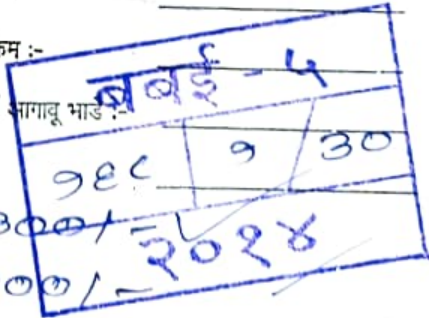




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१०

१. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक २५ (बी)
२. सादरकर्त्याचे नाव :- प्रतिभाकुमार मंगनकाक जेन
३. तालुका :- मुंबई अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव :- माझगाव
५. नगरभुमापन क्रमांक / सर्व्हे क्रं. / अंतिम भुखंड क्रमांक :- ७११
६. मूल्य दर विभाग (झोन) :- १०/७९ उपविभाग
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी. दर :- १,१३,६००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ७८.०६ कार्पेट / विल्ट अप चौ. मीटर / फूट
९. कारपाकिंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- ३ वा
११. बांधकाम धर्म :- १९७२ घसारा :- १००%
१२. बांधकामाचा प्रकार :- आरक्षारसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्पातील मार्गदर्शक सुचना क्र. :- ज्यामध्ये विलेले घट /
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)  
२. नवीन इनारतीत दिलेले क्षेत्र :-  
३. भाड्याची रक्कम :-
१५. लिव्ह ऑन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-  
निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे :-  
३. कालावधी :-
१६. निर्धारित केलेले बाजारमूल्य :- ५३,२५,३००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- ५३,३०,०००/-
१८. देय मुद्रांक शुल्क :- २,९९,५००/- भरलेले मुद्रांक शुल्क :- २,९९,५००/-
१९. देय नोंदणी फी :- ३०,०००/-



लिपीक

सह दुप्यन निबंधक

MAHARASHTRA  
**ई-सुरक्षित बैंक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

13003900219278

Bank/Branch: IBKL - 6910226/MUMBAI - PRABHADEVI  
 Pmt Txn id : 36241641  
 Pmt DtTime : 22-Jan-2014@17:02:57  
 Char IdNo: 69103332014012250975  
 District : 7101-MUMBAI

Stationery No: 13003900219278  
 Print DtTime : 22-Jan-2014@17:06:27  
 GRAS GRN : MH001332357201314S  
 Office Name : IGR182-BOM1\_MUMBAI CITY

StDuty Schm: 0030045E01-75/STAMP DUTY  
 StDuty Amt : R 2,66,500/- (Rs Two, Six Six, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Prop Descr : B 318 SUSSEX, INDUSTRIAL, ESTATE, D K CROSS ROAD, BYCULLA, MUMBAI, Maharashtra, 400027  
 Consideration: R 53,30,000/-

Duty Payer: PAN-AADPJ3236G, PRAVINKUMAR MAGANLAL  
 Other Party: PAN-AADPM6726G, SAJJAD KARIM MERCHANT

Bank official Name & Signature  
 वन लाल लिअन. वि  
**VAN LAL LIAN. V**  
 ई.आय.एन.-890384  
 EIN-890384  
 सहायक प्रबंधक  
 Asst. Manager

*Signature*  
 बरखा बंसल  
**BARKHA BANSAL**  
 ई.आय.एन. 081981  
 081981  
 प्रबंधक  
 Manager



Bank official Name & Signature  
 Space for customer/office use -----

Agreement for sale

*Signature*  
*Signature*

सह दुय्यम निबंधक  
 मुंबई शहर क्र. ५

बबई - ५  
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 २०१४





## AGREEMENT OF SALE

*Jain*  
*MS*

This **AGREEMENT OF SALE** is made and entered into at Mumbai this 22<sup>nd</sup> Day of January 2014. Between **MR. SAJJAD KARIM MERCHANT** having his age 49 yrs. Of Mumbai Indian Inhabitant, residing address at 51/A, New Ocean view, J.P. Road, Versova, Andheri (W). Mumbai - 400 061., hereinafter called the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof mean and his include his respective heirs executors, administrators and assigns) of the **ONE PART** and **MR. PRAVIN KUMAR MAGANLAL JAIN** having his age 36 yrs Of Mumbai Indian Inhabitant, having his residing address at 101-A, Sambhav Darshan Co-op Housing Society, 7<sup>th</sup> Navroji hill Road, Dongri, Mumbai - 400 009. hereinafter called as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and including their respective heirs, executors, administrators and assigns) of the **OTHER PART**.



बबई - ५	
१६८	७/३०
२०१४	

*Jain*  
*MS*

Whereas :-

1. The **VENDOR** herein is the full and absolute Owner of the Unit No. 318-B on Third Floor, admeasuring about 700 sq. ft Carpet area or there about in Sussex Industrial Estate Premises Co-operative Society Ltd. situated at Dadoji Konddeo Cross Marg Byculla (East), Mumbai - 400 027 and said society bears Registration No. BOM/W/E/GNL (O) / 382 DATED 09.07.1984. Registration District & Sub District of Bombay Bearing C.S. NO. 713 of Mazgaon Division.

2. And Whereas the **VENDOR** has represented that he is possessing Share certificate No. 263 Five Shares of Rs. 50/- each Bearing Nos. 336 to 340 of the said Unit No. 318-B on 3<sup>RD</sup> floor in the said SUSSEX INDUSTRIAL ESTATE PREMISES CO OPERATIVE SOCIETY LTD., hereinafter referred to as the said shares.



AND WHEREAS the **VENDOR** has represented to the **PURCHASER** that he has absolute rights to sell, transfer and assign all his rights, title, interest, bona fide in the said Unit and Shares.

बिल - 4		
980	<	30
2028		

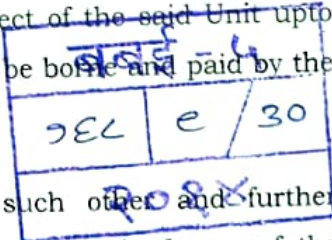
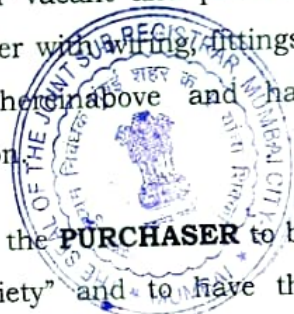
4. AND WHEREAS the **VENDOR** has further represented to the **PURCHASER** that he has not in any manner mortgaged or created any lien, charge or encumbrances or dealt with said Unit or shares to any other Person.

AND WHEREAS upon the said representation and assurances of the **VENDOR**, the **PURCHASER** has agreed to Purchase from the **VENDOR** the said Unit No. 318-B and share holding and pay consideration as stated hereinafter on the terms and conditions as stated hereinafter.

*my* *Sign*



1. That the **VENDOR** hereby agree to sell all his right, title, interest and benefit in the said Unit No. 318-B on the 3<sup>RD</sup> Floor of Sussex Industrial Estate, Building "B" along with membership rights of the said society which the **PURCHASER** hereby agree to purchase from the **VENDOR** for a Total Lumpsum price of Rs. 53,30,000/- ( Rupees fifty - three Lakhs thirty thousand Only) all inclusive of fittings, fixtures, furniture's, electric wiring etc, in the said Unit.
2. In pursuance to the said Agreement as hereinabove stated, the **PURCHASER** has paid the **VENDOR** the Consideration Amount as agreed upon i.e. Rs53,30,000/- ( Rupees fifty - three Lakhs thirty thousand Only) the receipt of which amount the **VENDOR** hereby admit and acknowledge.
3. That the **VENDOR** has handed over vacant and peaceful possession of the said premises, together with fittings, furniture's and fixtures as stated hereinabove and has receiving the full amount of consideration.
4. That the **VENDOR** has no objection for the **PURCHASER** to be made the member of the said "Society" and to have the shares/Unit transferred to the name of the **PURCHASER**.
5. That the **VENDOR** shall pay on or before the execution of this Agreement all arrears of taxes, outgoing, maintenance charges etc, due and payable by him in respect of the said Unit upto date and thereafter such charges will be borne and paid by the **PURCHASER**.
6. That the **VENDOR** shall execute such other and further documents as required by the said society in favour of the **PURCHASER** in respect of the said Unit and the said five shares.



*Signature*

7. The **PURCHASER** shall pay the Stamp Duty and all the Dues of the Society/ Government/ Semi- Government authorities before the Transfer.
8. That the **VENDOR** hereby declares that he has not mortgaged, encumbered, dealt with or disposed off in any manner whatsoever the said Unit No. 318-B and the said shares and free from all encumbrances.
9. That the **PURCHASER** hereby undertake that they will abide by the Rules, Regulations and bye- laws of the said society as member whereof and further agree to pay and discharge all claims and demands that the society may make hereinafter in respect of the said Unit after the execution of this Agreement.

10. That the **VENDOR** has handedover to the **PURCHASER** on execution of this Agreement copies of all documents in their possession in respect of the said Unit and further undertake that from time to time and all times, hereinafter and at the request of the **PURCHASER** shall do, execute and / or cause to be done and / or executed all documents and such other deeds, documents and writings whatsoever for further assurances in law and better and more perfectly transferring the said right, title and interest and benefits in the said unit and shares and every part of unto and to the use of the **PURCHASER** aforesaid.



बलई - ५		
३१८	१०	३०
२०१४		

11. The **VENDOR** shall pay on or before the execution of this Agreement all arrears of past and present taxes, outgoing, maintenance charges, Registration charges (Stamp duty, Registration with various governments and semi government department dues) etc. due and payable by him in respect of the said Unit upto date to the Society and thereafter receiving the possession of the Unit all such charges will be borne and paid by the **PURCHASER**.

IN WITNESS WHEREOF the parties hereinabove have set and subscribed their respective hand hereunto the day and the year first hereinabove written.

SIGNED AND DELIEVERED by  
The withinnamed "VENDOR"

**MR. SAJJAD KARIM MERCHANT**

)  
)  
)  
*Sajjad*



In the presence of .....

1) *[Signature]*

2) *[Signature]*



SIGNED AND DELIEVERED by  
The withinnamed "PURCHASER"

**MR. PRAVIN KUMAR MAGANLAL JAIN**

)  
)  
)  
*Pravin*



In the presence of .....

1) *[Signature]*

2) *[Signature]*

बबई - 4		
१६८	१२	३०
२०१४		



12. That the **VENDOR** hereby undertake to assist in all respect by signing all papers required for necessary documents to get the **PURCHASER** recognized and accepted by the said society and to get the Transfer, The necessary **Transfer Fees** will be Borne by the **PURCHASER & VENDOR** Equally & the **Stamp Duty** of the Sale Deed required for the Transfer will be borne by the **PURCHASER** alone.



SCHEDULE :

**THE SCHEDULE REFERRED TO IN THE ARTICLES OF AGREEMENT.**

ALL THAT the **Gala No. 318-B** , on **3<sup>rd</sup> Floor** of '**B**' building , admeasuring about **700 Sq.Ft. Carpet area** at Third floor in the building known as " **SUSSEX INDUSTRIAL ESTATE CO - OPERATIVE SOCIETY LTD.**, situated at **Dadoji Konddeo Marg, Byculla ( East )**, Mumbai - 400 027., **Building Constructed in the year 1972** The said society bears the Registration No. **BOM/W-E/G.N.L./(O)/382** of 1984 Dated 9/7/1984 Registration District & Sub District of Bombay Bearing **C. S. No. 713 of Mazgaon Division.**

*Spin*  
*ms*

बल्लू - ५		
१६८	११	३०
२०१४		

# SUSSEX INDUSTRIAL ESTATE PREMISES CO-OPRATIVE SOCIETY LTD.

(REGD. No. Bom./W-E / GNL (O) / 382 Dated 9-7-1984)

DADOJI KONDDEV CROSS MARG, BYCULLA, MUMBAI - 400 027.

Date \_\_\_\_\_

Ref. No. \_\_\_\_\_

To,  
Mr. Sajjad Karim Merchant  
Unit No.B-318  
Sussex Ind. Estate, D. K. Cross Marg,  
Byculla (E), Mumbai-400 027.

21 January 2014

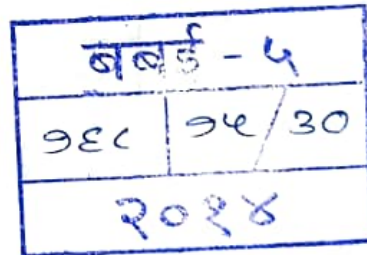
Dear Madam

With reference to your letter dt. 16/01/2014 you following information required by you.

1. Municipal Ward No. 'E' Ward.
2. Location of Property: Dadoji Konddeo Cross Marg, Byculla - (East) Mumbai - 400 027.
3. No. of Floors : Ground + Four Floors with 2 goods lifts
4. Area of Unit : 700 Sq. Ft. Carpet area
5. Year of Construction : 1972
6. C.T.S No : 713 Mazgaon Division



Thanking you  
Yours faithfully,



For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP. SOC. LTD.

*[Signature]*  
Jt. Secretary

Received by



**SUSSEX INDUSTRIAL ESTATE PREMISES CO-OPRATIVE SOCIETY LTD.**  
(REGD. No. Bom./W-E / GNL (O) / 382 Dated 9-7-1984)

DADOJI KONDDEV CROSS MARG, BYCULLA, MUMBAI - 400 027.

Date \_\_\_\_\_

Ref. No. \_\_\_\_\_

21 January 2014

To,  
Mr. Pravin Kumar Maganlal Jain  
101-A, Sambhav Darshan Co-op Hsc,  
7<sup>th</sup> Navroji Hill Road, Dongari  
Mumbai-400009.

Dear Sir,

**Subject: NOC for Purchase of Unit No.B-318**

With ref. to your application letter dated 16/01/2014, we have no objection for the purchase of the Unit No. B-318 from Mr. Pravinkumar Maganlal Jain for the purpose of Diamond Jewellery only. Subject to BYELAWS of the Society.

Further, you must obtain all necessary Licenses from the concern authority and submit the copies to the society for its records, as per BMC requirements.

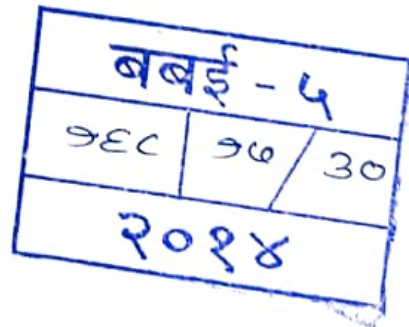
Thanking you,

Yours faithfully,

For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP. LTD.



*CAJ*  
Secretary



Phone : A 2375 4516  
B 2377 5701

# SUSSEX INDUSTRIAL ESTATE PREMISES CO-OPRATIVE SOCIETY LTD.

(REGD. No. Bom./W-E / GNL (O) / 382 Dated 9-7-1984)

DADOJI KONDDEV CROSS MARG, BYCULLA, MUMBAI - 400 027.

Ref. No. \_\_\_\_\_

Date \_\_\_\_\_

To,  
Mr. Sajjad Karim Merchant  
B-318, Sussex Industrial Estate,  
D. K. Cross Marg, Byculla (East)  
Mumbai-400 027,

21 January 2014

Dear Sirs,

**Subject: NOC for Sale of Unit No. B-318**



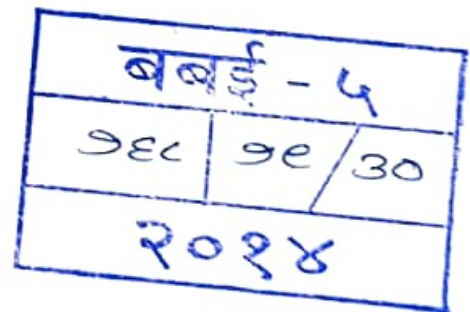
With reference to your Application letter dated 16/01/2014, we have NO Objection to Sale your Unit No. B-318 to Mr. Pravinkumar Maganlal Jain. Subject to BYELAWS of the Society and as his intension is for business of Diamond Jewellery purpose only.

Thanking You,

Yours faithfully,

For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP. SOC. LTD.

*Abm*  
Jt. Secretary





U.C.P.

Assessment Bill - A. Bldg



बृहन्मुंबई महानगरपालिका  
 करनिर्धारण व संकलन खाते  
 तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु. - ४०० ००१  
 संकेतस्थळ : www.mcgm.gov.in  
 मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता कारवर्ष
00030397	E-1600370020000	-	2009-2010

सहाय्यक करनिर्धारक व संकलक

पत्रकाराचे नाव व पत्ता :  
 M/S SUSSEX INDUSTRIAL  
 ESTATE PREMISES, CO OP SOCIETY LTD, B BLDG  
 GALA NO 7 3RDFL DADOJI KONDEO CROSSRD  
 BYCULLA MUMBAI 27,

'E' Ward, Municipal Office Building.  
 10 Shiksh Hafizuddin Marg, Byculla.  
 Mumbai 400 008

मालमत्ता क्रमांक, स्थानिका क्रमांक, इमारतीचे उब / विंग, सी.टी.एस. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे उब, ठिकठिकाण, मालमत्तेचे वर्ग, कारदाखली नंबरे :  
 E7455(1)/25A PASSAGE TO THE SOUTH OF CHINCHPOKLI SUSS EX INDUSTRIAL ESTATE A BLDG. MUMBAI

MANCHERJI SURVEYOR CONTRACTOR : DODNALAI HORMASJI GAZDAR, PUTLIDAI DINSHAW SHROFF BANOO BAI SHIYAVX SURVEYOR  
 HOR, MASJI NAWROJI GAZDAR DINSHAW D ORABSHAW SHROFF SHIYAVX, MANCHERJI SURVEYOR TRUSTEES ( THE DEED OF  
 SETTLEMENT DT 6TH DAY OF MARCH 12

प्रथम करनिर्धारण दिनांक	Prior to 1961-62	वकनामची ३१-०३-२००९ या तारखेस	0
एकूण करपात्र मूल्य रु.	305470	नोटीस शुल्क	0
करपात्री दिलेले मूल्य रु.	0	जपती शुल्क	0
निवासी करपात्र मूल्य रु.	0	महापालिका दंड	0
अनिवासी करपात्र मूल्य रु.	305470	शासकीय दंड	0
(Only IT RV) अन्य काही करपात्र मूल्य रु.	0	एकूण दंड	0
एकूण वार्षिक देयक	343654	सूचना : वार्षिक देयक मालमत्तेच्या आगाऊ देय आहे.	

200910BIL04821260 01-APR-09 to 30-SEP-09	देयक क्र.	200920BIL048212 01-OCT-09 to 31-MAR-10
45821	कर / Tax	45821
0	सर्वसाधारण कर / General Tax	0
0	कचरा / Water Tax	0
0	जलसुधारण / Water Benefit Tax	0
38184	मलनि.संयोजन कर / Sewerage Tax	38184
0	मलनि.सुधारण कर / Sewerage Benefit Tax	0
22910	शिक्षण / Education Cess	22910
18328	राज्य शिक्षण / State Education Cess	18328
0	रोकडार / Employment Guarantee Cess	0
4582	वृक्ष / Tree Cess	4582
764	सडक / Street Tax	764
22910	देयक रक्कम	22910
171827	यापूर्वी भरलेली आगाऊ / जपवा रक्कम रु.	171827
0	नव्याने देय असलेली रक्कम रु.	0
171827	देयक रक्कम	171827
01-06-2009	देयक दिनांक	16-10-2009



२०१४  
 ३० / २९ / ३०



- संदर्भ:
- अध्याय महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
  - महापालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार कारतारा मालमत्तेची नवीन क्रमांक नमुद करणे अनिवार्य राहिल
  - सहान व गटून मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०१८.
  - बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र  संपर्क  २२६९४७२७.

भि. सं. उंबरजे  
 करनिर्धारक व संकलक

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any. E & OE.



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.  
भांडवली मूल्याधारित तात्पुरते मालमत्ता कराचे देयक.  
संकेतस्थळ : www.mcgm.gov.in

सहायक करनिर्धारक व संकलक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	E' Ward, Municipal Office Building, 10, Sha Halizuddin Marg, Byculla, Mumbai 400 0
00030404	E-1600440090000	--	2011-2012	

पक्षकाराचे नाव व पत्ता :  
M/S SUSSEX INDUSTRIAL  
ESTATE PREMISES, CO OP SOCIETY LTD, B BLDG  
GALA NO 7 3RDFL DADOJI KONDEO CROSSRD  
BYCULLA MUMBAI,

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे :  
E-7455(3)/PASSAGE TO THE SOUTH OF CHINCH- POKLI SUSS EXE INDUSTRIAL ESTATE B BLDG, MUMBAI

MANCHERJI PALLONJI CONTRACTOR DINSHAW DORABSHAW SHROFF, SOONABAI W/O HORMASJI NAWROJI GAZD&R PUTLIBAI  
DIN. SHAW DORABSHAW SHROFF BANOBOAI W/O SHAVAKSHAW MANCHERJI, I SURVEYOR TRUSTEES

दि. ३१.०३.२०११ रोजीची थकबाकी

मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकलम (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तात्पुरते देयक.

201110BIL07703432 01-04-11 to 30-09-11	देयक क्र. व देयकाचा कालावधी	201120BIL07703433 01-10-11 to 31-03-12
	कर / Tax	निवासी / अनिवासी / R / NR
32975	सर्वसाधारण कर / General Tax	निवासी / R
0	पाणीपट्टी / Water Tax	अनिवासी / NR
0	दलालाकर / Water Benefit	निवासी / R
27479	मलनिःसारण कर / Sewerage Tax	अनिवासी / NR
0	मलनिःसारण साधक कर / Sewerage Saadhak Tax	निवासी / R
16488	म.न.पा. शिक्षण उपकर / Mun. Education Cess	अनिवासी / NR
13190	राज्य शिक्षण उपकर / State Education Cess	निवासी / R
13190	रोजगार हमी उपकर / Employment Guarantee Cess	अनिवासी / NR
3298	वृक्ष उपकर / Tree Cess	550
550	पथकर / Street Tax	16488
16488	देयक रकम	123658
123658	मापवर्षी भरलेली आगाऊ / जादा रकम रु.	0
0	निव्वळ देय आमासिनी रकम रु.	123658
123658	देय दिनांक	31-12-20
15-09-2011		



निव्वळ देय आमासिनी रकम रु.  
१६८ २२ / ३०  
२०१४



- संदेश:
- अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
  - महापालिकेची कुठल्याही नागरी सेवापथिक पत्र व्यवहार करताना मालमत्ता लेखा क्रमांक नवीन क्रमांक नमूद कराचे अनिवार्य राहिले
  - लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दुरुध्वनी क्र. १०९८.
  - बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क - २२६९४७२७.

व. दे. पंदरे  
करनिर्धारक व संकलक

सूचना व अधिक माहितीसाठी कृपया मागे पहावे.  
The Billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

E & OE



425

Municipal Corporation of Greater Bombay

इहन्सुबर्ह महानगरपालिका  
No MB/7663/A

Dated :- 5/12/80

To  
M/s. Dhunajishew Bhedwar & Company,  
Architects,  
Behramji Mansion,  
Sir P.M. Road, Fort,  
Bombay.

Sub :- ~~Bank~~ Sussex Industrial Estate Building A in  
Sussex Road on C.S.No.713, Wazirpur.

Sirs,

By the directions of the Dy. City Engineer-(City), I have to inform you that there is no objection to occupy the building subject to following conditions -

- (1) That the debris should be removed.
- (2) That the unauthorised structures constructed on the plot should be demolished within 1 month from the date of occupation.
- (3) That the compound walls should be constructed along the plot boundaries especially on front side of the road.
- (4) That undertaking from prospective occupiers should be submitted stating that they will not be complain to Corporation till the Building Completion Certificate is accepted by Corporation.
- (5) That the 2nd lift should be completed and started within 3 months.
- (6) That the certificate under Section 270-A should be submitted.
- (7) Open spaces and parking spaces should be paved.
- (8) The amenity open space should be properly developed.
- (9) That the carriage entrance should be completed.
- (10) That the water connection should be taken within 15 days from grant of this letter.

This occupation is granted Without Prejudice to the rights of Municipal Corporation of Greater Bombay to take action under Section 353-A of B.M.C. Act if found necessary.

Yours faithfully,

Executive Engineer  
Building Proposals (City)

MB/7663/A  
5/12/80

Copy to :- (1) Owner-C/o. Architect. (2) W.O.E. Ward. (3) E.E.V.  
(4) A.A.&C.E. Ward. (5) A.E.W.W.E. Ward. (6) M.I.E. Ward.  
(7) H.C.E.P.

Executive Engineer  
Building Proposals (City)



Handwritten notes in a box: 'वर्क 4', 'SEC 23 30', '2028'.

# SUSSEX

INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD BLDG

Regd. No. BOM/ W-E/GNL (O) / 382 Dated 09-07-84

Dadoji Konddeo Cross Marg, Byculla, Mumbai 400 027. Tel. No.23775701

Bill for the Period 1stJan-2014 to 31stJan-2014

Bill No. : 00897

Name **MR. SAJJAD KARIM MERCHANT**

Bill Date : 01/01/2014

UNIT NO. **B 0318**

AREA 700 SQ. FEET

Particulars	Amount (in Rs.)
Major Rep. & Maintenance To Bldg	35.00
Municipal	700.00
Maintenance Charges	1,855.00
Sinking Fund	18.00
Insurance Charges	0.00
Reserve Fund	84.00
Misc. Charges (lift,postage,int	0.00
Water Charges	0.00
Non Occupancy Charges	134.00
Donation	92.00
Rebate	-231.00
REPAIRFUND (4th INSTALLMENT @Rs.5/-PER SQ. FT. PER MONTH	3,500.00
ARREARS OF PROPERTY TAX (4th INSTALLMENT) @ Rs 1.75/-PER SQ.FT PER MONTH	1,225.00
Principal Amount	Total : 7,412.00
Accumulated Interest 0.00	Arrears : 0.00
	Interest on Arrears 0.00
Rs. Seven Thousand Four Hundred Twelve only	Grand Total : 7,412.00



INT @21% P.A ON OUTSTANDING AMOUNT SHALL BE CHARGED  
THIS BILL SHOULD BE TREATED AS DEMAND NOTICE UNDER BYE-LAW NO.74  
CHEQUE IN FAVOUR OF "SUSSEX IND.ESTATE PREMISES CO-OP SOC. LTD.-B

Paid by Chq No 421885

16/1/2014, 7412.00

REBATE ONLY IF YOU PAY ON OR BEFORE 31/01/2013

PLEASE WRITE UNIT NO. OR BILL NO. BACK SIDE OF CHEQUE

बवई - ५	
SEC	28/30
२०१४	

Excellent Co-op Bank

No: 488

**RECEIPT**

Date: 17/12/2013

Received with thanks from **MR. SAJJAD KARIM MERCHANT**

Rs. Fifty Seven Thousand Sixty Four only

B 0318

Vide Cash/Chq. 421879 dt. 14/12/2013 Excellent CoOp. Bank Ltd. I R Str. Br

Rs **57,064.00**

Being Amt. recd. ag. maint. bill for the period 1st Dec 2013 to 31st Dec 2013

Subject to Realisation of Cheque

For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD B BLDG.

Hon. Secretary / Jt. Secretary/Treasurer/Manager





# MEMORANDUM OF TRANSFER

Date                      Transfer No.                      Name of Transferee                      Register Folio                      Signature of Authorised Signatory

30/06/77 219798 n/s Jewellers Kojurchand  
Pvt Ltd

102  
For SUSSEX IND. EST. PREM. CO-OP. SOC. LTD.  
Hon. Secretary                      Treasurer                      Chairman

26/11/2014 2952011-12 Mr. Sajjad Karim Merchant

For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP. SOC. LTD.  
Hon Secretary                      Jt Secretary                      Treasurer                      Chairman



बबई - 4  
30 31 32  
286  
2024

# SUSSEX INDUSTRIAL ESTATE PREMISES CO-OPERATIVE SOCIETY LIMITED

(Regn. No. BOM / W-E/GNL (O) 382 Dt. 9-7-84)

Dadoji Konddeo Cross Marg, Byculla (E), Mumbai - 400 027.

Share Certificate No. 250 Member's Register No. 250

Old Share Certificate No. 263

*Authorised Share Capital Rs. 8,00,000/- Divided into 16,000 Shares of Rs. 50/- (Rupees Fifty) each.*

This is to certify that ~~Smt.~~ / Shri / ~~M/s.~~ PRAVINKUMAR

MAGANLAL JAIN B-318

is / are Registered Holder(s) of **FIVE SHARES** of Rs. 50/-  
each fully paid in **SUSSEX INDUSTRIAL ESTATE PREMISES**

## CO-OPERATIVE SOCIETY LIMITED

Numbered 1246 to 1250 (inclusive)

Old Numbered 336 to 340 (inclusive)

*Subject to the provisions of the Bye-Laws of Society.*



GIVEN UNDER THE COMMON SEAL OF THE SOCIETY

THIS 1<sup>st</sup> DAY OF OCTOBER 20 14

*[Signature]*

Chairman

*[Signature]*

Hon. Secretary

*[Signature]*

Jt. Hon. Secretary

*[Signature]*

Hon. Treasurer

**NOTE : STRICTLY DO NOT LAMINATE.**



**SUSSEX**  
**INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD B BLDG.**  
 Regd. No. BOM/ W-E/GNL (O) / 382 Dated 09-07-84  
 Dadoji Konddeo Cross Marg, Byculla, Mumbai 400 027. Tel. No.23775701

Bill for the Period of 1st Nov-2014 To 30th Nov-2014

Name : **Mr. PRAVINKUMAR MAGANLAL JAIN**

UNIT NO **B 0318**

Bill No. : **00941**  
 Bill Date : **01/11/2014**  
 Due Date : **30/11/2014**  
 AREA **700 SQ FEET**

Particulars	Amount (in Rs.)
MAJOR REP & MAINTENANCE TO BLDG	
MUNICIPAL	35.00
MAINTENANCE CHARGES	700.00
SINKING FUND	1,855.00
INSURANCE CHARGES	18.00
RESERVE FUND	0.00
MISC. CHARGES (LIFT,POSTAGE,INT)	84.00
WATER CHARGES	0.00
NON OCCUPANCY CHARGES	200.00
DONATION	0.00
REBATE	92.00
ARREARS OF PROPERTY TAX (14en INSTALLMENT) @ Rs.1.75/- PER SQ.FT. PER MONTH	-231.00
	1,225.00
Principal Amount :	
Accumulated Interest	0.00
	<b>Total :</b> 3,978.00
	<b>Arrears :</b> -1.00
	<b>Interest on Arrears</b> 0.00
	<b>Grand Total :</b> 3,977.00

INT @21% P.A.ON OUTSTANDING AMOUNT SHALL BE CHARGED  
 THIS BILL SHOULD BE TREATED AS DEMAND NOTICE UNDER BYE-LAW NO.74  
 CHEQUE IN FAVOUR OF "SUSSEX IND ESTATE PREMISES CO-OP SOC LTD.-B

REBATE ONLY IF YOU PAY ON OR BEFORE 30/11/2014

PLEASE WRITE UNIT NO. OR BILL NO. BACK SIDE OF CHEQUE

No 763

**RECEIPT**

Date : 31/10/2014

Received with thanks from **Mr. PRAVINKUMAR MAGANLAL JAIN**

Rs. Three Thousand Nine Hundred Thirty Five only

Vide Cash/Chq. Cash Cash

Being Amt. recd. ag. maint. bill for the period 1st Oct 2014 to 31st Oct 2014

**B 0318**

Rs. **3,935.00**  
 Subject to Realisation of Cheque

For SUSSEX INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD B BLDG

\_\_\_\_\_  
 Hon Secretary / Jt. Secretary/Treasurer/Manager



717058

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

715618

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी झालेल्या नो. १५९९

लेखा क्रमांक EX1600440090000	मालमत्ता करवर्ष 2014-2015	देयक क्रमांक 201410BIL03382207 201420BIL03382208	दिवस क्रमांक 03/03/2015
पसकाराचे नाव व पत्ता : M/S SUSSEX INDUSTRIAL  ESTATE PREMISES.CO OP SOCIETY LTD,B BLDG GALA NO 7 3RDFL DADOJI KONDEO CROSSRD BYCULLA MUMBAI		पत्रक - स.स. क. व.स. / विभाग : Assessment & Collection Department, 1st floor, Room No.16, E Ward Municipal Offices Bldg., Shaikh Hafizuddin Marg, Dyculla (W). Mumbai - 400 008.	
मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / बिय,सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. MANCHERJI PALLONJI CONTRACTOR DINSHAW DORABSHAW SHROFF SOONABAI W/O HORMASJI NAWROJI GAZDAR PUTLIBAI W/O DIN SHAW DORABSHAW SHROFF BANOUBAI W/O SHAVAKSHAW MANCHERJI SURVEYOR			
प्रथम करनिर्धारण दिनांक : 31/03/1961	जलजोडणी क्रमांक :	एकूण भाडवली मूल्य : ₹ 422874025	
अक्षरी Forty-two Crore Twenty-Eight Lac Seventy-Four Thousand Twenty-Five Only			
A. अतिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज : ₹ 0		B. TDS : ₹ 0	
देयक तयार करतंत्रेवळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0		०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0	
एक कालावधी :	01/04/2014 ते 31/03/2015		

कराचे नाव :	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015
सर्वसाधारण कर	52353	52353
जल कर	120134	120134
जललाभकर	32980	32980
मलनिःसारण कर	77452	77452
मलनिःसारण लाभ कर	20395	20395
म.न.पा. शिक्षण उपकर	19376	19376
राज्य शिक्षण उपकर	15445	15445
रोजगार हमी उपकर	4709	4709
वृक्ष उपकर	1032	1032
पथकर	24344	24344
कलम १५२ अ नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
एकूण देयक रक्कम	368220	368220
अली बर्ड योजनानुसार लाभाची रक्कम	0	0
अली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
भरावयाची निव्वळ रक्कम	368220	368220
प्रतिदानाची निव्वळ रक्कम	0	0
* ३०.०६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	361279	354339
* ३१.०७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	364750	357805
* ३१.०७.२०१४ नंतर भरावयाची निव्वळ रक्कम	368220	368220
अक्षरी रुपये	Three Lac Sixty-Eight Thousand Two Hundred Twenty Only	Three Lac Sixty-Eight Thousand Two Hundred Twenty Only
अंतिम देय दिनांक	01/09/2014	31/12/2014

To make payment through NEFT:  
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPOEX1600440090000 , Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

"सूचना :- सदर इमारत ही ३० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम ३५३ (ब) अन्वये आवश्यक असल्याप्रमाणे, यांमधील स्थिरता प्रमाणपत्र (Structural Stability Certificate) विहित कालावधीत संबंधित विभागातील परीक्षक आयुक्त/कांडे सादर करावयात यावे."

रमेश या. आरंभ  
करनिर्धारक व संकलक (प्र)



# **T. P. KATEKAR**

B.E. (Civil) M.I.E., F.I.V.

**ENGINEERS AND VALUERS**

(Govt. Approved)

Chartered Engineers &

Licensed Structural Engineer

303, Manjunath Tower,  
V. P. Road, Pendse Nagar,  
Dombivli (East) 421201.

E-mail : tpkatekar@gmail.com  
tp\_katekar@rediffmail.com

Tel. : 0251-2470100  
Mob. : 9769900702

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## **VALUATION REPORT**

OF  
IMMOVABLE ASSETS  
**INDUSTRIAL UNIT**

Belonging To,  
**Mr. Pravin Kumar Maganlal Jain**

---

### **Address**

Industrial Gala No. 318-B, 3<sup>rd</sup> Floor, Sussex Industrial Estate,  
D K Cross Road,  
Byculla (East)-400 027

---

To,  
DGM / AGM / RM  
For

**State Bank of India, Branch – SME Backbay Reclamation  
Report No. 13460**

**Date: 2nd February, 2015**

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# T. P. KATEKAR

B.E. (Civil) M.I.E., F.I.V.

**ENGINEERS AND VALUERS**

(Govt. Approved)

Chartered Engineers &

Licenced Structural Engineer

303, Manjunath Tower,  
V. P. Road, Pendse Nagar,  
Dombivli (East) 421201.

E-mail : tpkatekar@gmail.com  
tp\_katekar@rediffmail.com

Tel. : 0251-2470100  
Mob. : 9769900702

To,  
**State Bank of India, Branch - SME Backbay Reclamation,**  
**Respected DGM/AGM/RM,**

Our Ref No. 13460

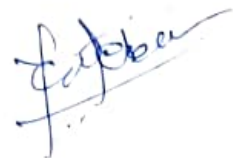
Date: 02/02/2015

**REPORT OF VALUATION OF IMMOVABLE PROPERTY**  
**(OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)**

**PART-I - Questionnaire**

All questions to be answered by the registered Valuer. If any particular question does not apply to the property under valuation, he may indicate so. If the space provided is not sufficient, details may be attached on separate sheets.

- Name of the Registered Valuer : Shri. T.P Katekar**      **CCIT/THN/CAT-I/9/2011-12**
1. Purpose of which valuation is made. : To ascertain current fair market value
  2. Date as on which valuation is made. : 02/02/2015
  3. Name of the Owner : **Mr. Pravin Kumar Maganlal Jain**
  4. If the property is under joint ownership/co-ownership, share of each such purchaser. Are the shares undivided. : As Stated Above
  5. Brief description of the property : Industrial Unit on 3<sup>rd</sup> floor, having floor height –  
4.20Mtrs
  6. Location, street, Ward No. : Industrial Gala No. 318-B, 3<sup>rd</sup> Floor,  
Sussex Industrial  
Estate, D K Marg,  
Byculla (east)  
Mumbai 400 027
  7. Survey/Plot No. of land. : C.T.S. No. 713, of Village Mazgaon
  8. Is the property situated in residential /commercial/mixed area/industrial : Mixed Area
  9. Classification of locality high class / Upper Middle Class / Middle Class : Middle Class



10. Proximity to civic amenities, like schools, hospitals, offices, market, cinemas. : Civic amenities available within Walkable Distance.
11. Means and proximity to surface communication by which the locality is served. : Train up to Byculla (E) Rly Stn. There-after Bus, Cab, Auto & Private Vehicles.
- 11A. Property Bounded As : As per records

**LAND:**

12. Area of land supported by documentary proof, Shape, dimensions and physical :

	As Per Agreement for Sale	Loading Ratio	Area After Loading
	Carpet Area	(%)	Built Up Area
Unit No. 318-B	700.00 Sq. fts.	20%	840.00 Sq. Feet

13. Roads, Streets or Lanes on which the : D K Cross Marg
14. Is it freehold or lease hold land. : Not Applicable (As this is a valuation of a Unit)
15. If lease-hold, the name of lessor/ lessee, nature of lease, dates of commencement and terms of renewal of lease. : Not Applicable
- (i) Initial premium. : Not Applicable
- (ii) Ground Rent payable per annum. : Not Applicable
- (iii) Unearned increase payable to the lessor in the event of sale or transfer. : Not Applicable
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of the covenant. : Not Applicable
17. Are there any agreements of easements? If so, attach copies. : Not Applicable
18. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, given particulars. : Mumbai Municipal Corporation
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : Nil
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the : Nil

*[Handwritten signature]*

notification.

21. Attach a dimensioned site plan. : Photographs taken at site are enclosed herewith.

**IMPROVEMENTS:**

22. Attach plans and elevations of all structures standing on the land and a lay-out plan : Attached with agreement.

23. Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used.) : Annexure Enclosed

24. (i) Is the building owner occupied/ tenanted/both? : Owner Occupied

(ii) If partly owner-occupied, specify portion and extent of area under owner occupation. : Owner Occupied

25. What is the Floor Space Index permissible and percentage actually utilized? : As per Mumbai Municipal Corporation

26. (i) Names of tenants/lessees/licenses, etc. : Not Applicable

(ii) Portions in their occupation. : Not Applicable

(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each. : Not Applicable

27. Are any of the occupants related to, or close business associates of, the owner? : Not Applicable

28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc or for service charges? If give details. : Not Applicable

29. Give details of water and electricity charges, if any, to be borne by the owner. : Owner to bear the cost

30. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. : Owner to bear the cost

31. If a lift is installed, who has to bear the cost of maintenance and operation owner or tenant? : 2 Nos.  
Owner to bear the cost

32. If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant? : Owner to bear the cost

33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, : Owner to bear the cost





etc.- owner or tenant.?

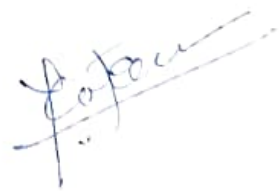
34. What is the amount of property tax? Who is to bear it? Give details with documentary proof. : Owner to bear the cost
35. Is the building insured? If so, give the policy no., amount for which it is insured & the annual premium. : Owner to attach if required
36. Is any dispute between landlord and tenant regarding rent pending in a court of law. : No
37. Has any standard rent been fixed for the permission under any law relating to the control of rent? : No

#### **SALES**

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. : See Part - II Valuation Details & factors on Page No. 6
39. Land rate adopted in this valuation. : Rs. 4,507/- Per Sq.ft
40. If sale instances are not available or not relied upon, the basis of arriving at the land rate. : See Part - II Valuation Details & factors on Page No. 6

#### **COST OF CONSTRUCTION**

41. Year of commencement of construction and year of completion. : 1972
42. What was the method of construction by contract/by employing labour directly/ both? : Both
43. For items of work done on contract, produce copies of agreements. : " "
44. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof. : " "



## Part- II- Valuation Details & Factors

Description	Area	Rates mentioned (in Rs. Per Sq.ft)	Total Value
Industrial Unit No. 318-B:	840.00 Sq.ft Super Built Up	Rs. 15,000/-	Rs. 1,26,00,000/- Say Rs. 1.26 Crores
<b>Rupees One Crore Forty Seven Lakhs Only</b>			
<b>Realisable Value of the Said Security (10% less of the FMV)</b>			<u>Rs. 1.13 Crores</u>
Value as per Stamp Duty Ready Reckoner	840.00 Sq. Ft Built Up	Rs. 11,096/-	<u>Rs. 93.20 Lakhs</u>
Value for Insurance Purpose	840.00 Sq. ft Built Up	Rs. 2,000/-	<u>Rs. 16.80 Lakhs</u>
<b>Distress Value of the Said Security (15% less of the FMV)</b>			<u>Rs. 1.00 Crores</u>

*[Handwritten Signature]*

**ANNEXURE TO FORM 01**

Technical details	Main Building	Annexe	Servants' Quarters	Garages	Pump House
1. No.of floors and height of floor			: Ground+ 4 Upper floors		
2. Plinth area floorwise proof, Shape, dimensions and physical			: As mentioned on Page No. 3		
3. Floor in which the Unit is Situated			: 3rd Floor		
4. Year of Construction			: 1972		
5. Age of the Building			: 45 Years. Condition is Satisfactory		
6. Estimated future life			: 15 Years [Subject to regular maintenance of the Bldg.]		
7. Year of Acquisition/Possession			: 22-January-2014		
8. Value Purchase Price Paid			: <b>Rs. 53,30,000/-</b>		
9. Sale Deed Executed in the Name of			: <b>Mr. Pravin Kumar Maganlal Jain</b>		
10. No. of Units on Each Floor			: Many Units Per Floor		
11. Height of the Building			: 4.20 Mtrs (Unit Height Per floor)		
12. Type of construction-load bearing / RCC /RCC frame/steel frame			: RCC Frame Structure with Columns & Beams		
13. Type of foundations			: RCC Foundation		
14. Walls: (a) Basement & Plinth (b) Ground floor (c) Super structure above ground level.			: Ext. 9" BK Walls C. Plastered		
15. Partitions			: Int. 4½" BK Walls C. Plastered		
16. Doors & Windows ( Floor Wise) (a) Ground Floor (b) 1 <sup>st</sup> Floor (c) 2 <sup>nd</sup> floor etc.			: Flush Door : Openable Glass Fasad Window		
17. Flooring ( Floor-wise) (a) Ground Floor (b) 1 <sup>st</sup> floor (c) 2 <sup>nd</sup> floor etc.			: Kota Stone Flooring		
18. Finishing (Floor-Wise) (a) Ground floor (b) 1 <sup>st</sup> Floor (c) 2 <sup>nd</sup> floor etc.			: Externally Sand Faced Cement Plastered : Internally Neeru Faced Cement Plastered		
19. Roofing and Terracing			: RCC Slab Roofing		
20. Special architectural or decorative features, if any			: Nothing Special		





21. (i) Internal wiring surface or conduit : Open Wiring & Open Plumbing  
(ii) Class of fittings superior/ordinary/poor : Standard
22. Sanitary installation:  
(a) (i) No. of water closets :  
(ii) No. of lavatory basins :  
(iii) No of urinals : One Toilet unit for Gala No 318-B & 319-B  
(iv) No. of sinks :  
(v) No. of bath tubs :  
(vi) No. of bidets :  
(vii) No. of geysers :  
(b) Class of fittings: Superior  
Coloured /superior white /  
Ordinary. : Standard
23. No. of lifts and capacity : 2 Nos.
24. Underground pump - capacity &  
type of construction : RCC Tank as per Rule
25. Over-head tank :  
(i) Where located : At Terrace  
(ii) Capacity : As per Rule  
(iii) Type of construction : RCC
26. Roads and pavings within the  
compound, approximate area and type  
of paving. : C. Conc Pavement at all sides
27. Sewage disposal – whether connected  
to public sewers, septic tank  
provided, No. and capacity. : Connected to Public Sewers

### PART III – DECLARATION

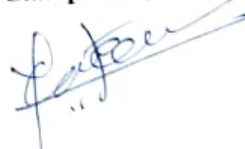
I hereby declare that:

- 1) The information given in this report is correct & true to the best of my knowledge & belief.
  - 2) I have no direct or indirect interest in the property valued.
  - 3) Our Site Engineer has personally inspected the property on 02/02/2015
  - 4) I hereby certify that we have valued the right property as directed by the bank & shown by the client.
  - 5) Market rate adopted in the report is merely an opinion & do not form any contractual obligation on our part
- Enclosed – Agreement Copy, Maintenance Bill & Photographs**

**Date: 02/02/2015**

**Place: Mumbai**

**Valuer Stamp & Signature**

  
**T. P. KATEKAR**  
B.E. Civil, M.I.E., F.I.V.  
Govt. Approved Valuers  
(CCID / THN / CAT-1/9/2011-12)

GALA NO. 318 – B, 3<sup>RD</sup> FLOOR, SUSSEX INDUSTRIAL ESTATE,

D. K. CROSS MARG, BYCULLA (E), MUMBAI 27

OWNER : MR. PRAVIN KUMAR MAGANLAL JAIN

