

**LV NO : 1243**

**LAND VALUATION**  
**REPORT**  
**ON**

**SHREEPATI BUILD INFRA INVESTMENT LTD.**  
**SHREEPATI GARDEN COMPLEX**  
**PAREL - SEWRI DIVISION**  
**DR. BABASAHEB AMBEDKAR ROAD**  
**KRISHNA NAGAR**  
**MUMBAI – 400 014.**

\* \* \* \* \*

**AMIRAJ ASSOCIATES**

Prop. Rajanikant B. Rele

Architect, Govt. Registered Valuer, Govt. Approved Insurance  
Surveyor & Loss Assessor, Financial Project Consultant, Ex-  
Valuer on High Court Panel

**32 Moghal Bldg., 2<sup>nd</sup> Floor, 25, Vaju Kotak Marg**  
**Ballard Estate, Mumbai – 400 001.**

**Tel No .: (O) 2262 53 22 – (R) 2839 17 70**  
**(M) 922 322 0595**





GARDEN



# AMIRAJ ASSOCIATES



Architect, Govt. Registered Valuer – Govt. Approved Insurance – Surveyor  
Loss Assessor, Financial Project Consultant, Ex-Valuer on High Court Panel

32, Moghal Bldg., 2<sup>nd</sup> Floor, 25, Vaju Kotak Marg, Ballard Estate, Mumbai – 400 038 Tel. : 2262 53 22.

(R) 2839 17 70 (M) 922 322 05 95

**RAJANIKANT B. RELE**  
G.D. Arch., A.I.I.A., F.I.V. M.C.A.

Ref. No.: AA/2024/FS/1243

Date: 2<sup>nd</sup> March, 2024

## LAND VALUATION REPORT

### AT GLANCE REPORT'S SUMMARY

**REPORT ON LAND VALUATION OF IMMOVEABLE PROPERTY OF SHREEPATI BUILT INFRA INVESTMENT LTD THE RESIDENTIAL AND COMMERCIAL COMPLEX FOR SHREEPATI GARDEN COMPLEX FOR THE PROPOSED CO-OPERATIVE HOUSING SOCIETY LTD. C.S. NO. 98, 99, 97, 1/97, 2/97, 3/97, 1A/97, 198/74, 198/74 222/74 AND 204/74 IN PAREL – SEWRI DIVISION, DR. BABASAHEB AMBEDKAR ROAD, KRISHNA NAGAR, MUMBAI – 400 014. GREATER MUMBAI CITY.**

1. Purpose for which Project and Redevelopment Report is made : Fair Market Land Value and Determination of Land FSI.
2. Date as on which Development is going to be started. : June 2025
3. Virtually determination date of completion of Complex : May 2030
4. Name of the Developers/Builders Or Owner(s) : M/s. Shreepati Built Infra Investment Ltd.  
Director Mr. R. R. Chaturvedi, Assignors & Owner of the said Property.
5. If the asset is under joint ownership, co-ownership, share of each owner : The said asset is owned by the said owner as per development agreement of MOU or Conveyance attached herewith
6. Description of the above said asset and for the purpose to be used : The details of land are given below in the Report. The said plot is situated at Dr. Babasaheb Ambedkar Road, Krishna Nagar, in the heart of Mumbai City.
7. FSI Value of the Land 100 % share : Rs. 1254.00 crores

## AMIRAJ ASSOCIATES

Architects , Valuers & Surveyor  
32 , Moghal Bldg. , 2<sup>nd</sup> Floor ,  
25 , Vaju Kotak Marg , Ballard Estate ,  
Mumbai - 400 001 .

Continuation Sheet No. 2

8. We hereby declare that:

- a. The information furnished above is true and correct to the best of our knowledge and belief.
- b. The Land Valuation Report is prepared on the basis of "Memorandum of Understanding" (MOU) or Conveyance which is made with the Owner & others are - "Assignors" and Mr. R.R. Chaturvedi, Director of M/s. Shreepati Group of the other part of the MOU is attached herewith the said report.
- c. We have no direct or indirect interest in the asset cost valued by us for the said Company/Developers/Builders, etc.
- d. General specification & description of the building & complex are fully considered on basis on Building National Code of India
- e. We have personally inspected and surveyed the site on 28<sup>th</sup> February 2024 for the said Land Valuation Report of the said Residential and Commercial Complex located/situated at Dr. Babasaheb Ambedkar Road, Krishna Nagar, Mumbai - 400 014.
- f. We shall not be liable and/or responsible for any matter related to any opinion given by us regard any value and /or financial Liability & we shall not be held responsible for any damages/compensation for the said property.

For AMIRAJ ASSOCIATES



(Rajanikant B. Rele)  
Architect, Valuer, Surveyor,  
Project Financial Consultant,  
Government Registered Valuer  
Reg. No. CA/77/3959,SLA/4855,  
FIV/2337 & CAT/I/227

# AMIRAJ ASSOCIATES



Architect, Govt. Registered Valuer – Govt. Approved Insurance – Surveyor  
Loss Assessor, Financial Project Consultant, Ex-Valuer on High Court Panel

32 , Moghal Bldg. , 2<sup>nd</sup> Floor , 25 , Vaju Kotak Marg , Ballard Estate , Mumbai – 400 038 Tel. : 2262 53 22 .

( R ) 2839 17 70 ( M ) 922 322 05 95

**RAJANIKANT B. RELE**  
G.D. Arch., A.I.I.A., F.I.V. M.C.A.

Ref. No.: AA/2024/GS/1243

Date: 2<sup>nd</sup> March, 2024

## LAND VALUATION REPORT

**REPORT ON LAND VALUATION OF IMMOVEABLE PROPERTY OF SHREEPATI BUILT INFRA INVESTMENT LTD THE RESIDENTIAL AND COMMERCIAL COMPLEX FOR SHREEPATI GARDEN COMPLEX FOR THE PROPOSED CO-OPERATIVE HOUSING SOCIETY LTD. C.S. NO. 98, 99, 97, 1/97, 2/97, 3/97, 1A/97, 198/74, 198/74 222/74 AND 204/74 IN PAREL – SEWRI DIVISION, DR. BABASAHEB AMBEDKAR ROAD, KRISHNA NAGAR, MUMBAI – 400 014. GREATER MUMBAI CITY.**

### I. INTRODUCTION:

Pursuant to instruction received from Director & Proprietor Mr. R.R. Chaturvedi of M/s. Shreepati Group, at Mumbai. We have inspected and surveyed the property on 28<sup>th</sup> February, 2024. The above mentioned properties now belong to Shreepati Built Infra Investment Ltd, on which we are giving our detailed opinion and suggestion. The Land Valuation Report is based on the existing documents i.e. legal documents, revenue documents and technical documents of the said redevelopment property; to raise the Development Funds, Financial Institute and also for the Court Purpose. The Shreepati Garden Complex is situated at Dr. Babasaheb Ambedkar Road, Krishna Nagar, Mumbai – 400 014, is one of the Project from the property division of M/s. Shreepati Group of Companies, Mumbai.

Shreepati Built Infra Investment Ltd is developing the property having C.S. No.98, 99, 97, 1/97, 1A/97, 2/97, 3/97, 222/74, 204/74, 198/74 & 199/74 out of which some buildings belonged to MHADA, Municipal and BEST which are involved in cluster redevelopment scheme under DCR 33(9), in Parel Sewri Division, Dr. Babasaheb Ambedkar Road, Krishna Nagar, Mumbai. In all 20 nos. of properties having 1928.00 no. of tenants. The plot is free from all encumbrances nor has it been mortgaged to any 3<sup>rd</sup> party and there is no lien or liability on the above said property and the property belongs to Shreepati Built Infra Investment Ltd only.

### II. SITUATION AND LOCATION OF THE PROPERTY:

The said property under redevelopment is situated in middle class Residential locality of Parel area, with benefit of two abutting Road viz. 25.00 and 20.00 mts. (80 ft. and 60 ft.), at North East junction of the plot. The Elphinston Railway Station is about 1 k.m. away from the site.

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Architects , Valuers & Surveyor  
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Mumbai - 400 001 . Tel. : 2262 53 22

Continuation Sheet No. 2

Ref. No. : AA/

The Landmark of the locality are:

1. Damodar Hall
2. Parel Post Office
3. B.M.C. F-South Ward
4. Shirodkar Market
5. St. Mary's Church
6. Ganaraj Foundation Comp. Academy
7. Rahator Memorial Methodist Church, Parel

All Civil amenities are available within approachable distance. It is served by buses and taxis and the Elphinston Railway Station is also near to the "Proposed Residential and Commercial Complex" as far as surface communication is concerned.

### III. VALUATION DONE BY :-

Mr. Rajanikant B. Rele, the proprietor of the **M/s Amiraj Associates**, aged **75 years**, has experience in the Valuation, Surveyor and field of Architectural for **more than 53 years**. He is a Registered Govt. Approved Valuer under Section 34AB of the Wealth Tax Act, Income Tax Act & Gift Tax Act, Govt. of India, having **Reg. No. CAT/I/227**. He is also registered with **Council of Architecture, New Delhi**, under **Registration No. CA/77/3959 in the year 1977**, Govt. of India, New Delhi. He has more than the 47 years of registration with the "**Council of Architecture**", **New Delhi - 110003, under Architect Act 1972 of Government of India**. He is also Associates and fellow of Indian Institute of valuer, New Delhi 110003, vide **Registration No. FIV/2337** since 18 January 1991. We have carried out more than 488 Repairs Work of Dilapidated Building in the Mumbai City. We have completed assignment of 2836 Valuation & Survey Report Work. We have prepared 127 No. of Masne Profit Report for the Court Valuation Purposes. We have also designed & completed Redevelopment Project Report Work in 136 Nos. of Old Dilapidate Building in the Mumbai & also S.R.A. Redevelopment work in Mumbai City.

### IV. THE PARTICULARS TECHNICAL DETAILS AND GENERAL SPECIFICATION OF LAND VALUATION REPORT FOR IMMOVEABLE PROPERTY IN PAREL - SEWRI DIVISION, DR. BABASAHEB AMBEDKAR ROAD, KRISHNA NAGAR, MUMBAI:

#### NATURE OF THE LAND:

This land falls in C.S. NO. 92, 94, 98, 99, 97, 1/97, 2/97, 3/97, 1A/97, 1B/97, 222/74, 204/74, 198/74 & 199/74 in all 50 no. of properties having an aggregate of 29,889.12 Sq. mts., having 1928 no. of tenants in the property under reference. Refer to the block & location plan attached herewith. It is a Partly Freehold & Leasehold Land and Shreepati Built Infra

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Continuation Sheet No. 3

Investment Ltd is redeveloping the property under D.C.R. 33(9), 110% incentive i.e. Cluster Redevelopment. The present several Assignors are owners as per their agreements and admeasuring 35,747.38 Acres or 29,889.12 Sq. yards as per the various P.R. Cards of the said property. The above land is partly situated in a Residential Zone with shop lines facing the Dr. B.A. Road as shown in blue lines and marked 'A' to 'B' and 'C' to 'D' and partly in Service Industrial Zone (I-1). The land under reference abuts the reservation of Recreation Ground and designations of Telephone Exchange and Secondary School as shown distinctly on plan.

**V. ESTIMATE FUTURE LIFE OF THE OLD BUILDINGS:**

We ascertain the future life of the building through our site inspection of the property. We estimate the future life of the said structure as under:

Since we ascertain the "Natural Life" of the building is 65 to 70 years and we record the present life of the building, letting period and present period as under:

( I )	( II )	( III )
BUILDINGS PRESENT AGE	BUILDINGS FUTURE AGE	TOTAL LIFE
70 years	5years	75 years

**VI. COMPARATIVE STUDY OF FAIR MARKET VALUE, INDEX AND SALE INSTANCES OF THE SAID COMPLEX IN PAREL - SEWRI DIVISION, AT DR. BABASAHEB AMBEDKAR ROAD, KRISHNA NAGAR, MUMBAI:****SALE INSTANCES:**

The relevant 'Instances of Sale' is indicated at Annexure - II, attached herewith the Report and is known as property Index II for the year 2023-2024 for Parel - Sewri Division, Mumbai and considered near to the vicinity of Dr. Babasaheb Ambedkar Road, Krishna Nagar, Mumbai - 400 014.

**VII. VERIFICATION AND SEARCH ON SALE INSTANCES OR COST ANALYSIS:**

However, the Sale Instances quoted and located in the locality, very close to the vicinity. The said Cost Analysis and Sale Instances of the building stated in Index I of the said property have also been considered herewith the surrounding vicinity area.

The various factors that effect the rate can be broadly categorized into 4 categories viz. ( A ) Physical Characteristic, ( B ) Legal Restriction, ( C ) Social Factor and ( D ) Economical Condition on property as well as land and building.

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In the table below the effect of the factors are deposited quantitatively. The ( + ) sign indicates the effect of the particular factors on the value of Sale Instances is greater as compared to the property under Land Valuation. The ( - ) sign indicates that the contribution of that particular factor to be Valued of Sale Instances is comparatively lower with our past experience of the said Land Valuation field.

**VIII. COMPARISON STATEMENT OF VARIOUS ASPECTS OF LAND OF THE SAID SOCIETY PROPERTY:**

PHYSICAL	LEGAL	SOCIAL	ECONOMIC	OVERALL
( + )	( + )	( + )	( + )	100%

**IX. CERTIFY THE EXISTING TENANTS AREA & WORKING ON REHAB AREA AND SALEBLE AREA OF THE LAND UNDER THE SAID COMPLEX:-**

The general and applicable of addition FSI worked out to the redevelopment and addition FSI proposed to be redevelopment under DCR 33 (9) as the building area of "A" is a Cess Categories, in all there are maximum nos. tenants having 300 sq.ft rehab area as per DCR 33(9) i.e. 60% incentive is available on rehab area for redevelopment of the property. The additional area which is call as the Salable Area of the land. The existing rehab tenants to be allotted their premises free of cost under the MHADA Act of Maharashtra Government. The Shreepati Garden Complex designed for 50 floors with 6 Land Podium car parking.

**X. THE PARTICULARS OF LAND STATUS AND WORKING ON REHAB AREA OF THE BUILDING AS UNDER :-**

SHREEPATI GARDEN - KRISHNA NAGAR							
SR. NO.	C. S. NO.	NAME OF PROPERTY	Plot area	Set back area	Reservat ion area	Ex. BUA on set back/ reservation	No. of tenants
1	98	Krishna Nagar	6,522.63	327.64	-	1,207.73	618
2	99	Laxmi Cottage	2,980.79	265.83	-	1,227.46	379
3	97	Khatri Compound	2,090.78	134.64	-	467.27	60
4	1/97		2,285.32	71.83	-	299.22	128
5	1A/97		125.42	-	-		9
6	2/97		2,384.26	-	2,384.26		61
7	3/97		2,164.45	-	-		68
8	198/74	Ibrahim Mansion	440.64	124.76	-	499.04	42
9	199/74	Naim Manzil	424.75	127.00	-	508.00	23
10	Post office lane		1,526.00	75.57	-		0
11	222/74 (part)	BIT Chawl	6,225.00	-	-		480
12	204/74	BEST	2,719.08		1,587.56	3444.72	60
			<b>29,889.12</b>	<b>1,127.27</b>	<b>3,971.82</b>	<b>7,653.44</b>	<b>1,928.00</b>



The Plot area considered on the land Valuation Report on the basis of the following factors :-

Note :- We have verified/ received the documents as mentioned above and are certifying that they are correctly included in the project and are in accordance with various law including 33(9) DCR – 2034 ( Development Control Regulation - 2034) of Greater Mumbai City.

**XI. CONCEPT VALUE OF BALANCE POTENTIALITY OF LAND CONSIDERATION OF THE SAID PLOT FOR REDEVELOPMENT OR POTENTIALITY OF LAND FOR THE YEAR:**

While considering the present plot area of the building, the land possesses the potentialities of the land being preferably used for redevelopment under DCR 33(9) of the building. Since the value of potentiality of the land has been separately worked out in the Land Valuation Report which is as under :

<b>SHREEPATI GARDEN, Dr. B.A. Road, Mumbai 400 014</b>		
<b>Working As per proposed DCR 33 (9) (2023) of MCGM</b>		
<b>Sr No</b>	<b>Parameters</b>	<b>Sq. mtrs.</b>
<b>PROFAMA - PART-A</b>		
1	Gross plot area	29,889.12
2	Reservation and set back area	5,099.09
3	Non reserved net plot area	24,790.03
4	F.S.I. 4 on net plot area	<b>99,160.12</b>
5	Existing BUA on reservation and set back area	7,653.44
6	Land component	5,754.47
7	Land component more than plot area, therefore F.S.I. 4 on plot area.	<b>20,396.36</b>
8	Total permissible f.s.i.	<b>119,556.48</b>
<b>PART-B</b>		
1	Total proposed rehab BUA including additional entitlement	109,368.42
16	Total proposed BUA for incentive including additional entitlement	109,368.42
17	110% incentive	120,305.26
8	Additional BUA in lieu of Reservation for developer ( 3169.51 x f.s.i. 0.30 x 1.5 )	1,426.28
18	Total remissible F.S.I. ( Rehab + incentive )	<b>231,099.96</b>
20	Surplus area	-
21	60% share to MCGM on surplus area	-
22	40% share to Owner on surplus area	-
23	Total incentive to developer	<b>121,731.54</b>

Therefore there is balance Salable FSI potentiality of the land area is **1,21,731.54 Sq. mts.** against the said property for the redevelopment.

**B. VALUE OF POTENTIAL LAND OR BALANCE F.S.I.:**

1.	Area of potentiality of land	:	1,21,731.54 Sq. mts.	-----
2.	Year of Land Value	:	2023 - 2024	
3.	Value of FSI Land	:	Rs. 1,03,000/- per Sq. mts.	-----
			Rs. 1253.83 crores	
	Say	:	Rs. 1254.00 crores	=====

Therefore the potential or balance FSI Value of the land works out to be Rs. 1254.00 crores against the said property.

**XII. CERTIFICATE ON THE LAND VALUATION REPORT:**

Considering all the above factors to enumerate above, we are of the opinion that 'Fair Market Value' of the FSI Land Value at Dr. Babasaheb Ambedkar Road, Krishna Nagar, Parel - Sewri, Mumbai - 400 014, works out to Rs. 1254.00 crores ( Rupees One Thousand Two Hundred Fifty Four Crores Only ) as on the date of the Land Valuation Report which is considered as "Most Economical, Fair, Reasonable & Justified the Total Land FSI Value as on 1<sup>st</sup> March 2024.

For AMIRAJ ASSOCIATES



(Rajanikant B. Rele)  
Architect, Valuer, Surveyor,  
Project Financial Consultant,  
Government Registered Valuer  
Reg. No. CA/77/3959,SLA/4855,  
FIV/2337 & CAT/1/227

- Encl.: 1. Lay Out Plan  
2. P.R Card.  
3. Property Tax Bills  
4. Repair Cess Bills  
5. Study of Cost Index Analysis.  
6. D.P. Remark and Plan.  
7. C.T.S. Plan of Complex.

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**SURVEY OF LAND AND CONSTRUCTION COST INDEX  
MUMBAI SUBURBAN AND MUMBAI CITY**


Property located at Shreepati Garden Commercial Complex Dr. Babasaheb Ambedkar Road, , Parel - Sewri, Krishna Nagar, Mumbai-400014.

(Market Value Rate for the year 2023 - 2024)

Category	Village No & Zone No.	Location of Property	Year - 2023-2024. Ready Reckoner Rate of Open Lands in Rs. Per FSI (Sq. mts.)	Land and Bldg. Rate for Residential users (Sq. mts.)	Land and Bldg. Rate for Commercial Office above Floors users (Sq. mts.)	Land and Bldg. Rate for Commercial Shop on Ground Floor users (Sq. mts.)	Land and Bldg. Rate for Industrial Area (Sq. mts.)
I.	Z11/82	Land Value Survey On North Jaganathran Bhatankar Marg (Elphistone Road) and Extended to Jerbai Wadia Marg, on South Boundary of F Ward and Dattaram Lad Marg (Kalachowky Road) on East Dr. Babasaheb Ambedkar Marg, and Dr. S.S. Road Marg and Hospital Avenue Road and on West control Railway Line. All portion surrounded	Rs.97,910/-	Rs.2,29,990/-	Rs.2,64,490/-	Rs.3,07,200/-	Rs.2,30,700/-
II.	Z11/82	Construction Cost Survey R.C.C. Construction:- R.C.C. Slab, Brick/Concrete Wall, Joint with cement mortar, Cement Plastered wall, tiles flooring	Construction on Land Cost Per Sq. mts. Rs. 30,250/- Per Sq Mts.	Consideration of Cost on Project Rs. 35,000/- Per Sq.Mts.			
III.	Z11/82	Certification on Value of Land and Cost of Construction	Assessed Value of Land Rs.1,03,000/- Sq. mts. Or Rs. 9,551/- Sq.ft.	Assessed Cost of Construction Rs.35,000/- Sq. mts. Or Rs. 3,250/- Sq.ft.			

NOTE :-

We hereby certify Total Land FSI Value of Shreepati Garden Commercial Complex Dr. Babasaheb Ambedkar Road, , Parel - Sewri, Krishna Nagar, Mumbai City Land FSI Value. The Value of the Land FSI and Cost of Construction of the Shreepati Garden we hereby certified as state above by us for the said Redevelopment Project Complex of M/s Shreepati Build Infra Investment Ltd., Mumbai is in city of Mumbai - 400 014.

For AMIRAJ ASSOCIATES  
  
(Rajanikant B. Rele)  
Architect, Valuer, Surveyor,  
Project Financial Consultant  
Govt. Registered Valuer

**PROPERTY  
DOCUMENTS**

\* \* \* \* \*



1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Nature	6. Area in Sq. Yds./Mts.	7. Location Survey No.	8. Collector's Dist. No.
460	SARVADAS ROAD	92, 170, 1200 'F' WARD NOS. 117(1-3) AND 171, 175, 177, 179	1/77	FREE HOLD	50 YARDS ( 2133.20 ) 50 METERS 2295.32	2604 PART	4/14630 PART (-MIL-)

9. Name of Person in Beneficial Ownership due to Govt.	10. Mode of Acquisition by Private Person	11. Description of Title
- Nil -	(A) H-HANDED EDHARTI, B-HANDED EDHARTI, C-MALIMARI, D-(ZAREHANI) AND E-MOTIBHARI, SONS AND DAUGHTERS OF EDHARTI MAJI ABDULLA ALL THINGS BY THE ONLY APPOINTED GUARDIAN (MARTIAL) WIFE OF MAJI ABDULLA STURICK AND F-MARTIAL WIFE OF MAJI QUES MAJI STURICK MARTIAL.	- Nil -

12. Original Grant from Govt. (If any)	13. Lease from Public Body or Fairland	14. Lease from Public Body or Fairland	15. Ground Rent due to Public Body or Fairland	16. Superincumbent Right
- Nil -	- Nil -	- Nil -	- Nil -	(0)-50/-13.6.48.50/-13.6.40.50PMT.

**17. Remarks**

- Nil -

Name of Applicant: SHREEMATI INVESTMENTS  
Date of Application: 31/12/2008  
Fee recovered: Rs. 6016/00.00  
Reference of issue: 4310127998  
Date of issue: 27 JAN 2009

( Rectangular 'L' Brackets shows entry deleted )

Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 2285.32 Sq. meters.  
(100 YARDS) 100 YARDS EIGHTY FIVE POINT SEVENTY TWO SQ. METERS (MIL) WHICH HAS BEEN VERIFIED WITH THE ORIGINAL RECORD AND FOUND CORRECT.

*[Signature]*  
Superintendent

Mumbai City Survey and Land Records



1A/97

1. Street No. 440	2. Name of Street or Locality SAPORIBAG ROAD	3. Street No. -NIL-	4. Cadastral Survey No. 1A/97	5. Nature FREE HOLD	6. Area in Sq. Yds./Mts. 98.7000 (159.00) 98.7000 (175.42)	7. Lengths Survey No. 2844 PART	8. Collectors Box No. (Collectors Box Roll No.) 4/24650 (-NIL-)
10. Name of Person in Beneficial Ownership - NIL -		11. Mode of Acquisition by Present Owner (10)-ZULFIKARJI WIPRO OF KHAYTI MAJEE ESHAIL MAJI ANDELLA, BANGROO USMAN KHAYTI, MAJI WHEER MAJI SINDICK KHAYTI, SAKHIBHAI WIPRO OF ANNEED MAJI SINDICK KHAYTI AND HARSHED EDRAMTI.		12. Description of Title - NIL -			
13. Original Grant from Govt., if any - NIL -		14. Lease from Public Body or Employer - NIL -		15. Grant to Public Body or Employer - NIL -			
17. Remarks - NIL -							



(Rectangular [ ] brackets shows entry deleted)  
 Note :- This is a true copy of the extract of C.S Register which forms part of this office record and the area of the property referred to therein is 175.42 Sq. meters.  
 (ONE HUNDRED SEVENTY FIVE POINT FOURTY TWO SQ. METRS. ONLY)  
 This has been verified with the original record and found correct.

*[Signature]*  
 Superintendent  
 Mumbai City Survey and Land Records

Name of Applicant: SHREERAMJI INVESTMENTS  
 Date of Application: 31/12/2008  
 Fee recovered: Rs. 8999/100.00  
 Reference of Issue: 431/12/2008/  
 Date of Issue: 26 JAN 2009

18/37

Division: PAMEL - SMI/101  
Register No. 985  
Page No. 35

SURETY REGISTER FOR THE LAND AND ISLAND OF BAHAMAS  
(Prepared under Section 207 of the Inheritance Law Revision Act, 1966)

Filed by: SRI L. V. MAITRE  
Validated by: SRI A. R. MANKAR

1. Sheet No. 400	2. Name of Street or Locality SUPERSTORM ROAD	3. Street No. -NIL-	4. Central Survey No. 10/11	5. Tenure FREE HOLD	6. Area in Sq. Yards 94.74999 (40.00) 54.74999	7. Location Survey No. 7004 PART	8. Collector's Ser. No. (Collector's Ser. No.) A/10458/PART (-NIL-)
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9. Original Grant from Govt. if any  
- NIL -

10. Name of Person in Beneficial Ownership  
- NIL -

11. Mode of Acquisition by Present Owner  
- (1)-(DEED NO. 2033) GIFT OF 20.4.47. VINE OPTIMUM ENTRY - NIL -

12. Description of Title  
- NIL -

13. Original Grant from Govt. if any  
- NIL -

14. Lease from Public Body or Particular  
- NIL -

15. Grant from Public Body or Particular  
- NIL -

16. Superstitions Title  
- NIL -

17. Remarks

Name of Applicant: SUREPATE INVESTMENTS  
Date of Application: 31/12/2008  
Fee recovered: Rs. 2000/100.00  
Reference of Issue: 46530112009  
Date of Issue: 19 JAN 2009

(Rectangular 'I' Brackets above entry deleted)  
Note :- This is a true copy of the extract of C.S Register which forms part of this office record and the area of the property referred to therein is 40.13 Sq. meters.  
(ERRIT - PLOT THIRTEEN sq. mtrs. ONLY)  
which has been verified with the original record and found correct.

*[Signature]*  
Superintendent  
Bahamas City Survey and Land Records



2/97

1. Sheet No. 418	2. Name of Street or Locality SERRANOS ROAD	3. Street No. - all -	4. Colonial Survey No. 2/97	5. Tenure FREE HOLD	6. Area in Sq. Yards (201.41) Sq. Meters (234.26)	7. Location Survey No. 2604 PART	8. Collectors Fee No. (Collectors Post Roll No.) 07/0458 PART (-all-)
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11. Mode of Acquisition by Present Owner

11. Mode of Acquisition by Present Owner

9. Grantee Name  
6m 30 Sept.

10. Name of Person in Beneficial Ownership  
ADRIELLA MAJI MARRIED

TYPE C.S. NO. 97 (A) - SAJIBAHAT MARRIED OF ADRIELLA MAJI MARRIED  
 (A) - DEED OF PARTITION DT. 21.11.1930 VIDE C.S. NO. 97.  
 RELEASE DT. 26.11.30 VIDE C.S. NO. 97.

12. Original Grant from Govt. - Nil

14. Lease from Public Body or Franchise  
- Nil -

15. Grant from Public Body or Franchise  
- Nil -

16. Specifications Initial  
- Nil -

17. Remarks

- (DEED NO. 963) AGREEMENT DT. 6.7.50 MADE BET. D'WAY MUNICIPAL CORPORATION ON ONE BARBODA WHEREBY BARBODA AGREED TO REDEEM SUE AT THE PLACE WHEREBY CALLED UPON BY THE D'WAY MUNICIPALITY WITHOUT CLAIMING ANY COMPENSATION.  
 - THE WHOLE C.S. NO. 2/97 HAS BEEN NOTIFIED FOR ACQUISIT. A.R. 7.P. ACT 1966 TYPE IN D.O.P.B. & H. DEPT. NOTIFICATION NO. 179/374/61-7P-3 DT. FEB. 8.66. FOR SECURITY SCHOOL.  
 REF. COL'S CASE NO. 3/5/60-3/1063 S.L.A.O. CASE NO. 140 416 50/-10.11.77, 50/- 50997.

Name of Applicant: SUREPATI INVESTMENTS  
 Date of Application: 31/12/2008  
 Fee recovered: \$4,000/1500.00  
 Reference of Issue: 6314724005  
 Date of Issue: **16 JAN 2009**

( Rectangular [ ] brackets above entry deleted )  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 234.26 Sq. meters.  
 (179) TOWN AND ISLAND OF BARBADOS DEPARTMENT OF LANDS AND SURVEY  
 Which has been verified with the original record and found correct.



*[Signature]*  
 Superintendent  
 Barbados City Survey and Land Records



1. Sheet No. 440	2. Name of Street or Locality SAPARIMA ROAD	3. Street No. -11-	4. Substantial Survey No. 3/77	5. Tenure FREE HOLD	6. Area in Sq. Yds./Mtrs. 90.14MS (2582.79) 90.14MTRS 7144.45	7. Location Survey No. 1044 PART	8. Collector's Roll No. (Collector's Roll No.) 4/1450 PART (-11-)
9. Name of Person in Possession/Ownership as per Govt. VINE C.S.NO.37 (A)-MUTUAL REGISTER OF MAROLA MATI WARDER.		11. Date of Acquisition by Present Owner (A)-PARTITION DEED DT.21.11.1936 VINE C.S.NO.37. RELEASE DT.21.11.1936 VINE C.S.NO.37.		12. Acquisition of Title - 111 -			
13. Original Grant from Govt., if any - 111 -		14. Lease from Public Body or Employer - 111 -		15. Grant from Public Body or Employer - 111 -		16. Amalgamations Initial - 111 -	

17. Remarks

-C.S.NO.37(PT.) AND 3/77 OF PABEL SURVY NO. HAS BEEN NOTIFIED UNDER SECTION 136 OF THE R.L. AND T.P. ACT 1964 FOR R.L.C.F.W. SERVICE IMPROVED THE R.L. AND P.L. DEPARTMENT NO. T.P.R. 4075/70056 P-1 DATED 2ND JULY 1975.  
REF. CALLER'S CASE NO. 3/33/100-1/1075 T.L.A.O. (1), R.L.C. DUDHAT AND B.S. D. CASE NO. 3/77.  
30/12/75, 4.7.79, 20/12.4.79 38701.

Name of Applicant: SUBPATI INVESTMENTS  
Date of Application: 23/04/2007  
Fee received: Rs. 100000.00  
Reference of Issue: 0220642007  
Date of Issue: 24 JUN 2007

(Rectangular '11' brackets show entry deleted)  
Note :- This is a true copy of the extract of C.S. register which forms part of this office record and the area of the property referred to therein is 2144.45 Sq. meters.  
(THE REGISTER AND MUTUAL REGISTER PART PART FIVE NO. 1044)

Which has been verified with the original record and found correct.

*[Signature]*  
Superintendent  
Mumbai City Survey and Land Records



1. Sheet No. 014	2. Name of Street or Locality ELPHINSTONE ROAD	3. Street No. -NIL-	4. Subdivision Survey No. 90	5. Volume -NIL-	6. Area in Sq. Yards / Sq. Meters 58.74 ARS ( 2462.00 ) 59.06 ARS 2038.54	7. Length of Survey No. 19/2518	8. Collectors Dist No. (Collectors Dist No.) -NIL- (-NIL-)
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9. Ground Rent due to Govt.  
-NIL-

10. Name of Person to Beneficial Ownership  
-NIL-

11. Mode of Acquisition by Present Owner  
 (A) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION LTD. AS CHRISTIAN TRUSTEE  
 (B) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (C) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (D) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (E) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (F) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (G) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (H) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (I) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (J) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (K) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (L) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (M) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (N) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (O) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (P) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (Q) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (R) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (S) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (T) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (U) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (V) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (W) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (X) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (Y) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.  
 (Z) THE HON'BLE DISTRICT JUDGE'S ASSOCIATION PRIVATE LTD. AS CHRISTIAN TRUSTEE OF ST. MART'S CHURCH PARISH.

12. Description of Title  
-NIL-

13. Original Grant from Govt. - NIL -

14. Lease from Public Body or Authority  
-NIL-

15. Grant from Public Body or Authority  
-NIL-

16. Superintendents Initial  
-NIL-

17. Date of Issue  
-NIL-

18. Remarks  
-NIL-

19. Date of Application: 15/06/2010  
 Date of Issue: 15 JUN 2010

20. Fee received Rs. 100000.00  
 Reference of Issue: 0110507019

21. Name of Applicant: SURESH K. T. BHARDE  
 Date of Application: 15/06/2010  
 Fee received Rs. 100000.00  
 Reference of Issue: 0110507019



( Rectangular [ ] Brackets show entry deleted )  
 Note : This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 2038.54 Sq. meters.  
 (The Registrar Left Hand Page Left Hand Page) which has been verified with the original record and found correct.  
 SUPERINTENDENT  
 ROSSINI CITY SURVEY AND LAND RECORDS

1. <u>Sheet No.</u> 474	2. <u>Name of Street or Locality</u> LUPATINGHUR ROAD	3. <u>Street No.</u> 32/11 TO 43 113 113A TO C.	4. <u>Cadastral Survey No.</u> 72	5. <u>Tenure</u> NIL	6. <u>Area in Sq. Yds./Mts.</u> 59.14805 ( 2755.00 ) 59.061185 2343.52	7. <u>Locations Survey No.</u> 7/7510	8. <u>Collector's Map No. (Collected Part Roll No.)</u> NIL (NIL)
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9. Name of Person to Beneficial Ownership  
 (10) MUNICIPAL CORPORATION FOR THE CITY OF BOMBAY.

10. Name of Person to Beneficial by Present Owner  
 (10) GRANTED TO MUNICIPAL CORPORATION AS PER G.O. NO. 4551  
 OF 26.8.1979.

11. Legal Status from Govt., if any  
 NIL

12. Remarks  
 NIL

13. Area from Public Body or Estate  
 NIL

14. Superintendents Initial  
 NIL

15. Bound Part Due to Public Body or Estate  
 NIL



( Rectangular ( ) brackets shows entry deleted )  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 2343.52 sq. meters.  
 (THE TOWN AND ISLAND OF BOMBAY PUBLIC LIMITS ACT, 1908, ONLY)  
 Which has been verified with the original record and found correct.

*[Signature]*  
 Superintendent  
 Mumbai City Survey and Land Records

Name of Applicant: SURVEY INVESTIGATOR  
 Date of Application: 11/05/2010  
 Fee recovered: Rs. 40000.00  
 Reference of Issue: 01105120100  
 Issue: 15 JUN 2010

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Meters/Dec.	7. Land Revenue Survey No.	8. Collector's Reg. No. (Collector's Reg. Roll No.)
474	SUPERADING ROAD	353(1-2) 354 TO 356 (1 TO 7) 113A TO 113B.	94	LEASE HOLD	50.70000 ( 9455.00 ) 4- 100.00  ( 3245.00 ) 50. METERS 7013.10	12/2350 & 2-3-4/2401	(15997) (C.R.R. NO. 86457)

9. Name of Person in Beneficial Ownership due to Govt.	10. Mode of Acquisition by Present Owner	11. Description of Title
(24.9.7) (1) (THE SECRETARY OF STATE FOR INDIA IN COUNCIL) (LESSOR)	(10) (ASSIGNMENT DT. 2.10.1926 FROM GOVT. DISTRICT JAMSHEDPUR FOR RS. 2,35,000/-)	- NIL -
(24.5.5) GOVT. CLARK HAS BEEN DEED YIDE DEC. 14th 196	(10) (Haji ESMAIL HAJI ISMAK CHAND) DIED ON 11.1.1939. (LESSEE) (10) (SARADIN KARTIBHOY) AND (10) (SAJIDIN KARTIBHOY) (LESSEE)	(C) (DEED NO. 54(1) ASSIGNMENT DT. 1.11.1917 FROM HAJI FATMAHAI WIDOW OF 'N' IN COL. 10 AND WIDERS TO 'N' AND 'P' IN COL. 10 FOR RS. 2,70,000/- IN NO. 4/216-3-1949)
	(10) (ACQUIRED UNDER SPL. LAW NUMBER NO. 134 DT. 27.1.1953 IN CASE NO. 140/ REF. 140.196	

12. Original Grant from Govt. (if any)	13. Lessa from Public Body or Failure	14. Superintendents Initial
(LEASE DT. 1.1.1937 FOR 99 YEARS FROM 1.10.1886.)	- NIL -	(C)-50/-15.1.48 30901. (0)-50/-20.4.53,99/-23.4.53 30901.

15. Remarks
A - (SHANTILAL JUSHWANAR) AND B - (RAGHUNATH JUSHWANAR) TRANSFEREES (DEED NO. 4001) TRANSFER OF MORTGAGE DT. 24.8.1943 FROM HAJI MISHAD-AT-DEW TO BEHIND HAJI ABDUL REHMAN & OTHERS FOR RS. 1,41,512-8-0 AND FURTHER CHARGE FOR RS. 3,407-0-0.) (DEED NO. 54(1) RECONFORMANCE DT. 1.11.1917 FROM 'N' & 'O' IN COL. 2 TO FATMAHAI WIDOW OF 'N' IN COL. 10 FOR RS. 1,70,000/- IN RESPECT OF THE TRANSFERRED/MORTGAGE & FURTHERCHARGE DT. 24.8.1943.)

STANDARD  
TENDENT



17. Remarks

--(DEED NO.5440) RECTANGULAR DT.1.11.1947 FROM 'A' 4 'M' TO COL-2 TO FATHMAH NO. 'M' IN COL.10 & OCS. FOR RS.30550 UNRESPECT OF THE FURTHER CHARGE DT.26.8.1945.) SD/-3.12.47

--(SAMIYALAR HUS SHARAFAT) (MURTHADAYAN POLSARIGAL)

--(DEED NO.5440) RECT. DT.1.11.47 FROM 'D' 8 8 'P' IN COL.10 FOR RS.1,50,000/-) SD/-7.1.48

NOTE:- FOR C.S. NO. 1/94 THE PAGE NO. 05

Name of Applicant: SUBPATI INVESTMENT  
Date of Application: 18/08/2009  
Fee recovered: Rs. 220000.00  
Reference of Issue: 2183082009  
Date of Issue: 18 AUG 2009

( Rectangular "L" brackets shown entry deleted )

Note:- This is a true copy of the extract of C.S. Register which forms part of this Nilam and the area of the property referred to therein is 7813.48 Sq. meters. (SEVEN THOUSAND EIGHT HUNDRED THIRTEEN POINT SEVEN SQ. METRS. ONLY) Which has been verified with the original record and found correct.

  
Superintendent  
Mumbai City Survey and Land Records







12. Original from Public Records, if any

13. Original from Public Records, if any

14. Original from Public Records, if any

15. Original from Public Records, if any



(10) 89-10-12.  
89-10-1, 89-10-4, 2002 ASSTT. SPPPT. CON. C. I. S. A. 80. 1. 00001  
(11) 89-10-1, 89-10-4, 2002 ASSTT. SPPPT. CON. C. I. S. A. 80. 1. 00001  
(12) 89-15-1, 10-50/-15-6-10 A. S. 89/-10-4-20 00001. N. C. A. L. P.

11. Remarks

13. Continued

- (CESS REFERRED VINE R.A. 80-173 01-1, 1, 1914.)  
- (NEED-3600) CORRECTI RECEIPT 01-25-12-26 IN 2017 (VINE CORRT 0. 0. C. 21)  
00-1194 OF 1928 VINE ORIGINAL ENTRY.  
- (ASSESSMENT) IS LISTED AS PER L.A. ACT OF 1949 A TIME ORDER NO. 002/104/  
1/6, 5 AM 50 OF P L 8/4149 01-0 A. 1, 1915 ISSUED BY DEPT. OF REVENUE COLLECTION  
EMAIL & SP. MEMOS AMPLIFICATION MARCH. CORRECT IS FILED IN FILE 578-17  
0152/PANEL- SEPTET.  
89/-16. 1. 76.

Assessment levied/finad as per 100 Act, 1909 and 1100 501. No. 17  
For First 10 Years  
(1) 1-0-1912 to 31-7-1901 Rs. 711.00 P.A.  
(11) 1-0-1902 to 31-7-1991 Rs. 1770.00 P.A.  
(111) 1-0-1992 to 31-7-2001 Rs. 3555.00 P.A.  
(111) 1-0-2002 to 31-7-2011 Rs. 3555.00 P.A.  
For Last 10 Years  
(11) 1-0-2012 to 31-7-2021 Rs. 3110.00 P.A.

Name of Applicant: SURESHJI INVESTMENTS  
Date of Application: 21/06/2010  
Fee received: Rs. 333333.00  
Reference of Paper: 122904/2010  
Date of Issue: 29 JUN 2010

( Rectangular [ ] ) Details shown entry deleted )  
Note : This is a true copy of the extract of C.S. Register which forms part of this office record  
and the area of the paper referred to therein is 4522.42 Sq. meters.  
(111) IMPROVED FIRE PROOFING WORKS THE PRIMA SILENT LINEE SA. ALTA. (M.S.)  
which has been verified with the original record and found correct.

Deputy City Survey and Land Records







1. NAME

2. CATEGORY

3. DATE

4. (REGISTRATION CHARGES) AND  
5. (NOT NOTARIAL CHARGES)

6. (RECTANGULAR SURVEY) REFERENCE BY: 27/27/2009 7' IN CR. 10 TO 4' IN  
CR. 2 FOR 15.40.40/-1

7. (RECT. SURVEY) REFERENCE BY: 27/27/2009 7' IN CR. 10 TO 4' IN  
CR. 2 TO 1' IN CR. 10 FOR 15.40.40/-1  
20/28/2009

NOTE :- THE ENTRIES IN CR. 10 & 11 IS NOT CERTIFIED.

Name of Applicant: SURESHJI INVESTMENT  
Date of Application: 27/07/2009  
Fee received: Rs. 20000.00  
Reference of Issue: 1215922005  
Date of Issue :

13 - AUG 2009

{ Rectangular 7' brackets show entry deleted }  
Note :- This is a true copy of the extract of C.S. Register which forms part of this office record  
and the area of the property referred to therein is 2700.33 Sq. meters.  
(THE DIMENSION LINE NUMBERED ELEVENTY SEVEN SEVENTH LINE 94, WITH, ONLY)  
which has been verified with the original record and found correct.

Superintendent  
Mumbai City Survey and Land Records



1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Categorical Street No.	5. Tenure	6. Area in Sq. Meters	7. Location Survey No.	8. Collector's Book No. (Collector's Book No.)
440	SOMNATHAN ESTATE	WAT- 115 & 126 ST. NO. 122	117/74	IMPROVEMENT IMPROV LEASE	34.1885 (122.00) 29.8785 12.44	PART OF 2100	-111- (-111-)

9. Ground Rent  
 10. Name of Person to Beneficial Operable  
 11. Mode of Acquisition by Present Owner  
 12. Acquisition of Title

- 111 -	(10) - THE TENETES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY. (LESSORS)	(10) - THE C.S.M.B. TC.	(10) - (ASSIGNMENT OF 17-12-37 FROM EASTERN BANK TENETEE & EXECUTOR CA. (1901A) LTD. & PARTNER FOR RS.45,000/-)	(10) - (DEED NO. 1854/73) DEED OF GIFT OF 24-4-73 FROM 'C' IN CH. 10 TO 'D' IN CH. 10 FROM VALUE OF RS.70,000/- REF:-CHD/3 & LR-1/7-3/148-40/71. 10/10-7-71.	(10) - (DEED NO. 1854/73) DEED OF GIFT OF 24-4-73 FROM 'C' IN CH. 10 TO 'D' IN CH. 10 FROM VALUE OF RS.70,000/- REF:-CHD/3 & LR-1/7-3/148-40/71. 10/10-7-71.	(10) - (DEED NO. 1854/73) DEED OF GIFT OF 24-4-73 FROM 'C' IN CH. 10 TO 'D' IN CH. 10 FROM VALUE OF RS.70,000/- REF:-CHD/3 & LR-1/7-3/148-40/71. 10/10-7-71.	(10) - (DEED NO. 1854/73) DEED OF GIFT OF 24-4-73 FROM 'C' IN CH. 10 TO 'D' IN CH. 10 FROM VALUE OF RS.70,000/- REF:-CHD/3 & LR-1/7-3/148-40/71. 10/10-7-71.
(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) AND HIS WIFE (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)	(10) - 2 - (MR. ANANTHARAO MADHAN MALVI) (LEESSEE)

13. Official Grant from Govt. If any	14. Lease from Public Body or Facility	15. Grant from Govt. or Facility	16. Superintendence Holdid
- 111 -	LEASE FROM C. I. 10951 FOR 999 YRS. FROM 10-7-1916.	11540/- P. 48881.	(10) - 20/- 4-10-51, 20/- 13-10-51. 20071. (10) - 20/- 1-40, 20/- 4-10-70. 20071. (10) - 20/- 24-1-71, 20/- 24-1-71 43317. 20071. C.M. C.I. 3.3.0.10.1 BOMBAY.

**17. Remarks**

- 111 -

Date of Applicant: SMTI/113 INVESTMENTS  
 Date of Application: 23/06/2009  
 Fee received: Rs. 10000.00  
 Reference of Case: 0230412009  
 Date of Issue: 4 JUN 2009

(Rectangular '7' brackets show entry deleted)  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 34.1885 Sq. meters.  
 (FROM REGISTERED TENETEE SMTI ANANTHARAO MADHAN MALVI)  
 which has been verified with the original record and found correct.

Superintendent  
 PUNE CITY SURVEY AND LAND RECORDS







( Rectangular "1" Brackets shows entry deleted )

Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 424.75 Sq. meters.

(FOUR HUNDRED TWENTY FOUR POINT SEVENTY FIVE SQ. METRS. ONLY)

Which has been verified with the original record and found correct.



Superintendent  
Mumbai City Survey and Land Records



File No: S.O. Badarkar

Per from 20/11/11

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Categorical Survey No.	5. Town	6. Area in Sq. Meters	7. Length Survey No.	8. Collector's Map No. (Collector's Map No.)
448	SOPANLAKH ESTATE PLOT 41	4, 'F' ROAD NO. 575	351/74	2000, LAD	24, 10000 (1578.00) 20 METERS	2548	-III- (-III-1)

9. Ground Rent due to Govt. 10. Name of Person to Beneficial Ownership 11. Mode of Acquisition by Private Owner 12. Acquisition of Title

(A)-1-THE GOVT. COMPENSATION FOR THE CITY OF BOMBAY. (LESSORS) (B)-1-BENEFICIAL FRUIT) BOMBAY 1/3 SHARE B-JAL FRUIT) BOMBAY 1/3 SHARE C-(JEWANTRI BOMBAY) VALSADAVI) 1/3 SHARE (LESSORS) (C)-1-BENEFICIAL BOMBAY VALSADAVI 1/3 SHARE (LESSORS)	(A)-LEASE NO. 157-36 FROM 1 IN CN. 10 & 002. FOR 999 YRS. FROM 4-4-54 (PRO. 25, 01, 251/-) (B)-LEASE NO. 157-36 FROM 1 IN CN. 10 & 002. FOR 999 YRS. FROM 4-4-54 (PRO. 25, 01, 251/-) (C)- (SEEK NO. 3770) ASSIGNMENT BY THE BOARD OF P-MAHARAJA (JEWANTRI) VALSADAVI AND B IN CN. 10 & 01, 1-4-1941 ORDER Y IN THIS CN. 10 ALSO A FORM AS PER LAST BILL AND TESTAMENT OF C IN CN. 10 Y IN THIS CN. 10 ENTITLED 1/3 SHARE OF C IN CN. 10 WHICH SHE HAS OBTAINED IN 9 IN CN. 10 PART. VALUE AT RS. 20, 000/-	- III - - III -
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13. Original Grant from Govt., if any 14. Lease from Public Body or Private 15. Ground Rent due to Public Body or Private 16. Superintendent's Initial

III - LEASE NO. 157-36 FROM 1 IN CN. 10 FOR 999 YRS. FROM 4-4-54 AT A RATE OF RS. 25/-  
 III - LEASE NO. 157-36 FROM 1 IN CN. 10 FOR 999 YRS. FROM 4-4-54 AT A RATE OF RS. 25/-

17. Remarks

IN CN. 10 (115) LICENSE AND DEED OF CONVEYANCE OF 20-9-63 UNDER OF 1 IN CN. 10 HAS GIVEN PERMISSION FOR USING GROUND FLOOR AS EXHIBIT NO. 10 A, B, C IN CN. 10.  
 NO/ 31-7-64, 30/6-8-64.

Date of Application: 05/09/2011  
 Date of Application: 05/09/2011  
 Fee received: Rs. 10000.00  
 Reference of Item: 19 SEP 2011  
 Date of Issue: 19 SEP 2011

(Rectangular 'J' denotes show entry deleted)  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 405.38 Sq. meters.  
 (FROM REMOVED ENTRY UNDER PLOT NO. 351/74, 20 METERS)  
 which has been verified with the original record and found correct.

S.M. 8/9/11  
 Superintendent  
 Mumbai City Survey and Land Records





1. Street No.	2. Area of Street or Locality	3. Street No.	4. Collector's Survey No.	5. Taxes	6. Area in Sq. Feet	7. Assessor's Section No.	8. Collector's Map No. (Collector's Map No. 1)
474	SPRINGFIELD PLACE - 712	01/151(2)	204/74	IMPROVEMENT (700) LEASE (5252.00) 50 METERS 2119.00	2600	-111-	-111-

9. Ground Rent? 10. Name of Person in Beneficial Ownership due to Govt. 11. Mode of Acquisition by Private Owner 12. Revocation of Title

- 111 - (A) - THE OGDAY ELECTRIC SUPPLY & TRADING CO. LTD. (LESSEES) (A) - LEASE 01-21-23 FROM THE IMPROVEMENT FOR THE IMPROVEMENT OF THE CITY OF BOSTON FOR 999 YRS. FROM 15-4-21. - 111 -

13. Official Grant from Govt., if any 14. Lease from Public Body or Entity 15. Ground Rent for Public Body or Entity 16. Special Assessments

- 111 - C. S. NO. 74. LEASE 01-21-23 FROM THE IMPROVEMENT FOR THE IMPROVEMENT OF THE CITY OF BOSTON FOR 999 YRS. FROM 15-4-21. PAYING RENT - 111 -

17. Remarks

- 111 -

Name of Applicant: **SUNPAT INVESTMENT**  
 Date of Application: **10/09/2009**  
 Fee received: **\$5,000.00**  
 Reference of Issue: **2130420091**  
 Date of Issue: **18 AUG 2009**

(Rectangular "1" brackets show entry deleted)  
 Note: - This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is **2712.00 Sq. meters.** (THE IMPROVEMENT SETBACK HEIGHT: **MIN. 7.00 METERS** MAX. **10.00 METERS**) which has been verified with the original record and found correct.  
*[Signature]*  
 Special Assessor  
 Boston City Survey and Land Records



53  
 4111



**BUILDING**  
**PLAN**

\* \* \* \* \*

**MARKET  
SURVEY  
OF  
PROPERTY  
SALE**

**\* \* \* \* \***

4018450

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

01-03-2024

दस्त क्रमांक : 4018/2024

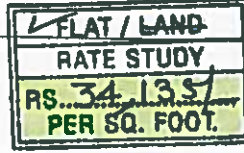
Note :-Generated Through eSearch  
Module.For original report please  
contact concern SRO office.

नोदणी :

Regn 63m

## गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	28700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23905514.108
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं.4903, माळा नं: एकोणपन्नासावा मजला, इमारतीचे नाव: सेलेस्टीया स्पेसेस,टॉवर बी, ब्लॉक नं: सेलेस्टीया स्पेसेस को-ऑप हाऊसिंग सोसायटी ली, रोड : टोकरशी जिवराज रोड,शिवडी,मुंबई 400015, इतर माहिती: एरिया 78.11 चौ.मी. कारपेट,सोबत युटिलिटी एरिया 2.50 चौ .मी .सोबत 1 कार पार्किंग स्पेस नं. पी6-88,मूळ करारनामा दस्त क्र. बबई4/8819/2021,दिनांक 30/06/2021 रोजी निष्पादित असुन मोबदला 2,85,60,000/-व बाजार मुल्य रु.2,23,92,974.34/- यावर मुद्रांक शुक्ल रु. 14,28,500/- भरलेले आहे. सबब दस्तावर मुं मु अधि 1958 आर्टि 5 जीए(2)नुसार मुद्रांक शुल्कात सवलत देण्यात आलेली आहे. त्यानुसार मूळ दस्तात अदा केलेले मुं.शु.रु.1428000/- वजा करून उर्वरीत मु.शु.रु.8500/- व मेट्रो सेस रु.287000/- सदर दस्तात समाविष्ट केलेल आहे ( C.T.S. Number : 163 : )
(5) क्षेत्रफळ	78.11 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:-महेश निळकंठ परब वय:-44 पत्ता:-प्लॉट नं 3/277, माळा नं: . इमारतीचे नाव: बी आय टी ब्लॉक . ब्लॉक नं शेठ मोती शाह लेन, भायखळा पोलीस स्टेशनजवळ, रोड नं. माझगाव मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-AHJPP2435N 2): नाव:-दिपिका महेश परब वय:-35 पत्ता:-प्लॉट नं: 3/277, माळा नं: . इमारतीचे नाव: बी आय टी ब्लॉक, ब्लॉक नं: शेठ मोती शाह लेन, भायखळा पोलीस स्टेशनजवळ, रोड नं. माझगाव मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AAMPZ3636P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद लवजी देसाई वय:-62, पत्ता:-प्लॉट नं ए3/205, माळा नं: . इमारतीचे नाव पुनम पार्क, ब्लॉक नं दिनशा पेटीट लेन, लालबाग राजाजवळ, रोड नं परेल, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400012 पॅन नं:-AABPD1401D 2): नाव:-हर्ष अरविंद देसाई वय:-36, पत्ता:-प्लॉट नं: ए3/205, माळा नं: . इमारतीचे नाव: पुनम पार्क ब्लॉक नं: दिनशा पेटीट लेन, लालबाग राजाजवळ, रोड नं: परेल, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-AKSPD7921M
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4018/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	295500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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सूची क्र.2.

1245-2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

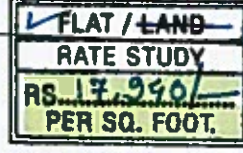
दस्त क्रमांक : 2977/2024

नोंदणी :

Regn.63m

गावांचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4845129.9
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 409. माळा नं: चौथा मजला इमारतीचे नाव: परेल महात्मा को ऑप हौसिंग सो.लिमिटेड. ब्लॉक नं: जेरबाई वाडिया रोड,महात्मा फुले हायस्कूल जवळ, रोड : परेल भोईवाडा मुंबई 400012. इतर माहिती: शासन आदेश क्र.मुद्रांक-2021/अ.नोंद.सं.क्र.12/प्र.क्र.107/म-1(धोरण)दिनांक 31.01.2021 नुसार महिला खरेदीदार असल्याने महिलांना 1 टक्के मुद्रांक शुल्क सवलत देण्यात आली आहे( ( C.T.S. Number : 849, 859, 860, and 861 : ) )
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तृप्ती गणपत आचरेकर वय :-44 पत्ता -प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: शिवसेना नगर, ब्लॉक नं: जेरबाई वाडिया रोड जी टी बी हॉस्पिटल समोर, रोड नं: शिवडी मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400015 पॅन नं:-AGKPA3455H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरैया कादर पटेल वय :-63, पत्ता -प्लॉट नं. 702 सी विंग, माळा नं: सातवा मजला, इमारतीचे नाव: गुलराज टॉवर. ब्लॉक नं: जागृती नगर नेहरू नगर, रोड नं: कुर्ला पूर्व मुंबई, महाराष्ट्र. मुंबई. पिन कोड :-400024 पॅन नं:-AWXPP7346K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2977/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	242500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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## गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	65030000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	55545642.62
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्रं.702, माळा नं. 7वा मजला,टॉवर टी5, इमारतीचे नाव: एल अँड टी क्रिसेंट बे टॉवर 5 को-ऑप.हौ.सोसा.लि., ब्लॉक नं: जेरबाई वाडिया रोड,भोईवाडा, रोड : परेल,मुंबई-400012. इतर माहिती: सदनिका क्रं.टी5-702 चे क्षेत्रफळ 1152.82 चौ. फुट कारपेट म्हणजेच 107.10 चौ. मी. कारपेट व अधिक क्षेत्रफळ 646.39 चौ. फुट कारपेट म्हणजेच 60.05 चौ.मी. कारपेट यांसी एकूण क्षेत्रफळ 1799.21 चौ. फुट कारपेट म्हणजेच 167.15 चौ. मी. कारपेट,सोबत एलजी4 लेवल वरील दोन कार पार्किंग स्पेस नं. एलजी4-215 व एलजी4-216( ( C.T.S. Number : 426, 427 (pt), 431, 1/431, 432 (pt), 1/437, 437(pt), 440(pt), 645 (pt), 646 (pt), 648 (pt), 649 (pt), 650 (pt), 651 (pt), 654, 655 (pt), 657 (pt), 658 (pt), 659 (pt), 854, 869, 870, 871 : ) )
(5) क्षेत्रफळ	200.58 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-सुमित सिन्हा वय -44 पत्ता -प्लॉट नं सदनिका क्रं 1201, माळा नं 12वा मजला, टॉवर 4, इमारतीचे नाव प्लॅनेट गोदरेज, ब्लॉक नं के के मार्ग, रोड नं भायखळा, मुंबई-400011, महाराष्ट्र, मुंबई. पिन कोड -400011 पॅन नं:-ARVPS7254G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-संचित सुनेजा वय -34, पत्ता -प्लॉट नं हाऊस नं 316, माळा नं - , इमारतीचे नाव - , ब्लॉक नं. सेक्टर 11, वसुंधरा, गाझियाबाद, रोड नं हापूर, उत्तर प्रदेश- 201012, उत्तर प्रदेश, गाझियाबाद पिन कोड:-201012 पॅन नं -CSHPS1283C 2) नाव-तवलीन सिंह वय -34, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं ए-45, अलकापुरी, हुझुर, रोड नं. भोपाल, मध्य प्रदेश- 462024, आर्द्रा 1 प्रदेश, भोपाल. पिन कोड:-462024 पॅन नं:-CWCPS1182H
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2952/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3901800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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*[Signature]*  
**RAJANIKANT B. RELE**  
 ARCHITECT REG NO.CA/77/3959



## गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20619000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :, इतर माहिती: अपार्टमेंट नं 2003, 20 वा मजला, टॉवर - टी 6, क्रिसेंट बे बिल्डींग, जेराबाई वाडिया रोड, महात्मा फुले एज्युकेशन जवळ, भोईवाडा, परेल, मुंबई 400012, सोबत दोन कारपार्किंग, सदर मिळकतीमधील 50% हिस्सा विनामोबदला पती पत्नीस दानपत्र ( ( C.T.S. Number 655 PART, 654, 658 PART, 659 PART, 653 PART, 440 PART, 437 PART, 854, 869, 870, 871, 432 PART, 1/437, 645, 646, 647, 648, 649, 650, 854 ; ) )
(5) क्षेत्रफळ	143.68 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 - राजेश्वर राज बजाज वय - 81 पत्ता - प्लॉट नं अपार्टमेंट नं 2003, माळा नं 20 वा मजला, इमारतीचे नाव: टॉवर - टी 6, क्रिसेंट बे बिल्डींग, ब्लॉक नं. मुंबई, रोड नं. जेराबाई वाडिया रोड, भोईवाडा, परेल, महाराष्ट्र, मुंबई. पिन कोड: -400012 पॅन नं: -AAFPB2036G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव - परवीन दास गुप्ता वय - 65 पत्ता - प्लॉट नं अपार्टमेंट नं 2003, माळा नं 20 वा मजला, इमारतीचे नाव: टॉवर - टी 6, क्रिसेंट बे बिल्डींग, ब्लॉक नं. मुंबई, रोड नं. जेराबाई वाडिया रोड, भोईवाडा, परेल, महाराष्ट्र, मुंबई पिन कोड: -400012 पॅन नं: -AAEPD4220D
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	01/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	661/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	207000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
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