

12-02-2020

सूची क्र.2

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दुय्यम निबंधक : Joint S.R. Mumbai
City 3

फाईल क्रमांक : 304/2014

नोदणी :

Rogn:63m

गावाचे (Village Name) : Mandavi

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.1500000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:STEEL CHAMBERS CHSL, Flat No:OFF D/303, Road:DEVJI RATANSEY MARG , Block Sector:, Landmark: (C.T.S. Number: 47 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :196.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: MANISH N BERIWAL Age: 40, Address: Flat No:OFFICE NO D/303, Floor No:3, Building Name:STEEL CHAMBERS CHSL, Road:DEVJI RATANSEY MARG, City:MASJID EAST, State:MAHARASHTRA, District:MUMBAI, Pin:400009 ,PAN: AGHBB2505L
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: UNION BANK OF INDIA Address: SANT TUKHARAM ROAD (STR)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	28/02/2014
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	27/03/2014
(9) फायलींग नंबर (Filing No.)	304/2014

No. 23

THE STEEL CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.

(Regn. No. Bom/HSG/1699 dt. 1-8-1969)

Capital Rs. 10,00,000/- divided into 20,000 Shares of Rs. 50/- each

Member's Register No. 24 Share Certificate No. Q23

THIS IS TO CERTIFY that Shri/~~Smt.~~ BISWANATH BERIWAL

of BOMBAY is the Registered Holder of (5) FIVE
Shares of Rupees FIFTY each numbered from 111 to 115

Inclusive in THE STEEL CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.

BOMBAY-9 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 23rd day of October 19 72



[Handwritten signature]

Chairman

[Handwritten signature]

Hon. Secretary

[Handwritten signature]

Member of the
Committee

P. T. O.

Steel Chambers Premises Co-operative Society Ltd.

Devji Hatasey Marg, Mumbai-400 009.
Reg. No. Bom/HSG/1699 Dt. 1-8-69

Ref. No. _____

Date _____

18/02/2010

Union Bank of India,
S.T. Road Branch,
Masjid(East),
Mumbai- 400 009.

Dear Sirs,

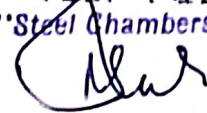
This is to confirm that Office Premises No. 303-D on 3rd floor in the building known as STEEL CHAMBERS situated at D.R. Marg, Mumbai-400 009. belongs to Mr. Manish Navalkishor Beriwal under Affidavit cum declaration and N O C by legal heirs dated 24.01.2009. The carpet area of the said Premises No. 303-D is 163 sq.ft.

We hereby state that we have no objection to mortgaging the said premises with you, by way of Security, notwithstanding anything to the contrary contained in the said Affidavit cum declaration and N O C by legal heirs dt. dated 24/01/2009 and we further undertake that we will not allow to sell, transfer the aforesaid premises to any other person/s without Union Bank of India's prior permission subject to all society dues are cleared from time to time either by owner of Premises or by Bank.

Further in the event Union Bank of India will sell the said premises to any person/s (either due to default of payment of the loan or for any other reasons as Bank deems fit) we will not object to such person/s as bonafide purchase/s of the said Premises.

We hereby register Bank's charge in our books in respect of the said premises and the said premises will not be permitted to transfer, assign, sell off or in any other way deal with said premises prejudicial to interest of the Bank without prior consent of the Bank.

Your Faithfully,
-or "Steel Chambers" Premises Co-op Society Ltd.


Secretary/Jt. Secretary.


Chairman/Treasurer.



Monday, January 19, 2004

1:18:53 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

02002003

पावती क्र. : 446

दिनांक 19/01/2004

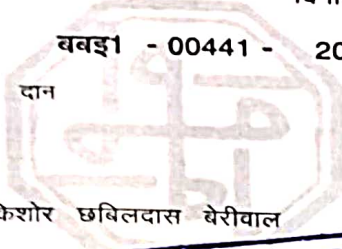
यावाचे नाव मांडवी

दस्ताऐवजाचा अनुक्रमांक

ववइ1 - 00441 - 2004

दस्ता ऐवजाचा प्रकार

दान



सादर करणाराचे नाव: नवलकिशोर छविलदास बेरीवाल

नोंदणी फी

9600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2))

460.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)

एकूण

रु.

10060.00

आपणास हा दस्त अंदाजे 1:31PM ह्या वेळेस मिळेल

दुय्यम निबंधक
मुंबई शहर 1 (फोर्ट)

बाजार मूल्य: 958500 रु. मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 19170 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 48; रक्कम: 9600 रु.; दिनांक: 07/01/2004

पत्रवात आलेल्या मेल रकमेने नव्वर
रुपये

सोपाणागणे/ इन्फोसागणे/ भारतीय विमान वंकेने/
भारतीय स्टेट वंकेने/ हेराबाद स्टेट वंकेने पत्रवातने

कम मिळाली.

RESERVE BANK OF INDIA
FORT, MUMBAI
थे (अर्थी) द्वि हजार 00
COUNTER No. ; 7
दिनांक:

DATE = 7 JAN 2004

CHALLAN No. 48 9600/-
दिनांक: 07/01/2004

[Signature]
Auth. Signatory

दिनांक: _____
दिनांक उतरावा. | रु. पाणे गहा.



0186829

PUBLIC ACCOUNTS DEPARTMENT

चालान प्राप्ति रसीद
CHALLAN ACKNOWLEDGEMENT

ROHRA COMPUTER : 22093432

चालान सं. :
Challan Number :
खाता कोड : USR-ID KVS TLR-NO 2 DATE : 07/01/2004
Account Code : 48
खाता का नाम : 6102002003
Account Name : 0030 STAMPS AND REGISTRATION
जमाकर्ता का नाम : NAVAL KISHORE BERIIVAL, M-26
Name of Depositor : *****9,600.00
घनराशि (रुपये में) : 9 thousand six hundred only
Amount (in Rupees) :

Case No. ADJ/6-7-92-1005
[Signature]
Inspector of Stamps, Mumbai.
(Adjudication Branch)

Market Value = 196 sq. ft
 Built up Area: -

Certificate u/s 32(1) (b) of the Bombay Stamp Act, 1958.

14

Office of the Collector of Stamps
 Case No. ADJ. 16792/10/8203
 Date 31-12-03

Received from Shri. Murali K. Beriwal
 residing at Mumbai
 stamp duty of Rs. 19,170/- (Nineteen thousand
one Hundred seventy only)
 vide challan No. 310/33 Dated 15-10-03
 Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty of
 Rs. 19,170/- (Nineteen thousand one Hundred seventy only)
 with which this instrument is chargeable has been
 paid vide article No. 34
 This certificate is subject to the provision of section 53 (A) of Bombay Stamp Act, 1958.
 Place G-5.0.
 Date 31-12-03

[Signature]
 Collector of stamps



व. व. नं. - १	
४४९	३

GIFT DEED



M.B.
 M. Beriwal

This Deed of Gift made and entered into at Mumbai on this 19th day of JANUARY, 2004 between MR. BISHWANATH BERIWAL, Adult, Hindu, Indian Inhabitant, Presently having address at Flat N0-D-3, 5 Camac Street, Kolkata-PIN-700 017, West Bengal, hereinafter called "the Donor" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his heirs, successors, administrators and assigns) of the ONE PART AND MR. NAWAL KISHOR BERIWAL, Adult, Indian Inhabitant, having age of 54 years, presently residing at 401, Parag Apartments, 27, Pedder Road, Mumbai- 400 026, hereinafter referred to as " the Donee" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to men and include his heirs, executors, administrators and assigns) OF THE OTHER PART:

Case No ADJ. 6792/10/8203
[Signature]
 Inspector of Stamps, Mumbai.
 (Adjudication Branch)

WHEREAS:

(A) By an Agreement, Dated. 2nd February, 1970, made and entered into between MR. PRAKASH ISHWARDAS BHATIA, the party of the one part therein referred to as the party of the First Part and the Donor herein therein referred to as the Party of the Second Part, and the said Agreement is registered at Sub-Registrar of Assurances at Mumbai, under serial No-420/1970, Dated. 2nd February, 1970 and the said Agreement is Indexed on 29th January, 1971.

(B) The Donor has purchased and he is absolutely seized and possessed or otherwise well sufficiently entitled to the office Premises i.e. Office No. 303-D, on Third floor, D Wing, in the society known as The Steel Chambers Premises C.S. Limited, Broach Street, Mandvi, Mumbai- 400 009, admeasuring 163 square feet carpet (15.14 square meters carpet area) i.e. 196 square feet Built up area (18.17 square meters built up area) (hereinafter referred to as " the said Office") at Mandvi Division, , bearing Cadastral Survey No- 47, in the registration district of Mumbai city.

(C) The Donor is the member and shareholder of the Steel Chambers Premises C. S. Limited, registered under the Maharashtra Co-operative Societies Act, 1960, and the Registrar of Co-operative Society has issued Registration Certificate under Registration No-BOM/HSG/1699 of 1st August, 1969, (hereinafter referred to as "the said society") and holding 5 fully paid shares of Rs. 50/- each, having aggregate value of Rs. 250/- and issued its Share Certificate No-23, bearing Distinctive Nos. 111 to 115 (both inclusive), Dated. 23rd October, 1972.

(D) The Donor is absolutely seized and possessed or otherwise well sufficiently entitled to Office No. 303-D, admeasuring approximately 163 square feet carpet/built up area on third floor in D Wing, in the Steel Chambers C.S. Limited, being situated at Broach Street, Mandvi, Mumbai- 400 009, more particularly described in the schedule hereunder written.

(E) The Donor is the absolute owner of the said Office and the same is free from all encumbrances.

(F) The Donor and the Donee are the sons of Mr. Chhabildas Beriwal, and the said Donor is elder/younger brother of MR. NAWAL KISHOR CHHABILDAS BERIWAL.

(G) Out of natural love and affection, the Donor is desirous of making a gift of the said Office to the Donee in the manner hereinafter expressed.

(H) The Donee has signified his acceptance of the gift hereby made by executing these presents in testimony thereof, and for the purpose of the



M.B

M. Beriwal

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४६१ ४
२००९

M. B. B. v. l.

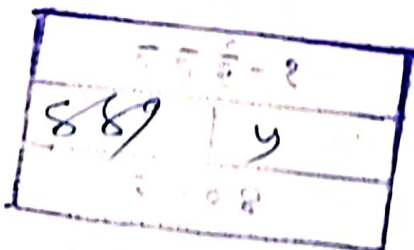
determining proper stamp duty the value of the...
be Rs. 1000 (Rupees)

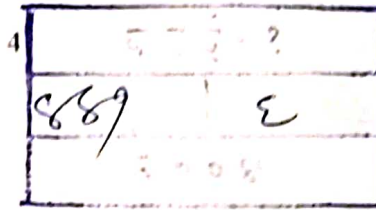
NOW THIS INDENTURE WITNESSETH that for effectuating Donor's said desire and in consideration of natural love and affection which the Donor bears towards the Donee, the Donor hereby grants, conveys, transfer and assures unto the Donee ALL AND SINGULAR Office No. 303-D, on Third floor, D Wing, in the Steel Chambers Premises C.S. Limited, Broach Street, Mandvi, Mumbai- 400 009, admeasuring 196 square feet built up area (18.17 square meters built up area) (hereinafter referred to as " the said Office") more particularly described in the Schedule hereunder written TOGETHER WITH all fixtures, rights, privileges and appurtenances whatsoever to the said Office or any part thereof belonging or in anywise appertaining to or with the same now or heretofore held, used, occupied or enjoyed or reputed or known as part or parcel or member thereof or appurtenant thereto AND ALL THE estate, right, interest, claim and demand whatsoever of the Donor in to and upon the said Office or any part thereof TO HOLD the same unto and to the use of the donee, for ever SUBJECT nevertheless to the payment of all assessments rates, taxes, cess, dues and duties now or hereafter to become payable to the government, the Municipality , the Steel Chambers Premises C.S. Limited, or any other private, local or public body or authority in respect thereof AND the Donor hereby covenants with the Donee THAT the Donor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed or thing whereby or by reasons or means whereof the said Office and fittings and fixtures thereon expressed to be hereby assured or any part thereof are/is can or may be encumbered or affected in any manner whatsoever or whereby the Donor is anyway prevented from assuring the said Office thereon or any part thereof in the manner aforesaid AND FURTHER THAT the Donor and every person having or lawfully or equitably claiming any estate right, title or interest in or to the said Office or any part thereof through under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the person or persons requiring the same execute and do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever for the further or more effectually assuring the said Office or any part thereof unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required.



M.B.

M. B. B. v. l.





SCHEDULE OF THE OFFICE PREMISES

No. 303-D, on Third floor, D Wing, Steel Chambers Premises C.S. Limited, Broach Street, Mandvi, Mumbai- 400 009, consisting of 163 square feet carpet, i.e. 15.14 square meters carpet area equivalent to 196 square feet built up area i.e. 18.21 square meters built up area together with Share Certificate No. 23, consisting of Five shares of Rs. 50/- each and having Distinguish Nos- 111 to 115 and the said building is consisting of Ground plus five upper floors with lift, and the said building is constructed in the year 1968 in the B/C Municipal ward and on the Leasehold land having Cadastral Survey No-47, in the Mandvi Division, in the Registration District of Mumbai City.

IN WITNESS WHEREOF the Donor and the Donee have hereto have set and subscribed their respective hands to this writing on the day, month and the year first herein above written.

Signed and Delivered by the)
Withinamed the Donor)
MR. BISHWANATH CHHABIL-)
DAS BERIWAL)
Acting through his lawful Consti-)
tuted Attorney)
MR. MANISH N. BERIWAL)
in the presence of)

M. Beriwad

Mr. SHAILESH B. SHAH

Sign: *Shah*

Signed and Delivered by the)
Withinamed the Donee)
MR. NAWAL KISHOR)
CHHABILDAS BERIWAL)
in the presence of)

Mawal Kishor Beriwad

Mr. MR. SANPAT RANE

Sign: *Rane*



पु.मु.वृ. महानगरपालिका
मानवता कागज वेक

पु.मु.वृ. महानगरपालिका
मानवता कागज वेक

B 140708009 01/04/2003-30/09/2003 R-5415/47-49

SIRI GOENKA HON SECRETARY
STEEL CHAMBERS O/O
SIRI SINGHANIA 4TH FLOOR
BROACH ST
MUMBAI 400009

पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
B-14-0708-00-9	200310	200310
पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
103228	68777	68777



B WARD, BACHA O TANK ROAD
MUMBAI 400009



पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
B-14-0708-00-9	2003-2004	200310 01/04/2003
पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
103228	68777	68777

SIRI GOENKA HON SECRETARY
STEEL CHAMBERS O/O
SIRI SINGHANIA 4TH FLOOR
BROACH ST
MUMBAI 400009

पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
B-14-0708-00-9	2003-2004	200310 01/04/2003
पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
103228	68777	68777

SIRI GOENKA HON SECRETARY
STEEL CHAMBERS O/O
SIRI SINGHANIA 4TH FLOOR
BROACH ST
MUMBAI 400009

पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
B-14-0708-00-9	2003-2004	200310 01/04/2003
पु.मु.वृ. नं.	संस्थापक संस्था	संस्थापक संस्था
103228	68777	68777

SIRI GOENKA HON SECRETARY
STEEL CHAMBERS O/O
SIRI SINGHANIA 4TH FLOOR
BROACH ST
MUMBAI 400009

Steel Chambers Premises Co-operative Society Ltd.

Devji Ratansey Marg, Mumbai-400 009.
Reg. No. Bom/HSG/1699 Dt. 1-8-69

Date 02/03/2003

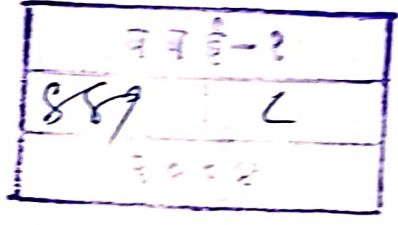
TO WHOM IT MAY CONCERN

This is to state that Mr. BISHWANATH CHABILDAS BERIWAL is member of our society and holding commercial office No. 303-D on Third Floor ~~ix~~ in our society building consisting of 163 Square Feets Carpet together with share certificate No. 23 for 5 shares of Rs.50/- each.

Society Building is consisting of Basement, ground plus 5 upper floors with lift and building is constructed in the year 1969 on leasehold land Plot No. 58-B, 47-49 Broach Street, Mumbai-9.

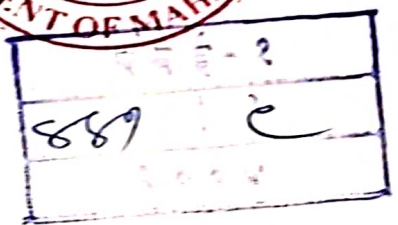
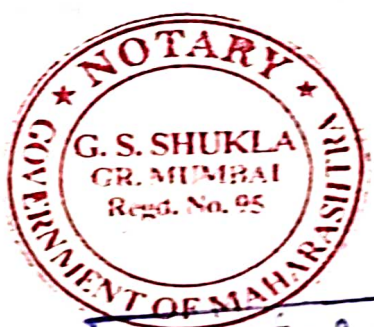
This certificate is issued to member to be submitted to Sub-Registrar of Assurances Mumbai.

For "Steel Chambers" Premises Co-op Society Ltd
Secretary/Jt. Secretary.



19
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2003/02

MR. HANISH NAWAL KISHOR BERIWAL
ATTORNEY



General Stamp Office, MUMBAI.
P.V. SHINDE
Propor Officer

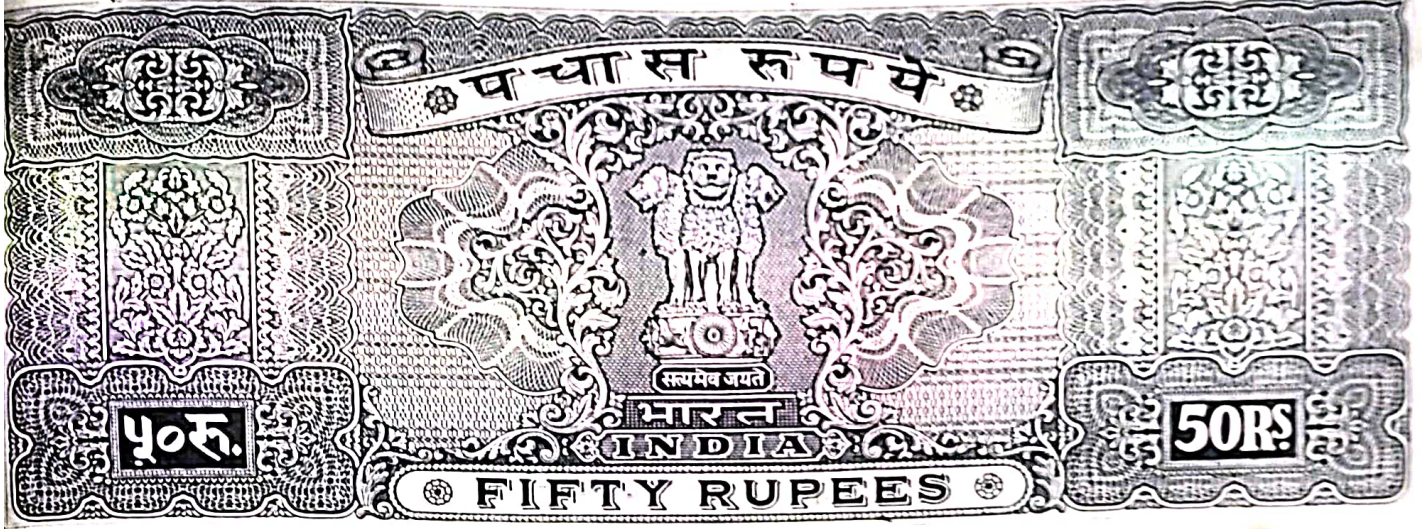
100/-
02/03/2003
JAN 16 2003

1291

12

1114

50 RS.



Admissible under Rule 21, duly stamped
 under the Indian Stamp Act, 1899
 and also as amended by W. Bengal
 Stamp Amendment Act, 1988.
 Schedule IA No. 488
 Fee Paid as under:-

E. F. I.



Manish
 5441, Registrar of Assurances
 Calcutta

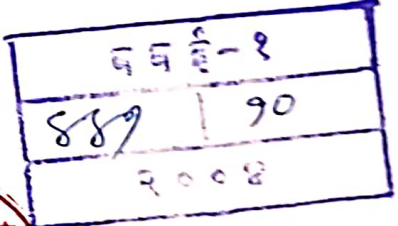
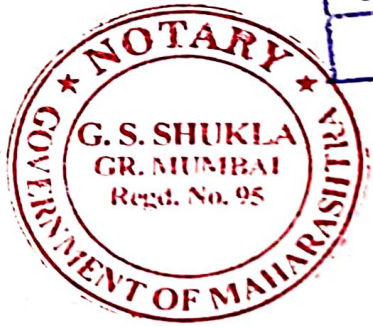
26.2.03

GENERAL POWER OF ATTORNEY

I, MR. BISHWANATH CHHABILDAS BERIWAL ----- Executant.

A N D

MR. MANISH NAWAL KISHOR BERIWAL ----- Attorney.



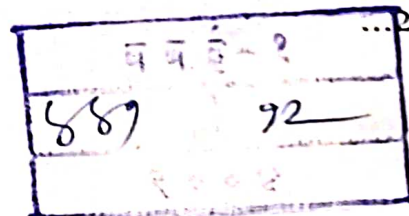
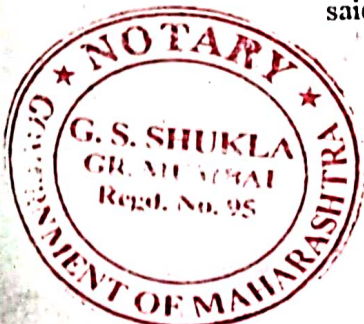
GENERAL POWER OF ATTORNEY.

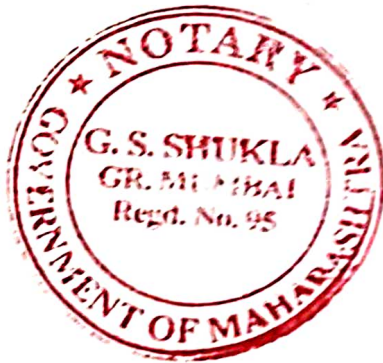
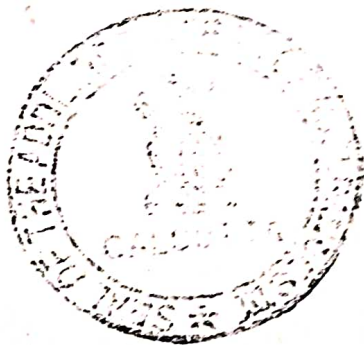
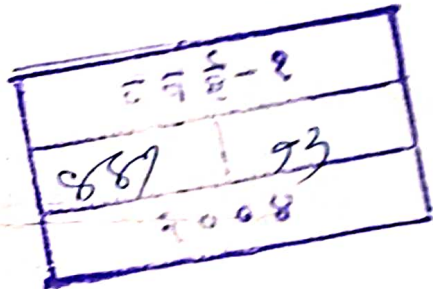
TO ALL THOSE TO WHOM THIS PRESENTS SHALL
COME:

I, MR. BISHWANATH CHHABILDAS BERIWAL, Adult, Hindu,
Indian Inhabitant, presently residing at Flat No-D-3, 5 Camac Street, Kolkata- 700
017, West Bengal, SEND GREETINGS;

WHEREAS :

1. I am the lawful owner and in use, occupation, possession, owner and
enjoyment of Office No. 303-D, on Third floor, The Steel Chambers
Premises C.S. Limited, Broach Street, Mandvi, Mumbai- 400 009,
admeasuring 196 square feet built up area (hereinafter referred to as " the
said Office")

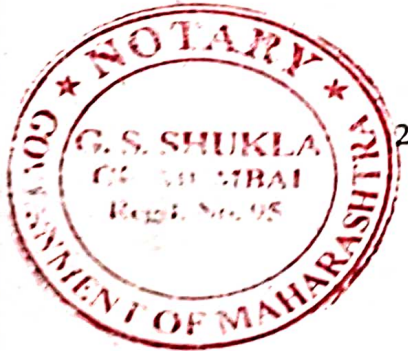
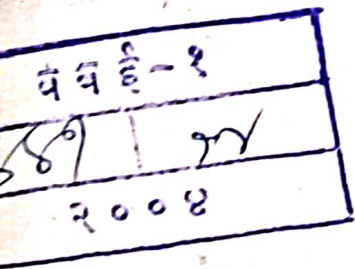




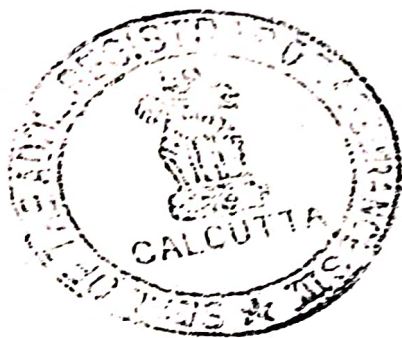
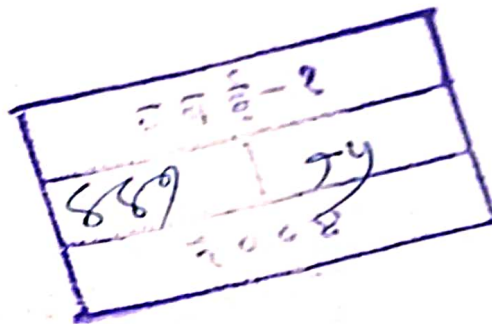
M 26.2/03
Addl. Registrar of Assurances-
Calcutta

2. I am the owner of the said Office and I intend to transfer and assign my ownership rights in the said Office and therefore I intend to appoint some fit and proper person to look after the said Office and to pay necessary maintenance charges to the society and represent and protect my interest in respect of the said Office therefore I hereby execute this Power of Attorney to follow up the matter easily and efficiently in connection with the said Office.

NOW KNOW ALL MEN BY THESE PRESENTS that I **MR. BISHWANATH CHHABILDAS BERIWAL** do hereby constitute and appoint **MR. MANISH NAWAL KISHOR BERIWAL**, Age- 29 years, residing at Flat No-402, Fourth floor, Parag Apartments C.H.S. Limited, 27, Peddar Road, Mumbai- 400026, Maharashtra, India, as my true and lawful attorney for me and on my name and on my behalf to do perform and execute all or any of the following acts, deeds, matters and things:



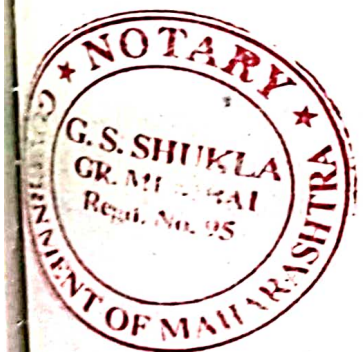
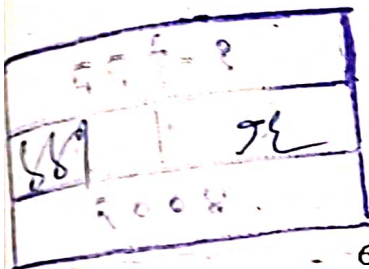
- 1 To appear and represent me before the Sub-registrar of Assurances at Mumbai City and or such other places and to lodge the Leave and License/Agreement for Sale/Deed of Transfer/Gift Deed or any kind of documents regarding sale/transfer of the said Office situated at Broach Street, Mandvi, Mumbai- 400 009, and/or such other documents by whatsoever name called and to sign such Agreements, Deeds, Gift Deed, Leave and License Agreements, Forms, Letters, Applications etc. in respect of the said Office and to admit the execution of my signature on the documents before the Sub-Registrar of Assurances on Agreements/Deed of Transfers/Gift Deed and other documents on my behalf and to do all acts, deeds, matters and things necessary for effectively registering the said Agreement/Deed of Transfer/Leave and License Agreements/Gift Deed or any type of documents.
- 2 To repair, renovate, alter, furnish the said Office as may be required and to represent myself before the Steel Chambers Premises C.S. Limited (hereinafter referred to as "the said society") and to sign all necessary applications, forms, undertakings, consent, documents, etc. and to represent myself before the members of the managing committee/general body of the said society and ask for necessary permission and to sign applications, forms, papers etc. and to pay maintenance charges, rent, taxes, arrears, electric charges and other charges to the housing society, Municipal Corporation of Greater Mumbai and other government bodies as



M 26.2.03
Addl. Registrar of Assurances
Calcutta

may be required by the said attorney/s with regard to the said Office.

- 3 To sale, transfer, mortgage, gift, and lease of the said Office and for this purposes to approach all government authorities, Semi-government authorities, Municipal Corporation of Greater Mumbai or any other local authorities, B.E.S.T. Ltd., all housing societies and to sign such applications, affidavits, declarations, undertakings and/or such other writings by whatever name called and that is found necessary by the said attorney for obtaining permission, order, licenses, membership, sale, transfer, etc.
- 4 To sign applications, forms, affidavits, declarations, undertakings and/or such other documents by whatever named called for society membership, meetings, permissions etc. for protecting and transferring my rights in respect of the said Office or to represent before the said society.
- 5 To ask for and apply and to collect the refund and/or return of the deposits, security fees and other amounts lying in my name with builders, owners, housing societies, banks, municipal corporation, government authorities etc. and to receive the same and for that purpose to sign documents and valid receipts.
- 6 To receive ordinary, registered letters, consignments, insured and registered articles and documents from postal authorities and courier and all other carriers by land, sea or air in my name and on my behalf, only in respect of the said Office.
- 7 To appoint Estate Agent, Architect, Interior Designer, Advocate, Solicitor, Councilor or any other professional person in respect to all necessary work relating to the said Office and to invite sale offer, estimate, negotiation deal etc. from the Estate Agents in respect to the sale and lease of the said Office and to finalise necessary offer received from the intended purchaser/s and complete the sale/lease/purchase transaction and to pass on valid receipt, applications, writings, documents in respect of the said Office and to appear before the banks, housing societies, municipal corporation, Reserve Bank of India, Government and Semi-Government authorities within the territory of India on my behalf in respect of the said Office, but without creating any financial liability on me.
- 8 To apply for inspection and inspect the documents, records and other papers and proceedings and to sign necessary receipt in respect of the sale/lease of the said Office.
- 9 To enter into, make, sign, seal, execute, deliver, acknowledge and



declarations, bonds, deeds, assurances, documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and perform for any of the purpose of this presents or to do or in which I am or may be a party or in any way interested, but at the cost of the said constituted attorney.

10 For all or any of the purposes of and powers authorities and discretions conferred by these presents, to use and sign my name or in which I am or may be in anywise interested to use and sign my name as the Attorney shall think fit.

11 And also for better and more effectually doing, effecting and performing the several matters and things and to appoint from time to time or generally such persons as my attorney shall think fit as his substitute/s to do execute and perform all or any such matters and things as aforesaid any such substitute/s at pleasure to remove and to appoint another or others in his or their place and I hereby agree at all times to ratify and confirm whatsoever the said Attorneys or any such substitute/s shall lawfully do or cause to be done in or about these presence and on my behalf, and the attorney shall exercise all necessary powers strictly pertaining to the said Office.



नक्कल

Committee

P. T. O.

MUMBAI

IN WITNESS WHEREOF I, MR. BISHWANATH CHHABILDAS BERIWAL the above named, have set and subscribed my hand to this writing at Kolkata on this 26th day of March, 2003 in the Christian year.

Signed and Delivered by the withinnamed executant

Bishwanath Beriwal
26/3/2003

MR. BISHWANATH C. BERIWAL.

- WITNESS:-
1. ANIL KUMAR MADHOCARIA.
s/o Late GOBINDRAM MADHOCARIA.
7/1, Jelia Para Lane, Howrah-6.
 - 2) Sabhajit Dubey
810 Sri Ramdular Dubey
4, Fairlie Place
Kolkata-700001

Explained and Identified

by me :

K. Pandey Advocate
Advocate. 26.3.03

998-2
689 20
2003



दस्त गोषवारा भाग - 2

वयइ1

दुय्यम निबंधकः

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

वयइ1

दस्त क्र 441/2004

[Handwritten mark]

441/2004

प्रकारः दान

पक्षकाराचे नाव व पत्ता

छायाचित्र
अंगठ्याचा ठसा
छायाचित्र
अंगठ्याचा ठसा
छायाचित्र
अंगठ्याचा ठसा

पक्षकाराचा प्रकार

लिहून देणार

वय -

सही *M. Beind*



बेरीवाल
छायाचित्र
अंगठ्याचा ठसा
बेरीवाल
छायाचित्र
अंगठ्याचा ठसा
बेरीवाल
छायाचित्र
अंगठ्याचा ठसा

लिहून घेणार

वय -

सही *M. Beind*



No. 23

THE STEEL CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.

(Regn. No. Bom/HSG/1699 dt. 1-8-1969)

Capital Rs. 10,00,000/- divided into 20,000 Shares of Rs. 50/- each

Member's Register No. 24 Share Certificate No. Q23

THIS IS TO CERTIFY that Shri/~~Smt.~~ BISWANATH BERIWAL

of BOMBAY is the Registered Holder of (5) FIVE

Shares of Rupees FIFTY each numbered from 111 to 115

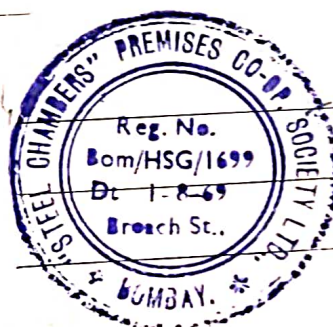
inclusive in THE STEEL CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.

BOMBAY-9 subject to the Bye-laws of the said Society, and that upon each of

such Shares the sum of Rupees FIFTY has been paid.

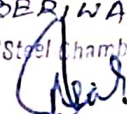
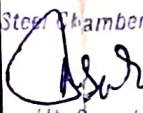
GIVEN under the Common Seal of the said Society at BOMBAY

this 23rd day of October 19 72



[Signature] Chairman
[Signature] Hon. Secreta
[Signature] Member of t
Committe
P. T. O.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. old	To whom Transferred	Share Regd. No. New
7.8.2004		5	NAVALKISHOR CHHABILDAS BERINAL For "Steel Chambers" Premises Co-op Society Ltd.  Secretary/Jt. Secretary.	23
7.8.2009		23	MANISH NAVALKISHOR BERINAL For "Steel Chambers" Premises Co-op Society Ltd.  Secretary/Jt. Secretary.	24

Chairman

Hon. Secretary

Committee Member

दस्त गोपवारा भाग - 2

दस्त क्र. [बबई-441-2004] चा गोपवारा
बजार मुल्य : 958500 मोवदला 1 भरलेले मुद्रांक शुल्क : 19170

दस्त हजर केल्याचा दिनांक : 19/01/2004 01:15 PM
निष्पादनाचा दिनांक : 19/01/2004
दस्त हजर करणा-याची सही :

Maw d u h - Baw d

दस्ताचा प्रकार : 34 दान
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 19/01/2004 01:15 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 19/01/2004 01:17 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 19/01/2004 01:18 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 19/01/2004 01:19 PM

दस्त नोंद केल्याचा दिनांक : 19/01/2004 01:19 PM

ओळख :

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

1) शैलेश भोगिलाल शहा ,घर/फ्लॅट नं: ए 4

गल्ली/रस्ता: जे पी रोड

ईमारतीचे नाव: निर्मला

ईमारत नं: -

पेट/वस्ताहत: अंधेरी

शहर/गाव: मुंबई

तालुका: -

पिन: 58

2) संपत वसंतराव राणे ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वस्ताहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)

ववइ1

दस्त क्रमांक (441/2004)

पावती क्र.: 446 दिनांक: 19/01/2004
पावतीचे वर्णन
नाव: नवलकिशोर छविलदास बेरीवाल

9600 : नोंदणी फी
460 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

10060: एकूण

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

प्रमाणित करणेत पेंठे फीया
...पाणे आहेव

सह दुय्यम निबंधक
मुंबई शहर क. १

मुलक मालिक १

मोवदला.

तापील :

१९१७/०१

अ पत्ताची सुनावणी करण्याखेरीज
निरं सचे सर्व अधिकार अमलेख
सह दुय्यम नबंधक
मुंबई शहर क. १.



Shashank Ahire

AA/212935

29/02/2020

Duplicate for Supplier

Tax Invoice		
Name of the Client: MR. MANISH HAWALAKISHOR HERIWAL UNION BANK OF INDIA Bhat Bazar Branch, Mumbai		Invoice No Date
		SA/617/19-20 18 February 2020
GSTIN of Recipients		Amount (Rs.)
Sr.No.	Particulars	
1	Valuation Report Of Office Premises No. 303-D, 3rd Floor, D-Wing, Steel Chambers Premises CSL, Devji Ratansey Marg, Broach Street, Mandvi, Masjid (E), Mumbai	5,000
Service Accounting Code: 998321 Whether Tax is payable on Reverse Charge Basis: Yes/No		
		Central Tax @ 9% 450 State Tax @ 9% 450
Grand Total		5,900

PAN of Supplier: AEJPA5438L
GSTIN of Supplier: 27AEJPA5438L1ZH

For Shashank Ahire and Associates

Our Bank Details:

Bank : State Bank Of India
Branch : Thane Main Branch
Account Holder : Shashank Ahire
Type of Account : Saving
Account No : 33067658855
IFSC : SBIN0000489

Authorised Signatory



Bank : Union Bank of India, Bhat Bazar Branch
A/c Holder : Shashank Ahire & Associates
A/c No : Current - 315901010037365
IFSC CODE : UBIN0531596

VALUATION REPORT
(FAIR MARKET VALUE)



SHASHANK AHIRE & ASSOCIATES

❖ REGISTERED ARCHITECTS & GOVT. REGD. VALUERS ❖

REGD. OFFICE : 4, 1st Floor, Brite Apt., Tembhi Naka, Thane - West.
BRANCH : Chirayu, Plot No. 478, Sai Section, Ambarnath - East.
TEL : 022- 2543 2096 ; 9820146994 ; E-MAIL : shashankahire69@gmail.com

SHASHANK AHIRE & ASSOCIATES

REGISTERED ARCHITECTS & GOVT. REGD. VALUERS

REGD. OFFICE :

4, 1st Floor, Brite CHS., 174-177,
Tambhi Naka, Opp. Anand Dighe Ashram,
Agyari Lane, Thane (W) - 400 601.
Teletax : 2543 2096 M : 98201 46994, 89283 75214
E-mail : ahirevaluer2015@gmail.com

BRANCH OFFICE :

Chirayu, Plot No. 478, Sai Section,
Near Gautam Jethale Hospital,
Ambarnathi (E), Dist. Thane.
Tel : 98201 46994
E-mail : shashankahire69@gmail.com

TO
THE BRANCH HEAD
UNION BANK OF INDIA
BHAT BAZAR BRANCH,
MUMBAI.

15th February 2020

Sub: Valuation of Office Premises No.303-D, 3rd Floor, 'D' Wing, 'Steel Chambers Premises Co-
op. So. Ltd.', Devji Ratansey Marg, Near PMC Bank, Opp. Dadar Krishna Hotel, Princess Dock,
Broach Street, Mandvi, Masjid (E), Mumbai 400 009.

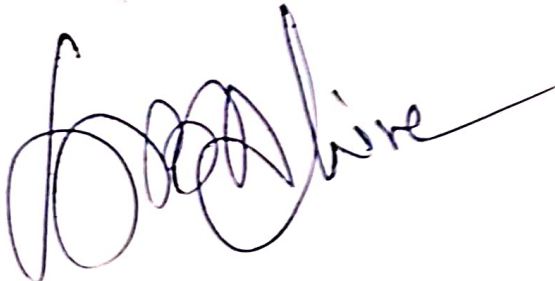
Owner : **MR. MANISH NAWALKISHOR BERIWAL**

Sir

This is reference to the above mentioned matter we are forwarding valuation report of above
mentioned property for your kind consideration and information along with our bill with a request
to remit the same at the earliest .

Thanking You

Regards



Shashank B. Ahire
Encl : Valuation Report

SHANK B. AHIRE
GOVT. REG. VALUER
C/T-1/350/24/20/2004-05

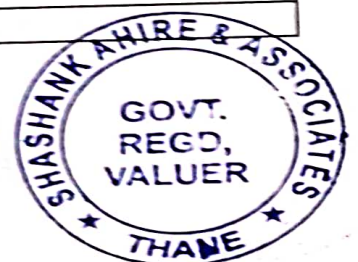
VALUATION REPORT (IN RESPECT OF OFFICE)
(To be filled in by the Approved Valuer)

I GENERAL	
1. Purpose for which the valuation is made	: To Ascertain Present Fair & Reasonable Market Value
2. a) Date of inspection	: 11 th February 2020
b) Date on which the valuation is made	: 15 th February 2020
3. List of document produced for perusal	
i)	: Xerox Copy of Gift Deed dt. 19 th Jan. 2004 bearing Reg. No. BBE -441-2004 between Mr. Bishwanath Beriwal (Donor) & Mr. Nawal Kishor Beriwal (Donee)
ii)	: Affidavit Cum Declaration / No Objection from Mrs. Bimla Nawalkishor Beriwal, Mr. Amit Nawalkishor Beriwal, Nectu S. Nangalia, Sangeeta A. Parikh
iii)	: ---
4. Name of the owner(s) and his/their address(es) with Phone no. (details of share of each owner in case of joint owner	: MR. MANISH NAWALKISHOR BERIWAL
5. The description of the Property	: Office Premises No.303-D, 3 rd Floor, 'D' Wing, 'Steel Chambers Premises Co-op. So. Ltd.', Devji Ratansey Marg, Near PMC Bank, Opp. Dadar Krishna Hotel, Princess Dock, Broach Street, Mandvi, Masjid (E), Mumbai 400 009 The Building under report is Ground + 5 upper floor, constructed in RCC with single staircase and single lift. There are around 10 units per floor. The premises, under report, is located on 3 rd Floor of building under report. It comprises of office cabin with staff area .As per site measurement the carpet area works out to 160 sq ft As per Gift deed the premises admeasures 163 sq ft carpet area and 196 sq ft Built up area.
Location of Property	:
a) Plot No./Survey No.	: Cadastral Survey No.47, Mandvi Division
	: Office Premises No.303-D
	: Mandvi Division
	: 'B' Ward




e) Mandal/District	:	Mumbai
Postal address of the Property	:	Office Premises No.303-D, 3 rd Floor, "D" Wing, "Steel Chambers Premises Co-op. So. Ltd.", Devji Ranamsey Marg, Near PMC Bank, Opp. Dadar Krishna Hotel, Princess Dock, Brouch Street, Mandvi, Masjid (E), Mumbai 400 009
City/Town	:	Mumbai
Residential area	:	No.
Commercial area	:	Yes
Industrial area	:	—
Classification of the area	:	
i) High/Middle/Poor	:	Middle
ii) Urban/Semi Urban/Rural	:	Urban
Coming under Corporation limit/Village Panchayat/Municipality	:	Municipal Corporation of Greater Mumbai
Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	N. A.
2. Boundaries of the Property	:	
North	:	Surat Steel
South	:	S. T. Road
East	:	Main Road
West	:	Internal pathway
3. Dimensions of the site	:	a
	:	b
	:	As per the Deed
North	:	N.A.
South	:	N.A.
East	:	N.A.
West	:	N.A.
14. Extent of the site	:	N.A.
15. Extent of the site considered for Valuation (least of 13a & 13b)	:	Area
	:	Carpet Area
	:	Built up area
	:	As per document
	:	As per site measurement
16. Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month	:	Owner Occupied
II. APARTMENT BUILDING	:	
Sr. Description	:	Remarks
No. Nature of the apartment	:	Commercial Office
Location	:	

[Handwritten Signature]



C.S. No.	:	Cadastral Survey No.47, Mandvi Division
Block No.	:	N.A.
Ward No.	:	'B' Ward
Village/Municipality/Corporation	:	Mandvi Division, Municipal Corporation of Greater Mumbai
Door No. Street or Road (Pin Code)	:	Devji Ratansey Marg, Masjid (E), Mumbai 400009
Description of the locality Residential/Commercial/Mixed	:	Commercial
Year of Construction	:	1968
Number of floors	:	Ground + 5 Upper Floors
Type of structure	:	RCC Framed structure
Number of Dwelling units in the building	:	5 Offices Per Floor
Quality of Construction	:	Sound condition
Appearance of the Building	:	Good
Maintenance of the Building	:	Good
Facilities available	:	
Lift	:	1 no.
Protected Water Supply	:	Yes
Underground Sewerage	:	Yes
Car Parking-Open/Covered	:	Open
Is Compound wall existing?	:	Yes
Is pavement laid around the Building?	:	Nil
2 Name of Society & Reg No with share certificate details	:	Steel Chambers Premises Co-op So. Ltd. Reg. No. BOM / HSG / 1699 dt. 01-08-69, Original Share Certificate No.23 holding 5 Shares of Rs.50/- each bearing Nos. from 111 to 115

III COMMERCIAL OFFICE

1. The floor in which the Office is situated	:	3 rd Floor
2. Door No. of the Office	:	Office No.303-D
3. Specifications of the Office	:	
Roof	:	RCC Slab
Flooring	:	Mosaic tiles
Doors	:	Wooden frame with flush type shutter
Windows	:	Al frame with glazed sliding shutter
Fittings	:	Ordinary
Finishing	:	Ordinary
4. House Tax Assessment No.	:	Latest Bill not available
Tax paid in the name of	:	--
Tax amount	:	--
5. Electricity Service connection No.	:	Details not available
Meter Card is in the name of	:	--
6. How is the maintenance of the Office	:	Good
Sale Deed executed in the name of	:	Gift Deed executed in the name of Mr.




		Naval Kishor Beriwal (Donor) NOC From Society regarding confirmation of ownership in name of Manish Navalkishor Beriwal
7	What is the undivided area of land as per Sale Deed?	: N.A.
	What is the plinth area of the Premises	: 196 sq. ft. Built-up (As per Gift Deed)
	What is the floor space index (app.)	: One
	What is the Carpet Area of the Office ?	: 163 sq. ft. (as per Gift Deed)
	Is it Posh / I Class / Medium / Ordinary ?	: Medium
	Is it being used for Residential or Commercial purpose?	: Commercial Purpose
	Is it Owner-occupied or let out?	: Owner Occupied
	If rented, what is the monthly rent?	: NA

IV MARKETABILITY

1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: The size of premises is small so it has a good marketability.
3	Any negative factors are observed which affect the market value in general?	: Nil

V Rate

1	After analyzing the comparable sale instance, what is the composite rate for a similar shop with same specifications in the adjoining locality?	: Rs.15000/- per sqft to Rs.18000 /- per sqft
2	Assuming it is a new construction, what is the adopted basic composite rate of the shop under valuation after comparing with the specifications and other factors with the shop under comparison (given details).	: Rs.18000 /- per sqft
3	Break-up for the rate	: Rs. 2000/- per sqft
	i) Building + Services	: Rs. 16000/- per sqft
	ii) Land + other	: Rs.11999/- per sqft of Built up area
	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	

COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a	Depreciated building rate	: Rs.2000 /- per sqft
	Replacement cost of Office with Services (v(3j))	: 52 years
	Age of the building	: 60 Years ; Future Life = 8 Years
	Life of the building estimated	: $52/60 \times (100-52) = 41.59\%$, Say 42 %
	Depreciation percentage assuming the salvage value as 10%	: $Rs.2000 \text{ per sqft} \times 100 - 42 / 100 =$



		Rs.1160 /-
Depreciated Ratio of the building	:	Rs.1160 /- per sqft
Total composite rate arrived for valuation	:	
Depreciated building rate VI (a)	:	Rs. 1160 per sqft
Rate for Land & other V(3) ii	:	Rs.16,000/- per sqft
Total Composite Rate	:	Rs.17,160/- per sqft

Details of valuation :

Sr.	Description	Built up area of Office	Rate per unit	Estimated value
1.	Present value of the office	196 sq.ft.	Rs.17160 /-	Rs.33,63,360 /-
2.	Wardrobes		N.A.	
3.	Showcases/		N.A.	
4.	Kitchen arrangements		N.A.	
5.	Superfine finish		N.A.	
6.	Interior Decorations		N.A.	
7.	Electricity deposits/ electrical fitting, etc.		Included	
8.	Extra collapsible gates/grill works etc.		Included	
9.	Potential value, if any		N.A.	
	Total			Rs.33,63,360 /-
10.	Present Market Value		Say	Rs.33,63,000 /-
	Rupees Thirty Three Lacs Sixty Three Thousand Only			
11.	Distress Sale Value	20 % less than market value		Rs.26,90,000 /-
	Rupees Twenty Six Lacs Ninety Thousand Only			
12.	Insurance Value	Rs 1500 per sqft x 196 sqft		Rs. 2,94,000 /-

(Valuation : The Property is located at Broach Street, Masjid(E), Mumbai 400 009. The locality comprises of mainly commercial buildings. The Building is in average condition and the office premises is also well maintained. It is at walking distance from Masjid Railway Station. The size of premises is small which increase its marketibility.

As a result of my appraisal and analysis it is my considered opinion that the Present Market Value of the above property in the prevailing condition with aforesaid specifications is Rs.33,63,000

(Rupees Thirty Three Lacs Sixty Three Thousand Only) and the Distress value is Rs.26,90,000 (Rupees Twenty Six Lacs Ninety Thousand Only).