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E-mail : [aarchconsultants@gmail.com](mailto:aarchconsultants@gmail.com)**S. D. Thakare**

Aarch Consultants &amp; Valuers

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering  
Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [ West] Mumbai :- 400 064.

SBI RACPC, Sion (West) Branch/ Kishore Somchand Jiwani / 42369

Date: 28/01/2021.

To,  
The Chief Manager,  
State Bank of India,  
RACPC, Sion (West) Branch,  
Mumbai.**"Valuation Report of Immovable Property"**

Reports Scrutinised

Asst. Dy. Manager / CM

I GENERAL		
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for Bank Loan Purpose.
2.	a. Date of Inspection	28/01/2021
	b. Date on which the valuation is made	28/01/2021.
3.	List of documents produced for perusal	
	Document	<p><u>For Flat No. 103</u> Index II Sr. No. 5246/2018 Dated 06/11/2018.</p> <p><u>For Flat No. 104</u> a) Gift Deed Dated: 01/11/2018. b) Index II Sr. No. 5148/2018 Dated: 01/11/2018. c) Electricity Bill Dated: 06/08/2020. (For Flat No. 103 &amp; 104) d) Occupation Certificate No. EB/591/A Dated 26/07/1983 issued by MCGM ( For Bldg. No. 'B' Ground + 4 floor Only )</p>
4.	Name of the Purchaser's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	Kishore Somchand Jiwani. (Applicant/Owner) Residing at, Flat No. 104 on 1 <sup>st</sup> Floor, 'C' Wing, Building Known as "SIDDHACHAL DARSHAN", Mazgaon Division, 179, Seth Motisha Lane, Byculla, Mumbai.
4a	Name of the Owner's/ Seller's	Kishore Somchand Jiwani. (Owner)
5.	Brief descriptions of the property	Amalgamated Flat No. 103 & 104 on 2 <sup>nd</sup> Floor, 'C' Wing, Building Known as "SIDDHACHAL DARSHAN Co.Op. Hsg. Soc. Ltd.", Situated at C.S. No. 386 (Part) of Mazgaon Division, Opp. Jain Temple & Byculla Police Station, 179, Seth Motisha Lane, Byculla, Mumbai 400 027.
6.	Location of property	
	a. Plot No. / Survey No.	C.S. No. 386 (Part)
	b. Door No.	Amalgamated Flat No. 103 & 104 on 2 <sup>nd</sup> Floor
	c. C.T.S. No. / Village	Mazgaon Division.
	d. Ward / Taluka	Mumbai.
	e. Mandal / District	Mumbai.
	f. Date of issue and validity of layout of approved map / plan	a) MCGM b) Occupation Certificate No. EB/591/A Dated 26/07/1983 issued by MCGM ( For Bldg. No. 'B' Ground + 4 floor Only )





g. Approved map / plan issuing authority	MCGM	
h. Whether genuineness or authenticity of approved map / plan is verified	Yes, approving authority is MCGM. It is authentic	
i. any other comments by our empanelled valuers on authentic of approved plan	Approving authority is MCGM. It is authentic	
7. Postal address of the property	Amalgamated Flat No. 103 & 104 on 2 <sup>nd</sup> Floor, 'C' Wing, Building Known as "SIDDHACHAL DARSHAN Co.Op. Hsg. Soc. Ltd.", Situated at C.S. No. 386 (Part) of Mazgaon Division, Opp. Jain Temple & Byculla Police Station, 179, Seth Motisha Lane, Byculla, Mumbai 400 027.	
8. City / Town	City.	
Residential Area	Yes.	
Commercial Area	--	
Industrial Area	--	
9. Classification of the Area		
i. High / Middle / Poor	Middle Class Locality.	
ii. Urban / Semi Urban / Rural	Urban	
10. Coming under Corporation limit / Village Panchayat / Municipality	MCGM	
11. Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
12. Boundaries of the property		
North	'B' Wing.	
South	Shatrunjay Darshan.	
East	'A' Wing.	
West	PWD Office.	
13. Dimension of the site	As per Deed	Actuals
North	N.A.	'B' Wing.
South	N.A.	Shatrunjay Darshan.
East	N.A.	'A' Wing.
West	N.A.	PWD Office.
14. Extent of the site	<p><b>For Flat No. 103</b></p> <p>a) Carpet area is 394 Sq. Ft. (36.60 Sq. Mt.) As per Document</p> <p>b) Built up area is about 472.8 Sq. Ft. (43.92 Sq. Mt.)</p> <p><b>For Flat No. 104</b></p> <p>a) Carpet area is 371 Sq. Ft. (34.47 Sq. Mt.) As per Gift Deed Dated: 01/11/2018.</p> <p>b) Built up area is about 445.2 Sq. Ft. (41.36 Sq. Mt.)</p>	
14. 1 Latitude & Longitude & Co-ordinates of Flat	<p>Latitude = 18°97'25.01" N</p> <p>Longitude = 72°83'25.08" E</p>	
15. Extent of the site considered for valuation (least of 13A & 13B)	<p>i) Built up area is about 472.8 Sq. Ft. (43.92 Sq. Mt.) (For Flat No. 103)</p> <p>ii) Built up area is about 445.2 Sq. Ft. (41.36 Sq. Mt.) (For Flat No. 104)</p> <p>iii) Total Built up area (i+ii) = 918 Sq. Ft. (85.28 Sq. Mt.) Is Considered for Valuation.</p>	





16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied Flat.
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	Amalgamated Residential Flat is with (2 BHK)
2.	Location	Opp. Jain Temple & Byculla Police Station, 179, Seth Motisha Lane, Byculla, Mumbai 400 027.
	C.T.S. No.	C.S. No. 386 (Part) of Mazgaon Division
	Block No.	Mumbai 1
	Ward No.	'E' Ward
	Village / Municipality / Corporation	Mazgaon Division / MCGM Limits.
	Door No., Street Road (Pin code)	Amalgamated Flat No. 103 & 104 / Seth Motisha Lane / Pincode 400 027
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential Locality.
4.	Year of Construction	About 1982
5.	Number of Floors	Building is with <u>Ground + 5<sup>th</sup> Upper Floors with 1 Lift.</u>
6.	Type of Structure	R.C.C. framed structure.
7.	Number of dwelling units in the building	2 Residential Flats on typical floor of the building.
8.	Quality of Construction	Good
9.	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available	
	Lifts	1 Lift
	Protected Water Supply	Municipal Water.
	Underground Sewerage	Municipal Sewerage.
	Car parking – Open / Covered	Yes, Common Car Parking Space Provided.
	Is compound wall existing?	Yes
	Is pavement laid around the building?	Yes
<b>III FLAT</b>		
1.	The floor on which the Flat is situated	Amalgamated Flat is on 2 <sup>nd</sup> Floor
2.	Door No. of the Flat	Amalgamated Flat No. 103 & 104 on 2 <sup>nd</sup> Floor
3.	Specification of the Flat	
	Roof	R.C.C Slab Roof.
	Flooring	White Marble Flooring.
	Doors	Teak Wood Doors.
	Windows	Aluminum Sliding Windows.
	Fittings	Concealed.
	Finishing	Plaster & Distemper.
4.	House Tax	Details not available.
	Assessment No.	Details not available.
	Tax paid in the name of	Details not available.
	Tax amount	Details not available.
5.	Electricity service connection no.	Consumer No. 5201190020 C.A. No. 500013920
	Meter card is in the name of	Kishor Somchand Jiwani.
6.	How is the maintenance of the Flat?	Good.
7.	Sale Deed executed in the name of	a) Nitin Somchand Jiwani ( Donar) Kishor Somchand Jiwani (Donee) As per Gift Deed Dated 06/11/2018. b) Kalawati Kishore Jiwani. (Donor) Kishore Somchand Jiwani. (Donee) As per Gift Deed Dated: 01/11/2018. ( For Flat No. 104)





8.	What is the undivided area of land as per Sale deed?	N.A
9.	What is the plinth area of the Flat?	<b>For Flat No. 103</b> Carpet area is 394 Sq. Ft. (36.60 Sq. Mt.) <b>For Flat No. 104</b> Carpet area is 371 Sq. Ft. (34.47 Sq. Mt.)
10.	What is the floor space index (app)	As per Rules & Regulation.
11.	What is the Built up area of the Flat?	i) Built up area is about 472.8 Sq. Ft. (43.92 Sq. Mt.) (For Flat No. 103) ii) Built up area is about 445.2 Sq. Ft. (41.36 Sq. Mt.) (For Flat No. 104) iii) Total Built up area (i+ii) = 918 Sq. Ft. (85.28 Sq. Mt.) Is Considered for Valuation.
12.	Is it Posh / I Class / Medium / Ordinary?	Medium Class.
13.	Is it being used for Residential or Commercial purpose?	Residential Area.
14.	Is it Owner occupied or Let out?	Owner Occupied Flat.
15.	If rented, what is the monthly rent?	N.A.
<b>IV MARKETABILITY</b>		
1.	How is the marketability?	Good.
2.	What are the factors favoring for an extra Potential Value?	Well-developed Residential locality.
3.	Any negative factors that are observed which affect the market value in general?	No.
<b>V RATE</b>		
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)	Rs. 36,500/- per Sq. Ft. on Built up area.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	Around Rs. 36,5000/- per Sq. Ft. on Built up area.
3.	Break – up for the rate	
	i. Building + Services	Rs. 2,500/- per Sq. Ft.
	ii. Land + Others	Rs. 34,000/- per Sq. Ft.
4.	Guidelines rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Total Built up area is 918 Sq. Ft. x Rs. 17,559/- Per Sq. Ft. = Rs. 1,61,19,162/-
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	Depreciation building rate	Comparable Sale method
	Replacement cost of Flat with services (v(3)i)	Comparable Sale method
	Age of the building	39 Years
	Life of the building estimated	21 Years. (with proper & regular maintenance & repair)
	Depreciation percentage assuming the salvage value as 10%	N.A.
	Depreciation Ratio of the building	N.A.
b.	Total composite rate arrived for valuation	
	Depreciation building rate VI (a)	Rs. 2,500/- per Sq. Ft. (Building + Services)
	Rate for land & other V (3) ii	Rs. 34,000/- (Land + Others)
	Total Composite Rate	Rs. 36,500/- (Composite Rate)
<b>DETAILS OF VALUATION</b>		





Sr. No	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat	Total Built up area is 918 Sq. Ft. (Flat No. 103 & 104)	Rs. 36,500/- Per Sq. Ft.	Rs. 3,35,07,000/- Say... Rs. 3,35,07,000/-
2.	Wardrobes	Provided		
3.	Show cases / Almirahs	Provided		
4.	Kitchen arrangements	Black Granite Kitchen Platform with trolley.		
5.	Superfine finish	Good		
6.	Interior decorations	Good		
7.	Electricity deposits / electrical fittings, etc.,	Concealed		
8.	Extra Collapsible gates / grill works etc.,	Wooden Safety Door Provided.		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	<b>Total</b>		<b>Rs. 3,35,07,000/-</b>	<b>(Rupees Three Crore Thirty Five Lakhs Seven Thousand Only)</b>
	<b>Remarks</b>	<b>Building is 100% Completed.</b>		

Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on

- salability
- likely rental value in future and
- any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

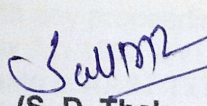
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

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. 3,35,07,000/-**

- a) Insurance Value = Rs. 22,95,000/-
- b) Rental Value = Rs. 55,845/- Per Month
- c) The book value of the above property  
(Government value) = Rs. 1,61,19,162/-

Place : Mumbai.

Date: 28/01/2021.

  
(S. D. Thakare)  
Architect and Govt. Regd. Valuer.  
Reg.No.CAT/1/249





The undersigned has inspected the property detailed in the valuation report dated: on \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)

Date:  
Place:

Signature  
(Name of the Branch Manager  
With Office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V).

### DECLARATION-CUM-UNDERTAKING

I, S.D. Thakare Son of D.T. Thakare do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report Dated: 28/01/2021. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) My Representative Mr. Waqar Shaikh personally inspected the property on Dated: 28/01/2021. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/ dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-Tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-Tax (Appeals) or Income-Tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-Tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income-Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number/Service Tax number as applicable is AAAPT2729D
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.





**SIDDHACHAL DARSHAN CO-OP HSG SOCIETY LTD. WING C**  
 REGN No. BOM / W. E / HSG / (TC) 4503 / 89-90

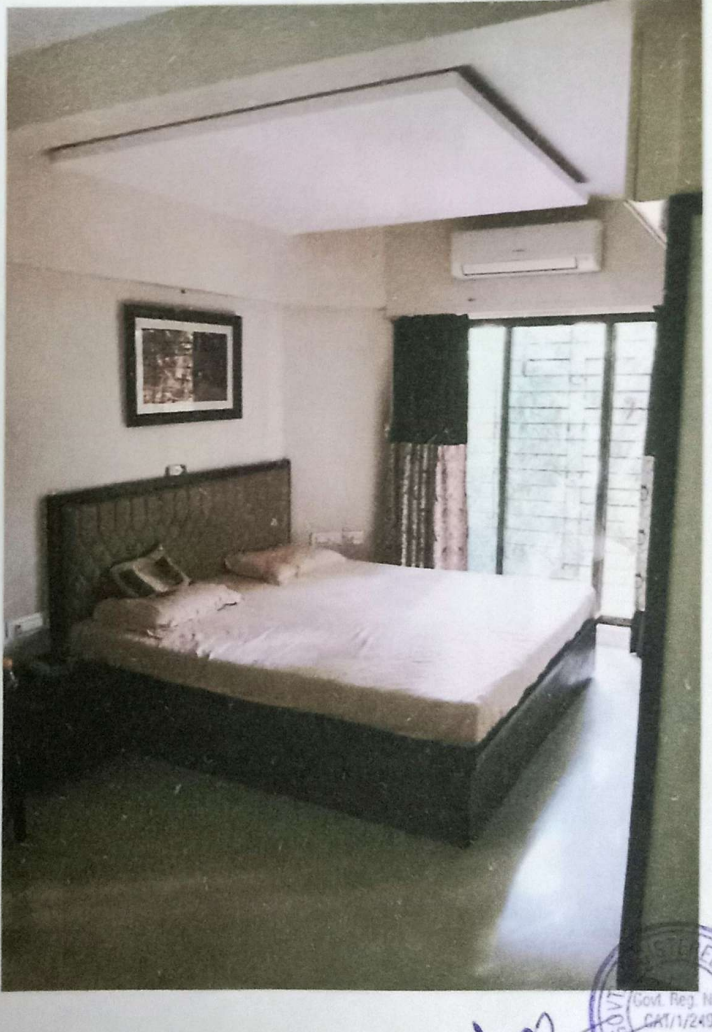
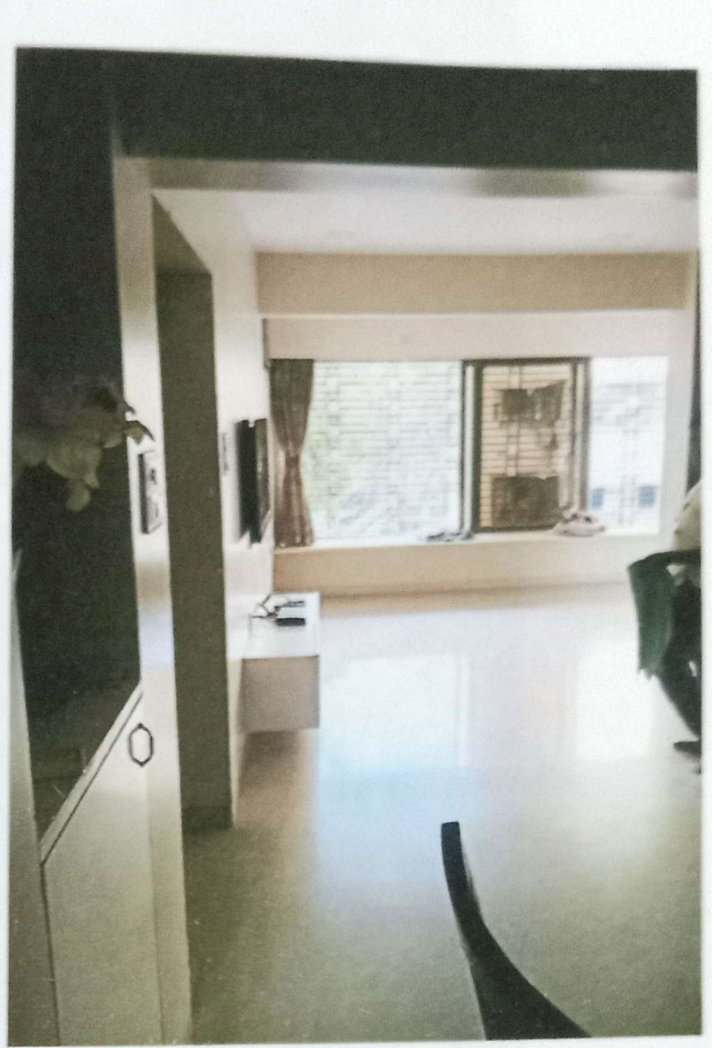
FLOOR	FLAT	NAME	FLAT	NAME
1	101	SHRI DEEPAK KUMAR R. JIWANI	102	SMT SUREKHABEN K. JIWANI
2	103	SHRI MITRA KUMAR S. JIWANI	104	SMT KALAWATI BEN K. JIWANI
3	105	SMT KAMLABAI R. JIWANI	106	SMT VINITABEN J. JIWANI
4	107	SHRI SAGANMADH SOLANKI	108	SMT PASHOMA SOLANKI
5	109	SHRI SOHANRAJ GADGADKAR	110	SMT SHAMABEN S. JAIN



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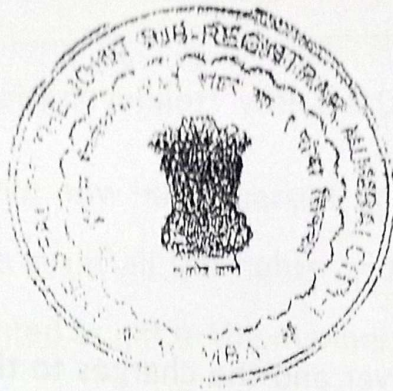
REGISTERED VALUER  
 Govt. Reg. No. CAT/1/249  
 S. D. DANGE





302  
REGISTERED VALUER  
Govt. Reg. No. CA1/1/243





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## GIFT DEED

I, KALAWATI KISHORE JIWANI an Indian inhabitant of Mumbai Aged 60 Years residing at 104, C Wing, Siddhachal Darshan, 179, Seth Motisha Lane, Byculla, , Mumbai - 400027. SEND GREETINGS

WHEREAS I had purchased vide an Agreement for Sale Dt. 14.6.1982 from Hind Maharashtra Construction Company Premises bearing Flat No. 104, on 2nd Floor having a Carpet area of 371 sq. ft. in the building known as "Siddhachal Darshan" on Plot no. C.S.No. 386 (Part) Copy of Said Agreement is attached hereto as "Annexure A" and accordingly I am the Owner of the above referred flat and on formation of Society namely, Siddhachal Darshan Co-Operative Housing Society Ltd. I have been allotted share Certificate no 46 representing 5 shares bearing Distinctive Nos. 226 to 230 by the said society. Share Certificates attached herewith as "Annexure- B"

The said flat and Share Certificate are collectively referred to for the sake of brevity as the '**said premises**'.

AND WHEREAS the *said premises* and the said shares are owned and possessed by me, I have full power and absolute authority in rights in the said premises, and the said premises and the said shares are free from any

KKJ

K. K. Jiwani



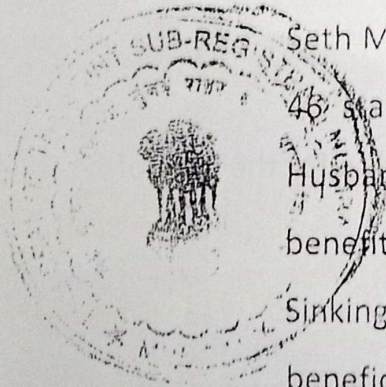
encumbrances whatsoever and the charges to the Society have been paid regularly till date.

AND WHEREAS I desire to make a Gift of my 100 % share in the said Premises alongwith the rights in the shares in favour of my Husband KISHORE SOMCHAND JIWANI out of natural love and affection.

AND WHEREAS I desire to record the said GIFT and other conditions governing the Gift in writing.

This declaration of gift therefore WITHNESSETH as under:-

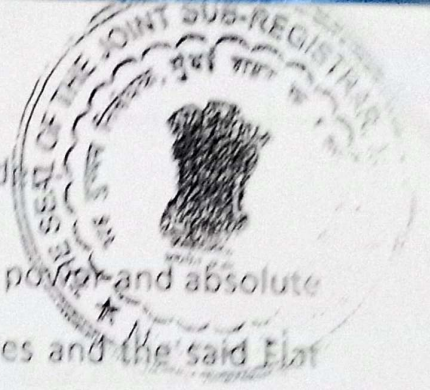
1. Having great natural love and affection towards my Husband KISHORE SOMCHAND JIWANI ( also referred to as the **DONEE** ). I hereby in consideration of the said natural love & affection gift all the rights, title and interest in the said premises owned and possessed by me being in the building known bearing No. 104, Siddhachal Darshan, C Wing, 179 , Seth Motisha Lane, Byculla, , Mumbai - 400027 and share certificate No 46 standing in my name bearing Distinctive No 226 to 230, to my Husband KISHORE SOMCHAND JIWANI, together with rights in the benefits of the proportional deposits made to the Society including the Sinking Fund lying to my credit and any deposits made by me for the beneficial enjoyment of the said Flat and all the right, title and interest use, inheritance, possession benefit, claim and demand whatever of mine to have and to hold the same unto and to the use of the Donee absolutely and forever, but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon by the Government or Municipality or other Local Authority.



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*Kishore Jiwani*





2. The Donor hereby covenants with the Donee, as under
- (a) The Donor now has in herself, good right, full power and absolute authority to grant all the rights in the said shares and the said Flat hereby granted as gift in the manner aforesaid.
  - (b) The Donee may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Flat and every part thereof and for his own use and benefits without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators or assigns or any person/s lawfully claiming or to claim by from under or in trust for the Donor.
  - (c) That the Donor's Shares and the said Flat are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and other estate, titles, charges and encumbrances whatsoever, had made executed, occasioned or suffered by the Donors or by any other person/s lawfully claiming or to claim by from under or in trust for the Donor.
3. This is an Irrevocable Gift and the Donee shall hereafter uninterruptedly and unconditionally enjoy the rights, title, and interest in the said premises to the extent of my holding therein to the total exclusion of others.
4. The Donee is free to use the premises in any manner they wish or to sell, dispose of, mortgage or otherwise deal with the premises in any manner they desire but within the rules framed by the society.

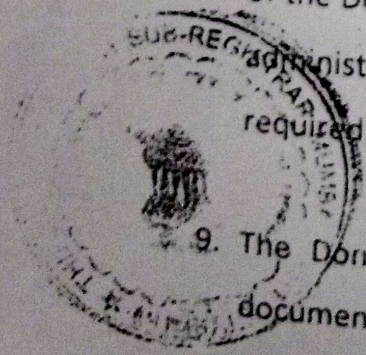
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*KKZ*

*4/Donor*



5. The Donee may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Flat and every part thereof and to his own use and benefits without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators or assigns or any person/s lawfully claiming or to claim by from under or in trust for the Donor.
6. The Donee shall pay all the charges for maintenance and other sums as may be demanded by the Society hereafter.
7. The Donee shall abide by the terms and conditions of the Society.
8. The Donor and all persons having or lawfully claiming the said shares and the said Flat or any part thereof from under or in trust for the Donor, her heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee does and executes or causes to be done and executed all such further and other acts, deeds, things, conveyances and assurance in law whatsoever for better and more perfectly assuring the said shares and the said Flat and every part thereof unto and to the use of the Donee in the manner aforesaid by the Donee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
9. The Donor and the Donee hereto agree to sign such papers and documents as may be necessary for effectively and completely transferring the right, title and interest in respect of the said shares and



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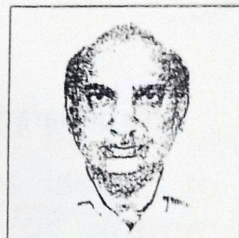
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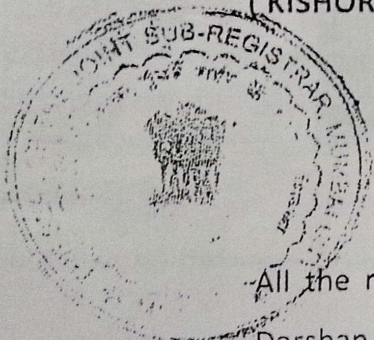
ACCEPTANCE BY DONEE

I, KISHORE SOMCHANDJIWANI Husband of KALAWATI KISHORE JIWANI, accept the Gift of Immovable property being right, title and interest in Flat No. 104, in the building known Siddhachal Darshan, C Wing, 179, Seth Motisha Lane, Byculla, Mumbai - 400027, and Share Certificate No 46 representing Distinctive Nos. 226 to 230.

*Kishore Jiwani*



( KISHORE SOMCHAND JIWANI )



SCHEDULE

All the rights, title and interest in the Flat bearing No. 104, Siddhachal Darshan, C Wing, 179, Seth Motisha Lane, Byculla, Mumbai - 400027, admeasuring 371 sq. ft. Carpet area, on Plot No. C.S. 386 (Part) in Mazgaon Division, in District Mumbai Suburban and the building is constructed somewhere in 1982 having ground and 5 upper floors with lift, alongwith Share Certificate No 46 representing Distinctive Nos. 226 to 230.

*Kalawati*

( KALAWATI KISHORE JIWANI )

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the said Flat in the name of the Donee in the books and records of the society and Registrar of Assurances.

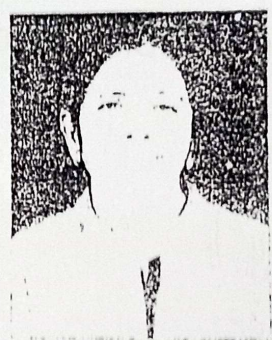
10. Stamp Duty and registration charges payable on account of this gift deed shall be paid by me.

11. This declaration of Gift is made voluntarily and out of my free will in my proper mind and without the use of any force or coercion.

This declaration of gift is made this <sup>1<sup>st</sup></sup> day of November, 2018.

KKJ

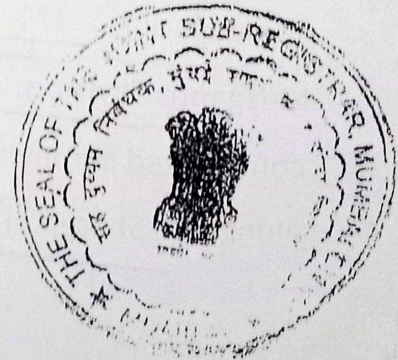
KKJ



( KALAWATI KISHORE JIWANI )

1)

2) K. B. Gole



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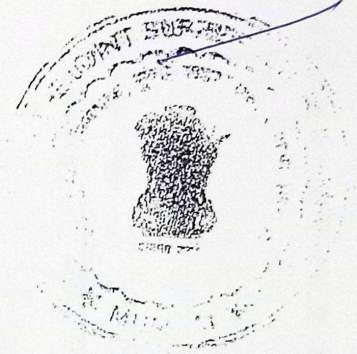


Date: 01.08.2018

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Mrs. Kalawatiben K. Jiwani is a member and flat holder of our society. The particulars of her flat are as under.

Flat No. : 104, C- wing, 2<sup>nd</sup> Floor  
 Area of Flat : 371 Sq. Ft. (Carpet)  
 Year of construction: 1982  
 Floor of building : Ground plus Five floors  
 Division : Mazgaon  
 Amenities : Lift  
 Municipal Ward : "E" Ward  
 C. S. No : 386 (part)

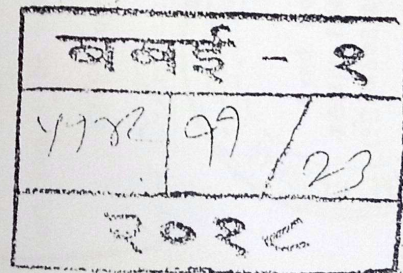


The above said information and particulars of the flat No- 104 is as per the society records and this certificate is issued to Mrs. Kalawatiben K. Jiwani to produce the same for stamp duty payment to concerned authorities of Mumbai as per her request letter dated 4<sup>th</sup> July 2018.

Thanking You

For Siddhachal Darshan Co-op. Hsg. Soc. Ltd.

Hon. Secretary





## गावाचे नाव : 1) माझगाव

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4375000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 104, माळा नं: 2रा मजला, सी विंग, इमारतीचे नाव: सिद्धाचल दर्शन को ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, रोड नं: सेठ मोतीशा लेन, इतर माहिती: भायकला, मुंबई - 400027. ( ( C.T.S. Number : 386 Pt ; ) )
(5) क्षेत्रफळ	1) 41.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कलावती किशोर जिवानी वय:-60; पत्ता:- प्लॉट नं: 104, माळा न: 2 रा. इमारतीचे नाव: सिद्धाचल दर्शन, ब्लॉक नं: -, रोड नं: सेठ मोतीशा लेन, महाराष्ट्र, मुम्बई पिन कोड:-400027 पॅन नं:-ACNPJ5899F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- किशोर सोमचंद जिवानी वय:-61; पत्ता:- 104, 2 रा, सिद्धाचल दर्शन, - सेठ मोतीशा लेन, व ज ब उद्यान, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400027 पॅन नं:-ABEPJ7732R
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	02/11/2018
(11) अनुक्रमांक, खड व पृष्ठ	5148/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	





GIFT DEED

I, NITIN SOMCHAND JIWANI an Indian inhabitant of Mumbai Aged 59 Years residing at 103, C Wing, Siddhachal Darshan, 179, Seth Motisha Lane, Byculla, , Mumbai - 400027. SEND GREETINGS

WHEREAS I had purchased vide an Agreement for Sale Dt. 14.6.1982 from Hind Maharashtra Construction Company Premises bearing Flat No. 103, on 2nd Floor having a Carpet area of 394 sq. ft.in the building known as "Siddhachal Darshan" on Plot no. C.S.No. 386 (Part) Copy of Said Agreement is attached hereto as "Annexure A" and accordingly I am the Owner of the above referred flat and on formation of Society namely, Siddhachal Darshan Co-Operative Housing Society Ltd. I have been allotted share Certificate no 45 representing 5 shares bearing Distinctive Nos. 221 to 225 by the said society. Share Certificates attached herewith as "Annexure- B"

The said flat and Share Certificate are collectively referred to for the sake of brevity as the 'said premises '.

AND WHEREAS the *said premises* and the said shares are owned and possessed by me, I have full power and absolute authority in rights in the said premises, and the said premises and the said shares are free from any

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*Nitin Somchand Jiwani*

*Nitin Somchand Jiwani*



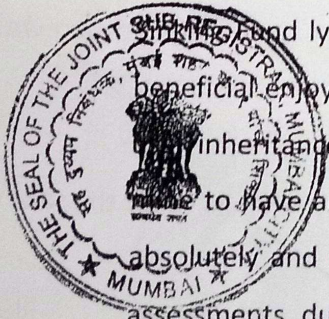
encumbrances whatsoever and the charges to the Society have been paid regularly till date.

AND WHEREAS I desire to make a Gift of my 100 % share in the said Premises alongwith the rights in the shares in favour of my Brother **KISHORE SOMCHAND JIWANI** out of natural love and affection.

AND WHEREAS I desire to record the said GIFT and other conditions governing the Gift in writing.

This declaration of gift therefore WITHNESSETH as under:-

1. Having great natural love and affection towards my Brother **KISHORE SOMCHAND JIWANI** ( also referred to as the **DONEE** ) I hereby in consideration of the said natural love & affection gift all the rights, title and interest in the said premises owned and possessed by me being in the building known bearing No. 103, Siddhachal Darshan, C Wing, 179 , Seth Motisha Lane, Byculla, , Mumbai - 400027 and share certificate No 45 standing in my name bearing Distinctive No 221 to 225, to my Brother **KISHORE SOMCHAND JIWANI**. together with rights in the benefits of the proportional deposits made to the Society including the and lying to my credit and any deposits made by me for the beneficial enjoyment of the said Flat and all the right, title and interest inheritance, possession benefit, claim and demand whatever of to have and to hold the same unto and to the use of the Donee absolutely and forever, but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon by the Government or Municipality or other Local Authority.



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*Shaw*  
*Jiwani*



... have been paid  
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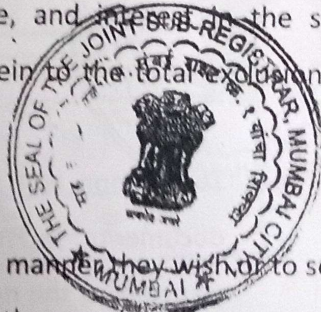
2. The Donor hereby covenants with the Donee, as under -

(a) The Donor now has himself, good right, full power and absolute authority to grant all the rights in the said shares and the said Flat hereby granted as gift in the manner aforesaid.

(b) The Donee may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Flat and every part thereof and for their own use and benefits without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators or assigns or any person/s lawfully claiming or to claim by from under or in trust for the Donor.

(c) That the Donor's Shares and the said Flat are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and other estate, titles, charges and encumbrances whatsoever, had made executed, occasioned or suffered by the Donors or by any other person/s lawfully claiming or to claim by from under or in trust for the Donor.

3. This is an Irrevocable Gift and the Donee shall hereafter uninterruptedly and unconditionally enjoy the rights, title, and interest in the said premises to the extent of my holding therein to the total exclusion of others.



4. The Donee is free to use the premises in any manner they wish or to sell, dispose of, mortgage or otherwise deal with the premises in any manner they desire but within the rules framed by the society.

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२०१६	

*P. Hanu*

*W. B. ...*

... Account ...  
Page 2 of 2



5. The Donee may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Flat and every part thereof and for his own use and benefits without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators or assigns or any person/s lawfully claiming or to claim by from under or in trust for the Donor.

6. The Donee shall pay all the charges for maintenance and other sums as may be demanded by the Society hereafter.

7. The Donee shall abide by the terms and conditions of the Society.

8. The Donor and all persons having or lawfully claiming the said shares and the said Flat or any part thereof from under or in trust for the Donor, his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee does and executes or causes to be done and executed all such further and other acts, deeds, things, conveyances and assurance in law whatsoever for better and more perfectly assuring the



of the Donee in the manner aforesaid by the Donee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required

9. The Donor and the Donee hereto agree to sign such papers and documents as may be necessary for effectively and completely transferring the right, title and interest in respect of the said shares and

२०२६ - २		
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२०२८		

*[Handwritten signature]*

*[Handwritten signature]*



the said Flat in the name of the Donee in the books and records of the society, and Registrar of Assurances.

10. Stamp Duty and registration charges payable on account of this gift deed shall be paid by me.

11. This declaration of Gift is made voluntarily and out of my free will in my proper mind and without the use of any force or coercion.

This declaration of gift is made this <sup>6<sup>th</sup></sup> day of November, 2018.

*N. Somchand*



( NITIN SOMCHAND JIWANI )



1) *[Signature]*

2) *K. B. Lole*

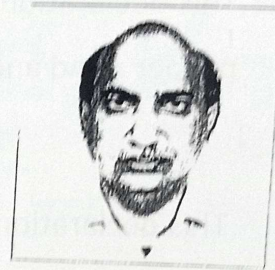
बवई - १	
५२४	११ / २६
२०१८	



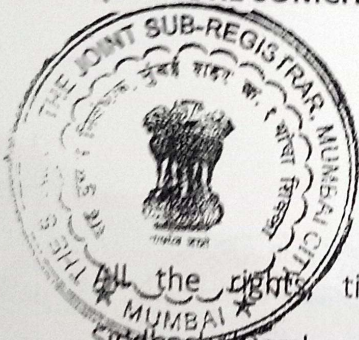
ACCEPTANCE BY DONEE

I, **KISHORE SOMCHAND JIWANI** Brother of **NITIN SOMCHAND JIWANI**, accept the Gift of Immovable property being right, title and interest in Flat No. 103, in the building known Siddhachal Darshan, C Wing, 179, Seth Motisha Lane, Byculla, , Mumbai - 400027 , and Share Certificate No 45 representing Distinctive Nos. 221 to 225.

*Kishore Somchand Jiwani*



.....  
( **KISHORE SOMCHAND JIWANI** )



SCHEDULE

All the rights, title and interest in the Flat bearing No. 103, Siddhachal Darshan, C Wing, 179, Seth Motisha Lane, Byculla, Mumbai - 400027, admeasuring 394 sq. ft. Carpet area, on Plot No. CS. 386 (Part) in Mazgaon Division, in District Mumbai Suburban and the building is constructed somewhere in 1982 having ground and 5 upper floors with lift, alongwith Share Certificate No 45 representing Distinctive Nos. 221 to 225.

*Nitin Somchand Jiwani*



.....  
( **NITIN SOMCHAND JIWANI** )

बकाई - २	
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For



Regd. No. BOM/W-E/HSG/(TC)4503/89-90

**Siddhachal Darshan Co-operative Housing Society Ltd.**

179, SETH MOTISHA LANE (LOVE LANE) BYCULLA MUMBAI-400027

Date: 01.08.2018

Ref. No. -

**TO WHOM SO EVER IT MAY CONCERN**

This is to certify that Mr. Nitin S. Jiwani is a member and flat holder of our society. The particulars of his flat are as under.

Flat No. : 103, C- wing, 2<sup>nd</sup> Floor  
Area of Flat : 394 Sq. Ft. (Carpet)  
Year of construction: 1982  
Floor of building : Ground plus Five floors  
Division : Mazgaon  
Amenities : Lift  
Municipal Ward : "E" Ward  
C. S. No : 386 (part)

The above said information and particulars of the flat No- 103 is as per the society records and this certificate is issued to Mr. Nitin S. Jiwani to produce the same for stamp duty payment to concerned authorities of Mumbai as per his request letter dated 4<sup>th</sup> July 2018.

Thanking You

For Siddhachal Darshan Co-op. Hsg. Soc. Ltd.

Hon. Secretary



बबई - १	
420E	93/26
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2/1953

सूची क्र.2

दुय्यम निबधक : दु.नि.मुंबई शहर ।  
दस्त क्रमांक : 5246/2018  
नोंदणी :  
Regn:63m

118  
10/2020  
Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

गावाचे नाव : 1) माझगाव

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4645500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: फ्लॅट नं 103.2 रा मजला,सी-विंग,सिद्धाचल दर्शन,179,सेठ मोतीशा लेन,भायखळा,मुंबई 27. (सी.टी.एस.नं.386)(( C.T.S. Number : 0 ; ) )
(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:-नितिन सोमचंद जिवानी वय:-59, पत्ता:-103, 2 रा. सिद्धाचल दर्शन, 179, सेठ मोतीशा लेन, व ज ब उद्यान, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400027 पॅन नं:-ABEPJ7731N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर सोमचंद जिवानी वय:-61, पत्ता:-103, 2 रा, सिद्धाचल दर्शन, 179, सेठ मोतीशा लेन, व ज ब उद्यान, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400027 पॅन नं:-ABEPJ7732R
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	06/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	5246/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



THE **SIDDHACHAL DARSHAN** CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M.C.S. Act 1960)

(Registration No. **BOM/W-E/HSGI**  
**(TC)/4503/89-90** and Date **23 AUG 1989**)

No. **545**

Authorised Share Capital Rs. Seven lacs Divided into 14000 Shares each of Rs. 50/- only

Member's Register No 45

THIS IS TO CERTIFY that Shri/Smt. Nilin Kumar Somchand Tiwari

of Bombay is the Registered Holder of [five] Shares from No. 221

to 225 of Rs. 50 each [Rupees Fifty each]

in THE Siddhachal Darshan CO-OPERATIVE HOUSING SOCIETY LTD.

179, Sheh Motishah Lane, (Love Lane),  
Byculla, BOMBAY-400 027

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 First

day of October 1990

ehandulal. J. Framewala

Chairman

Sagarimal B. Solanki

Hon. Secretary

Member of the Committee

Atul

P. T. O.





Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	06/02/2019 <i>[Signature]</i> Chairman	Shri Kishore Somchand Jiwani <i>[Signature]</i> Hon. Secretary	45	120 Dinesh Sangher Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		<i>[Signature]</i> Committee Member
5	Chairman	Hon. Secretary	<i>[Signature]</i>	<i>[Signature]</i> Committee Member



THE **SIDDHACHAL DARSHAN** CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. **BOM/W-E/HSG/** and Date **23 AUG 1989**  
(TC)/4503/89-90

No. **\*\* 46**

Authorised Share Capital Rs. Seven Lacs Divided into 14000 Shares each of Rs. 50/- only

Member's Register No 46

THIS IS TO CERTIFY that ~~Shri~~/Smt. Kalawati Kishore Kumar Jiwani

of Bombay is the Registered Holder of [five] Shares from No. 226

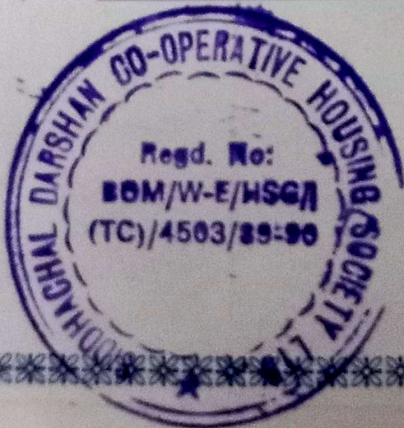
to 230 of Rs. 50/- each [ Rupees Fifty each ]

in THE **Siddhachal Darshan** CO-OPERATIVE HOUSING SOCIETY LTD.

179, Sheth Motishah Lane, (Love Lane),  
Bveulla, BOMBAY-400 027

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 First  
day of October 1990



Chandulal. J. Framewala

Chairman

Sagarnal B. Solanki

Hon. Secretary

A. M. M.

Member of the Committee

P. T. O.



Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	06/02/2019	Shri Kishore Somchand Tiwari	46	121
1	<i>[Signature]</i> Chairman	<i>[Signature]</i> Hon. Secretary		Dinesh Sanjay Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member