

Transferor **Mr. Satish K Poojari**
Flat A/101, Shraddha Bldg No. 5 CHS Ltd
Asha Nagar, Kandivli (E), Mumbai - 101.

Transferee **M/s Sharp Tanks & Structural P. Ltd.**
301, White Rose Apartment, Sri Niwas Bagarka
Marg, J B Nagar, Andheri (E), Mumbai - 400 059

Premises 406 sq feet built up

Consideration Rs. 8,75,000/=(Rs Eight Lakh Seventy Five
Thousand Only).

Dated This 18th Day of November 2005.

Devised and Documented by: **LITTLE ASSOCIATES**

LITTLE ASSOCIATES

Consultants for : Stamp Duty Registration, Society Consultants, Society Formation.

OFFICE

A/008, Shidhivinayak CHS Ltd, Near IBPS, 90 Feet Road, Thakur Complex,
Kandivli (E), Mumbai 400 101. Ph. 3954966, 39559660, Telefax - 28543799,
E-mail-lawmate100@yahoo.com

ICICI BANK LTD FRANKING DEPOSIT SLIP

Customer Copy

Deposit Br. _____ Date: 18/11/05

Pay to: Acct Stamp Duty Mumbai

Franking Value	Rs.	275000
Service Charges	Rs.	
Total	Rs.	

Name of Stamp duty paying party: Sharp Tank & Structural

Received With Thanks Towards Payment Of Stamps Duty Rs. 275000/-

DD / Cheque No. _____

Drawn on Bank _____

Trans ID _____ (For Bank's Use only)

Franking S.No. 40154

Officer _____

SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DIST., (BANDRA)

AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai this 18th day of November Two Thousand Five Between **Shri Satish K Poojari** Of Mumbai, Indian Inhabitant, residing at Flat No. A/101, Shraddha Bldg No 5 CHS Ltd, Asha Nagar, Kandivli (E), and Mumbai 400 101, hereinafter called as "**the Transferor**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and permitted assigns) of the **One Part**; AND **M/s Sharp Tank & Structural Pvt. Ltd.**, 301 White Rose Apartment, Sri Niwas Bagarka Marg, J B Nagar, Andheri (E), Mumbai - 400 059, Indian Inhabitants, hereinafter referred and called as "**the Transferee**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the **Other Part**;

WHEREAS: -

Pursuant to an Agreement for sale dated the 11th January 1997 made between M/s Dimple construction, a partnership Firm, registered under the Partnership Act, 1932 having its registered office at 3A/104, Asha Nagar, W. E. Highway, Kandivli (E), Mumbai - 400 101 herein after called as "**The Promoters**" of the One Part: And Shri Satish k Poojari, the **Transferor** herein (therein referred to as "**the Transferee**") of the Other Part: "**the Transferee**" agreed to purchase and purchased the Flat No. A/101, Shraddha Bldg No 5 CHS Ltd, Asha Nagar, Kandivli (E), and Mumbai 400 101 (hereinafter referred to as "**the said premises**") and more particularly described in the schedule hereunder written.

Handwritten signature

As per agreement...

ICICI Bank Ltd, Abhilasna-1,
Punjabi Lane, Borivli (West),
Mumbai-400092.
D-61STP/VVZ/R/10/11/11/05/05/330 to
Jyoti Shankarani
Officer
ICICI Bank Ltd



40154
102419
RECEIVED
SPECIAL ADHESIVE
NOV 18 2005
15:24
RE.0027500/-PB5299

Handwritten signature

बंदर-११
६००९/१९
२००५



Saturday, November 19, 2005

3:57:21 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6209

गावाचे नाव पोयसर

दिनांक 19/11/2005

दस्तऐवजाचा अनुक्रमांक वदर11 - 06101 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे शार्प टॅक अँड स्ट्रक्चरल्स प्रा लि चे संचालक श्री व्ही व्ही नायर तर्फे
मुखत्यार व्ही नंदकुमार - -

नोंदणी फी :- 8750.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 440.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण रु. 9190.00

आपणास हा दस्त अंदाजे 4:12PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 820062 रु. मोबदला: 875000रु.

भरलेले मुद्रांक शुल्क: 27500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक;

डीडी/धनाकर्ष क्रमांक: 291432; रक्कम: 8750 रु.; दिनांक: 17/11/2005

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

(Handwritten signature)

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

19.11.05



✓

The Transferor is the registered holder of fully paid up shares of Rs. 50/- each bearing Nos. 21 to 25 under Share Certificate No. 5 of **SHRADDHA BUILDING NO. 5 CHS LTD** having registration No. BOM/WR/HSG/TC/10605/99-2000 DATED 26.10.99 (hereinafter referred to as "**the Said Society**").

The Transferee has approached **the Transferor** and requested him to sell the said premises for the consideration and on the terms and conditions hereinafter appearing and accordingly the **Transferor** have agreed to sale the said flat.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Transferor hereby agrees to sell and the Transferee agree to purchase all the right, title and interest of the Transferor in at and for the total consideration of **Rs. 8,75,000/- (Rs. Eight Lacs Seventy Five Thousand Only)** payable by the Transferee to the Transferor in the manner setout hereinafter:

(i) The Transferee have paid to the Transferor a sum of **Rs. 8,75,000/- (Rs. Eight Lacs Seventy Five Thousand Only)** by cheques and cash from time to time to which the Transferor hereby acknowledges.

2. The Transferor herein agree and assure that the possession of the flat will be given immediately upon signing of these presents. The Transferor have already applied to the society and obtained their written permission for transferring the said premises to the Transferee herein.

3. The Transferee and the Transferor in equal shares will pay the Society Transfer charges.

4. The Transferor declares that they have paid all the amounts due and payable to the society till date.

5. The Transferor hereby declare that they have good right and absolute authority to enter into this Agreement and transfer the said premises and the Transferor have not done any act, matter or thing whatsoever whereby the Transferor are prevented from agreeing to transfer or assign the said premises in favor of the Transferee.

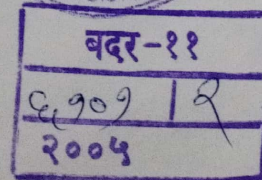
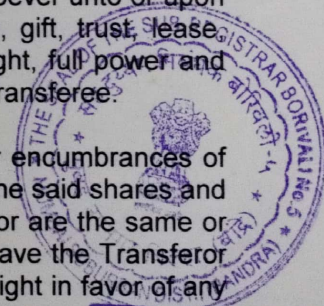
6. The Transferor hereby covenant with the Transferee as follows:-

i) That the Transferor are the absolute owner of the said shares and the said premises and no other person or persons has or any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, lien, gift, trust, lease assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Transferee.

ii) That the Transferor have not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said shares and the said premises are subject matter of any litigation nor are the same or any of them attached in execution of any decree nor have the Transferor have created any tenancy or leave and license or any right in favor of any one in respect of the said premises.

Handwritten signature

Handwritten signature



iii) That the Transferor have duly observed and performed the rules and regulations bye-laws of the said society and paid up to date its contribution in the nature of outgoing dues, taxes, etc. to the society and that the membership of the Transferor is valid and subsisting and is not terminated by the society.

iv) That the Transferor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the premises unto and to the use of the Transferee.

v) That the Transferor shall indemnify and keep indemnified the Transferee from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said premises whichever is later.

7. The Transferee hereby agrees to undertake to become the members of the said Society and abide by its rules, regulations and bylaws.

8. The Transferor further undertake to pay all the outgoing, maintenance charges and other outgoing in respect of the said premises up to the date of the completion of the sale. After completion of the sale the Transferee shall be liable and responsible to pay the necessary outgoing, bills in respect of the said premises.

9. The Transferor agree and undertake that they will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all his right, title and interest in respect of the said premises.

10. The Stamp Duty and Registration charges in respect of the transfer shall be borne and paid by the Transferee alone. Each party to bear and share its respective Advocate/Solicitors charges.

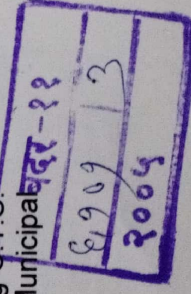
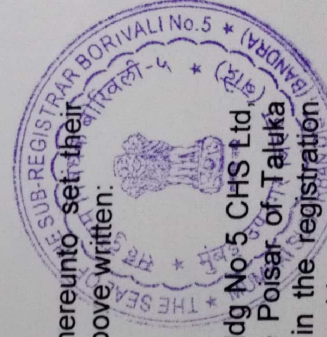
11. The Transferor shall hand over the vacant and peaceful possession of the said premises along with all the original documents pertaining to the said premises to the Transferee on signing on these presents.

12. The Transferee shall not be called upon by the Transferor to make additional payment of any other sum of money other than that has been expressly agreed upon with Vendor in these presents.

IN WITNESS WHEREOF the parties hereto have hereunto ~~set their~~ respective hands the day, month and year first herein above written:

THE SCHEDULE ABOVE REFERRED TO: -

Flat No. 101, on the First Floor, in A wing Shradhdha Bldg No 5 CHS Ltd Asha Nagar, Kandivli (E), Mumbai 400 101 at village Poisar of Taluka Borivli Admeasuring area 406 sq. feet built up area in the registration district and sub-District of Bombay City and sub urban and bearing G.T.S. Nos. 650, 667, 673, 674, 675 & 677 of R South Ward of Municipal Corporation of Greater Bombay.



Wanda...
...

SIGNED SEALED AND DELIVERED)
By the within named Transferor Mr. Satish)
K. Poojari)

In the presence of:

1.

SIGNED SEALED AND DELIVERED)

By the within named Transferee M/s)

Sharp Tank Structurals Pvt. Ltd. MR.V.V.)

Naix, Director - Through Certificate of Power

In the presence of
MR.V. Nanda Kunnay

1.

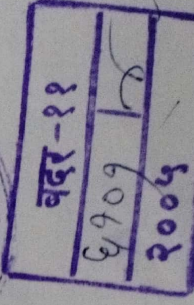
RECEIPT

RECEIVED from the Transferee a sum of **Rs. 8,75,000/- (Rs. Eight Lacs Seventy Five Thousand Only)** by cheque/cash from time to time as and by way of full and final payment against the total consideration as recited herein above..

I say Received Rs.8,75,000=00



Mr. Satish K. Poojari



EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey पॉइसर ✓ Dist. Bombay Suburban District
 Tal. Borivli

City Survey Number	Area Sq. Meter	Tenure	Particulars of assessment for rent paid to Government when due for revision
६५९	५२२-३	-	-

Easements

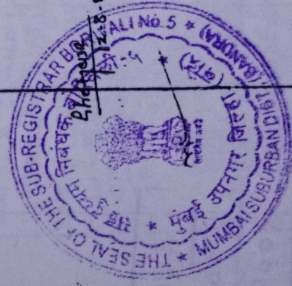
Holder is 19
 Origin of the title (so far as treated)
राज १९६८
सेलिंगे

Losses

Encumbrances

Other Remarks

Date	Transaction	Vol. No.	New Holder (h) Less (L) or Encumbrances (E)	Attestation
	गज आरामाणी वारीम ११५१८८ गज आरामाणी वारीम २२१०१८८ गज आरामाणी वारीम २५१८८८ गज आरामाणी वारीम २६१८८८ गज आरामाणी वारीम २७१८८८			



बदर-११
 १९०७/१५
 २००५

Card

DIST. : BOMBAY
SUBURB
DIST.

for rent paid to
on due for

170/15,00,000

Office of the
Ex Eng Hdg Prop (W.S) P & R Wari
Dr. Babasaheb Ambedkar Market Bldg.
Kandivall (West), Mumbai-400 067.

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY
NO.CHW/9109/BP (MS) /AIR

TO : M/s.Dimple Construction,
Owner, - 6 FEB 1997

Sub : Permission to occupy the completed bldg.No.5
on Plot bearing C.T.S.No.649,650,661 to 680
679/1 & 727(pt), Village Polsar, Kandivall (E).

Sirs,

The development work of bldg. i.e.Ground + 7 upper floors
on plot situated at Village Polsar, Kandivall(E), C.T.S.No.649,650,
661 to 680 & 679/1 and 727(pt), is completed under supervision of
Lic.Architect Shri S.S.Shildar, having Licence No.S/204 and Lic.
Struct.Engineer Shri Shrichand Talreja, having Licence No.SR/12,
may be occupied on the following conditions :-

- 1) That the certificate u/s 270A of B.M.C.Act shall be obtained
from A.E.W.R./South and a certified copy of the same shall
be submitted to this office.
- 2) That all the terms and conditions of the approved layout/sub-
division/amalgamation shall be complied with.
- 3) That the water supply for premises for which occupation is
granted shall be as per policy.
- 4) That D.I.L.R.'s certificate for transfer of ownership of setback
land in the name of M.C.G.M. shall be submitted before B.C.C.
- 5) That the Co-Op.Hsg.Society shall be formed and registered within
three months from the date of issue hereof, or before B.C.C.,
whichever is earlier.
- 6) That the N.O.C.from Tree Authority shall be obtained.
- 7) That separate P.R.C. as per amended layout shall be submitted.
- 8) That N.O.C. from B.S.E.S. for requirements of Electric Sub-Station
shall be submitted.
- 9) That the R.G. shall be developed.
- 10) That the D.P.Reservation shall be handed over to M.C.G.M.
as per U.L.C.Condition.

Yours faithfully,

Executive Engineer Bldg.Prop. (MS) 'R'



बदर-११
१९९९/१७
२००५

Attestation

0-20

9. AND WE DO HEREBY RATIFY AND CONFIRM and agree to ratify and confirm whatsoever the Attorney or any substitute shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF we have set and subscribed our hands on this Power of Attorney this 19th day of November 2005.

SIGNED, SEALED, DELIVERED By the within named

M/s. Sharp Tanks & Structural P. Ltd.,

Director.

Signature of Attorney

V. Nandakumar

V. Nandakumar

Witness :

1. K. P. Bhasbharan

Identified by me. *[Signature]*

R.P. PANDEY, ADVOCATE HIGH COURT
E-28, GOKUL NAGAR I, MIDC ROAD,
KANDIVALI (E), MUMBAI - 400 101.
TEL: (0) 22 65 02 31 • TELEFAX: 881 37 98

Before me,

Attested at Mumbai

Dr. Pravin N. Mahta
M.A., LL.M., Ph. D.
Advocate & Barrister
601-502/51, MIDC Road,
Lokhandwala Complex, Akurdi Road,
Kandivli (E), MUMBAI - 400 101
E: (0) 22 46 00 00
Web: www.pnmahta.com

19 NOV 2005



बंदर-११
६९०९ / १२०

9/11/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर11

3:59:13 pm

सह दु.नि.का-बोरीवली 5

दस्त क्र 6101/2005

दस्त क्रमांक : 6101/2005

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

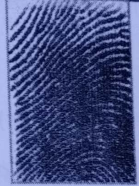
अंगठ्याचा ठसा

1 नाव: मे शापे टॅक अँड स्ट्रक्चरल्स प्रा लि चे संचालक श्री
ही ही नायर तर्फे मुखत्यार ही नंदकुमार - -
पत्ता: घर/फ्लॅट नं: 301
गल्ली/रस्ता: श्री निवास बगरका मार्ग
ईमारतीचे नाव: व्हाईट रोज अपार्ट
ईम

लिहून घेणार

वय 40

सही

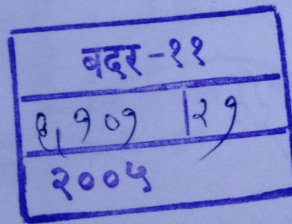


2 नाव: सतीश कंतप्पा पुजारी - -
पत्ता: घर/फ्लॅट नं: ए 101
गल्ली/रस्ता: आशा नगर
ईमारतीचे नाव: श्रध्दा बिल्डींग नं 5
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: मुं
तालुका: -
पिन: 101
पॅन नम्बर: ए ए सी पी ८

लिहून देणार

वय 37

सही



दस्त गोषवारा भाग - 2

वदर11

दस्त क्रमांक (6101/2005)

दस्त क्र. [वदर11-6101-2005] चा गोषवारा
बाजार मुल्य :820062 मोबदला 875000 भरलेले मुद्रांक शुल्क : 27500

दस्त हजर केल्याचा दिनांक :19/11/2005 03:52 PM
निष्पादनाचा दिनांक : 18/11/2005
दस्त हजर करणा-याची सही :

[Handwritten signature]

पावती क्र.:6209 दिनांक:19/11/2005
पावतीचे वर्णन
नांव: मे शार्प टॅक अँड स्ट्रक्चरल्स प्रा लि चे
संचालक श्री व्ही व्ही नायर तर्फे मुखत्यार व्ही
नंदकुमार - -

8750 :नोंदणी फी
440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

9190: एकूण

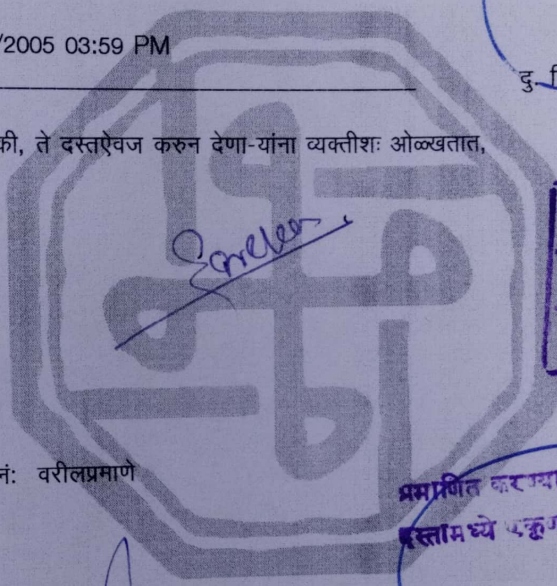
दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 5

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 19/11/2005 03:52 PM
शिक्का क्र. 2 ची वेळ : (फी) 19/11/2005 03:57 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 19/11/2005 03:59 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 19/11/2005 03:59 PM

दस्त नोंद केल्याचा दिनांक : 19/11/2005 03:59 PM

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

- 1) प्रशांत दरेकर - , घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: मंगलम
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: बोरीवली
तालुका: --
पिन: -
- 2) राजेंद्र प्रताप पांडे - , घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -



वदर-११
६१०१/२२
२००५

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण...२२...पाने आहेत.
सह दुय्यम निबंधक, बोरीवली क्र. ५
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
सह दु.नि.का-बोरीवली 5

६१५-११/६१०१/०५

पुस्तक क्रमांक १, क्रमांक.....
नोंदला.
दिनांक: १९/११/०५

सह दुय्यम निबंधक, बोरीवली क्र. ५
मुंबई उपनगर जिल्हा.



SHRADDHA BUILDING NO. 5 CO-OP. HOUSING SOCIETY LTD.

Reg. No. BOM / WR / HSG / TC / 10605 / 99-2000 DATED: 26-10-99

C.T.S. NO. : 649, 650, 661 TO 680, 679/1 AND 727 (PT)

Asha Nagar, W.E. Highway, Kandivali (East), Mumbai - 400 101



Certificate No. 5

Member Register No. 5

Authorised Share Capital of Rs. 3,00,000/- (Rupees Three Lakh only) divided into 6,000 (Six Thousand) Shares each of Rs. 50/- (Rupees Fifty Only).

THIS IS TO CERTIFY that Shri / Smt. BATISH KANTAPPA POOJARY

of Flat No. 101 in A wing is the Registered holder of 5 (Five)

Shares No. from 21 to 25 of Rs. 250/- (Rupees Two Hundred and Fifty Only) of **SHRADDHA BUILDING NO.5 Co-Op. HSG. SOCIETY LTD.**

Subject to the Bye-Laws of the said Society and that upon each of such shares of the sum of Rs. 50/- (Rupees Fifty Only) has been paid.

Given under the Common Seal of the said Society at Kandivali (East), Mumbai this

2nd day of July 2000.

[Signature]
Chairman

[Signature]
Hon. Secretary

56 / 10/19

MEMORANDUM OF THE TRANSFER OF THE WITHIN MENTIONED SHARES

Sr. No.	Date of General Body Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the shares Registered at which the transfer of shares held by the transferor are registered	Sr. No. in the shares Registered at which the transferee is recorded	Signature of office bearer
1	10/03/2019	M/s Steep Tank and Structural Pvt Ltd	2175 515	2175 515	Chairman/ Secretary/
1					Chairman
2					Secretary
3					Chairman
4					Secretary
5					Chairman
					Secretary
					Chairman
					Secretary



GYAN PRAKASH & CO.

Govt. Approved Valuers & Chartered Engineers

Shop No. 10, Essbel CHS, Lokhandwala Township, Kandivali(E), Mumbai-400101

- Fellow Member, Institution of Valuers
- Member, Institution of Engineers (India)
- Associate Member, Indian Institute of Insurance Surveyors & Loss Assessors

Mob : +91-9769647444
+91-9867831354
Tel : +91-22-2966 2134
Email : gyanprakash61@gmail.com

INVOICE

Date : 24/01/2023
Invoice No. : SBI/RET/2023/253

To,
M/s. Sharp Tanks and Structural Pvt. Ltd.
Office No. 803, 8th Floor,
Antariksh Thakur House, Village Marol,
Makwana Road, Andheri East, Mumbai-400059.
GST No. 27AABCS1445B1ZU

Sir,
Valuation Reports for the properties of : M/s. Sharp Tanks and Structural Pvt. Ltd.

	Description	Amount (Rs.)
1	Factory :M/s. Sharp Tanks and Structural Pvt. Ltd. Plot No. J-195, MIDC, Tarapur, Industrial Estate, Boisar, Taluka- Palghar .	20,000
2	Office No. 803, 8 th Floor, Antariksh Thakur House, Makwana Road, off Andheri Kurla Road, Andheri East, Mumbai-400059.	10,000
3	Flat No. 101, First Floor, Shraddha Bldg. No.5 Co.Op.Hsg.Soc.Ltd., Asha Nagar, Western Express Highway, Kandivali East, Mumbai-400101.	10,000
	Total	40,000
	Add CGST @ 9%	3600
	Add SGST @ 9%	3600
	Grand Total	Rs.47,200

Rupees : Forty seven thousand & two hundred only

FOR GYAN PRAKASH & Co.

Prakash.

AUTHORISED SIGNATORY

Pan No. : AAJPP9516H.
GSTIN No. : 27AAJPP9516H2Z9.
Bank Account No. : 35204714889
IFS Code : SBIN0010899.
Bank Name/Branch : State Bank of India , Lokhandwala circle, Kandivali (E),
Mumbai-400101.



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Tel : +91-22-2966 2134
Emai : gyanprakash61@gmail.com

Format-C

To,
State Bank of India , SME, MIDC , Andheri East, Mumbai .

VALUATION REPORT

I. GENERAL		
1.	Purpose for which the valuation is made	To assess present market value for the purpose of Collateral Security .
2.	a) Date of inspection	: 22/01/2023.
	b) Date on which the valuation is made	: 24/01/2023
List of documents produced for perusal		
Photocopies of		
3.	1) Agreement for sale dated 18/11/2005 made between Mr. Satish K. Pujari as Transferor M/s. Sharp Tanks and Structurals Pvt. Ltd as Transferee	
	2) Occupancy Certificate No. CH/9109/BP/(WS)/AR, dated 06-02-1997.	
4.	Name of the Owner and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Sharp Tanks and Structurals Pvt.Ltd . Flat No. 101 on First Floor, Shraddha Bldg. No.5 Co. Operative Housing Society Ltd., City Survey No. 649,650,661 to 680 & 679/1 and 727 (pt) of Village - Poisar , Asha Nagar, Western Express Highway, Kandivali East, Mumbai-400101.
5.	Brief description of the property	The Subject Flat consists of One Hall, One Bedroom, One Kitchen and One Washroom. (1BHK)
6. Location of property		
	a) Plot No. / Survey No.	: City Survey No.649,650,661 to 680 & 679/1 and 727 (pt).
	b) Door No.	: Flat No. 101
	c) C.T. S. No. / Village	: Village Poisar .
	d) Ward / Taluka	: Mumbai Suburban.
	e) Mandal / District	: Mumbai .

Ref: SBI/COM/GP/2023/32240

1



7.	Postal address of the property	Flat No. 101 on First Floor, Shraddha Bldg. No.5 Co.Op.Hsg.Soc.Ltd., City Survey No649,650,661 to 680 & 679/1 and 727 (pt) of Village - Poisar , Asha Nagar, Western Express Highway, Kandivali East, Mumbai-400101.
8.	City / Town	: Mumbai .
	Residential Area	: Yes.
	Commercial Area	: Yes.
	Industrial Area	: No.
9.	Classification of the area	
	i) High / Middle / Poor	: Middle.
	ii) Urban / Semi Urban / Rural	: Urban.
10	Coming under Corporation limit/Village Panchayat / Municipality	: MCGM
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: State Govt.enactments
12	Boundaries of the property	
	North	: Surbhi Pure Veg.
	South	: Vasant Pride.
	East	: Exotix Villa-Gangal Home..
	West	: Moksh Thai Spa.
13	Latitude, Longitude	: 19.21342 , 72.86422
14	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Tenant Occupied.



II. APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential Apartment.
2.	Location	: Asha Nagar, Western Express Highway.
	C. T. S. No./Plot No.	: City Survey No.649,650,661 to 680 & 679/1 and 727 (pt).
	Block No.	: Kandivali East.
	Village/ Municipality / Corporation	: MCGM
	(Pin Code)	: Mumbai – 400101.
3.	Description of the locality Residential / Commercial / Mixed	: Residential .
4.	Year of Construction	: Year-1997 : As per OC.
5.	Number of Floors	: Ground + 7 th Upper floors.
6.	Type of Structure	: RCC Frame Structure .
8.	Quality of Construction	: Good.
9.	Appearance of the Building	: Good.
10	Maintenance of the Building	: Good.
11	Facilities Available	
	Lift	: Yes.
	Protected Water Supply	: Yes.
	Underground Sewerage	: Yes.
	Car Parking - Open/ Covered	: Yes.
	Is Compound wall existing?	: Yes.
	Is pavement laid around the Building	: Yes.
III Residential unit.		
1	The floor on which the Property is situated	: First Floor
2	Door No. of the Property	: Flat No. 101
3	Specifications of the Property	: The Subject Flat Consists of One Hall, One Bedroom, One Kitchen and One Washroom. (1BHK).
	Roof	: RCC slab
	Flooring	: Vitrified Tiles Flooring.
	Doors	: Wooden Frame Doors,



	Windows	Aluminium Sliding Windows.
	Fittings	Good Fittings.
	Finishing	Good.
4	House Tax	Property Tax not given.
	Assessment No.	----
	Tax paid in the name of	----
	Tax Amount	----
5	Electricity Service Connection No.	----
	Meter Card in the name of	M/s. Sharp Tanks and Structural Pvt. Ltd.
6	How is the maintenance of the Property ?	Good.
7	Sale Deed executed in the name of	M/s. Sharp Tanks and Structural Pvt. Ltd
8	What is the undivided area of land as per Sale deed.	Reference details not given.
9	What is the Area of the Property ?	As per Agreement for sale, dated 18/11/2005 Built up Area : 406 sq.ft
10	What is the Floor Space Index (FSI)	----
11	Is it Posh/ I class / Medium / Ordinary?	Medium .
12	Is it being used for Residential or Commercial purpose?	Residential Purpose.
13	Is it Owner-occupied or let out?	Owner Occupied.
14	If rented, what is the monthly rent?	Rs.20,000/- per month only.
IV MARKETABILITY		
1	How is the marketability?	Good.
2	What are the factors favoring for an extra Potential Value?	The area is fully developed with basic infrastructure facilities such as Market, Banks, Schools Hospital & etc. The area is well connected with all parts of Mumbai by good network of Roads and Railways, Transportation such as Buses & Taxis are available.
3	Any negative factors are observed which affect the market value in general?	No.
V	Rate :	
1	After analyzing the comparable sale instances, what is the composite rate for a similar type of property with same specifications in the adjoining locality? - (Along with details /reference of atleast two latestdeals/transactions with respect to adjacent properties in the areas)	Rs.16,000/- to Rs.20,000/- Per sq.ft. on Built up area for similar type of Properties depending upon locality & amenities provided. So we have considered Rs.19,500 per sq.ft on Built up area for Residential property.



	Y			
			MS	MS

2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	In most of the cases the actual deal amount or Transaction value is not reflected in Index II because if various Market practices. We always try to arrive a value which is nearly correct reflection of actual transaction value irrespective of any factors in market.
Break - up for the rate		
3	i) Building + Services ii) Land + Others	Rs.2240/- per sq.ft for construction cost. Rs. 16,000/- per sq.ft for Undivided share of Land.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Ready Reckoner Rate of said Property is Rs. 1,61,640, per sq.mtr i.e Rs. 15,016.72 per sq.ft. on Built up area for Residential Properties.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	Rs.2240 /- per sq.ft for Construction cost.
	Replacement cost of Property with Services {V (3)I}	Rs. 3,500 /-per sq.ft for similar type of new construction.
	Age of the building	25 Years old
	Life of the building estimated	35 Years remaining life subject to proper, preventive & periodic maintenance .
	Depreciation percentage assuming the salvage value as 10%	40 % depreciation.
	Depreciated Ratio of the building	25/60.
b.	Total composite rate arrived for valuation	Rs. 18,240 /-per sq.ft on Built up area for Subject Property
	Depreciated building rate VI (a)	Rs.2240 /- per sq.ft for Construction Cost.
	Rate for Land & other V (3)ii	Rs. 16,000/- per sq.ft for Undivided share of Land.
	Total Composite Rate	Rs. 18,240/-per sq.ft on Built up area.



Details of Valuation:

Govt. Guideline Value.

Built up area x Ready Reckoner Rate.
406 sq.ft x Rs. 15,016.72 per sq.ft on Built up area.
=Rs.60,96,788 /-
Rs. Sixty lakhs & ninety six thousand only.

Rate Justification:

- As per Govt. ready reckoner rate is Rs.15,016.72 per sq.ft on Built up area for Residential Properties.
- As per the latest price trend available in the market from the property search for similar types of properties in this locality Price ranges from Rs.16,000/- to Rs. 20,000/- per sq.ft. on Built up area. So we have considered Rs.19,500 per sq.ft on Built up area and after 40 % depreciation on construction cost assuming the salvage value as 10 % the Market Rate arrives Rs.18,240 per sq.ft on Built up area for Residential property.

Sr. No.	Description	Built up area in sq.ft	Rate per unit Rs.	Estimated Value Rs.
1	Flat No. 101	406 sq.ft	Rs.18,240/- per sq.ft	Rs.74,05,440/-
Total				Rs.74,05,440/-

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 i) Saleability ii) Likely rental value in future and iii) 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 present

- i) Fair Market Value is Rs.74,05,440/- (Rs. Seventy four lakhs & five thousand only)
- ii) Realizable Value is Rs. 66,64,896 /-(Rs. Sixty six lakhs & sixty four thousand only)
- iii) Distress Sale Value is Rs. 59,24,352 /-(Rs. Fifty nine lakhs & twenty four thousand only)
- iv) Insurable Value is Rs.9,10,000 /- (Rs. Nine lakhs & ten thousand only)
- v) Rental Value per month is Rs. 20,000 /- (Rs. Twenty thousand per month only)

Place : Mumbai
Date : 24/01/2023

Gyan Prakash

Signature



(Name and Official Seal of the Approved Valuer)