The said consideration of Rs.40,00,000/- (Rupees Forty Lakhs only) shall be paid by the Purchasers to the Vendor in the following manner:

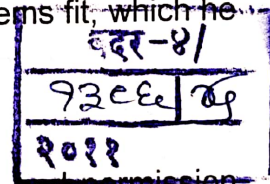
a) A sum of Rs.21,50,000/- (Rupees Twenty one Lakh Fifty Thousand Only) has already been paid by the Purchasers to the Vendor before execution of these presents, being Earnest Money paid towards the sale price of the aforesaid Unit (payment and receipt whereof Vendor hereby admits and acknowledges and discharges the Purchasers forever).

Barinder

Vishay

b) A sum of Rs. 18, 50,000/- (Rupees ~~Eighteen~~ Lakhs Fifty Thousand only) shall be paid by the Purchasers to the Vendor on or before 1 / 1 / 2011, being balance consideration paid directly to the Oriental Bank of Commerce towards the sale price of the aforesaid Unit. Simultaneously the Vendor shall hand over the quiet, vacant, physical and peaceful possession of the Unit being Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, to the Purchasers.

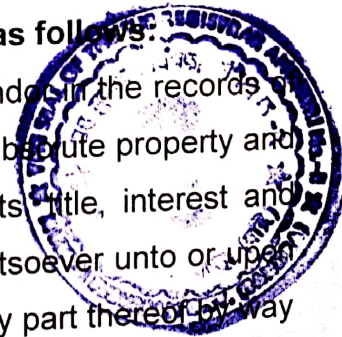
(iii) The Vendor hereby declares that the said Unit No.502 is free from all encumbrances of any nature whatsoever (**save and except loan obtained by the Vendor from Oriental Bank of Commerce, Ghatkopar (West) Branch, under Loan A/c. No. 04566801000015.**) and the Vendor has not sold or agreed to sell, transfer and assign the said Unit No.502 or any part thereof to any other person/s and the Vendor is entitled to deal with and/or to dispose of the said Unit No.502 in any manner as he deems fit, which he hereby does in favor of the Purchasers.



(iv) The Vendor shall obtain the necessary No-objection and permission to transfer the said Unit No.502 from the said Promoters by way of the property purchased by him under an Agreement dated 27th day of November, 2009.

(v) **The Vendor hereby declares and undertakes as follows:**

(a) That the said Unit stands in the name of the Vendor in the records of the Promoters/ Developers and that it is his own and absolute property and that no entity, person or persons has/have any rights, title, interest and benefits, propriety claim or demand of any nature whatsoever unto or upon the said deposits or funds and the said Unit and/ or any part thereof by way of sale, charge, lien, gift, trust, inheritance, lease or otherwise howsoever and the Vendor has good rights, full power and absolute authority to sell, mortgage, transfer and assign the same to the Purchasers.



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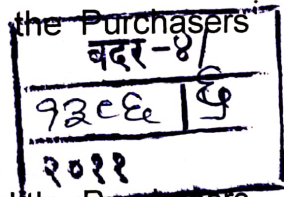
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(b) That the Vendor has neither created any charge, mortgage & encumbrance of any nature whatsoever (**save and except loan obtained by the Vendor from Oriental Bank of Commerce, Ghatkopar (West) Branch, under Loan A/c. No. 04566801000015.**) on the said Unit nor was he the subject matter of any litigation, dispute or attachment in execution of any decree from any Court of authority.

(c) That the Vendor has not let out or parted with the possession of or created any lease, leave and license agreement or any licenses or any right, whatsoever in favor of any entity or person or persons in respect of the said Unit or any part thereof.

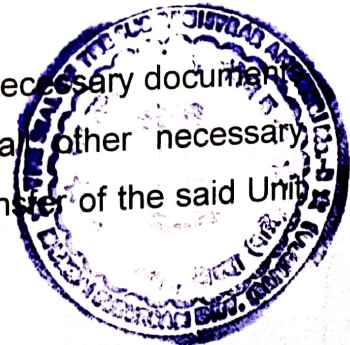
(d) That the Vendor has always duly paid to the said Promoters up to the date all contributions of Municipal Taxes, Water Charges, Electricity charges, contribution towards maintenance and other charges and outgoings payable by his in respect of the said Unit.

(e) That the Vendor shall wherever required from time to time and at all times execute and sign or cause to execute and sign all such letters, forms, applications, deeds, documents, writing and papers for more perfectly acquiring and effectively transferring the said Unit unto the Purchasers forever.



(f) That the Vendor shall indemnify and keep indemnified the Purchasers from and against all claims, demands, costs, charges and expenses, claims etc., as falling due prior to the transferring his right, in the said Unit No.502.

(vi) It is agreed, declared and confirmed that all the necessary documents such as notice of intimation to the builder and all other necessary documents or instruments for effecting a complete transfer of the said Unit shall be executed by the Vendor and Purchasers.



Handwritten signature

(vii) The Vendor shall deliver or cause to be delivered to the Purchasers all previous original documents such as Original Agreement/s (all previous), last receipt and/or bill and other documents pertaining to the said Unit lying in his custody, power and possession.

(viii) It is also hereby agreed that the Vendor shall pay all the liabilities and dues of the said builder till handing over the quiet, vacant and peaceful possession of the said Unit to the Purchasers. Simultaneously after the possession is taken over the by the Purchasers the Municipal Taxes, Water Taxes and any other taxes payable to the local authorities shall be paid by the Purchasers alone.

(ix) It is hereby agreed by and between the parties hereto that the Vendor shall have No-objection if the Share Certificate is issued in the name of Purchasers herein on the formation of the society.

(x) The Vendor agrees and undertakes to sign and execute all such letters and documents for transferring of electric meter to the names of the Purchasers in respect of the said Unit.

(xi) This Agreement for sale and the clauses mentioned in this Agreement for Sale shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made there under.

(xii) All costs, charges and expenses of and incidental to this Agreement for Sale i.e. the Stamp duty and Registration charges shall be borne and paid by the Purchasers alone.

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

[Handwritten signature]



बदर-४/
१२००/००
२०११

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THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT Unit No.502, admeasuring 425 Sq.ft., Carpet area on the 5th floor, in the building known as Madhu Industrial Park, being situated at Awadh Narayan Tiwari Marg, Andheri (East), Mumbai - 400 069, and the said building constructed on plot bearing Survey No.56, Hissa No.1 (part) and Survey No.55, Hissa No.3 (part), and bearing corresponding C.T.S. No.103, 103/1 to10, of Village – Mogra, Taluka – Andheri, or thereabouts in the Registration District and Sub-District of Mumbai Suburban District.

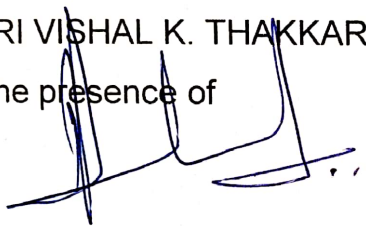
SIGNED AND DELIVERED by the)

Within named "VENDOR")

SHRI VISHAL K. THAKKAR)

In the presence of)

- 1.)
- 2.)


अरुण सिंह

Vishal Thakkar



SIGNED AND DELIVERED by the)

Within named "PURCHASERS")


AMRIT RAJ INFRAPROJECTS)

PRIVATE LIMITED, through its Director))

SHRI BIRESH SINGH.)

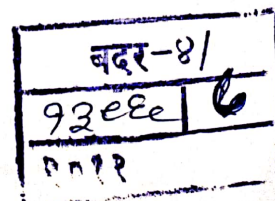
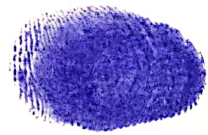
In the presence of)

- 1.)
- 2.)


अरुण सिंह

For A
For AMRIT RAJ INFRAPROJECTS PVT. LTD.

Biresh Singh
Director.

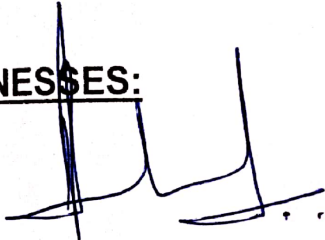


RECEIPT

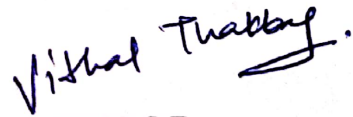
RECEIVED the day and year first hereinabove written of and from the within named Purchasers the sum of Rs. 10,00,000/- (Rupees Ten Lakh only) vide cheque No. 181715 dated 07/02/2011, drawn on Oriental Bank of Commerce, Bandra (W) Branch, being Earnest Money paid for the sale price of the aforesaid Unit, within mentioned has been paid by them to me.

WITNESSES:

- 1.
- 2.


अज्ञात लि

I SAY RECEIVED


VENDOR



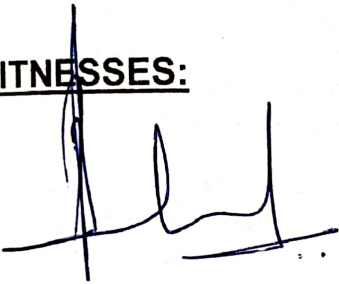
बदर-४/
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RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Purchasers the sum of Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand only) vide cheque No. 181723 dated 11/02/11, drawn on Oriental Bank of Commerce, Bandra (W) Branch, being Earnest Money paid for the sale price of the aforesaid Unit, within mentioned has been paid by them to me.

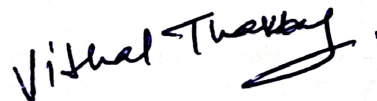
WITNESSES:

- 1.
- 2.



अरवि सिंह

I SAY RECEIVED



VENDOR



बदर-४/
१२०००/१०
२०११

Ex. Engineer Bldg. Proposal (W.S.)
H and K. Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/3248/BSII/AK

6 MAR 2010

FULL OCCUPATION CERTIFICATE

To
Shri. Vinay Jain of
M/s. Ashtavinayak Enterprises,
103, 103/1 to 10 of Vilalge Mogra,
At Mogra Cross Road,
Andheri (East),
Mumbai.

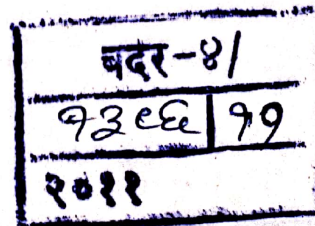
Sir,
The full development work of industrial building comprising of Ground + 7th upper floors on plot bearing C.T.S.No. 103, 103/1 to 10 of Village Mogra, Situated at Mogra Cross Road, Andheri (East), Mumbai is completed under the supervision of Shri. Atul A. Rana, Licensed Architect, License No. CA/86/10397 may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

[Signature]
06/03/10
Ex. Engineer (Bldg. Proposals)
Subs. [K] Ward.



BMPF-1649-2002-10,000 Forms.

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West) Mumbai - 400 050.

C-3
MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No. CE/3248/SII/WS/AH/AK of
COMMENCEMENT CERTIFICATE
This L.O. B. / C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

3 AUG 2007

To, M.P. Doshi
C.A. to M/s. Newport Engineering Corp.

Sir,
With reference to your application No. 5121 dated 15/01/2007 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and 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.

To the development work of Prop. add/alm. to ex. bldg. CTS No. 109, 109/1 to 10
at premises at Street Mogla Cross Rd village Mogla plot No. situated at Dandheri Ward K/Leapt.

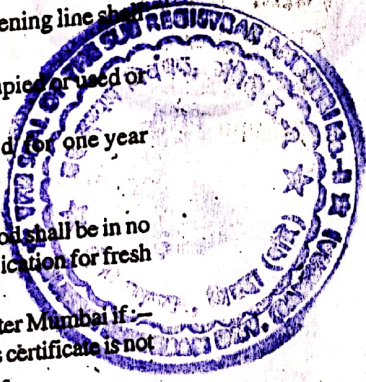
The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. 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.
(c) The Municipal Commissioner of 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 event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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. S.Y. GHATE
Ex. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act. 15 APR 2008
This CC is valid upto.....

This Commencement certificate is to carry on the work upto Plinth only.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
Shri. S.Y. Ghate
Ex-Assistant Eng. Building Proposals
(Western Subs.) 'H & K' West 'K/East & P' Wards
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI



बदर-81
92000/92
२०११
14-355
801-258
११०९

TRUE COPY
Atul A. Rana
ARCHITECT



AMRIT RAJ INFRAPROJECTS PVT. LTD.

Valid up to 15/4/2008

CE/3248/BSII/WS/IAK
Further C. C. is now extended upto top of 7th fl. + LMR + OHT etc.
for upto 16.52m height. A.G.L. on plan approved plan dt. 21/02/2008.
E. E. B. P. (W.S.) K/ East Ward

4 APR 2008

Valid up to 15/4/2008

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17 MAY 2008

Valid up to 15/4/2009

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Further C. C. is now extended upto top of 7th fl. + LMR + OHT etc.
for upto 16.52m height. A.G.L. on plan approved plan dt. 21/02/2008.
E. E. B. P. (W.S.) K/ East Ward

22 DEC 2008

Valid up to 15/4/2010

CE/3248/BSII/WS/IAK
Further C. C. is now extended upto top of 7th fl. + LMR + OHT etc.
for upto 16.52m height. A.G.L. on plan approved plan dt. 21/02/2008.
E. E. B. P. (W.S.) K/ East Ward

24 APR 2009

Certified copy of the Board Resolution passed at the Meeting of the Board of Directors Held on 10/02/2011

Resolved that M/s. AMRIT RAJ INFRAPROJECTS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at B/10 Ankur Apartment, Kanyapada, Gen. AK Vaidyamarg, Gokuldham, Goregaon (E) Mumbai - 400063, through its Director SHRI BIRESH SINGH, is hereby authorized to sign the Agreement for sale in respect of Unit No. 502 on 5th floor in the building known as "Madhu Industrial Park, Near Apollo Chamber, Mogra Cross Road, Andheri (East) Mumbai - 400069

It is hereby resolved that the Director of the company i.e. SHRI BIRESH SINGH, shall execute the said Agreement for sale and appear for the registration of the same and all execution thereof.



For AMRIT RAJ INFRAPROJECTS PVT. LTD.

Handwritten signature

Managing Director

Director.

बदर-४/
१२०२/१०५
२०११

SHOP NO. 10, "B" WING, ANKUR APARTMENT, KANYAPADA, GOKULDHAM,
GEN. A. K. VAIDYA MARG, GOREGAON (EAST), MUMBAI - 400 063. ☎ 2842 7473
EMAIL : amritraj_infra@yahoo.in

11/02/2011

4:32:50 pm

दुय्यम निबंधकः

अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 1396/2011

20/29

दस्त क्रमांक : 1396/2011

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अश्रित राज इन्फ्राप्रोजेक्टस् प्रा लि चे संचालक
बिदेश सिंग - -
पत्ता: घर/फ्लॉट नं: 10 बी , अंकुर अपार्ट, कन्यापाडा,
गोकुळधाम, जन ए के वैद्य मार्ग, गोरेगांव पू मुं 63
गल्ली/रस्ता: -
ईमारतीचे नाव:

लिहून घेणार

वय -

सही

[Handwritten signature]



2 नाव: विशाल के ठक्कर - -
पत्ता: घर/फ्लॉट नं: डी 404
गल्ली/रस्ता: -
ईमारतीचे नाव: 4 था मजला, स्वप्नलोक अपार्ट, अंधेरी
पू मुं 69
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: AAB

लिहून देणार

वय -

सही

[Handwritten signature: Vikhel Prabdy]



दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (1396/2011)

29/29

दस्त क्र. [वदर4-1396-2011] चा गोषवारा
बाजार मुल्य :3185500 मोबदला 4000000 भरलेले मुद्रांक शुल्क : 200000

दस्त हजर केल्याचा दिनांक :11/02/2011 04:27 PM

निष्पादनाचा दिनांक : 11/02/2011

दस्त हजर करणा-याची सही :

पावती क्र.:1403 दिनांक:11/02/2011
पावतीचे वर्णन
नांव: अग्रित राज इन्फ्राप्रोजेक्टस् प्रा लि चे
संचालक बिरेश सिंग - -

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

30420: एकूण

डु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्ताचा प्रकार :25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 11/02/2011 04:27 PM
शिवका क्र. 2 ची वेळ : (फी) 11/02/2011 04:30 PM
शिवका क्र. 3 ची वेळ : (कबुली) 11/02/2011 04:31 PM
शिवका क्र. 4 ची वेळ : (ओळख) 11/02/2011 04:32 PM

दस्त नोंद केल्याचा दिनांक : 11/02/2011 04:32 PM

ओळख :

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

1) दिपेश सांचला- - घर/प्लॉट नं: मोंधीबाई रोड, विलेपार्ले पू

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) अरुण बी सिंग-- - ,घर/प्लॉट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

मुद्रांक शुल्क: सवलत :बांधकाम वर्ष 2010

डु. निबंधकाची सही
अंधेरी 2 (अंधेरी)



डु. मुख्यम निबंधक अंधेरी-२,
मुंबई उपनगर जिबदा.



डु. मुख्यम निबंधक अंधेरी-२,
मुंबई उपनगर जिबदा.

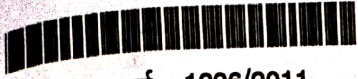
गमाणित कल्पित येने की, या
दस्तामध् यरुण 2) पाने आहेत.

सह मुख्यम निबंधक अंधेरी क्र. २,
मुंबई उपनगर जिबदा.

वदर-४/१३९६ /२०११
पुस्तक क्र.मांक १, क्र.मांकवर
नोंदला.

दिनांक: ११/२/२०११

सह मुख्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिबदा.



दस्तावेजांक व वर्ष: 1396/2011

Friday, February 11, 2011

4:33:01 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोगरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,000,000.00
बा.मा. रु. 3,185,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 103/103/1ते 10 वर्णन: युनिट नं 502, 5 वा मजला, मधु इंडस्ट्रियल पार्क, अवध नारायण तिवारी मार्ग, अंधेरी पू मुं 69
- (3) क्षेत्रफळ (1) 47.40 चौ मि बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विशाल के ठक्कर - -; घर/फ्लॉट नं: डी 404; गल्ली/रस्ता: -; ईमारतीचे नाव: 4 था मजला, स्वप्नलोक अपार्ट, अंधेरी पू मुं 69; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPT8748D.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अमित राज इन्फ्राप्रोजेक्ट्स प्रा लि चे संचालक बिदेश सिंग - -; घर/फ्लॉट नं: 10 बी , अंकुर अपार्ट, कन्यापाडा, गोकुळधाम, जन ए के वैद्य मार्ग, गोरेगांव पू मुं 63; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAHCA1787C.
- (7) दिनांक करून दिल्याचा 11/02/2011
- (8) नोंदणीचा 11/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1396 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 200000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेष



40
दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

N-4502

MADHU INDUSTRIAL PREMISES CO-OP. SOC. LTD.

[REG. NO. BOM/(W-KE)/GNL/(O)/667-1990-91]
Mogra Village Road, Andheri (East), BOMBAY-400 069.

No. 44

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. 65

THIS IS TO CERTIFY that Shri/ ~~Ms~~ Vishal K Thakkar

of Mumbai is the Registered Holder of (5) Shares from No. 316
to 320 of Rs. 250/- (Two Hundred Fifty Only)
in the MADHU IND. PREMISES CO-OP. SOC. LTD., Bombay. Subject to the Bye-laws of the
said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai this 27-07-2013.

day of _____ 199 .



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

P.T.O.

N-42502

MADHU INDUSTRIAL PREMISES CO-OP. SOC. LTD.

[REG. NO. BOM/(W-KE)/GNL/(O)/667-1990-91]
Mogra Village Road, Andheri (East), BOMBAY-400 069.

No 44

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares each of Rs. 50/- only

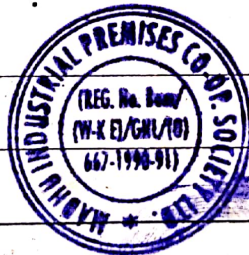
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Given under the Common Seal of the said Society at Mumbai this 27-07-2013.

day of _____ 199 .



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

P.T.O.

Memorandum of the transfers of the within mentioned Shares

S. No. of Transfer	Date of General Body Managing Committee Meeting at which Transfer was approved	To, whom Transferred	Sr. No. in the Share Register at which the Transferor are registered	Sr. No. in the Shares Register at which the name of the Transferee is recorded
1	<p align="center">2</p> <p>FOR MADHU INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.</p> <p><i>[Signature]</i> CHAIRMAN</p> <p><i>[Signature]</i> SECRETARY</p>	<p align="center">3</p> <p>MS. Anant Raj Infra projects Pvt. Ltd.</p> <p align="center">TREASURER</p>	<p align="center">4</p> <p>65</p>	<p align="center">5</p> <p>83</p> <p>Committee Member</p>
2	<p align="center">Chairman</p>	<p align="center">Hon. Secretary</p>		<p>Committee Member</p>
3	<p align="center">Chairman</p>	<p align="center">Hon. Secretary</p>		<p>Committee Member</p>
4	<p align="center">Chairman</p>	<p align="center">Hon. Secretary</p>		<p>Committee Member</p>
5	<p align="center">Chairman</p>	<p align="center">Hon. Secretary</p>		<p>Committee Member</p>

MADHU INDUSTRIAL PREMISES CO-OP. SOCIETY LTD

(REG. No. Bom/(W-KCE)/GNL/(O) 667-1990-91)

Ref. : To
The Branch Manager
Oriental Bank of Commerce
Branch, Bandra

July 23, 2015

Ref:- Unit No. 502 of M/s. Amrit Raj Infraprojects Pvt. Ltd. in the building called Madhu Industrial Premises Co-Op Society Ltd. Situated at Mogra Cross Road, Near Apollo Chamber, Andheri (E) Mumbai: 400069.

Dear Sir

This is to inform that the above society is registered under No. BOM/(W-KE)/GNL(O) /667-1990-91. The saledeed dated 11/02/2011 in respect of the above unit has been executed in favour of Amrit Raj Infraprojects Pvt. Ltd. the society under Registration No. BOM/(W-KE)/GNL(O) /667-1990-91 and such the society is the owner of the plot of land and the building thereon.

The society has allotted/transferred/agreed to transfer the above Unit to M/s Amrit Raj Infraprojects Pvt. Ltd. We confirm that Amrit Raj Infraprojects Pvt. Ltd. is a bonafide member of the society.

We undertake to submit the deed document to the Bank if not already done. Once it is registered in favour of this allotted and received from the concerned authorities.

We hereby assure you that the said Unit, as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

We confirm that there are no restrictive/negative covenants in the Bye-laws/Rules of the above mentioned society concerning the transfer of share/members interest in the society and other related matters.

We hereby confirm and agree that we have "NO OBJECTION" to your giving a loan to the said allottee/transferee.

We confirm to you that we undertake to comply with the provisions of the Apartment Ownership Act and the Rules therein as applicable to the society.

We have noted the aforesaid lien on the property. We undertake that as soon as the registration formalities are completed, we will send the registry documents to the Bank directly.

Yours faithfully,

FOR MADHU INDUSTRIAL PREMISES CO-OP. SOCIETY LTD



CHAIRMAN

SECRETARY

TREASURER

MOGRA VILLAGE, ANDHERI (EAST), BOMBAY-400 069.





BAMY ALLIED SERVICES



Member : IBBI/RV/02/2018/10272

The Institution of Engineers (India)

The Institution of Valuers

B-805, Raja Towers,
Asha Nagar Ph-I., Kamraj Road,
Mulund (W), Mumbai-400 080.
Email: narayan.girija@gmail.com
Mob.: 9869040755 Ph.022-25618455

NARAYANAN RAMASWAMY

B.E. (Mech.), PGDBM, DMM, Dip. In Exp. / Imp., Dip. In F.&A
M.E., F.I.V.

R. No. : _____

Cert. No. : _____

Date : _____

Ref No.:- BAS/PNB/Andheri

Cert. No. 200827

Date : 27th August, 2020

To,
The Chief Manager,
Punjab National Bank (erstwhile Oriental Bank of Commerce)
MASME Branch, Andheri (E),
Mumbai.

Subject: Valuation Report of Commercial Office No.502, 5th Floor, Madhu Industrial Premises Chsl, A.N Tiwari Marg, Andheri (East), Mumbai 400 069.

Dear Sir,

Please find enclosed herewith the subject Valuation Report (Given in bank's format).

Name of Client: M/s. Amritraj Infra Projects Pvt. Ltd

Description of the Property:- Commercial Office No.502, 5th Floor, Madhu Industrial Premises Chsl, A.N Tiwari Marg, Andheri (East), Mumbai 400 069.

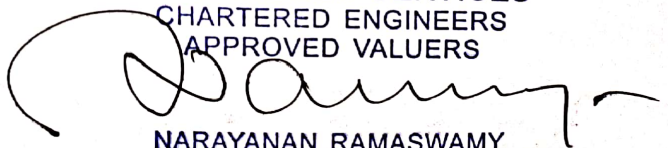
Fair Market Value as on date	Realizable Value	Sales	Distress Value	Sales	Ready Value	Reckoner
Rs. 1,24,00,000/-	Rs. 1,11,60,000/-		Rs. 99,20,000/-		Rs. 62,11,290/-	

This Report Includes Photographs, Location Map, Price trend, etc.
This Report consists of 25 pages.

Thanking You,

Yours Faithfully

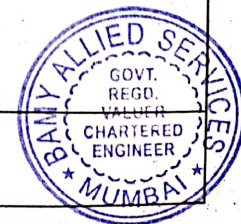
BAMY ALLIED SERVICES
CHARTERED ENGINEERS
APPROVED VALUERS


NARAYANAN RAMASWAMY
REGN. No. F-7495



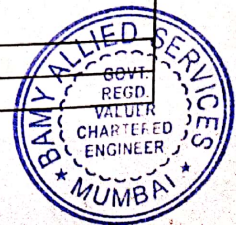
VALUATION REPORT

S/N	PARTICULARS	COMMENTS
1	Introduction	: Valuation Report of Commercial Office No.502, 5 th Floor, Madhu Industrial Premises Chsl, A.N Tiwari Marg, Andheri (East), Mumbai 400 069.
2	Name of Valuer	: BAMY Allied Services
3	Date of Valuation	: 26/08/2020
4	Purpose of Valuation	: To Ascertain the Fair Market Value of property as on date.
5	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	: M/s. Amritraj Infra Projects Pvt. Ltd
6	Name of Bank/FI as applicable	: Punjab National Bank (erstwhile Oriental Bank of Commerce), MASME Branch, Marol, Andheri (East), Mumbai.
7	Name of Developer of the Property (in case of developer built properties)	: Details Not Provided
8	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	: Owner Occupied.
9	Physical Characteristics of the Asset	: The said property is a Commercial Office.
10	Location of the property in the city	: The said property is approx. 1.0 kmtr from Andheri Railway Station. The said area falls under limits of Brihan Mumbai Municipal Corporation. The transportation facilities such as Buses, Rickshaws, Taxis etc are easily available.
11	Municipal Ward No.	: Details Not Provided
12	Postal address of the property	: Commercial Office No.502, 5 th Floor, Madhu Industrial Premises Chsl, A.N Tiwari Marg, Andheri (East), Mumbai 400 069.
13	Latitude and Longitude Coordinates of the site	: 19.1179 E & 72.8631 N
14	Area of the plot/land (supported by a plan)	: 1506.50 sq.mtr
15	Layout plan of the area in which the property is located	: Layout Plan not Provided
16	Development of surrounding areas	: Developed Area
17	Details of Roads abutting the property	: Tar Road
18	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: Brihan Mumbai Municipal Corporation
19	In case it is an agricultural land, any conversion to house site plots is contemplated	: No.



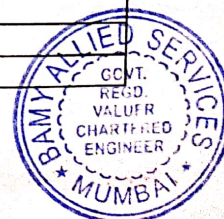


20	Demarcation of the property under valuation on a neighbour hood layout map	:	Easily Demarcated
21	Description of Adjoining properties	:	Adjoining Areas are Residential cum Commercial Area.
22	Survey no. if any	:	CTS No. 103, 103/1 to 10. Survey No. 56/1(pt), 55/3(pt) of Village Mogra, Andheri (East), Mumbai
23	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details,	:	The said Building is a Commercial Building of Ground + 07 Upper Floor.
24	full details of specifications to be appended along with building plans and elevations	:	Building Plan not provided.
25	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	:	As per measurement, Carpet Area of Unit = 459 sq.ft Documented Built Up Area (Saleable) = 510 sq.ft
26	Any other aspect.	:	Nil
27	Town Planning Parameters	:	Urban Area
28	Master plan provisions related to the property in terms of land use	:	Master Plan not provided, as per site visit the building is used as Commercial purpose
29	Planning area/zone	:	Urban Area
30	Development controls	:	BMC
31	Zoning regulations	:	Urban Area
32	FAR/FSI permitted and consumed	:	Master Plan Not Provided
33	Ground coverage	:	In Master Plan
34	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	:	No.
35	a) Comment on surrounding land uses and adjoining properties in terms of usage. b) Boundaries of the Plot North South East West	:	Surrounding areas are Mixed Mangal Bhavan Apollo Chambers Tarun Industrial Estate Internal Road
36	Comment on unauthorized constructions if any	:	Nil
37	Comment on demolition proceedings if any	:	No
38	Comment on compounding/regularization proceedings	:	No
39	Comment on whether OC has been issued or not	:	Details Not Provided
40	Any other aspect	:	Nil
41	Legal Aspects	:	Not in scope



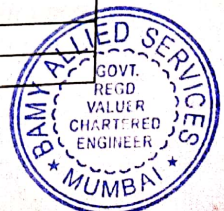


42	Ownership documents,	:	Previous Valuation Report by Shriya Consultants.dt. 27/03/2018. Index II with Regn No. 1396/2011 dt.11/02/2011
43	Names of Owner (In case of Joint or Co-ownership, whether the shares are undivided)	:	M/s. Amritraj Infra Projects Pvt Ltd
44	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	:	No
45	Comment on whether the IP is independently accessible?	:	Yes
46	Title verification,	:	Not in scope
47	Details of leases if any,	:	No
48	Ordinary status of freehold or leasehold including restriction on transfer,	:	Details Not Provided
49	Agreements of easements if any,	:	Not Provided
50	Notification for acquisition if any,	:	Details Not Provided
51	Notification for road widening if any,	:	No
52	Possibility of frequent flooding / submerging	:	No
53	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
54	Comment on transferability of the property ownership,	:	No
55	Comment on existing mortgages/charges/encumbrances on the property if any	:	Details Not Provided
56	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	:	Details Not Provided
57	Building plan sanction, illegal constructions if any done without plan sanction/violations.	:	No
58	Any other aspect	:	Nil
59	Economic aspects	:	Urban Area
60	Details of ground rent payable,	:	No
61	Details of monthly rents being received if any,	:	No
62	Taxes and other outgoings,	:	Details Not Provided
63	Property insurance,	:	Insurance Value = BUA x Rs. 2500/- = 510 sq.ft x Rs. 2500 = Rs. 12,75,000/-
64	Monthly maintenance charges,	:	Details available with owners
65	Security charges, etc	:	Already included
66	Any other aspect	:	Nil



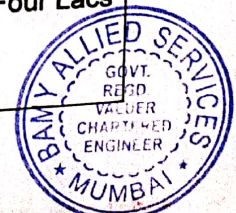


67	Socio-cultural aspects	:	Nil
68	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	:	Refer Above
69	Functional and Utilitarian Aspects	:	Residential Purpose
70	Description of the functionality and utility of the assets in terms of : 1.Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	:	The Space around the Building is properly managed. Adequately Available Properly utilised Nil
71	Infrastructure Availability	:	Available.
72	a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage b)Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c)Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	:	Municipal Water Underground Sewerage Available Available Concealed Well Connected Civic Amenities are available nearby. School is at a distance of 1.0 kmtr Available nearby Available nearby.
73	Marketability	:	Good
74	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	:	Location is Good No High The Comparable Sales Price in Vicinity for the similar kind of property is in range of Rs. 28000 to Rs. 32000 per sq.ft on Built Up Area,
	Engineering and Technology Aspects		--
75	Type of construction,	:	RCC Structure
76	Materials and technology used,	:	Advanced Material is used
77	Maintenance issues	:	Well maintained
78	Age of the building	:	Approx. 10 years





79	Total life of the building,	:	Balance Life of the Building is approx. 50 years
80	Extent of deterioration,	:	No
81	Structural safety	:	Safe
82	Protection against natural disasters viz. earthquakes,	:	Structure is safe for minor disaster
83	Visible damage in the building if any,	:	No
84	Common facilities viz. lift, water pump, lights, security systems, etc.,	:	Available
85	System of air-conditioning,	:	Windows available
86	Provision for fire fighting, Copies of plans and elevations of the building to be included.	:	Copy not provided
87	Environmental Factors	:	Taken into consideration
88	Use of environment friendly building materials, Green building techniques if any,	:	Details Not Provided
89	Provision for rain water harvesting,	:	No
90	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	:	Not Available
91	Architectural and aesthetic quality	:	Good
92	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	Building is well maintained
93	Valuation	:	
	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>	:	<p>The price is in range of Rs. 28000 to Rs. 32000/- per sq.ft on Built Up Area. The Rate adopted is Rs. 30000/- per sq.ft on Built Up Area.</p> <p>Value = 510 sq.ft x Rs. 30000/- = Rs. 1,53,00,000/-</p> <p>We are in opinion of reducing the above Value by 10% due to Recessionary Trends</p> <p>Value = Rs. 1,53,00,000 x 0.9 = Rs. 1,37,70,000/-</p> <p>We are in opinion of reducing the above Value by 10% due to adverse effects of COVID-19</p> <p>Value = Rs. 1,37,70,000 x 0.9 = Rs. 1,23,93,000/- = say Rs. 1,24,00,000/- (Rupees One Crores Twenty Four Lacs only)</p>





		<p>Realisable Sales Value = 90% of FMV = Rs. 1,24,00,000 x 0.9 = Rs. 1,11,60,000/- (Rupees One Crore Eleven Lacs Sixty Thousand only).</p> <p>Distress Sales Value = 80% of FMV = Rs. 1,24,00,000 x 0.80 = Rs. 99,20,000/- (Rupees Ninety Nine Lacs Twenty Thousand only)</p> <p>Ready Reckoner Rate = Rs. 12,179/- per sq.ft on Built Up Area RR Value = 510 sq.ft x Rs. 12,179 = Rs. 62,11,290/- (Rupees Sixty Two Lacs Eleven Thousand Two Hundred and Ninety only)</p> <p>Insurance Value = Built Up Area x Replacement Rate = 510 sq.ft x Rs. 2500 = Rs. 12,75,000/- (Rupees Twelve Lacs Seventy Five Thousand only)</p>
94	Remark	: Nil

NOTES:-

Considering the location, condition, maintenance & use of the building, Fair Market Value of the Property as on date is **Rs. 1,24,00,000/- (Rupees One Crore Twenty-Four Lacs only)**.

The valuation is based on the site visit & the information given by the Bank.

- 1) The valuation varies with purpose and time. The definition of market value in the report is: It is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are-
- It is a free will sale.
 - It is an estimated amount and not a predetermined or an actual sale price.
 - It is time-specific as on the given date.
 - It depends on 'purpose of valuation.
 - Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
 - Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

