

CIF (2) - 85575896281

1367
1368
23/12/20

Please Tick

PMAY Yes/No	Annual Gross Income
CIF No.	PAI
Existing SBI A/C No.	Tie up
LOS Reference No.: CRM - 6182806 LOS - 21720102	Take Over

TOP-UP
CRM - 6182855
LOS - 21720183

Applicant Name : **KARAN A MISTRY**
 Co-Applicant Name : **BHAVYA KARAN MISTRY**
 Contract (Resi.) Mobile : 9820225805

83.00 Takeover 83.00 Loans Takeover

Loan Amount : 83000 83000	Tenure :
Interest Rate : 8.00 %	EMI :
Loan Type : Balance Transfer	SBI LIFE : YES / NO
Hsg. Loan _____	Maxgain H-64561
Realty _____	Home Equity _____

Gain

Property Location : **HL-39904889732**
 Property Cost : **TU - 39904892621**
 Name of Developer / Vendor : **CoU - 78167113721**

Code No. **H-64561-1**
 Name of Branch Manager / HLST : **564 (Mahul Road)**
 Name of Dealing Officer at Branch Alongwith Mob No. : **CIBIK / CRT J 23/12**
HLC - HARSHAL LAHANE

	DATE		DATE
SEARCH - 1	22/12	Darshana Shah	19/12
SEARCH - 2			
VALUATION - 1	21/12	Jagtap & Associates	
VALUATION - 2			
		RESIDENCE VERIFICATION	All check
		OFFICE VERIFICATION	All check
		SITE INSPECTION	Branch

Gross Amount:

SBIIG
JMS-DONE
JAN-2021

Q211-dubini
Q226
Q227
Q236
Q238
Q250

CHECKED / VERIFIED
For M/s. KOCHAR & ASSOCIATES

Concurrent Auditors



Reference Staff

Reference Staff



STATE BANK OF INDIA

AGREEMENT FOR SALE

Articles of agreement made and executed at Mumbai on this 28th day of January in the Gregorian calendar year 2019 (two thousand nineteen).

BETWEEN

(1) **Mr. KISHORE SHAH** alias **KISHORE NANDLAL SHAH**
Aged about 62 years,
Holder of Income tax PAN: **ANFPS6671R**

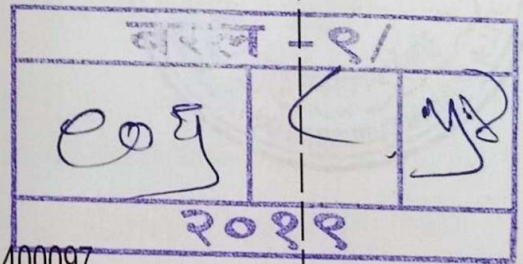
(2) **Mrs. HARSHA K. SHAH** alias **HARSHA KISHORE SHAH**
Aged about 57 years,
Holder of Income tax PAN: **AQCPS6607H**
Residents of Flat No. 302, EMP 07,
Jupiter C. H. S. Ltd., Evershine's Millennium Paradise,
Sector 2C, Thakur Village, Kandivali (East), Mumbai - 400101.



AND

(1) **Mr. KARAN A. MISTRY**
Aged about 34 years,
Holder of Income tax PAN: **AQGPM8329N**

(2) **Mrs. BHAVYA KARAN MISTRY**
Aged about 31 years,
Holder of Income tax PAN: **AXEPK4604P**
Residents of Flat No. 10, Varsha Apartment,
Haji Bapu Road, Near Post Office, Malad (East), Mumbai - 400097.



.....The "Purchasers"

The term(s) "Owners/Vendors" and "Purchasers" used in these presents shall, unless contrary to the context or meaning thereof, shall mean and include his/her/their heir(s) and legal representative(s). This Agreement for sale may hereinafter be called and referred to as the said "Agreement". The parties hereto declare(s) and warrant(s) that they are inhabitant(s) and resident(s) of the Republic of India. All the capitalised term(s), unless otherwise defined herein, shall mean and have the same meaning as assigned to them in the **Agreement**. In this

Karan Mistry

Bhavya Mistry

Kishore Shah

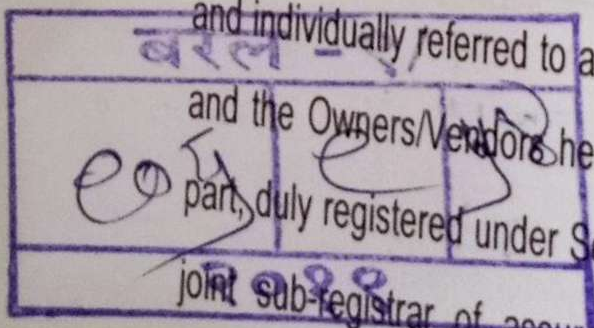
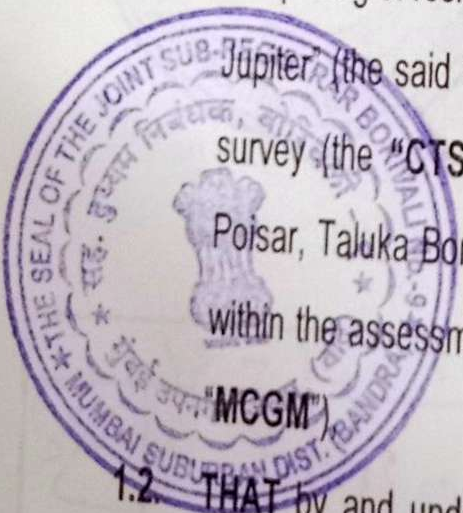
Harsha K. Shah

Agreement the singular may include the plural and the masculine may include the feminine; in determining the right(s) and duties of the parties under this **Agreement**, the entire **Agreement** must be read as whole and not in isolation. The Owners/Vendors and the Purchasers shall individually be referred as party and collectively referred to as parties. Heading(s) are only for the sake of convenience and the same shall not influence the interpretation or meaning of the provisions of this **Agreement** in any manner whatsoever. Any reference to the term(s) "herein", "hereto", "hereof", or "thereof", and any other similar term(s) used in this **Agreement** refer to this **Agreement** and not to the particular provision in which the term(s) is used unless the context otherwise requires.

1. **RECITALS:** The Owners/Vendors have represented and warranted to the Purchasers: -

1.1. **THAT** (1) M/s. Evershine's Builders Pvt. Ltd., a Company incorporated under the Companies Act, 1956 and having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai 400050 & (2) M/s. Bombay Real Estate Development Company Pvt. Ltd., also a Company incorporated under the Companies Act, 1956 having its registered office at Noshirwan Mansion, 3rd Floor, Henry Road, Colaba, Mumbai 400005 (the "**Developers**") proposed to construct/develop constructed a residential/commercial complex to be known as "Evershine's Millennium Paradise" consisting of various multi storeyed building(s) comprising of residential/commercial unit(s) inter alia to the "Bldg. No. 2 to be known as Jupiter" (the said "**building**") on the sector - 2 of the land(s) or ground(s) bearing city survey (the "**CTS**") No. 809/A/1 to 4, 809/A/2/B and C situate, lying and being at Poisar, Taluka Borivali, in the registration district and sub-district of Mumbai Suburban within the assessment jurisdiction of the Municipal Corporation of Greater Mumbai (the "**MCGM**").

1.2. **THAT** by and under an Agreement for Sale dated 20/06/2001, made and executed between the Developers herein, therein collectively referred to as "Joint Developers" and individually referred to as "Evershine's" and "Bredco" respectively of the One Part, and the Owners/Vendors herein, therein referred to as "the Purchaser/s" of the other part, duly registered under Serial No. PBBJ-2156 dated 30/06/2001, at the office of the joint sub-registrar of assurances MSD (hereinafter called and referred to as the "**Principal Agreement**"). The Owners/Vendors herein had agreed to purchase a self-contained residential unit in the said building then under construction being "Flat No. 302 admeasuring area 394 sq. ft. carpet on the Third Floor in the Wing B (now



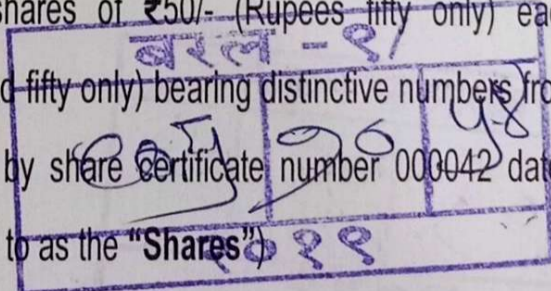
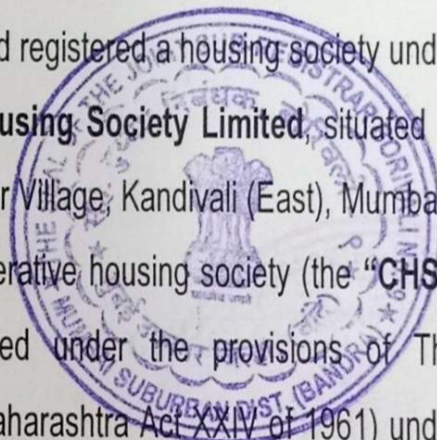
Shah
K. Shah

Haraj
Sriniv

Handwritten signature or initials.

EMP 07) of the Bldg. No. 2 to be known as Jupiter (now Jupiter C. H. S. Ltd., situated at Evershine's Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai – 400101).”, to be constructed on the sector – 2 of the land(s) or ground(s) bearing CTS No. 809/A/1 to 4, 809/A/2/B and C situate, lying and being at Poisar, Taluka Borivali in the registration district and sub district of Mumbai Suburban, within the assessment jurisdiction of “R/SOUTH” ward of the MCGM hereinafter for the sake of brevity and convenience called and referred to as the said “Flat”, at a valuable consideration and on the term(s) and condition(s) more particularly set out in the said Principal Agreement;

- 1.3. **THAT** upon completion of the said building the MCGM issued permission to occupy the said “Jupiter” vide letter bearing No CHE/A-2492/BP(WS)/AR dated 18/02/2003. Upon performance of the term(s) and condition(s) and the payment of the agreed consideration and other amount(s) set out in the said Principal Agreement, the Owners/Vendors herein were put to the quiet, vacant, peaceful and physical possession of the said **Flat**;
- 1.4. **THAT** all the Purchaser(s) or Owner(s) of residential/commercial and other units of the said Bldg. No. 2 to be known as ‘Jupiter’ formed and registered a housing society under the name and style the **Jupiter Co-operative Housing Society Limited**, situated at Evershine's Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai - 400101, which is a corporate body, being a co-operative housing society (the “CHS”) limited, duly formed, registered and incorporated under the provisions of The Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act XXIV of 1961) under registration No. BOM/W-R/HSG(TC)/11794/2002-2003 dated 30/09/2002, (hereinafter called and referred to as the said “**Society**”);
- 1.5. **THAT** the Owners/Vendors are a deemed/registered member of the said Society are holding 5(five) fully paid up ordinary shares of ₹50/- (Rupees fifty only) each aggregating to ₹250/- (Rupees two hundred fifty only) bearing distinctive numbers from 0206 to 0210 (all inclusive) represented by share certificate number 000042 dated 31/03/2004 (hereinafter called and referred to as the “**Shares**”);
- 1.6. **THAT** in the circumstances above AND SUBJECT TO WHAT has been stated herein above the Owners/Vendors are seized and possessed of and/or well and sufficiently entitled to the said residential unit being “**Flat No. 302 admeasuring area 394 sq. ft. carpet on the Third Floor in the EMP 07 (erstwhile ‘B’ Wing) of the Jupiter C. H. S.**



*Shobha
Wishu K. Saha*

Harjesty

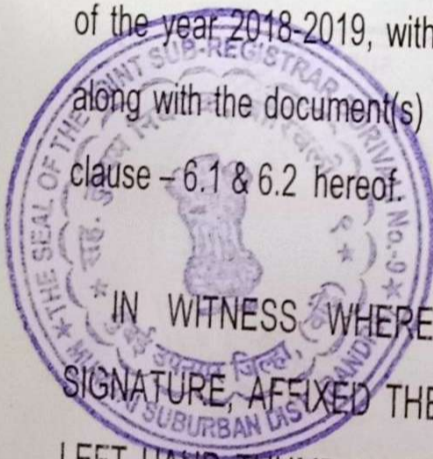
Alistry

to the provision of The Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and rules made thereunder and/or any other Act, Law or Statute for the time being in force;

18.3. This Agreement shall be governed by and construed and enforced in accordance with the law(s) of the Republic of India and the parties hereto agree(s) to submit to the exclusive jurisdiction of the court(s) of Mumbai for resolution of dispute(s) arising out of the subject matter.

THE SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO

IN AND ABOUT ALL THAT a self-contained residential unit on absolute ownership basis being "Flat No. 302 admeasuring area 394 sq. ft. carpet on the Third Floor in the EMP 07 (erstwhile 'B' Wing) of the Jupiter C. H. S. Ltd. (erstwhile bldg. no. 2), situated at Evershine's Millennium Paradise, Sector 2C, Thakur Village, Kandivali (East), Mumbai - 400101", alongwith the undivided shares and interest in the capital/property of the Jupiter Co-operative Housing Society Limited, constructed on the plot of land bearing CTS No. 809/A/1 to 4, 809/A/2/B and C, situate, lying and being at Poisar, Taluka Borivali, in the registration District and Sub District of Mumbai Suburban bearing Registration zone No. 78/351A, of the Stamp duty Ready Reckoner of the year 2018-2019, within the assessment jurisdiction of "R/SOUTH" Ward of the MCGM, along with the document(s) evidencing the title of the said **Flat** more particularly set out in the clause - 6.1 & 6.2 hereof.

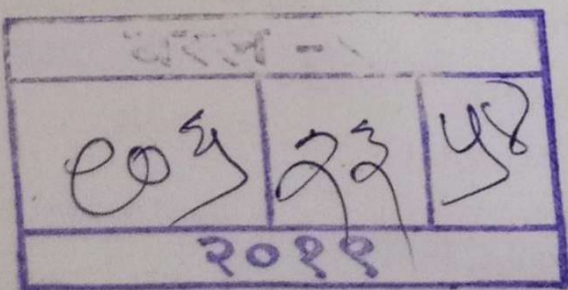


IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR SIGNATURE, AFFIXED THEIR MOST RECENT PHOTOGRAPHS, AND IMPRINTED THEIR LEFT HAND THUMB AT MUMBAI ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

*Handwritten signature: Jhokul
Harsha K. Shah*

Handwritten signature: Arjun

Handwritten signature: Arjun



Office of the
Ex. Eng. Bldg. Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali (West), Mumbai-400 062

101

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/A-2492/BP(WS)AR OF 18 FEB 2003

Jupiter

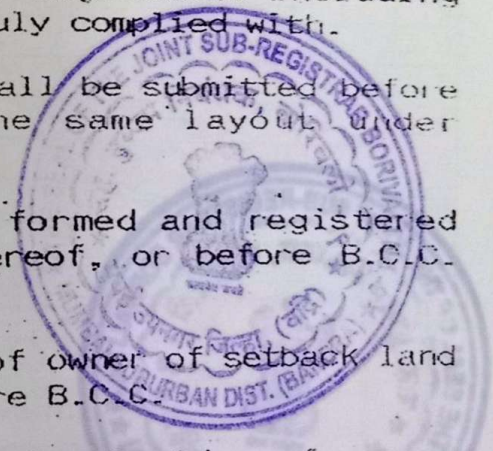
To, Shri K.E. Vaid,
C.A. to Owner.

sub : Permission to occupy the completed building No.2 on Sector No.II of land bearing C.T.S.No.809/A/1 to 4, 809/A/2/B & C of Village Poisar, at Kandivali (East).

Sir, Ref : Your Arch's letter dated 24.1.2003.

The development work of Building No.2 comprising of Wings 'A' to 'G' with Gr. (pt.) + Stilt (pt.) + 8 upper floors on plot No.II bearing T.S. No.809/A/1 to 4, 809/A/2/B & C of Village Poisar situated at Kandivali (East) is completed under the supervision of Shri H.A. Mehta, Licenced Architect having Licence No. M-53, Shri Vikram Mehta, Licenced Structural Engineer, having Licence No.STR/M/83 and Lic. Site Supervisor, Shri Kershi Chawda, having Licence No.C/118/SS-I, may be occupied on the following conditions.

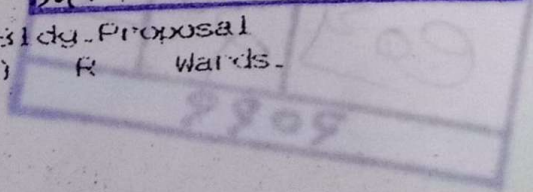
1. That the certificates U/s 270A of B.M.C.Act shall be obtained from A.E.W.W.R/South and a certified copy of the same shall be submitted to this office.
 2. That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
 3. That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.
 4. That N.O.C. from Addl. Collector (ENC) shall be submitted before asking occupation of last building in the same layout under no.CHE/1808/LOR.
 5. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
 6. That D.I.L.R.'s certificate for transfer of owner of setback land in the name of M.C.G.M. shall be submitted before B.C.C.
- A set of plan duly signed is returned herewith in token of approval.



Yours faithfully,

बरल - ९/
[Signature]
sd/- 2098

Ex. Engineer - Bldg. Proposal
(Western Suburbs) R wards.





28/01/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 906/2019

नोंदणी :

Regn:63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8594664
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 302 इएमपी 07 बी विंग बिल्डिंग नं 2, माळा नं: तिसरा मजला, इमारतीचे नाव: ज्युपिटर सी. एच. एस. लिमिटेड, ब्लॉक नं: एव्हरशाईन मिलेनियम पॅराडाईज सेक्टर 2सी, रोड नं: ठाकुर व्हिलेज कांदिवली पूर्व मुंबई 400101, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 394 चौ फुट कार्पेट असे वाचावे (C.T.S. Number : 809/A/1 to 4, 809/A/2/B and C ;)
(5) क्षेत्रफळ	1) 43.94 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-किशोर शाह उर्फ किशोर नंदलाल शाह वय:-62; पत्ता:-सदनिका क्र 302 इएमपी 07, तिसरा मजला, ज्युपिटर सी. एच. एस. लिमिटेड, एव्हरशाईन मिलेनियम पॅराडाईज सेक्टर 2सी, ठाकुर व्हिलेज कांदिवली पूर्व मुंबई, क्राण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-ANFPS6671R 2): नाव:-हर्षा के शाह उर्फ हर्षा किशोर शाह वय:-57; पत्ता:-सदनिका क्र 302 इएमपी 07, तिसरा मजला, ज्युपिटर सी. एच. एस. लिमिटेड, एव्हरशाईन मिलेनियम पॅराडाईज सेक्टर 2सी, ठाकुर व्हिलेज कांदिवली पूर्व मुंबई, क्राण्डीवाळी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-AQCP6607H
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-करण ए मिस्त्री वय:-34; पत्ता:-सदनिका क्र 10, -, वर्षा अपार्टमेंट, हाजी बापु रोड पोस्ट ऑफीस जवळ, मालाड पूर्व मुंबई, ंआळाड पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AQGPM8329N 2): नाव:-भव्या करण मिस्त्री वय:-31; पत्ता:-प्लॉट नं: सदनिका क्र 10, माळा नं: -, इमारतीचे नाव: वर्षा अपार्टमेंट, ब्लॉक नं: हाजी बापु रोड पोस्ट ऑफीस जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AXEPK4604P
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/01/2019
(10) दस्त नोंदणी केल्याचा दिनांक	28/01/2019
(11) अनुक्रमांक, खंड व पृष्ठ	906/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह. दुय्यम निबंधक, बोरीवली-९,
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेली तपशील -

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -



within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

Vadha

सह. दुय्यम निबंधक, बोरीवली-९,
मुंबई उपनगर जिल्हा.

JUPITER CO-OPERATIVE HOUSING SOCIETY LIMITED
(REGN. NO. BOM/W-R/HSG/TC/11794/2002-03 DT. 30.09.2002)
EVERSHINE'S MILLENIUM PARADISE, THAKUR VILLAGE,
KANDIVALI (EAST), MUMBAI - 400 101

Date:-17th Jan, 2019.

To,
Mr. KISHORE SHAH & Mrs. HARSHA K. SHAH.
Flat No. 302 EMP 07,
Jupiter Co-Op.Housing Society Ltd.
Evershine Millennium Paradise, Phase I,
Thakur Village, Kandivali (East)
Mumbai 400 101.

Sub - NOC for Sale of Flat No.302 / EMP 07

Sir / Madam,

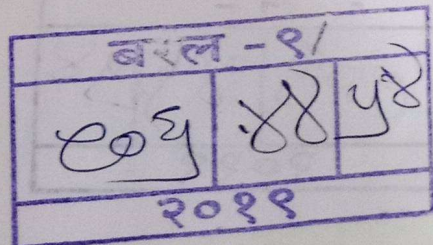
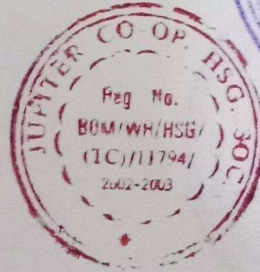
This has reference to your letter dated 10-01-2019 in the captioned subject.

We have no objection for selling of your flat to Mr. KARAN A. MISTRY & Mrs. BHAVYA KARAN MISTRY subject to Clearance of the society dues on or before the date, interview, submission of all documents of this sale and fulfilling the formalities for sale of the Flat. We hereby certify that all your society dues are clear. Years of construction 2002.

Thanking you,

For Jupiter Co-Op Housing Society Ltd.

Hon. Secretary / Chairman



Authorised
M.C. Member

Chairman

Secretary

JUPITER CO-OPERATIVE HOUSING SOCIETY LIMITED



EVERSHINE'S MILLENNIUM PARADISE, SECTOR 2C,
BUILDING NO.2 : (EMP 06 TO EMP 12)
THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI - 400 101.
(Registered under M. C. S. Act, 1960)

REG. NO.: BOM / W - R / HSG (TC) / 11794 / 2002-2003 DATED : 30-09-2002

SHARE CERTIFICATE NUMBER : 000042 MEMBER'S REGN. NO. : 042

AUTHORISED SHARE CAPITAL RS. 100,000/- DIVIDED INTO 2000 SHARES EACH OF RS. 50/- ONLY.

THIS IS TO CERTIFY THAT SHRI/SMT./M/S. KISHORE SHAH & MRS. HARSHA K. SHAH

IS THE REGISTERED HOLDER OF 5 (FIVE) FULLY PAID UP SHARES OF Rs. FIFTY EACH NUMBERED FROM 0208 TO 0210 BOTH INCLUSIVE IN

JUPITER CO-OPERATIVE HOUSING SOCIETY LIMITED

EVERSHINE'S MILLENNIUM PARADISE, SECTOR 2C, THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI-400 101.
SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY.

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY

ON THIS 31st DAY OF MARCH 20 04



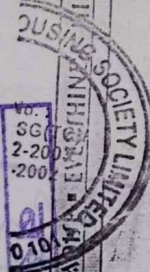
Kumar
AUTHORISED
M .C. MEMBER

Shkumar
SECRETARY

[Signature]
CHAIRMAN

P.T.O.

Handwritten notes in a box: 2009, 05, 28, 28



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.



लेखा क्रमांक
RS0600925820000

मालमत्ता करवर्ग
2018-2019

देयक क्रमांक
201810BIL07571484
201820BIL07571485

देयक दिनांक
20/05/2018

संस्थाकाराचे नाव व पत्ता : THE SECY.JUPITER C.H.S.LTD.
EMP-08/001,EVERSHINE,MILLENNIUM PARADISE,THAKUR
VILLAGE,KANDIVALI-EASTMUMBAI-400101

पत्रक - महा. क.व सं./ विभाग: Office of the Asstt Assessor & Collector, R
South, Municipal offices Bldg., Room No. 109,
M.G.Cross Road No.2, Near S.V.P.Municipal
Swimming Pool, Kandivali (West), Mumbai -
400 067.

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एसक्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्यांची नावे.
RS-3123(17/3B) 809 810 820 822 824 828 832 (ATT IN PART II) VILLAGE POISAR KANDIVALI E HOUSE WITH SHOPS JUPITER SHRI K.E.VAID
C.A TO NANABHOY JEEJIBHOY PVT. LTD.

प्रथम करनिर्धारण दिनांक:	01/04/2002	जलजोडणी क्रमांक:	-	एकूण भांडवली मूल्य: ₹	828565970
एकूण भांडवली मूल्य: (अधारी)	₹ Eighty Two Crore Eighty Five Lakh Sixty Five Thousand Nine Hundred Seventy Only				
देयक तयार करतरेवेळी	31/03/2010 या तारखेपर्यंतची थकबाकी	₹	860108	01/04/2010 या तारखे नंतरची थकबाकी	₹ 0
देयक कालावधी:	01/04/2018	ते	31/03/2019		

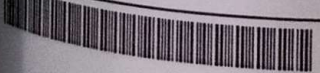
कराचे नाव	(सर्व रकम रुपयामध्ये)			
	01/04/2018	ते	30/09/2018	01/10/2018 ते 31/03/2019
सर्वसाधारण कर			538154	538154
जल कर			0	0
जललाभ कर			337992	337992
मलनिःसारण कर			0	0
मलनिःसारण लाभ कर			210010	210010
म.न.पा. शिक्षण उपकर			196875	196875
राज्य शिक्षण उपकर			167435	167435
रोजगार हमी उपकर			12868	12868
वृक्ष उपकर			9839	9839
पथ कर			249311	249311
एकूण देयक रकम			1722484	1722484
कलम 152 अ नुसार दंडाची रकम			0	0
परताव्यावरील व्याजाची वसुली			0	0
अर्ली बर्ड योजनेनुसार लाभाची रकम			0	0
अर्ली बर्डच्या लाभाव्यतरिकत समायोजित केलेली			0	0
आगाउ अधिदानाचे समायोजन			0	0
भरावयाची निव्वळ रकम			1722484	1722484
प्रतिदानाची निव्वळ रकम			0	0
* 30.06.2018 पर्यंत भरावयाची निव्वळ रकम			1691837	1661190
* 31.07.2018 पर्यंत भरावयाची निव्वळ रकम			707161	1676514
* 31.07.2018 नंतर भरावयाची निव्वळ रकम			722484	1722484
अधारी रुपये		₹ Seventeen Lakh Twenty Two Thousand Four Hundred Eighty Four Only		₹ Seventeen Lakh Twenty Two Thousand Four Hundred Eighty Four Only
अंतिम देय दिनांक			28/08/2018	31/12/2018



"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPORS0600925820000, Name-MCGM Property Tax. Please
note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn
in the name of MCGM"

"अर्ली बर्ड इन्स्टेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे".
मालमत्ता लेखा त्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडि. (यूनिक आइडेंटिटी) असून,
प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडि. स्टीकर लावण्याच

देविदास शि. शीरसागर
करनिर्धारक व संकलक (प्र.)
स्वच्छ भारत
एक कदम स्वच्छता की ओर



JUPITER CO-OPERATIVE HOUSING SOCIETY LIMITED

EVERSHINE'S MILLENNIUM PARADISE, SECTOR 2C,
BUILDING NO.2 : (EMP 06 TO EMP 12)
THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI - 400 101.
(Registered under M. C. S. Act, 1960)

REG. NO.: BOM / W - R / HSG (TC) / 11794 / 2002-2003 DATED : 30-09-2002

SHARE CERTIFICATE NUMBER : 000042 MEMBER'S REGN. NO. : 042

AUTHORISED SHARE CAPITAL RS. 100,000/- DIVIDED INTO 2000 SHARES EACH OF RS. 50/- ONLY.

THIS IS TO CERTIFY THAT SHRI/SMT./M/S. KISHORE SHAH & MRS.
KARSHA K. SHAH.

{EMP. 07 - F. 302}

IS THE REGISTERED HOLDER OF 5 (FIVE) FULLY PAID UP SHARES OF Rs. FIFTY EACH NUMBERED
FROM 0208 TO 0210 BOTH INCLUSIVE IN

JUPITER CO-OPERATIVE HOUSING SOCIETY LIMITED

EVERSHINE'S MILLENNIUM PARADISE, SECTOR 2C, THAKUR VILLAGE, KANDIVALI (EAST), MUMBAI-400 101.

SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY.

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY

ON THIS 31st DAY OF MARCH 20 04





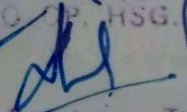

Vinay
AUTHORISED
M.C. MEMBER

R. Kumar
SECRETARY

[Signature]
CHAIRMAN

P.T.O.

MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. Transferee
AGM 27/7/19	177		<p>MR. KARAN A. MISTRY MRS. SHAYYA KARAN MISTRY</p> <p>Authorised M.C. Member    Chairman Secretary Treasurer</p>	438. Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary

MEMORANDUM OF TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. Transferee
AGM 27/7/19.	177	042 Regd. Mem. W-R/HSG (TCY) 11794/2092-2003 Dt. 30-09-2019	MR. KARAN A. MISTRY MRS. BHAVYA KARAN MISTRY Authorised M.C. Member Chairman Secretary Treasurer	438. Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary
			Authorised M.C. Member Chairman	Secretary



Authorised M.C. Member
Chairman
Secretary
Treasurer



JAGTAP & ASSOCIATES

CHARTERED ENGINEER & GOVT. REGISTERED VALUER

Licensed Engineer / Structural Engineer Pune Municipal Corporation, Pune-5

Email - jagtapvivek517@gmail.com / aarambhgroup.ms@gmail.com

MAIN OFFICE

Office No. C-22, 1st Floor,
Flat No 43, Ashokanagar,
Kharadi - Kharadi Bypass, Pune -411014
Ph: 22511433, 8975244633

VIVEK M. JAGTAP

B.E. Civil, M.I.E., F.I.V., ISSE

BRANCH OFFICE

Flat No. 27 B, 3rd floor,
Rajani Gandha RBI Society S V P Road,
Near Borivali Industrial Estate Off SVP Rd.
Sodavala Lane, Borivali West, Borivali 400092.
Ph: 9594459574, 9970134643, 9284613276

Ref No.-J&A/BORIVALI/SL/659



To,
State Bank of India,
Kurla RACPC Branch,
Mumbai.

Subject: Valuation report for bank loan purpose

Name of the Proposed Buyer: **Mr. Karan A Mistry & Mrs. Bhavya Karan Mistry.**

Dear Sir,
Please find enclosed herewith the valuation report in bank's format

Location of the property: Flat No.302, 3rd Floor, 07- Wing-B, Building Known As "Jupiter Chs Ltd"
Situating At Evershine's Millennium Paradise, Sector 2C Thakur Village, Kandivali
(E), Village- Poisar, Taluka- Borivali, District -Mumbai-400 101.

Realizable Fair Market **Rs.1, 25, 34, 000/-**
(Rupees One Corer Twenty Five Lakhs Thirty Four Thousand Only)

This report has 1 + 19 = 20 Pages [Including Annexure I + Photographs]
Kindly acknowledge the receipt.

Thanking you,



Date: 16/12/2020
Place: Mumbai.

Vivek

Jagtap

VIVEK. M. JAGTAP

B.E. Civil, M.I.E., F.I.V., ISSE
Chartered Engineer & Govt. Regd. Valuer

Digitally signed
by Vivek Jagtap

Date:

2020.12.18

03:31:46 +05:30'

VALUATION REPORT

I. GENERAL		
1	Purpose for which valuation is made	: To determine the Fair Market Value of the property
2	a) Date of inspection	: 16/12/2020.
	b) Date on which the valuation is made	: 16/12/2020.
3	List of documents produced for perusal	: Agreement for Sale(Dt.28/01/2019) Occupancy Certificate (Dt. 18/02/2003)
4	Name of the owner(s) and their address(es) With Phone no. (details to be shared of each owner in case of joint ownership)	: Mr. Karan A Mistry. Mrs. Bhavya Karan Mistry.
5	Brief description of the property	: Building Named " Jupiter Chs Ltd " Is Residential Building With, Comprising of Stilt + 8 Upper Floors . The Said Building Is Situated At Evershine's Millennium Paradise, Sector 2C Thakur Village, Kandivali (E), Village- Poisar, Taluka- Borivali, District -Mumbai-400 101.
6	Location of property	
	a) Plot No. / Survey No.	: CTS Number - 809/A/1 To 4, 809/A/2/B &C
	b) Door No.	: Flat No. 303, 3rd Floor
	c) C.T. S. No. / Village	: Poisar
	d) Ward / Taluka	: Borivali
	e) Mandal / District	: Mumbai
	f) Date of issue and validity of layout of approved map/plan	: Not Provided
	g) Approved map/plan issuing authority	: MCGM
	h) Whether genuineness or authenticity of approved map/plan is verified	: Not Provided
	i) Any other comments by our empanelled valuers on authenticity of approved plan	: Not Provided



7	Postal address of the property	:	Flat No.302, 3rdFloor,07-B-Wing,Building Known As " Jupiter Chs Ltd " Situated At Evershine's Millennium Paradise, Sector 2C Thakur Village, Kandivali (E), Village-Poisar, Taluka- Borivali, District -Mumbai-400 101.	
8	City / Town	:	Mumbai-400 101.	
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area	
9	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	Boundaries of the property Dimensions of the Side	:	A	B
			As per the Deed	Actual (As per site inspection)
	North	:	-	Emp 8
	South	:	-	Emp 6
	East	:	-	Emp 20
	West	:	-	Road
13	Extent of the site	:	N.A.	
14	Latitude, Longitude & Co-ordinates of flat	:	19°12'41.0"N 72°52'30.0"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A.	
	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner	



APARTMENT BUILDING	
1	Nature of the Apartment : 1BHK(1 Bedroom, Hall, Kitchen & Toilets)
2	Location
	C.T.S. No. : CTS Number - 809/A/1 To 4, 809/A/2/B & C
	Block No. : NA
	Ward No. : NA
	Village / Municipality / Corporation : MCGM
	Door No. Street or Road (PIN Code) : 400 101.
3	Description of the locality (Residential / Commercial / Mixed) : Residential
4	Year of Construction : 2003
5	Number of Floors : Stilt + 8 Upper Floors.
6	Type of Structure : RCC Framed Structure
7	Number of Dwelling units in the building : -
	Quality of Construction : Good
9	Appearance of the Building : Good
10	Maintenance of the Building : Good
11	Facilities Available
	Lift : Yes
	Protected Water Supply : Yes
	Underground Sewerage : Yes
	Car Parking - Open / Covered : Covered Parking
	Is compound wall existing? : Yes
	Is pavement laid around the building? : Yes
III	FLAT
1	The floor on which the flat is situated : 3 rd Floor
2	Door No. of the flat : Flat No.302
3	Specification of the flat
	Roof : RCC
	Flooring : Tiling
	Doors : TW Flush Doors & Wooden Doors
	Windows : Aluminum Frame sliding windows
	Fittings : Concealed
	Finishing : Plaster



	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the name of	:	N.A.
6	How is the maintenance of the flat?	:	Well maintained
7	Sale Deed executed in the name of	:	Mr. Karan A Mistry. Mrs. Bhavya Karan Mistry.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	43.94Sq. Mtr. Built up area equivalent to 472.97Sq. Ft.
10	What is the floor space index (approx.)?	:	As Per Actual
11	What is the Carpet Area of the flat?	:	36.61Sq. Mtr. Carpet area equivalent to 394.00 Sq. Ft
12	Is it Posh / I class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner
15	If rented, what is the monthly rent?	:	Not available
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Situated in main city area and close to public amenities
3	Any negative factors are observed which affect the market value in general?	:	Not Any



RATE

1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	:	Rs. 25, 000/- to Rs. 26, 500/- per Sq. Ft. for Built up area in the locality for similar type of property (varying based on amenities and location)
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs. 25, 000/- to Rs. 27, 000/-per Sq. Ft. for Built up area in the locality for similar type of property (varying based on amenities and location)
3	Break-up for rate	:	
	1. Building + Services	:	Rs.3,500/- per sq. ft.
	2. Land + Others	:	Rs. 24, 000/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rate at Rs.1, 58,330/- Per Sq. Mt. (Guideline rate) Built up area - 43.94 Sq. Mt. 43.94 (x) Rs.1, 58, 330/- P Sq. Mt. Total = Rs.69, 57, 020/-Or Say Rs.69, 57, 000/- (RupeesSixty NineLakhs Fifty SevenThousand Only).

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	:	(17 Years X 10 ÷ 6) = 28.33% Depreciation 17 Years completed of Building.
	Replacement cost of flat with services {V(3)i}	:	Rs. 3,500/- (-) 28.33% = Rs. 2,508/- Sq. Ft. Say Rs. 2, 500/- Per Sq. Ft. (after deduction 28.33% depreciation for 6years)
	Age of the building	:	17 Years
	Life of the building estimates	:	43 Years
	Depreciation percentage assuming the salvage value as 10%	:	28.33% depreciation for 17 year deducted & Ratio of depreciation is 10 % at each 6 years.
	Depreciation Ratio of the building	:	1:6
b.	Total composite rate arrived for valuation	:	
	Depreciated Building Rate VI (a)	:	Rs. 2,500/- per sq. ft.
	Rate for land & other V (3) (ii)	:	Rs. 24, 000/- per sq. ft. (Land + Others)
	Total Composite Rate	:	Rs. 26, 500/- Per sq. ft. (Composite rate)



- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 25, 000/- to Rs. 26, 500/- per sq. ft.
- As per our opinion the fair market value of **Rs. 26, 500/- per Sq. Ft. for Built Up Area of the flat** is reasonable and worth. Considering all the allotments, the factors such as amenities, Location, AllottedCarParkingSpace, SpecialFeaturesprovidedandthesaleinstanceinthelocality.

Sr No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	<u>472.97Sq. Ft.</u> Built Up Area	Rs. 26, 500/-	Rs. 1, 25,33,705/-
2.	Interior Decorations which carry a potential value, if any	--	--	--
3.	Others (Allotments/separate purchased car park or extended area etc.)	--	--	--
	Total			Rs. 1, 25, 33, 705/-
	Say			Rs. 1, 25, 34, 000/-
(Rupees One Corer Twenty Five Lakhs Thirty Four Thousand Only)				

- **REALIZABLE VALUE** :- Rs. 1,25, 34, 000/-
- **INSURABLE VALUE** :- Rs.11, 82, 425/- (472. 97Sq. Ft. X Rs. 2,500/- Per Sq. Ft.)
- **RENTAL VALUE** :- Rs. 28,000/- to Rs. 30,000/- Per Month
- **GUIDELINE/BOOK VALUE** :- Rs. 69, 57, 000/-(Guideline/Ready Reckoner Value)

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1, 25, 34, 000/-(Rupees One Corer Twenty Five Lakhs Thirty Four Thousand Only)**

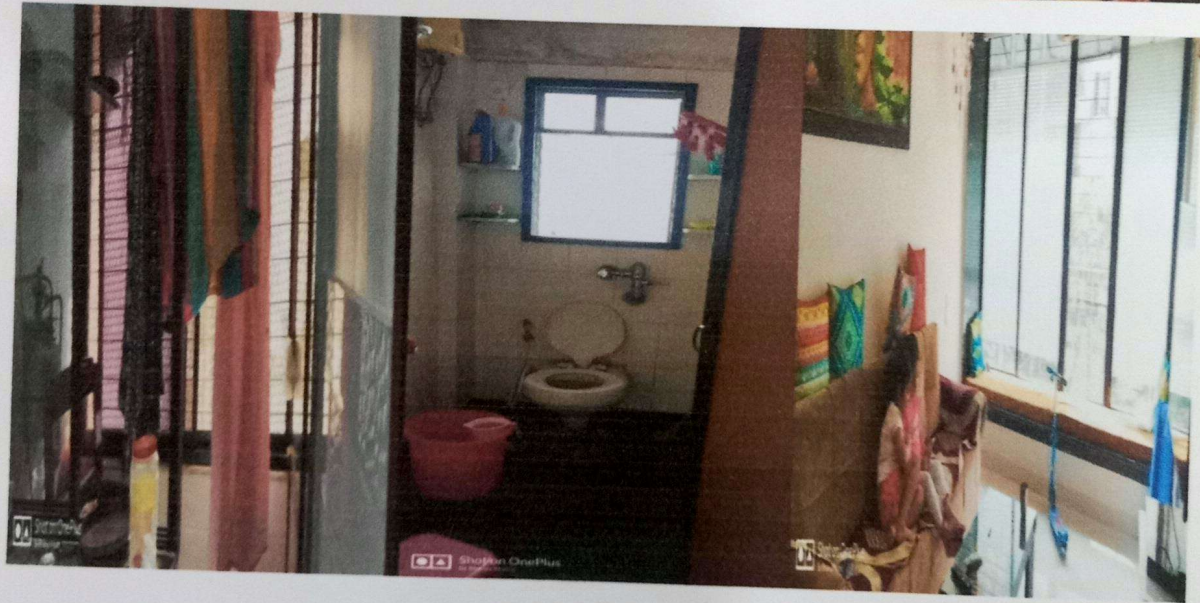
Date: 16/12/2020
Place: Mumbai



Vivek Jagtap
Digitally signed by Vivek Jagtap
Date: 2020.12.18 03:32:14 +05'30'
VIVEK. M. JAGTAP
B.E. Civil, M.I.E., F.I.V., ISSE
Chartered Engineer & Govt. Regd. Valuer

PHOTOGRAPHS

(1)



(1)

