

papers, he do not possess any other documents of the title in respect of the said premises, he has deposited or pledged the same with anyone and in case of any subsequent claim, if any, with regard to the abovesaid documents the transferor shall indemnify and keep indemnified the transferee.



बदर-३  
 दस्ता क्रमांक (GOD/२००२)  
 JE

**SCHEDULE**

Bearing Gala Premises No. 15, B- Wing, admeasuring 750 s.q.ft Carpet area equivalent to 69.70 s.g metres, i.e. 900 s.q. ft. built up area equivalent to 83.64 s.q. metres, situated on Ground floor in Kailash Industrial Complex of **WOODEN BOXES MANUFACTURERS CO-OPERATIVE INDUSTRIAL ESTATE LTD.**, City Survey No.1/7, Behind Godrej Colony, Parksite, Vikhroli (West) Mumbai- 400 079 and the exact location of the premises under sale on or thereabout lying and being at Revenue Village Ghatkopar, Taluka Kuria in the Registration District and Sub-District of Mumbai Suburban bearing Municipal 'N' Ward

IN WITNESS WHEREOF the Common Seal of the Transferor have hereunto affixed and the Transferee have set their hands on the day and year first hereinabove written.

SIGNED AND DELIVERED by  
 the withinnamed "TRANSFEROR"  
**SHRI ANANDRAO DNYANU MORE**  
 in the presence of

31/09/2002

**CHANDRAKANT H. SALVE**  
 SIGNED AND DELIVERED by  
 the withinnamed "TRANSFEEEE"  
**SMT. MEENADEV I PRADEEP KEDIA**  
 in the presence of

Mrs. Meena P. Kedia

अभिमत मध्ये

549879 5305

OFFICE OF THE  
JOINT SUB-REGISTRAR  
KURLA - MUMBAI  
MAHICCHRA 05/2000

शुद्ध 3086 SPECIAL REGISTER  
173-01 NOV 2002  
R. 0173250-00 0173  
INDIA - MAHARASHTRA

R. 173250/- One lakh seventy three thousand two hundred  
fifty only

*Jandel*

30/11/02

PROPER OFFICER  
JOINT UB-REGISTRAR  
KURLA (CHEMBUR)



बदर-३  
रकम *₹ 1,73,250* (2002)

DEED OF SALE

THIS DEED OF Sale is made and entered at MUMBAI on this 30<sup>th</sup> day of November 2002 between SHRI ANANDRAO DNYANU MORE, aged about 50 Years, Indian Inhabitant of Mumbai, having his address at Popat Wadi, Kalghadevi Road, Mumbai - 400 024, hereinafter called the "TRANSFEROR" (which terms and expression shall mean and include his respective heirs, executors, administrators and assigns) of the First Part.

AND SMT. MEENADEVJI PRADEEP KEDIA aged about 30 Years, having her address at 12 & 13, Bhaxbaria Building, on First Floor, 57/55, old Modi Street, Fort, Mumbai - 400 001, hereinafter called the "TRANSFeree" (which terms and expression shall mean and include her respective heirs, executors, administrators and assigns) of the Second Part.

*मेनादेवी प्रदीप कEDIA*  
MRS Meena-P. Kedia

R. 041001/- four thousand one hundred  
only

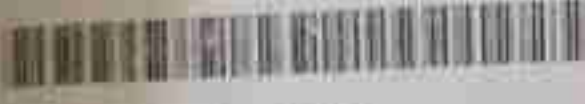
*Jandel*

PROPER OFFICER  
JOINT UB-REGISTRAR  
KURLA (CHEMBUR)

OFFICE OF THE  
JOINT SUB-REGISTRAR  
KURLA - MUMBAI  
MAHICCHRA 05/2000

शुद्ध 3086 SPECIAL REGISTER  
173-01 NOV 2002  
R. 0004100-00 0173  
INDIA - MAHARASHTRA

5310



Saturday, November 30, 2002

12:45:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 6076

दिनांक 30/11/2002

गावाचे नाव भाटकोपर

दस्तऐवजाचा अनुक्रमांक वदर3 - 06847 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

करारनामा

सादर करणाराचे नाव: मिनादेवी प्रदिप कडिया

नोंदणी फी	:	17740.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	:	400.00
<b>एकूण</b> रु.		<b>18140.00</b>

आपणास हा दस्त अंदाजे 12:59PM हा वेळेस मिळेल

दुय्यम निवधक  
कुला 1 (कुला)

बाजार मुल्य: 1773168 रु. मोबदला: 800000 रु.

भरलेले मुद्रांक शुल्क: 177350 रु.

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20/11/02

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दस्तावेज क्रमांक व.वर्ग: 6847/2002

Tuesday, February 04, 2003

4:12:45 PM

# सूची क्र. दोन INDEX NO. II

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार, मालकीद्वारे स्वरूप करारनामा व बाजारभावा (बाजारभावाच्या) करारनामा भावतील घटकाकार आकारणी देतो की घटकाकारचे नमुद करारनामापेक्षा रु: 800,000.00 वा.मा. रु: 1,773,168.00

(2) मू.भावन, घाटकोपर व घराभावाक (असल्यास) (1) सिटिएस क्र.: 1-7 वर्गाचा विभागाचे नाव - घाटकोपर कुर्ला उपविभागाचे नाव 104/473 - भूभाग: एच वॉर्ड इरीने 27.45 मी. रुंद रस्ता व रायफल रजध्या पश्चिमेकडील 15.30 मी व 36.60 मी रस्त्यापार्श्व, पश्चिमेस गाव इट. दक्षिणेस एल.बी.एस. मार्ग व गाव सीमा सदर मिल्कात सि.टी.एस. नंबर - 1/77 मध्ये आहे. --- माला नं: 15. बी विंग. कलारा इंडस्ट्रियल कॉम्प्लेक्स वूडन बॉक्सेस मॅन्युफेक्चर्स को. ऑ. इंडस्ट्रियल इस्टेट सि. मोदरेज कॉलनी समार, पार्क साईट, विक्रोळी. प., मु. 79 --- तळमजला अधिक 2 मजलाची इमारत (1) बावीच मिल्कातीचे क्षेत्रफळ 83.64 चौ.मी. आहे.

(3) क्षेत्रफळ  
(4) आकारणी किंवा जुडी देण्यात असलेले रकम

(1)

(5) दस्तावेजात करून देण्याच्या पक्षाकाराचे व संपूर्णपत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्णपत्ता (1) जालदखत डी. मोरे, घर/प्लॉट नं: - गल्ली/रस्ता: कालमादेवी रोड, ईमारतीचे नाव पोपट वाडी, ईमारत नं: - पळ/वसाहत: - शहर/गाव: मु. तालुका: - पिन: 24.

(6) दस्तावेजात करून देण्याच्या पक्षाकाराचे नाव व संपूर्णपत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्णपत्ता (1) गिनादेवी प्रतिप कडिया, घर/प्लॉट नं: 12, 13, 1 ला मजला; गल्ली/रस्ता: मोदि सिटि; ईमारतीचे नाव: भाकरीया वि.; ईमारत नं: - पळ/वसाहत: - शहर/तालुका: - पिन: 01.

(7) दिनांक	करून दिल्याचा	30/11/2002
(8)	नोंदणीचा	30/11/2002
(9) अनुक्रमांक, खंड व पृष्ठ		6847/2002
(10) बाजारभावाप्रमाणे मुद्राक शुल्क		₹ 177350.00
(11) बाजारभावाप्रमाणे नोंदणी शुल्क		₹ 17740.00
(12) शंरा	कोणत्याही रकमेच्या बदल केलेला	



मी लिहिला  
मी वाचला  
मी समजात घेतली

खरी प्रत  
सह-दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.

बा. शिंदे यांच्या अगोवारी  
राना त्यांचे वा. 708  
बर्दानिसार नसलेले दिवा  
दिवाड. 01/21/03  
सह-दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.



बदर-३

प. नं. १८७० (१९९२)



WHEREAS SHRI. ANANDRAO CHITANI MAGE is the share holder and member of, **WOODEN BOXES MANUFACTURERS CO-OPERATIVE INDUSTRIAL ESTATE LTD.** a Maharashtra Co-operative Societies Act, 1960 vide Registration No. 11/175/68 (hereinafter referred to as "said Society") and such member is holding 10 shares of Rs. 500/- each bearing distinctive numbers 21 to 30 (both inclusive) under Share Certificate having register No. 144, Member registration no. 03 dated 10<sup>th</sup> August 1999 (hereinafter referred to as the said shares) in respect of the said Gala Premises No. 15, B- Wing, admeasuring 750 s.q. ft Carpet area equivalent to 69.70 s.q metres carpet area, i.e. 900 s.q. ft. built up area equivalent to 83.64 s.q. metres, situated on Ground floor in Kallash Industrial Complex of **WOODEN BOXES MANUFACTURERS CO-OPERATIVE INDUSTRIAL ESTATE LTD.**, City Survey No. 1/7, Behind Godrej Colony, Parkside, Vikhroli (West) Mumbai- 400 079 (hereinafter referred to as the said premises).

AND WHEREAS THE TRANSFEROR HEREIN has absolute right and power to hold, occupy and deal with or dispose off the said premises, those ownership rights, right, title and interest, and he has agreed to transfer and assign to the Transferee the said premises being Gala Premises No. 15, B- Wing, admeasuring 750 s.q. ft Carpet area equivalent to 69.70 s.q metres, i.e. 900 s.q. ft. built up area equivalent to 83.64 s.q. metres, situated on Ground floor in Kallash Industrial Complex of **WOODEN BOXES MANUFACTURERS CO-OPERATIVE INDUSTRIAL ESTATE LTD.**, City Survey No. 1/7, Behind Godrej Colony, Parkside, Vikhroli (West) Mumbai- 400 079 (hereinafter referred to as the said premises) at or for the Purchase price of Rs. 8,00,000/- (Rupees: Eight Lakhs only) and the Transferee has agreed to purchase the said premises along with said 10 shares Rs. 500/- each having distinctive numbers from 21 to 30 (both inclusive)

श्री. मेना. पी. के. डी.  
MRS. Meena. P. Kedia

## THITE VALUERS & ENGINEERS PVT. LTD.

### MUMBAI OFFICE :

Office No. 605, 6<sup>th</sup> Floor, "Kulkarni Heights", Next to Vartak Hall  
Behind Portuguese Church, K. W. Chitale Road,  
Dadar (W) Mumbai - 400 028  
Ph. : 022 - 24377398, 24382454, 24382455.  
Email : mail@thitevaluers.com

Website : [www.thitevaluers.com](http://www.thitevaluers.com)

### Branches

Pune : 020 - 2433 2322 / 2433 2223  
Sangli : 0233 - 2321547 / 2376849

## SHEKHAR L. THITE

M.Tech (IIT - Bombay),  
FIV, MRICS

CEO & Tech. Director

**CRISIL RATED VALUER**

Rating - NDIC - CRISIL - MSE 2\* Indicates  
Highest Operating Performance

• GOVT. APPROVED VALUERS • CHARTERED ENGINEERS • LENDER'S INDEPENDENT ENGINEER • TEV CONSULTANTS  
PANEL VALUER FOR ALMOST ALL MAJOR BANKS IN INDIA

Ref. No.: 02/MDC18-184/UZB/P

SINCE 1983

Date: 26/12/2018

Full Name of Valuer : **S. L. Thite, Technical Director**  
**Thite Valuers & Engineers Pvt. Ltd.**

Registration No. with CBDT/CCIT : CAT No. A-22/1988  
Educational Qualification : B.E., M.Tech, FIV, MRICS (UK)

To,

Mumbai Regional office,

**The Cosmos Co-Op. Bank Ltd.,**

Branch: Chembur

Gr. Flr. Richmond Heights Plot No 239, Central Avenue Road,

Chembur (East), Mumbai - 400071, Tel: 022-25208142

**Sub: Revaluation Report for Fair Market Value of property for Old Loan Account.**

**Client Name: Mrs. Meenadevi Pradeep Kedia**

Dear Sir,

Please find enclosed herewith the subject Valuation Report

Location of the property:

Gala No. 15, Ground Floor, B-wing,

Wooden Boxes Mfg Co-op. Industrial Estate Ltd

(Soc. Reg.No.Mumbai-PRD(I) 175/38), CTS No. 1/7(pt)

of Village Ghatkopar, Kailash Industrial Complex,

Near Nagbaba Mandir Stop, Vikhroli (West),

Mumbai 400 079.

Market Value as on Today	₹ 1,62,00,000/-
(Rupees One Crore Sixty Two Lakh(S) Only)	
Realizable Value	₹ 1,46,00,000/-
Distress Sale Value	₹ 1,38,00,000/-
Registration Value (as per the guidelines of Ready Reckoner for stamp duty purposes)	₹ 1,06,92,000/-
Cost price as per Deed dated 06/02/2018	₹ 8,00,000/-
Insurable Value	₹ 31,50,000/-

This report has 23 pages [Including Annexure-I, Sale Advertisement, Location Map & Photographs]

Kindly acknowledge the receipt.

Thanking you,

  
(L. M. SARVAIYA)  
(CHIEF ENGINEER)





(S. L. THITE)  
PANEL VALUER

THE COSMOS CO-OP. BANK LTD.