



12 0 NOV 1994

क्रमांक 55
प्रधान मुद्रांक कार्यालय, मुंबई
संगणक विभागात जिजी कान बांद्रा,
दिनांक
सर्वेधी की कोपले
पंजाब का मुद्रांक
का निमित्त

Mass Tech Controls

Ort Htd

4

मुद्रांक विक्रेता

CONFIRMATION OF AGREEMENT

Subhash
THIS DEED OF CONFIRMATION made at BOMBAY this 17th day of NOVEMBER, 1994 by SHRI. SUBHASH N. PATIL Adult Hindu Indian Inhabitant Managing Director of M/S.MASS-TECH CONTROL PVT. LTD., (Formerly Consolidated Rectifiers Private Limited) having their office at 7, Meghal Service Industrial Estate 2nd Floor, Devidayal Road, Mulund(W), Bombay - 80.

WHEREAS by an agreement for sale dated 25th may, 1993 made between SHRI.MUKUND KENALCHAND DHOLAKIA, Prop. of M/S.DEEPAK DIAMONDS, therein called 'The Vendor' and M/S.Consolidated Rectifiers Private Limited therein called 'The Purchaser' M/S.Consolidated Ractifiers Private Limited purchased Unit No. 7 on the 2nd floor of the Building of Meghal Service Industrial Estate Premises Co-Op. Scty. Ltd., admeasuring about 300 sq.ft. built-up area situated at Devi-Dayal Road,

Subhash

.....2/-

3991 VOM 0 31

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Mulund (W), Bombay - 80 which is more particularly described in the schedule hereunder written (hereinafter referred to as 'The Said Unit')

AND WHEREAS the said Original Agreement for sale dated 25th May, 1993 was executed by both the parties on Rs.20/- stamp Papers, hence not adequately stamped.

AND WHEREAS the consideration of the said Unit under the said Agreement Rs. 2,55,000/- (Rupees Two Lakhs Fifty Five Thousand Only)

AND WHEREAS the said Consolidated Rectifiers Pvt. Ltd., which was originally incorporated on 6th April, 1988 duly passed necessary resolution in terms of section 21 of the companies Act, 1956 for the change of name

Bench

...3/-

of the said company from Consolidated Rectifiers Pvt. Ltd.,
to MASS-TECH CONTROLS PVT. LTD.,

AND WHEREAS the said change in name was approved by the
Registrar of Companies, Maharashtra and a fresh Certificates
of Incorporation on 15th December, 1993.

Handwritten signature/initials

AND WHEREAS The Consolidated Rectifiers Pvt. Ltd. ^{and Mass-Tech Controls Pvt. Ltd.} is one and
the same company and only name has been changed.

AND WHEREAS being interested in availing the benefits of
the AMNESTY SCHEME introduces by Govt. of Maharashtra, I
in my capacity as a Managing Director of Mass-Tech Controls
Pvt. Ltd., submitted application under the said Scheme along
with Affidavit, Original Agreement and Two Xerox Copies
for regularisation and the company was asked to pay stamp
Duty amounting to Rs. 2,55,000/- and penalty of Rs.250/-
Which the company have already paid.



AND WHEREAS the Collector of Stamps has duly endorsed
the said Original Agreement mentioning therein that the
stamp duty has been paid.

WHEREAS the company is desirous of registration of the
said Agreement.

AND WHEREAS as on today the whereabouts of SHRI.MUKUND KEWALCHAND
DHOLAKIS, Prop. of M/s. Deepak Diamonds from whom the company
purchased the said unit are now known.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said
Original Agreement dated 25th May, 1993 the Company has
purchased the said Unit admeasuring about 300 sq.ft. bearing
No. 7 on the 2nd floor of the building of the Meghal Service
Industrial Estate, Devidayal Road, Mulund (W), Bombay - 400 080
from SHRI. MUKUND KEWALCHAND DHOLAKIA Prop. of M/s. Deepak
Diamonds for total condisderation of Rs. 2,55,000/- (Rupees
Two Lakhs Fifty Five Thousand Only) and I have made this

Handwritten signature

in my capacity as a Managing Director of Mass-Tech Controls Pvt. Ltd., for availing benefit of AMNESTY SCHEME and Registration of the Original Agreement.

The said Original Agreement dated 25th May, 1993 is valid and subsisting as on today and its terms and conditions are binding upon me and the said SHRI.

MUKUND KEWALCHAND DHOLAKIA Prop. of M/s. Deepak Diamonds.

IN WITNESS WHEREOF I SHRI. SUBHASH NARAYAN PATIL

In ~~my~~ my capacity as a Managing Director of M/s. Mass-Tech Controls Pvt. Ltd., have put my signature on the day and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO

Unit No. 7, Admeasuring about 300 sq.ft. (built-up), on 2nd flr., of Meghal Service Industrial Estate premises Co-op. Scty.Ltd., registered under MCS Act.1960 bearing Regn No. BOM-GNL-T-1778 of 4.9.1982, situated at Mulund Devidayal Road, Mulund(W), Bombay - 400 080 plot of land bearing plot No. 1140,1139,1141, Survey No. 1000 (Part), C.T.S.No. 1109 (Part), in the Regn.District of Bombay Suburban & Sub-District Bandra.



SIGNED SEALED AND DELIVERED BY THE WITHINNAMED SHRI. SUBHASH NARAYAN PATIL, Managing Director of M/s. MASS-TECH CONTROLS PVT. LTD.,

For Mass-Tech Controls Pvt. Ltd.
[Signature]
Managing Director.

in the presence of

- 1. *[Signature]*
- 2. *[Signature]*

अनुक्रम नंबर पत्रिका 3/823
 सन १९९० च्या नोव्हेंबर महिन्याच्या
 ... १७ तारखेस ... ३ ... च
 ... वाजण्याच्या दरम्यान सह. दुय्यम
 निबंधक, ३ यांच्या कार्यालयात हजर
 केला.

विवरण	रक्कम
मिठाळी	२५५०००
पैसे	३-००
...	४५०
...	१-००
...	४३-००
एकूण	२६००००

For Mess-Tech Controls Pvt. Ltd.
[Signature]
 Managing Director.

निबंधक कुर्ला
 मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक कुर्ला
 मुंबई उपनगर जिल्हा

श्री. सुभाष नारायण पाटील वध
 नं. ३५, व्यापार-राहणी-पुस्तिका
 ३२ निमणेश सासनेम मुठुंड काळणी
 मुठुंड-६२६ श्री ~~सासनेम~~ सासनेम केंद्र
 ६ पा. १० चो मंगळींग डायरेक्टर

दस्तावेज करून देणारा
 तपाकथित श्री. सासनेम सासनेम
 करून दिल्याचे कबूल करतात.

[Signature]

श्री. अशोक गणेश सरदेकर वकील-राहणी-
 पुस्तिका नं. ३५ मुठुंड (पूर्व) मुठुंड-६२६

श्री. प्रमोद सखाराम चांभुवेकर - नोकर
 राहणी-पुस्तिका सासनेम मुठुंड (पूर्व)
 मुठुंड-६२६

हे दोघ करील दस्तावेज करून देणारा
 तपाकथित असल्याचे सांगतात
 व त्याची ओळख देतात.

① [Signature]

② [Signature]

No. 11-46895

**FRESH CERTIFICATE OF INCORPORATION
CONSEQUENT ON CHANGE OF NAME**

IN THE OFFICE OF THIS REGISTRAR OF COMPANIES, MAHARASHTRA,
BOMBAY.

In the matter of CONSOLIDATED RECTIFIERS PRIVATE LIMITED

I hereby approve and signify in writing under Section 21 of the Companies Act, 1956 (Act of 1956) read with the Government of India, Department of Company Affairs, Notification No. G.S.R. 507E dated the 24th June 1985 the change of name of the Company :

from CONSOLIDATED RECTIFIERS PRIVATE LIMITED
to MASS-TECH CONTROLS PRIVATE LIMITED

and I hereby certify that CONSOLIDATED RECTIFIERS PRIVATE LIMITED


which was originally incorporated on SIXTH day of APRIL, 1988 under the Companies Act, 1956 and under the name CONSOLIDATED RECTIFIERS PRIVATE LIMITED

having passed the necessary resolution in terms of section 21 ~~21~~ ~~21~~ of the Companies Act, 1956 the name of this said Company is this day changed to MASS-TECH CONTROLS PRIVATE LIMITED and this

certificate is issued pursuant to Section 23(1) of the said A.

GIVEN UNDER MY HAND AT BOMBAY THIS FIFTEENTH
Day of DECEMBER One Thousand nine hundred ninety three




(S.K. MANDAL)
ADDL. REGISTRAR OF COMPANIES
MAHARASHTRA, BOMBAY

DATED THIS 17th DAY OF NOVEMBER

SHRI. SUBHASH NARAYAN PATIL
MANAGING DIRECTOR OF MASS-TECH
CONTROLS PRIVATE LIMITED

.....CONFIRM

CONFIRMATION OF AGREEMENT

Unit No. 7, 2nd flr., Meghal se
Indl. Estate Premises Co-op. c
Devidayal Rd., Mulund(W),



AJIT G. KARANDIKAR
ADVOCATE HIGH COURT
ARYADURGA
NAVGHAR ROAD,
MULUND (EAST)
BOMBAY - 400 081.



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164

21 MAY 1993



SR. No..... DATED.....
PRICE Rs. Rs. TEN ONLY
ISSUED TO
THROUGH
Nikhil J. Shah
NIKHIL J. SHAH
BOMBAY.
M. A. MIDYA
STAMP VENDOR, PADGHA.

:: AGREEMENT FOR SALE ::

ARTICLES OF AGREEMENT OF SALE MADE AT BOMBAY this
25th Day of May 1993, BETWEEN M/S. DEEPAK DIAMONDS,
a Proprietary concern Owned by Shri. MUKUND KEVALCHAND
DHOLAKIA, residing at Flat No.9, Anushilla, Goshala Rd.,
Mulund (West), B O M B A Y : 4 0 0 0 8 0

hereinafter called ' THE VENDOR ' (Which expression
shall unless repugnant to the context or meaning thereof
include his heirs, executors, administrators and assigns)
of the ONE PART AND M/S. CONSOLIDATED
RECTIFIERS PRIVATE LTD., a company incorporated under
the companies Act, 1956 and having its registered
office at PRATIKSHA , 32, NIMBKAR SOCIETY, MALBAR HILL
ROAD, MULUND COLONY, MULUND (W), BOMBAY : 400 082

B.M.
BANDRA EAST

Bombay

RECEIVED from *M. T. Con...*
the Stamp duty Rupees *25500/-* *Wiley Inc*
seven hundred *by ay*

CERTIFIED under Sec. 41 of the Bombay
Stamp Act, 1958, that the proper Stamp duty
Rupees *25500/-* *Wiley Inc*

Rupees *250/-* *Wiley Inc* and penalty
Wiley Inc

have been paid in respect
of the instrument.

M. J. ...
COLLECTOR 28-10-94



EPPI YAMIS

STAMP
PRICE
ISSUED TO
THROUGH
HANI J. SHAI
BOMBAY



hereinafter called 'THE PURCHASER' (which terms shall
unless repugnant to the context or contrary to the mean-
ing thereof include its successors and assigns) of the
OTHER PART.

WHEREAS :

1. By an Agreement for sale dated 15th Day of April 1978 entered into between SHRI. VADILAL MANGALAL VORA referred to as BUILDERS AND M/s. DEEPAK DIAMONDS therein referred to as UNIT HOLDER, M/s. DEEPAK DIAMONDS had agreed to purchase from said BUILDERS AND said BUILDERS had agreed to sell to M/s. DEEPAK DIAMONDS, a Unit No. 7, on the Second Floor, admeasuring 300 Sq.Ft. (Built-Up), in the building known as MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO-OP. SOCIETY LTD., Devidayal Road, Mulund (w), Bombay. 400 080, situated lying and being at Mulund, on



Handwritten signatures and initials.



21 MAY 1993

164

SR. No. DATED.....
PRICE Rs. RS. TEN ONLY
ISSUED TO
THROUGH
NIKHIL J. SHAH/
BOMBAY.
M. A. VAIDYA
STAMP VENDOR. PADGHA.

:: 3 ::

piece or parcels of land more particularly described in the Schedule written thereunder as well hereunder which unit therein referred to as 'The said Unit', on the terms and conditions and for consideration more particularly described in the said agreement dated 15th day of April 1978.

AND WHEREAS by a Partnership Deed dated 27th day of Oct. 1977 constituted under the Indian Partnership Act, 1932 under the name and style M/s. DEEPAK DIAMONDS consisting of 1. MUKUND KEVALCHAND DHOLKIA , 2. VASANT KUMAR KEVALCHAND DHOLAKIA, 3. HIMMATLAL KEVALCHAND DHODAKIA, 4. JAYANTILAL KEVELCHAND KAMDAR, all partners and had agreed to purchase Unit No. 7, in the name of the firm at Meghal Service Industrial Estate Premises Co-Op.Soc.Ltd., Devidayal Road, Mulund (W), Bombay - 80.

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DATE OF ISSUE
REL. TEN ONLY

ISSUED TO
THROUGH

MAHARAJA J. SHARMA
BOMBAY

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AND WHEREAS by a Deed of Dissolution the said firm has been dissolved w.e.f. 9th August 1984 and as per Clause 2 & 3 of the said Deed of Dissolution partner No. 1 Shri. Mukund Kevalchand Dholakia has become sole Proprietor of M/s. Deepak Diamonds and carrying on business under the same title and absolute owner of Unit No. 7, at Meghal Service Industrial Estate, Premises Co-Op.Soc.Ltd., after paying adequate consideration to other partners and other partners have no right, title and interest in respect of Unit No. 7, at Meghal Industrial Estate Premises Co-Op.Soc.Ltd., Devidayal Road, Mulund (W), Bombay - 400 080.

2. The Vendor is in the circumstances absolutely seized of and is even otherwise well and sufficiently entitled to dispose of the said Unit No. 7, on second floor at Meghal Service Ind.Estate Premises Co-Op.Mng.Soc.Ltd., Devidayal Road,

[Handwritten signatures]

Mulund (W), Bombay - 400 080.

AND WHEREAS the Vendor is a member of MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO-OP.SOC.LTD., registered under the Maharashtra Co-Op.Societies Act 1960, vide Registration No. BOM-GNL-T-1778 of 4.9.1982, and in the circumstances Vendor is holding 10 fully paid-up shares of Rs. 500/- each bearing distinctive Nos. from 526 to 535 in the Share capital of the Society.

4. The Purchaser herein have requested the Vendor to Sell to the Purchaser all rights, title and interest of the Vendor having in the Unit No.7, on Second floor, Building known as MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO-OP.SOC.LTD., including his shares in the share capital of the society on the terms and conditions and for consideration mutually agreed upon, which the Vendor has agreed to do.
5. The parties hereto are desirous of recording the terms and conditions and consideration then agreed upon in the manner hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendor hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to Purchase from the vendor all the rights, title and interest of the Vendor in the said Unit No. 7, containing by admeasurement 300 Sq.Ft. (Built-Up), being on Second Floor, of building known as MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO-OP.SOC.LTD., at

Devidayal Road, Mulund (W), Bombay - 400 080,
which premises are hereinafter referred to as 'The
said Unit', together with shares, of the Vendor
in the Share Capital of the abovementioned MEGHAL
SERVICE INDUSTRIAL ESTATE PREMISES CO-OP.SOC.LTD.,
as mentioned hereinabove for a Lumpsum consideration
of Rs. 2,55,000/- (Rs. Two Lakh Fifty five thousand
only),

2. The aforesaid consideration Rs. 2,55,000/- (Rs. Two Lakhs Fifty Five Thousand only), shall be paid by the Purchaser on or before execution of this agreement, receipt whereof Vendor hereby admits and acknowledges.
3. The Vendor shall handover to the Purchaser vacant and peaceful possession of the said Unit only upon purchaser paying full and final consideration. The Purchaser have seen the said Unit and found it in good condition.
4. All the rents, rates, taxes, electricity charges, water charges and maintenance charges, payable is in respect of the said Unit upto the date of the Vendor handing over the possession of the said Unit to the Purchaser in terms hereof, shall be paid only by the vendor. The purchaser shall be liable to bear and pay the rents, taxes, electricity water charges and maintenance charges of the said flat which may become payable after the Purchaser taking from the Vendor vacant and peaceful possession of the said Unit No. 7.



5. The Vendor doth hereby unto the Purchaser that the Vendor has not in any way created any charge on the said Unit and the said unit is free from all claims, charges, mortgages, encumbrances and liabilities and further declare that the said unit is within the disposing power and authority of the Vendor. Should the Purchaser be required to suffer incure and / or to meet expenses declaration herein found out to be false or incorrect any time hereinafter, the Vendor hereby agrees to indemnify and keep indemnified purchaser against all expenses and losses.

6. The Purchaser agrees to abide by all the rules and regulations of the above named MEGHAL SERVICE INDL. ESTATE PREMISES CO-OP.SOC.LTD., from time to time and for the time being in force and also by other rules and regulations governing the Ownership and enjoyment of the said UNIT.

7. The Purchaser hereby agreed to become the member of the MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO-OP.SOC.LTD., and abide by all singular Bye-Law, rules and regulations adopted or which may be adopted from time to time by the said MEGHAL SERVICE INDUL. ESTATE PREMISES CO-OP.SOC.LTD.,

8. The Vendor doth hereby agree to execute all deeds, documents and other papers and to render all assistance for effecting transfer of the abovementioned shares of the Vendor in the Share Capital of MEGHAL SERVICE INDL. ESTATE PREMISES CO-OP.SOC.LTD., and handover to the Purchaser all the agreement, share



Certificates, society receipts in the possession of the Vendor, upon execution of this agreement.

9. The Vendor hereby declares that he has full right and authority to enter into this agreement and that Vendor has not done or performed or caused to be done or performed any act, deed, whereby the Vendor may be prevented from entering into this Agreement and / or selling, transferring and / or assigning the said Unit to the Purchaser as purported to be done hereby or whereby the Purchaser may be obstructed, prevented or hindered in enjoyment the right to be sold, assigned and/or transferred hereby in favour of the purchaser or whereby the quiet, and peaceful possession of the Purchaser in respect of the said UNIT may be disturbed.

10. The Vendor doth hereby agree to take whole responsibility to obtain the required permission of the society for transfer of his shares unto the Purchaser and the Vendor is covenant with the purchaser that the purchaser and the vendor shall pay equally the transfer fees / donations if any as per the Bye-Laws of the said society for effectively getting the said unit transferred to the Purchaser.

11. The Vendor doth hereby agree to execute such further documents or to perform such further acts, or to perform such further deeds, subject to terms mentioned herein as the Purchaser may reasonably requires for the purpose of perfecting title of the Purchaser in respect of the said Unit.



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

SCHEDULE ABOVE REFERRED TO

Unit No. 7, admeasuring 300 Sq.Ft. (Built-Up), on Second Floor, of MEGHAL SERVICE INDL. ESTATE PREMISES CO-OP.SOC. LTD., registered under MCS Act 1960, bearing Regn.No. BOM-GNL-T-1778 of 4.9.1982, situated at Mulund, Devidayal Road, Mulund (W), Bombay : 400 080, plot of land bearing Plot Nos. 1140, 1139, 1141, Survey Nos. 1000(Part), C.T.S. No. 1109 (Part), in the Registration District of Bombay Suburban & Sub-District Bandra.

SIGNED, SEALED AND DELIVERED
by the withinnamed VENDOR,
M/S. DEEPAK DIAMONDS in the
presence of NOEL. J. KARAT

1. Chaitanya
- 2.

)
)
)
) FOR DEEPAK DIAMONDS
) Mukund K. Dholakia
)
) (Mukund K. Dholakia)
) PROPRIETOR
)

SIGNED, SEALED AND DELIVERED
by the withinnamed PURCHASER
M/S. CONSOLIDATED RECTIFIERS
PRIVATE LTD., in the presence
of NOEL. J. KARAT

1. Chaitanya
- 2.

)
) FOR CONSOLIDATED
) RECTIFIERS PVT.LTD,
) Benny
) DIRECTOR
)
)
)

: : R E C E I P T : :

RECEIVED of and from the withinnamed Purchaser a sum of Rs. 2,55,000/- (Rs. Two Lakhs Fifty Five thousand only), by cheque drawn on Bank of Baroda Mulund(W) Br. ch.No.455662 dated 25.5.93 being full and final consideration in terms of clause 2 of this Agreement.

I SAY RECEIVED Rs. 2,55,000/-

Witnesses :

Mukund K. Dholakia
FOR DEEPAK DIAMONDS

3

The Meghal Service Industrial Estate Premises Co-operative Society Limited

Devidayal Road, Mulund (West), Bombay-400 080.

(Registered under M. C. S. Act, 1960. Registration No. BOM-GNL T-1778 of 4-9-1982)

No. : 175

Authorised Share Capital Rs. 1,55,000 Divided into 3,100 Shares each of Rs. 50/- only

Member's Register No. 76

THIS IS TO CERTIFY that Smt. Mrs. Deepak Diamonds

Five

of Gala II-7 is the Registered Holder of Shares (FIVE) from No. 526

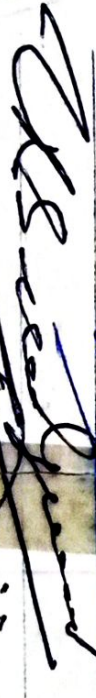
to 535 of Rupees Five Hundred Fifty only (500.00) in

THE MEGHAL SERVICE INDUSTRIAL ESTATE PREMISES CO - OPERATIVE SOCIETY LIMITED,
Devidayal Road, Mulund (West), Bombay-400 080. 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 BOMBAY this NINETEENTH
day of MARCH 1990.



Chairman



Hon. Secretary




Member of the Committee



P. T. O.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
12.2.94	58	175/76	M/s. Consolidated Rectifiers Pvt Ltd	
20.6.94	"	"	Change of Name from M/s Consolidated Rectifiers Pvt Ltd to Mass Tech Pvt Ltd as per decision of A.F.M held on 20.6.94	<p>  27/6/94 Ryn: M.C. 27/6/94 </p>

Ref. No. : 29314-1/2019-20/12143/BOB-Mulund W

Date: 19/12/2019

VALUATION REPORT

At the request of the Manager of Bank Of Baroda, Mulund (W) Branch, Mumbai, Residential Office in Mulund (W), Mumbai, was inspected to assess its value and the details are as furnished below:

1. Purpose for which valuation is made : To assess fair market value
2. Date as on which valuation is made : 17th December 2019
3. Name of the Owner / Owners : **M/s. Mass-Tech Controls Pvt Ltd.**
(As per Agreement for Sale) (Formerly known as Consolidated Rectifiers Private Limited)
Director – Mr. Subhash N. Patil
4. If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? : Company Ownership
5. Documents produced for perusal : Xerox copy of Agreement for Sale made between M/s. Deepak Diamonds –Partner- Shri Mukund Kewalchand Dholakia (Vendor) & M/s. Consolidated Rectifiers Private Limited (Purchaser) Dated 17/11/1994
6. Brief description of the property : Residential premises
Carpet area (As per Measurement)
Shop Area : 272 Sq. ft. (25.26 Sq. m) [22.98ft. X 11.84 ft.]
Loft Area : 95 Sq. ft. (8.83 Sq. m) [8 ft. X 11.84 ft.]
Built up area (As per Agreement) : 300 Sq. ft. (27.87 Sq. m.)
7. Location, Street, Ward No. : Unit No. 7, 2nd Floor,
Meghal Service Industrial Estate
Premises Co-op. Soc. Ltd.,
Plot Nos. 1140,1139 & 1141,
Survey No. 1000(pt.), C.T.S No. 1109 (pt.),
Mulund Devidayal Road,
Mulund (W), Mumbai- 400 088



8. Survey / Plot No. of land : Plot Nos. 1140,1139,1141,
Survey No. 1000(pt.), C.T.S No. 1109 (pt.),
9. Nearest Landmark : Mulund BEST Depot/ Opp. Johnson & Johnson
Company
10. Members present during inspection : Mr. Prabhu Nanaware
11. Is the property situated in Residential / commercial / mixed area / industrial area? : Commercial
12. Classification of locality – high class / middle class / poor class : Middle class
13. Proximity to civic amenities, like schools hospitals, Offices, markets, cinema, etc. : Basic civic amenities are within reach.
14. Means and proximity to surface communication by the locality is served : Situated at app. 1.5 Kms from Mulund Railway Station
15. Area of land supported by documentary proof, shape, dimensions and physical features : N. A.
16. Is it leasehold, the name of the lesser / lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease: : Freehold Land
17. Site location : North : Dindayal Road
South : Building, Sangam Hall
East : Building
West : Road
18. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : N. A
19. Are there any agreements of easements? If so, attach copies of : N. A.



Basavaraj Masanagi & Co.

20. Does the land fall in an area included : Municipal Corporation Of Greater Mumbai
in any Town Planning Scheme or any
Development Plan of Government or
any statutory body? If so, give
particulars
21. Has any contribution been made : N. A.
towards development or is any
contribution been made towards
development or is any demand for such
contribution still outstanding?
22. Has the whole or part of land been : N. A.
notified for acquisition by Government
or any statutory body? Give date of the
notification
23. Attach a dimensioned site plan : Not Available
24. Attach plans and elevations of all : Not Available
structures standing on the land a lay-
out plan
25. Furnish technical details of the building : See Annexure I
on a separate sheet (The Annexure to
this Form may be used)
26. (i) Is the property owner-occupied / : Owner Occupied
tenanted / both?
- (ii) If partly owner-occupied, specify : N. A.
portion and extent of area under owner-
occupation
27. What is the Floor Space Index : N. A.
permissible and percentage actually
utilized?
28. (i) Names of tenants / lessees etc. : N. A.
(ii) Portions in their occupation
(iii) Monthly or annual rent /
compensation / licence fee etc. paid by
each
(iv) Gross amount received for the
whole property



Basavaraj Masanagi & Co.

29. Are any of the occupants related to, or close business associates of, the owner? : N. A.
30. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in wardrobes, etc. or for service charges? If so, give details : N. A.
31. Give details of water and electricity charges, if any, to be borne by the owner : N. A.
32. Has the tenant to bear the whole is to bear the cost of maintenance and operation-owner or tenant? : N. A.
33. If a lift is installed, who has to bear the cost of maintenance and operation-owner or tenant? : Member of the society
34. If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenant? : Member of the society
35. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc.---owner or tenant? : Member of the society
36. What is the amount of property tax? Who is the bear it? Give details with documentary proof. : Member of the society
37. Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium : Such details not available
38. Is any dispute between landlord and tenant regarding rent pending in a court of law? : No



39. Has any standard rent been fixed for the premises under any law relating to the control of rent? : N. A.
40. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold : Not Available
41. Land rate adopted in this valuation : Not Applicable
42. If sale instances are not available or not relied upon, the basis of arriving at the land rate : Making market survey
43. Year of commencement certificate : -
Year of completion of construction : App. 1982
44. What was the method of construction --
- by contract / by employing labour directly / both? : Constructed by contractor
45. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof : N. A.

ANNEXURE – I

1. No. of floors and heights of each floor : Ground + 2 storied building
2. Plinth area floor wise (As per IS : 3861-1966) : N. A.
3. Year of construction : App. 1982
4. Present Estimated future life : 23 Years with Proper Maintenance
5. Present Age of the Building : 37 Years Old
6. Type of construction – load bearing walls/R.C.C. frame/Steel frame : RCC framed structure



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7. Type of foundations : RCC foundation
8. Walls : Brick walls
9. Partitions : Brick walls
10. Description about the Property : Office Premises with Loft
11. Doors and windows : Glass Door & Rolling Shutter
12. Flooring : Ceramic Flooring
13. Master Bedroom : Nil
14. Finishing : Good
15. Roofing and terracing : RCC slab roofing
16. Special architectural or decorative features, if any : -
17. i) Internal wiring ---- surface or conduit : Concealed Wiring
ii) Class of fitting --- Superior/ ordinary/poor : Good
18. Sanitary installations : EWC, Bath with Concealed plumbing & Full Tiling
19. Compound wall : Yes
20. No. of lifts and capacity : Nil
21. (Underground pump ---- capacity and type of construction : As per requirement
22. Overhead tank : As per requirement
23. Pumps --- No. and their horse power : As per requirement
24. Roads and paving within the compound, approximate area and type of paving : Yes
25. Sewage, if septic tanks provided, No. and capacity : Connected to Municipal Sewer
26. Govt. Stamp Duty Rate As per 2019-20 : ₹ 1,41,100/-Sq. m. (₹ 13,108/- Sq. ft.)



VALUATION:

Replacement cost for insurance purpose : = Built up area X Construction rate
= 300 Sq. ft. X ₹ 4,000/- Sq. ft.
= ₹ 12,00,000/-

Summary of Valuation

: The Valuation of the Office is based on prevalent rate in the area. The unit market rate of ₹ 15,000/- Sq. ft. is considered for assessment.

Fair market value of Office

: = Built Up area X Market rate
= 300 Sq. ft. X ₹ 15,000/- Sq. ft.
= ₹ 45,00,000/-

Value : In the light of all that is stated above, and on the basis of our judgment, market enquiries and consultations with the sources familiar with the area, we valued the said property at ₹ 45,00,000/- (Rupees Forty Five Lakh Only).

Fair Market Value of the property : = ₹ 45,00,000/-


Realisable value of the property : = ₹ 38,25,000/-
(15 % less than the Market Value) : ≈ ₹ 38,30,000/-

Distress sale value of the property : = ₹ 36,00,000/-
(20 % less than the Market Value)

DECLARATION:

I, hereby declare that:

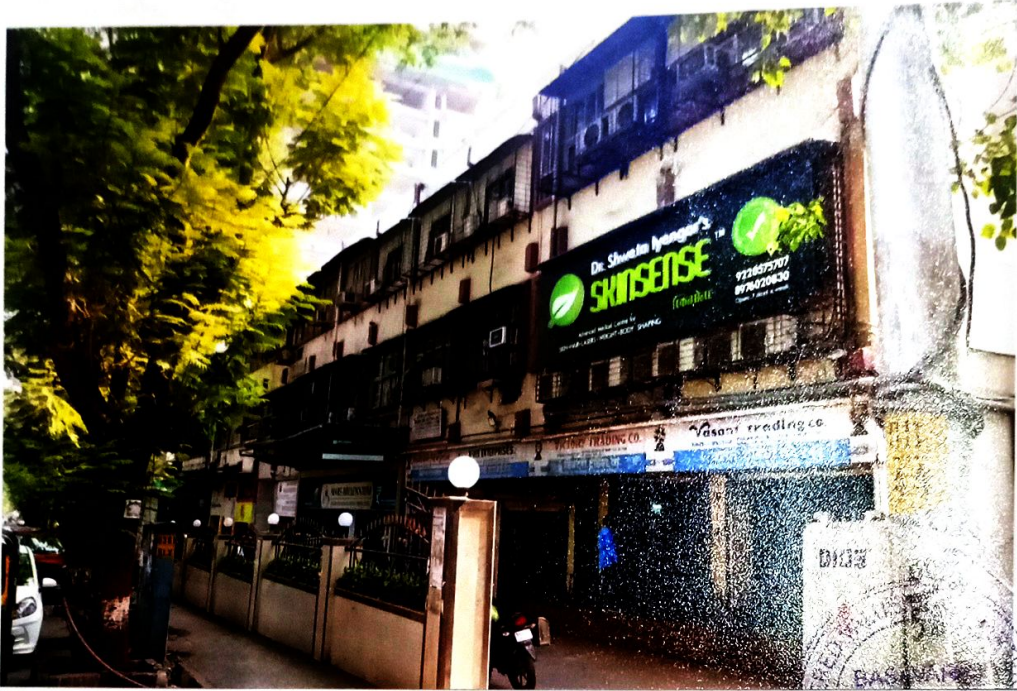
- The information furnished above is true and correct to the best of my knowledge and belie.
- I have no direct or indirect interest in the property being valued.
- I have inspected & valued the right property on 17/12/2019.
- My registration with State Chief Commissioner of Income Tax is Valid as on date.
- The legal aspects were not considered in this valuation.


Basavaraj Masanagi
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.



DocuMent
Savaraj Masanagi & Co.

Ref No. 29314-1



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V 2.4.24 2/770

बिलिंग युनिट 4703 / sarvodaya s/dn / MULUND DIVISION
ग्राहक क्रमांक : 600000306000 देयक दिनांक: 11/11/16
नाव : MASS TECH CONTROLS PVT LTD
पत्ता : 7 MAGHAL IND ESTATE 2ND FL R DEVI DAYAL RD / MULUND - 400082
मास्स टेक कंट्रोल प्रॉपर्टी लिमिटेड
7 मघल ईस्ट ईस्टेट 2nd फ्लॉर आर देवी दयाल रोड मुलून्ड 400082
मोबाइल/ईमेल: 8082593383 / GGN:201611270398671

वीज देयक माहे
देयक रक्कम
देय दिनांक

देयक भरणा 08/11/16 पर्यंत विचार
घेतला आहे

पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. 2/19/9013/0060/3554011 GIS DTC/POLE:
दर संकेत ** : 52/LT II Comm 1Ph <20 KW* पोल नं :
मंजूर भार : 1.00 KW पुरवठा दिनांक: 01/01/87

विवरण

स्थिर आकार	
वीज आकार	
वीज शुल्क 21 %	
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वीज विक्री कर	
वजा सरासरी देयकाची रक्कम	
व्याज	
इतर आकार	
एकूण	
निव्वळ थकबाकी/जमा	
समायोजित रक्कम	
व्याजाची थकबाकी	
एकूण थकबाकी/जमा	
देयकाची निव्वळ रक्कम	
पूर्णांक देयक	
21/11/16 या तारखे पर्यंत भरल्यास	
दर देयक भरणा सुट रु. 57.82	
मागील पावतीचा दिनांक 24/10/16	
सुरक्षा ठेव जमा ***7245	

मागील वीज वापर

महिना	युनिट
OCT-16	512
SEP-16	488
AUG-16	541
JUL-16	620
JUN-16	1200
MAY-16	981
APR-16	876
MAR-16	574
FEB-16	551
JAN-16	629
DEC-15	717



आमचा
संपर्क

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सुट समायोजन रु.-45.43/ सुरक्षा ठेव थकबाकी रु. 760.00/ सदर वीज देयकाबरोबर अतिरिक्त सुरक्षा ठेवाची भरणा करणे आवश्यक आहे. /

** विद्युत नियामक आयोगाने दिनांक 01.06.2015 पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत.

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या तारखे पर्यंत भरल्यास 21/11/16

या तारखे नंतर भरल्यास 25/11/16



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.



वीज पुरवठा देयक माह: AUG-2023

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GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002103376404

ग्राहक क्रमांक: 600000306000
MASS TECH CONTROLS PVT LTD
7 MAGHAL IND ESTATE 2ND FL R DEVI DAYAL RD MULUND 400082
मोबाइल/ ईमेल: 90*****38/

देयक दिनांक: 09-AUG-23
देयक रक्कम रु: 5,290.00
देय दिनांक: 29-AUG-23
या तारखे नंतर भरल्यास: 5,350.00

बिलिंग युनिट: 4703 :SARVODAY S/DN.
दर संकेत: 052 /LT II Comm 1Ph < 20KW
पोल नं: 00000000
पी.सी./वक्र+मार्ग-क्रमा/डि.टी.सी.: 2 / 19-9013-0060 /3554011
मिटर क्रमांक: 06504770568
रिडिंग ग्रुप: D2

पुरवठा दिनांक: 01-Jan-1987
मंजूर भार: 1 KW
सुरक्षा ठेव जमा(रु): 8,471.29
चालू रिडिंग दिनांक: 04-AUG-23
मागील रिडिंग दिनांक: 04-JUL-23

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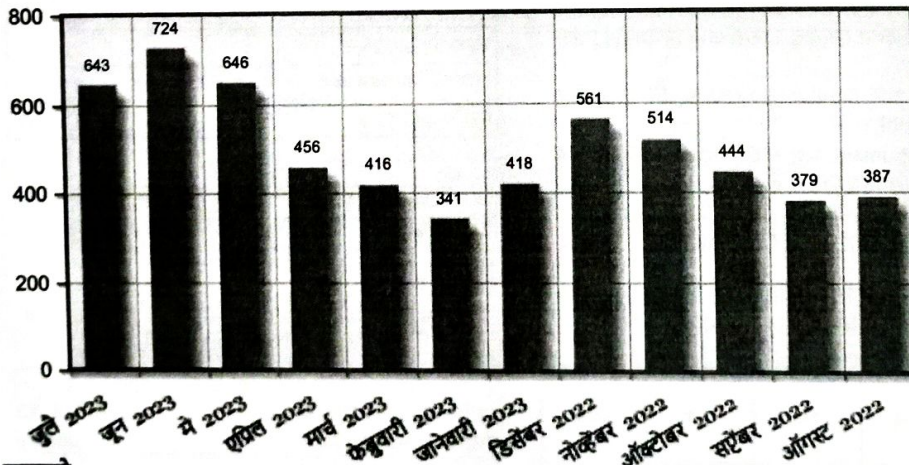


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महत्वाचे :

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- पुढील महिन्याची रिडिंग साधारणतः 04-09-2023 ह्या तारखेला होईल.

विशेष संदेश :

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.90*****38 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल ॲप वापरा किंवा १९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 600000306000**
- महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

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- IFS Code: SBIN0008965
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- Name of Branch: IFB BKC