



Saturday, September 16, 2010  
1:15:34 pm

पावती

Original

नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 11044  
दिनांक : 18/09/2010

गावाचे नांव : माझगाव

दस्तऐवजाचा अनुक्रमांक : बबई3 - 9401 - 2010

दस्तऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : राजेंद्र एम जैन

|    |                       |   |             |
|----|-----------------------|---|-------------|
| फी | नोंदणी फी             | : | ₹.30,000.00 |
|    | दस्त हाताळणी फी       | : | ₹.360.00    |
|    | पृष्ठांची संख्या : 18 |   |             |

एकुण ₹.30,360.00

आपणास हा दस्त अंदाजे 1:35PM र्हा वेळेस मिळेल

**DELIVERED**

सह दु. नि. मुंबई शहर क्र :

बाजार मुल्य : ₹.3,670,069/-


मोबदला : ₹.4,320,000/-

भरलेले मुद्राक शुल्क : ₹.216,000/-

**सह दुय्यम निबंधक**  
**मुंबई शहर क्र. ३**

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.30,000  
डीडी/ धनादेश क्रमांक : 045587 दिनांक : 15/09/2010  
बँकेचे नाव व पता : यूनियन बँक ऑफ इंडिया गुं
- 2) देयकाचा प्रकार : By Cash रक्कम: ₹.360

**DELIVERED**

|  |                |
|--|----------------|
| Customer's Copy  |                |
|  <b>THE DECCAN MERCHANTS CO-OP BANK LTD.</b><br>LIC. No. D-5/STP (M)/C/R.109301/10/705-09/10 |                |
| <b>Br. Byculla</b>   | Date: 15/9/10  |
| Pay to : Acct Stamp Duty Mumbai  |                |
| Franking Value   | Rs. 2,16,000/- |
| Service Chgs.  | Rs. 10         |
| <b>TOTAL</b>   | Rs. 2,16,010/- |
| Name of the stamp duty paying party: <u>Mr. Rajendra. H. Jain</u>  |                |
| <u>Cash.</u><br>DD / Cheque No. _____<br>Drawn on Bank _____<br>Desc of the Document: <u>Agreement</u><br>(for Banks Use Only) <u>of Sale</u>                                |                |
| Tran ID  |                |
| Franking Sr. No.   | 15/09/2010     |
| Cashier  | Officer        |

The Deccan Merchants Co-op. Bank Ltd.

THE DECCAN MERCHANT CO-OP BANK LTD.  
 BYCULLA BR., 154/164-A, BHIMA SADAN  
 DR. AMBEDKAR ROAD, BYCULLA (EAST)  
 MUMBAI - 400 027

भारत 05595  
 164750

SPECIAL ADHESIVE  
 महाराष्ट्र  
 SEP 15 2010

Pandharaj  
 15-09-10  
 Authorised Signatory



2890 2890 000 000 2890 2890 2890 13:47

**AGREEMENT OF SALE**

R-0216000/-PB6515

INDIA STAMP DUTY MAHARASHTRA



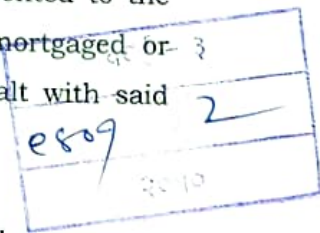
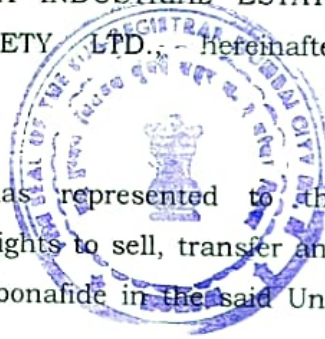
This **AGREEMENT OF SALE** is made and entered into at Mumbai this 18<sup>th</sup> Day of September 2010. Between **M/s. SERAI EXPORTS PVT LTD.,** Through its Director **Mr. SHRIPAD RAMCHANDRA HALBE** having his age 63 yrs. Of Mumbai Indian Inhabitant, residing at 72, Nemani Building, N.S. Patkar Marg, Chowpatty, Mumbai - 400 007., 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. RAJENDRA MAGANLAL. JAIN** having his age 33 yrs Of Mumbai Indian Inhabitant, having his office address at 57/65, Kanchwala Bldg, Ground Floor, Shop No. 7, Dhanji street, Mumbai - 400 003. 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.**

R.H.J.  
hraj

|           |
|-----------|
| वर्कई - 3 |
| 8809 / 9  |
| 2010      |

Whereas :-

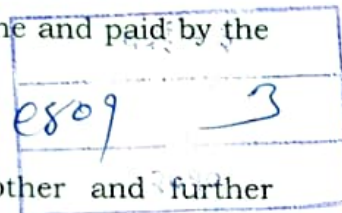
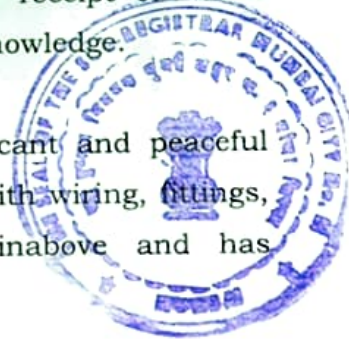
1. The **VENDOR** herein is the full and absolute Owner of the Unit No. 319-B on Third Floor, admeasuring about 700 sq. ft Carpet area or there about in Sussex Industrial Estate Premises Co-operative Society Ltd. situated at Dadoji Konddeo Cross Marg Byculla (East), Mumbai - 400 027 and said society 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. 224 Five Shares of Rs. 50/- each Bearing Nos. 1116 to 1120 of the said Unit No. 319-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.
3. AND WHEREAS the **VENDOR** has represented to the **PURCHASER** that he has absolute rights to sell, transfer and assign all his rights, title, interest, bonafide in the said Unit and Shares.
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. 319-B and share holding and pay consideration as stated hereinafter on the terms and conditions as stated hereinafter.

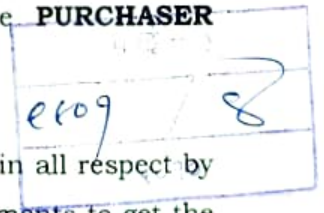
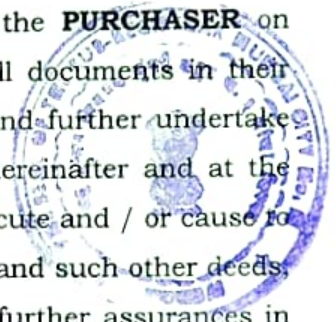
*Handwritten signatures:*  
 [Signature]  
 [Signature]

1. That the **VENDOR** hereby agree to sell all his right, title, interest and benefit in the said Unit No. 319-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. 43,20,000/- ( Rupees Fourty - Three Lakhs Twenty 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. Rs 43,20,000/- ( Rupees Fourty Three Lakhs Twenty 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 wiring, 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.



*Handwritten signatures in blue ink, including one that appears to be 'R. D. Patil' and another that is less legible.*

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. 319-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.
11. 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.



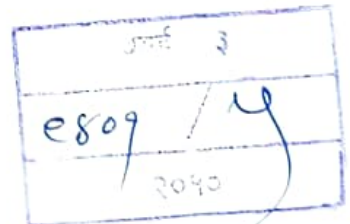
*R.D.*  
*h.r.k.*

SCHEDULE :

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

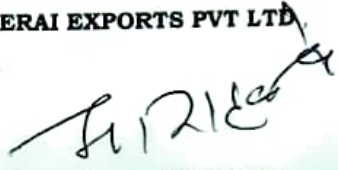
ALL THAT the **Gala No. 319-B** , on **3<sup>rd</sup> Floor** of '**B**' building ,  
 admeasuring about **700 Sq.Ft. Carpet area** at Third floor in the  
 building known as " **SUSSEX INDUSTRIAL ESTATE CO -**  
**OPERATIVE SOCIETY LTD.**, situated at Dadoji Konddeo Marg,  
 Byculla ( East ), Mumbai - 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.**


*Ami*  
*hale*





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" )  
**M/S. SERAI EXPORTS PVT LTD.,** )  
Through its Director )  
**MR. SHRIPAD RAMCHANDRA HALBE**)

) **M/s. SERAI EXPORTS PVT LTD**  
)  
)   
) **DIRECTOR**



In the presence of ..... )  


- 1) 
- 2) 

SIGNED AND DELIEVERED by )  
The withinnamed "PURCHASER" )  
**MR. RAJENDRA M. JAIN** )

) 

In the presence of ..... )

- 1) 
- 2) 



|              |
|--------------|
| दस्तावेज - ३ |
| ९८०९ / ९     |
| २०१०         |

# 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.

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

Date 21/8/10.

To,  
**M/S. SERAI EXPORTS PVT LTD.,**  
Gala No. B- 319  
Sussex Indl. Est. Pre. Co-op. Soc. Ltd.,  
D. K. Cross Road, Byculla (East),  
Mumbai - 400 027.

Dear Sir,

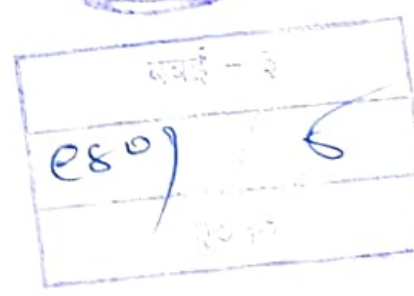
With reference to your letter Dt. 29/6/10 we are giving you following information required by you for registration of Sale Agreement.

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 good lifts.
4. Area of Unit : 700sq. Ft. Carpet area
5. Year of Construction : 1972
6. C.T.S No : 713 Mazgaon Division

Thanking you  
Yours faithfully  
FOR SUSSEX IND. EST. PREM. CO-OP . SOC. LTD

*[Signature]*  
Hon. Secretary.

Encl :- Xerox Copy of Property Tax Bill







# MEMORANDUM OF TRANSFER

Date: 1.11.87      Transfer No.: 45 M/s Shibi Exports      Name of Transferee: M/s Shibi Exports Pvt Ltd      Register Folio: 302      Signature of Authorised Signatory: [Signature]

For SUSSEX IND. EST. PREM. COMPANY LTD.  
Hon. Secretary: [Signature]  
Hon. Treasurer: [Signature]



|          |      |          |    |
|----------|------|----------|----|
| 23.12.71 | 2090 | वर्क - 3 | 90 |
|----------|------|----------|----|

U.C.P.



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
संकेतस्थळ : मुळा इमारत, न्यायपालिका मार्ग, मुं - ४०० ००१.  
संकेतस्थळ : www.mcgm.gov.in  
मालमत्ताकाराचे देयक

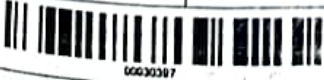
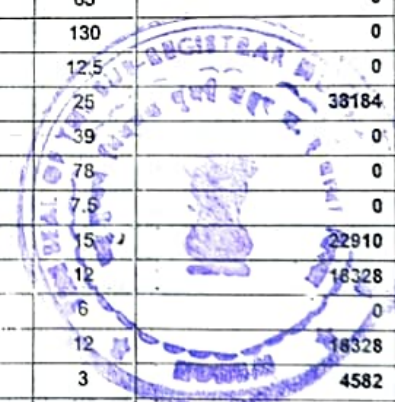
|   |               |                  |  |
|---|---------------|------------------|--|
| मालमत्ता क्रमांक (नवीन)   | वॉर्ड क्रमांक | मालमत्ता कर वर्ष | मालमत्ता करनिर्धारक व संकलक  |
| 00030397  | E-4803700000  | 2009-2010        | 'E' Ward, Municipal Office Building<br>10, Shikh Hafizuddin Marg, Byculla,<br>Mumbai 400 008 |
| करदाराचे नाव व पत्ता<br>M/S SUSSEX INDUSTRIAL<br>ESTATE PREMISES, CO OP SOCIETY LTD, B BLDG;<br>GALA NO 7 3RDFL DADOOJI KONDES CROSS RD<br>BYCULLA MUMBAI 27. |               |                  |  |

मालमत्ता आगाऊ, सरदरिका रूपाने, इतरतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकठण, मालमत्तेचे वर्ग, करदाराचे नाव :  
E7455(1)25A PASSAGE TO THE SOUTH OF CHINCHBUKLI SUSS EX INDUSTRIAL ESTATE A BLDG, MUMBAI

REGD CONTRACTOR: JUSONABAI THORMASJI GAZDAR, PUTLIBAI DINSHAW SHROFF BANOO BAI SHIYAVX SURVEYOR  
AND MASJI NAWROJI GAZDAR DINSHAW D ORABSHAW SHROFF SHIYAVX, MANCHERJI SURVEYOR TRUSTEES OF THE DEED OF  
SETTLEMENT DT 6TH DAY OF MARCH 12

|   |                  |   |   |
|---|------------------|---|---|
| प्रथम करनिर्धारण दिनांक                 | Prior to 1961-62 | धकदाकी 31-03-2009 या तारखेस                           | 0 |
| एकूण करपत्र मूल्य रु.                   | 305470           | नेटीस शुल्क   | 0 |
| करपायी दिलेले मूल्य रु.                 | 0                | जप्ती शुल्क   | 0 |
| निवासी करपत्र मूल्य रु.                 | 0                | महानगरपालिका देड                                      | 0 |
| अनिवासी करपत्र मूल्य रु.                | 305470           | शासकीय देड  | 0 |
| (Only IT RV) अन्य काही करपत्र मूल्य रु. | 0                | ए   | 0 |
| एकूण वार्षिक देय कर                     | 343614           | गुणना : वार्षिक देयक सहाय्यी हप्त्यांनी आगाऊ देय आहे. |   |

| 200910BILD4821260<br>01-APR-09 to 30-SEP-09 | देयक क्र.                                   |                       |      | 200920BIL04821261<br>01-OCT-09 to 31-MAR-10 |
|---|---|-----------------------|------|---|
|   | कर / Tax                                    | निव्वळ / अंश / R / NR | %    |   |
| 45821                                       | सर्वसाधारण कर / General Tax                 |                       | 30   | 45821                                       |
| 0   | वर्षाभरी / Water Tax                        | निव्वळ / R            | 65   | 0   |
| 0   |   | अनिव्वळ / NR          | 130  | 0   |
| 0   | जललाभकर / Water Benefit Tax                 | निव्वळ / R            | 12.5 | 0   |
| 38184                                       |   | अनिव्वळ / NR          | 25   | 38184                                       |
| 0   | मलनिःसारण कर / Sewerage Tax                 | निव्वळ / R            | 39   | 0   |
| 0   |   | अनिव्वळ / NR          | 78   | 0   |
| 0   | मलनिःसारण लाभ कर / Sewerage Benefit Tax     | निव्वळ / R            | 7.5  | 0   |
| 22910                                       |   | अनिव्वळ / NR          | 15   | 22910                                       |
| 18328                                       | म.न.प. शिक्षण ठरकर / Mun. Education Cess    |                       | 12   | 18328                                       |
| 0   | राज्य शिक्षण ठरकर / State Education Cess    | निव्वळ / R            | 6    | 0   |
| 18328                                       |   | अनिव्वळ / NR          | 12   | 18328                                       |
| 4582  | रोखणार हमी ठरकर / Employment Guarantee Cess |                       | 3    | 4582  |
| 764   | वृक्ष ठरकर / Tree Cess                      |                       | 0.5  | 764   |
| 22910                                       | सडक कर / Street Tax                         |                       | 15   | 22910                                       |
| 171827                                      | देयक रक्कम                                  |                       |      | 171827                                      |
| 0   | घापूर्वी भरलेली आगाऊ / जादा रक्कम रु.       |                       |      | 0   |
| 171827                                      | निव्वळ देय भरलेली रक्कम रु.                 |                       |      | 171827                                      |
| 01-06-2009                                  | देय दिनांक                                  |                       |      | 16-10-2009                                  |



धोरता:

- अधिवृत्त महानगरपालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
- महानगरपालिकेची कुठल्याही नागरी सेवाविषयक पत्र व्यवहार फारताना मालमत्तेचा नवीन क्रमांक नमूद करणे अनिवार्य राहिलेले.
- लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा म्हणजे १०९८.
- बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र  संपर्क  २२६९४७२७.

सुचना 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.

तयार  
2009  
99  
मि. सं. उंबरजे  
करनिर्धारक व संकलक

261 28 99  
262 20 75  
262 20 76

# SERAI EXPORTS PVT. LTD.

E-mail :  
seraiexp@vsnl.com

Registered Office :  
423, "HIMALAYA HOUSE", 79, MATA RAMABAI AMBEDKAR ROAD,  
FORT, MUMBAI - 400 001.

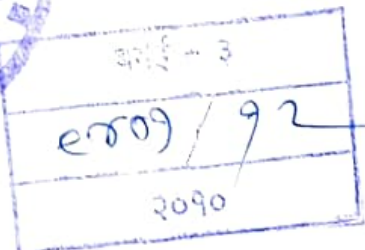
TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SERAI EXPORTS PVT. LTD. HELD ON WEDNESDAY, 15.9.2010 AT THE REGISTERED OFFICE OF THE COMPANY AT 423, HIMALAYA HOUSE, 79, DR. RAMABAI AMBEDKAR MARG, MUMBAI - 400 001.

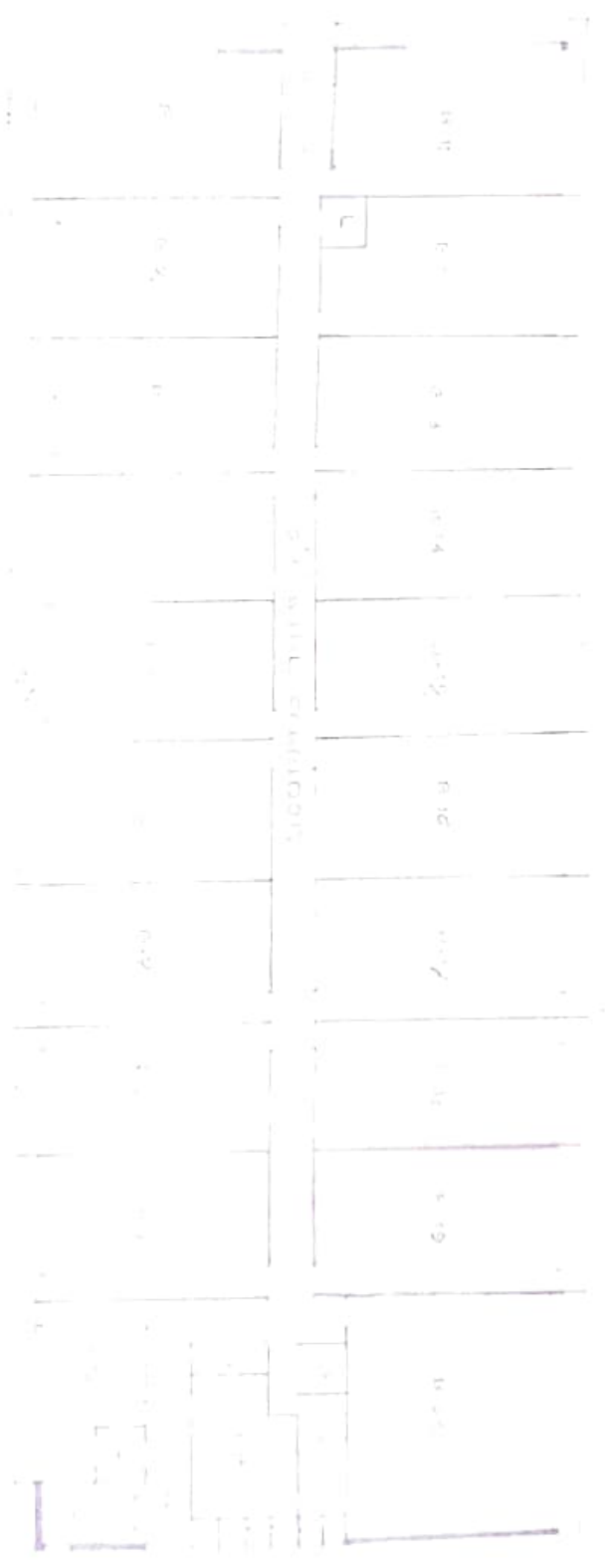
## Sale of Gala No.319-B.

"RESOLVED THAT Gala No.319-B, admeasuring approx. 700.00 sq.ft. in Sussex Industrial Estate, Dadoji Konddeo Cross Lane, Byculla, Mumbai - 400 007 be sold to Mr. Rajendra Maganlal Jain, residing at 57/65, Kanchwala Bldg., Ground Floor, Shop No.7, Dhanji Street, Mumbai - 400 003, for a net consideration of not less than Rs.43,20,000/- (Rupees Forty three lakhs twenty thousand only)."

"FURTHER RESOLED THAT Mr. S.R. Halbe and failing him Mrs. Rajrani Nanda, Directors of the Company be and is hereby authorized to sign agreement for sale, Sale Deed or any other document as may be necessary and register the same with the authorities."

CERTIFIED TRUE COPY  
FOR SERAI EXPORTS PVT. LTD.





TYPICAL FIRST TO FOURTH FLOOR PLAN  
SCALE - 1/8" = 1'-0"

*Handwritten signature and initials*

PROPOSED INDUSTRIAL ESTATE AT SUSSEX ROAD, EYECULLA  
DRAWN BY: MURUGAN K. S. 1/7/84

NATVARLAL M. BARAI ARCH  
NO. 1, DALAL STREET, FORT, BOMBAY 1

# 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. 251 Member's Register No. 251

Old Share Certificate No. 224

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. RAJENDRA

MAGANLAL JAIN B-319

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

## CO-OPERATIVE SOCIETY LIMITED

Numbered 1251 to 1255 (inclusive)

Old Numbered 1116 to 1120 (inclusive)

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

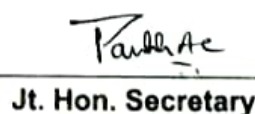


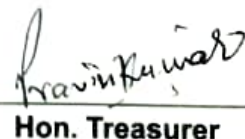
GIVEN UNDER THE COMMON SEAL OF THE SOCIETY

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

  
Chairman

  
Hon. Secretary

  
Jt. Hon. Secretary

  
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 March-2015 To 31st March-2015

Name: **Mr. PRAVINKUMAR MAGANLAL JAIN**

UNIT NO. **B 0318**

Bill No.: **01429**

Bill Date: **01/03/2015**

Due Date: **31/03/2015**

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   | 200.00                   |
| NON OCCUPANCY CHARGES   | 0.00                     |
| DONATION  | 92.00                    |
| REBATE  | -231.00                  |
| ARREARS OF PROPERTY TAX (18th INSTALLMENT) @ Rs.1.75/-PER SQ. FT. PER MONTH | 1,225.00                 |
| Principal Amount:   | Total: 3,978.00          |
| Accumulated Interest 0.00   | Arrears: -89.00          |
| Rs. Three Thousand Eight Hundred Eighty Nine only                           | Interest on Arrears 0.00 |
|   | Grand Total: 3,889.00    |

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 31/03/2015

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

No.: 1211

### RECEIPT

Date: 28/02/2015

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

Rs. Four Thousand only

Vide Cash/Chq. Cash Cash

Being Amt. recd. ag. maint. bill for the period 1st Feb 2015 to 28th Feb 2015

Rs.

**4,000.00**

Subject to Realisation of Cheque

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

Hon. Secretary / Jt. Secretary/Treasurer/Manager

conditions contained in the said Agreement for sale dated



(Permanent Commencement Certificate)

BOMBAY TOWN PLANNING ACT, 1954.

No. EB/ 9050 /A

Date: 5-5-1967

THE MUNICIPAL CORPORATION OF GREATER BOMBAY

COMMENCEMENT CERTIFICATE.

Permission is hereby granted, under Section 12 of the -  
Bombay Town Planning Act, 1954 (Bombay Act No. XXVII of 1955) to  
Smt K.T. Udvadia & others applicant, to the development  
work of \_\_\_\_\_ at premises -  
Street No. \_\_\_\_\_ C. Survey No. 713 Byculla Magagan Divn.  
House No. \_\_\_\_\_ situated at \_\_\_\_\_  
on the following conditions viz.:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay, is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event, shall be deemed to have abandoned the development work in contravention of Section 12 or Sub-Section (1) of Section 13 of the Bombay Town Planning Act 1954 or (d) if he fails to pay such sum towards the implementation of the Development Plan of Greater Bombay as the Municipal Corporation may fix under the rules framed from time to time by the Local Authority, i.e., the Municipal Corporation of Greater Bombay.

2. This commencement certificate would automatically lapse if the development work for which it is issued is not commenced within a period of one year from the date of its issue.

3. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assigns and every person deriving title through or under him.

For and on behalf of the Local Authority  
The Municipal Corporation of Greater Bombay.

*[Signature]* 5/5/67  
Executive Engineer (Buildings) P. (C) 1  
For Municipal Commissioner  
For Greater Bombay.

RSP/7-3-67

900 copies.



MUNICIPAL CORPORATION OF GREATER BOMBAY  
COMMENCEMENT CERTIFICATE

EB/76/9/0 of 6-9-76

Permission is hereby granted, under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Smt. K T UDWADIA & OTHERS Applicant, to the development work Service Industrial Bldg (First phase 3<sup>rd</sup> floor attached) at premises at Street No. Survey No. 713

Hissa No. \_\_\_\_\_ of Village \_\_\_\_\_ situated at Susse Road

on the following conditions viz: Approved for the entire bldg. (ground + 5<sup>th</sup> floor) A-1-B

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event, shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, under section 152 of the Maharashtra Regional & Town Planning Act, 1966, the Municipal Commissioner has appointed Shri B. S. Upadhyay Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act. E.E.B.P.C.E.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators, and assignees and every person deriving title through or under him.

For and on behalf of the Local Authority  
The Municipal Corporation of Greater Bombay.

[Signature]

Executive Engineer Building Proposals (Zone-I)

Or

MUNICIPAL COMMISSIONER for Greater Bombay.

Plans & Commencement Certificate renewed for further period of one year from 12/2/76 to 12/2/77 originally approved under No. EB/76/9/1A on 12/76

[Signature]  
Executive Engineer,  
Municipal Corporation (City)

[Signature]  
A. WAGLE  
ARCHITECT

In replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

MEMORANDUM

No. E.B./9050  
G.B./11

1A of 1967-1968  
MUNICIPAL OFFICE,

BOMBAY/BANDRA 29-4-1968

Shri K.T.Udvardia & Others.

With reference to your Notice, letter No. \_\_\_\_\_ dated 26-9-1968 and delivered on 27-9-68 and the Plans, Sections, Specifications and Description and further particulars and details of your building at C.S.No.713, Byculla Mazgaon Division, Bombay.

furnished to me under your letter, dated \_\_\_\_\_ 1968 I beg to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof by reason:-

- A - That R.C.C. calculations and design will not be submitted for approval
- B - That adequate parking lots and loading, unloading spaces will not be provided as per Development Control Rule 35.
- C - That the requirements of Chief Fire Officer will not be complied with
- D - That the washing places and urinals will not abut on any external open space.
- E - That the passages will not be lighted and ventilated adequately.
- F - That the requirements of bye-laws 4(c), 5(b) and 5(c) will not be complied with.
- G - That bye-laws 36 and 37 will not be complied with.
- H - That the ramps will encroach upon the side open spaces.
- I - That the open spaces will not be properly sloped, paved and drained.
- J - That access roads will not be constructed as per Municipal requirements before commencement of the work.
- K - That the requirement of bye-law 52 will not be complied with.
- L - That Municipal sanction for layout will not be obtained.
- M - That some of the parking spaces will not be manoeuvrable.
- N - That the central corridor will not be adequate width and that the same will not be properly lighted and ventilated.
- O - That some of the drains will be laid internally.
- P - That the structures proposed to be demolished will not be demolished prior to the commencement of the work.

.....2/-

( ) That proper gutters and down-pipes are not intended to be put up to prevent water dropping from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intentions as to obviate the before mentioned objections and meet my requirements, but not otherwise, you will be at liberty to proceed with the said building or work at any time before the 28th day of April 1968 but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulation or by-law made under that Act at the time in force.

It is to be understood that the foundations must be excavated down to hard soil and that this intimation gives no right to build upon ground which is not your property.

The positions of the niches and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

The water arrangement must be carried out in strict accordance with the Municipal requirements.

Your attention is drawn to the objections and notes on the reverse.

Assistant Engr. Buildings (P) I

Executive Engineer, (Bldgs.) P. City

ADITYA A. WAGLE P.T.O.  
ARCHITECT INTERIOR DESIGNER  
G.B. Bldg. No. 4, Gandhinagar,  
Bandra (E), BOMBAY - 400 051.



NOTES:

1. The work should not be started till (a) the manner in which the objections are proposed to be obviated is approved by the Municipality (b) the structures proposed to be demolished are actually demolished (c) the set back lines are got demarcated on site by Sub-Engineer (Survey).
2. Materials required for construction should be stacked within your holding with proper hoardings.
3. A certified copy of approved plan should be exhibited on site.
4. Permission from Superintendent of Licences should be obtained to store building materials on site.
5. Temporary sanitary accommodation on full flushing system for labourers should be provided.
6. Certificate of adequate water supply should be obtained from the Hydraulic Engineer.
7. A proposal for sub-station should be submitted through B.E.S.T. Authorities.
8. A plan on a scale of 1/16" showing the parking arrangements should be submitted for approval.

*[Signature]* 22/7  
Executive Engineer  
Buildings. P. C. C.

krb/25-4

*[Signature]*  
**ADITYA A. WAGLE**  
ARCHITECT & INTERIOR DESIGNER  
Off. Bldg. No: 4, Gardhinagar,  
Bandra (E), BOMBAY - 400 051.

# T. P. KATEKAR

B.E. (Civil) M.I.E., F.I.V.  
**ENGINEERS AND VALUERS**  
(Govt. Registered Valuers)  
Chartered Engineers &  
Licenced Structural Engineer

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

E-mail : [tpkatekar@gmail.com](mailto:tpkatekar@gmail.com)  
[tp\\_katekar@rediffmail.com](mailto:tp_katekar@rediffmail.com)

Tel. : 0251-2470100  
Mob. : 9769900702

Job No. 2258-A

Date: 18/01/2018

To,

**State Bank of India**

**SME BACKBAY RECLAMATION BRANCH, NARIMAN POINT MUMBAI.**

**Subject: Valuation Report for Industrial Gala No. 319-B, 3<sup>rd</sup> Floor, Sussex Industrial Estate, D K Marg, Byculla (east) Mumbai 400 027**

**Owner: MR. RAJENDRA MAGANLAL JAIN**

Respected Sir/ Madam,

Kindly find enclosed herewith Valuation report for the property referred above.

Details of valuation are summarised as under:

i. Market Value: Rs. 1.34 Cr.

(RS. ONE CRORE THIRTY FOUR LAKH ONLY)

ii. Realizable Value: : Rs. 1.20 Cr.

(RS. ONE CRORE TWENTY LAKH ONLY)

iii. Forced/ Distress Sale value: Rs.1.07 Cr.

(RS. ONE CRORE SEVEN LAKH ONLY)

Thanking you,

Yours faithfully



**T.P.KATEKAR**

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

# T. P. KATEKAR

B.E. (Civil) M.I.E., F.I.V.  
**ENGINEERS AND VALUERS**  
(Govt. Registered Valuers)  
Chartered Engineers &  
Licenced Structural Engineer

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

E-mail : [tpkatekar@gmail.com](mailto:tpkatekar@gmail.com)  
[tp\\_katekar@rediffmail.com](mailto:tp_katekar@rediffmail.com)

Tel. : 0251-2470100  
Mob. : 9769900702

## ANNEXURE-I

### FORMAT OF VALUATION REPORT

(to be used for all properties of value upto Rs.5 crores)

**Name & Address of Branch: State Bank of India SME BACKBAY RECLAMATION  
BRANCH, NARIMAN POINT MUMBAI.**

Name of Customer (s)/ Borrowal unit: **MR. RAJENDRA MAGANLAL JAIN**

(for which valuation report is sought)


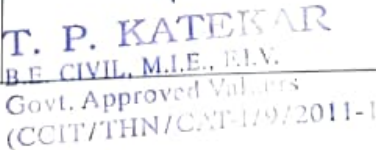
Job No. 2258-A Dt. 18/01/2018

|                                    |        |  |              |      |
|------------------------------------|--------|--|--------------|------|
| <b>1 Customer Details</b>          |        |  |              |      |
| Name                               |        | MR. RAJENDRA MAGANLAL JAIN   |              |      |
| Apl no                             |        |  |              |      |
| <b>2 Property Details</b>          |        |  |              |      |
| Address                            |        | Industrial Gala No. 319-B , 3 <sup>rd</sup> Floor, Sussex Industrial Estate, D K Marg, Byculla (east) Mumbai 400 027 |              |      |
| Nearby Landmark/Google Map         |        | C.T.S. No. 713, of Village Mazgaon   |              |      |
| Independent access to the property |        | Yes  |              |      |
| <b>3 Document Details</b>          |        |  |              |      |
|                                    |        | Name of Approving Auth   |              |      |
| Layout Plan                        | Yes/No | MCGM   | Approval No. | MCGM |
| Building Plan                      | Yes/No | MCGM   | Approval No. | MCGM |
| Construction Permission            | Yes/No | MCGM   | Approval No. | MCGM |
| Legal Documents                    | Yes/No | Agreement for dated Dated 18/09/2010   |              |      |



|                                     |   |  |               |                                     |             |   |               |                                     |        |
|-------------------------------------|---|--|---------------|-------------------------------------|-------------|---|---------------|-------------------------------------|--------|
| <b>4 Physical Details</b>           |   |  |               |                                     |             |   |               |                                     |        |
| Adjoining Properties                | East  | Ghodap dev road                        | West          | Sussex Road                         | North       | A-wing  | South         | Durvankur CHS                       |        |
| Matching of Boundaries              | Yes/No<br>Yes                               | Plot Demarcated                        | Yes/No<br>Yes | Approved land use                   | Commercial  | Type of Property                                  | Plotted/Shop  |                                     |        |
| No of rooms                         | Industrial Gala                             |  |               |                                     |             |   |               |                                     |        |
| Total No of Floors                  | ground + 4 upper floors                     | Floor on which the property is located | 3rd floor     | Approx age of the Property          | 46 Years    | Residual Age Of The Property                      | 14 years      |                                     |        |
| <b>5 Tenure / Occupancy Details</b> |   |  |               |                                     |             |   |               |                                     |        |
| Status of Tenure                    | Owned/Rented<br>Owner<br>Occupied           | No of years of Occupancy               | 4 years       | Not applicable                      |             |   |               |                                     |        |
| <b>6 Stage of Construction</b>      |   |  |               |                                     |             |   |               |                                     |        |
| Stage of Construction               | Under Construction / Completed<br>Completed |  |               |                                     |             | If under construction, extent of Completion<br>NA |               |                                     |        |
| <b>7 Violations if any observed</b> |   |  |               |                                     |             |   |               |                                     |        |
| Nature and extent of violations     |   | Not observed                           |               |                                     |             |   |               |                                     |        |
| Area Details of the property        |   |  |               |                                     |             |   |               |                                     |        |
| 8                                   | Site Area                                   | NA                                     | Plinth area   | Super Built up area is 840.00 sq.ft | Carpet area | Super Built up area is 700.00 sq.ft               | Saleable area | Super Built up area is 840.00 sq.ft | Remark |



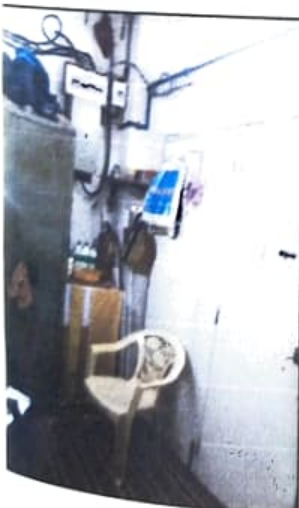
|     |  |   |
|-----|--|---|
| 9   | <b>Valuation</b>   |   |
|     | i. Mention the value as per Government Approved Rates also<br>ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. |   |
|     | <b>Justification:</b> Property is located in well developed area near schools, colleges, markets, banks, hospitals. It is well maintained & well decorated with good interior works. Market value of the property is there fore more than Guide line value.                      |   |
|     | <b>Summary of Valuation</b>  |   |
|     | i. Guideline Value: Rs.1,39,100.00 per sq.m i.e 12,927.00 sq.ft Ready Reckoner 2017-2018   |   |
|     | Guideline value= 840.00 sq. ft x Rs.12,927.00 = Rs.1,08,59,107.00  |   |
|     | ii. a. Land: NA  |   |
|     | b. Building:   |   |
|     | i. Fair Market Value: 840.00 sq.ft.@ Rs. 16,000.00 per sq.ft.. = Rs. 1,34,40,000.00 Say <b>Rs. 1.34 Cr.</b>  |   |
|     | ii. Realizable Value: <b>Rs. 1.20 Cr.</b>  |   |
|     | iii.. Forced/ Distress Sale value: <b>Rs.1.07 Cr.</b>  |   |
|     | value for insurance purpose: Rs. 840.00 x Rs. 2,000.00=Rs. 16,80,000.00  |   |
| .ft | <b>Assumption s/Remarks</b>  | i. Qualifications in TIR/Mitigation suggested, if any: Nil<br>ii. Property is SARFAESI compliant: Y/N : Yes<br>iii. Whether property belongs to social infrastructure like hospital, school, oldage home etc.: No<br>iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.: Bank to confirm from Legal Advisor.<br>v. Details of last two transactions in the locality/area to be provided, if available.: not available<br>vi. Any other aspect which has relevance on the value or marketability of the property: Nil<br>vii. Sales instances of similar property not available. |
| 11  | <b>Declaration</b>   | i. The property was inspected by our engineer on 18/01/2018<br>ii. The undersigned does not have any direct/indirect interest in the above property<br>iii. The information furnished herein is true and correct to the best of our knowledge.<br>iv. I have submitted Valuation report directly to the Bank.   |
| 12  | <b>Name address &amp; signature of valuer with Wealth Tax Registration No.</b>   | Signature of the valuer <br>Date of Valuation: 18/01/2018  |
| 13  | <b>Enclosures Documents &amp; Photographs (Geostamping with date) etc.</b>   | Enclosed<br>   |





Industrial Gala No. 319-B, 3<sup>rd</sup> Floor, Sussex Industrial Estate, D K Marg, Byculla (east) Mumbai 400 027

**OWNER: MR. RAJENDRA MAGANLAL JAIN**



T. P. KATEKA  
OCIT/THN/  
CAT-1/9/  
2011-12  
GOVT. REGD. VALUER