

**ICICI Bank**

Customer Copy

Deposit Br. N. Panvel Date: 6/07/07

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	1500/-
Service Charges	Rs.	10/-
Total	Rs.	1510/-

Name of Stamp duty paying party:  
Susanta K. Parmar  
H. Panvel

Received with Thanks (1500/-)  
of Rs. ....  
Towards Payment of Stamp Duty

DD / Cheque No. \_\_\_\_\_

Drawn on Bank \_\_\_\_\_

Tran ID \_\_\_\_\_  
Franking Sr. No. \_\_\_\_\_  
Officer \_\_\_\_\_

**FRANKING DEPOSIT SLIP**



THIS INDENTURE OF LEASE MADE at Panvel District Raigad this 7th day of the month of July, in the Christian year Two Thousand Seven.

BETWEEN  
THE PANVEL INDUSTRIAL CO-OPERATIVE ESTATE LIMITED; A Society registered under the Maharashtra Co-operative Societies Act, 1960, under No. KBA/PRD/(1)/107 of 1963, having its registered office at Panvel District Raigad, hereinafter called the "LESSOR" (which expression shall where the context so admits or requires mean and include its successors and assigns ) of the one part.

AND

**प व ल**  
**५४६२ २००७**  
**१ १९६**

For ICICI Bank Ltd., Neel Avenue, Plot No. 5, Sector 19, Panvel Matheran Road, New Panvel-410 206. D-51STP/M/C, R 103/1/16/2005/736 ICICI Bank Ltd.

Authorised Signatory  
Sonal Sinar

INDIA  
STAMP DUTY  
MAHARASHTRA  
Rs. 0001500/-PB5345  
16:30



Saturday, July 07, 2007  
1:39:03 PM

(5)

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 5461

गावाचे नाव पनवेल

दिनांक 07/07/2007

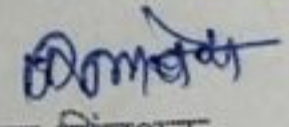
दस्तऐवजाचा अनुक्रमांक पवेल 1 - 05462 - 2007

दस्ता ऐवजाचा प्रकार भाडेपट्टा  
भाडेपट्टा

सादर करणाराचे नाव: सुरेंद्र के. परमार - -

नोंदणी फी	:-	220.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	600.00

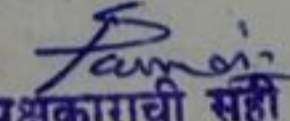
आपणास हा दस्त अंदाजे 1:53PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
पनवेल 1

बाजार मुल्य: 21580 रु. मोबदला: 21580रु.  
भरलेले मुद्रांक शुल्क: 1500 रु.

PAID

मूळ दस्त परत मिळाला

  
पक्षकाराची सही

मूळ दस्त परत दिला

लिपिक  
सह दुय्यम निबंधक, पनवेल-१

WHEREAS the lessor is seized and possessed of an immoveable property, namely, a large piece or parcel of land in final Plot No. 311 to 320 and survey Nos. 52 to 60,62,63 and 76 to 79 at village Panvel and within the Municipal limits of Panvel , Taluka Panvel , District Raigad, admeasuring about 30 acres and 31 gunthas and 12annas , that is about 1,49,041.75 square yards as a lessee, under and INDENTURE OF LEASE dated the 26<sup>th</sup> November 1969, registered in the office of the sub- Registrar of Assurance at Panvel on the 26<sup>th</sup> November 1969, under No. 1668 with the GOVERNMENT OF MAHARASHTRA, as the lessor

AND WHEREAS the party of the other part is a Tenant -Member of the party of the First part.

AND WHEREAS the party of first part has allotted One vacant open plot of land admeasuring 8450 square feet to the party of the other part out of its 103 plots of land.

AND WHEREAS the lessor has agreed to let out and the lessee as a Tenant - Member has agreed to take the said One Plot/s of land admeasuring 8450 Square Feet in total on the terms and conditions herein contained.

NOW THEREFORE THIS INDENTURE OF LEASE WITNESSETH AS UNDER :

1. In consideration of the lease rent payable by the lessee as "TENANT-MEMBER/S" hereby reserved and lessee covenants hereinafter contained, the lessor doth hereby demise unto the lessee as "TENANT -MEMBER/S" all that piece or parcel of open and vacant One plot/s of land admeasuring 8450 Square Feet, more particularly described in schedule 'I' hereunder written and delineated on the plan hereto annexed and bounded by RED color lines (which said premises are hereinafter called the "DEMISED PREMISES" to hold the same unto the expiry of lessee period of 90 years, i.e. upto 2058 with provision for revision of rent after every 30 years compounded from 24<sup>th</sup> April, 1968, paying between 1<sup>st</sup> and 10<sup>th</sup> day of January every year during the said term, the annual rent



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4882	2009
3	198

Surendra K. Parmar  
 Age - 56 Years, residing at 134 M.C.C.H. Society  
Panvel 410206, a tenant - member of the lessor  
 Society, hereinafter referred to as "LESSEE" (which expression shall mean and  
 include his/her legal heirs, executors, assigns and administrators) of the Other  
 Part.

or

M/s. \_\_\_\_\_, a tenant - member  
 of the lessor Society, a partnership Firm registered under the Indian Partnership  
 Act, through its Partner 1) Mr. \_\_\_\_\_  
 2) Mr. \_\_\_\_\_ as  
 tenant - member of PANVEL INDUSTRIAL CO-OPERATIVE ESTATE  
 LIMITED, at & post Panvel, Taluka Panvel, District Raigad, of the lessor  
 Society, having address at \_\_\_\_\_

hereinafter called the "LESSEE" (which expression shall where the context so  
 admits or requires, mean and include its present and future partners and the legal  
 heirs, executors, assigns and administrators of the last surviving partners of the  
 said firm) of the other part;

Or

\_\_\_\_\_, a tenant - member of  
 the lessor Society, a Pvt. Limited Company, incorporated under the companies  
 Act, 1956, having its office address at \_\_\_\_\_

\_\_\_\_\_, through its Directors 1) Mr. \_\_\_\_\_  
 2) Mr. \_\_\_\_\_  
 \_\_\_\_\_ as tenant - member of PANVEL

INDUSTRIAL CO-OPERATIVE ESTATE LIMITED, at & post Panvel, Taluka  
 Panvel, District Raigad, of the lessor Society, hereinafter called the "LESSEE"  
 (which expression shall where the context so admits or requires, mean and include  
 its present and future directors and the legal heirs of last surviving directors, their  
 respective legal heirs, executors, assigns and administrators) of the other part;

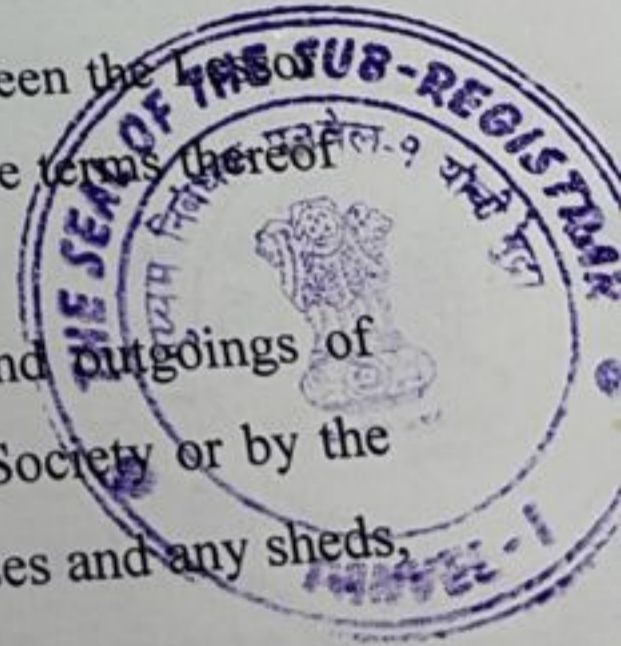


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of the demised premises is .05/- (Five Paise Only) per sq. ft. per annum which comes to Rs. 423/- in the manner hereinafter appearing. The Lessee also agrees, assures, and under take to pay, in addition to the annual lease rent including revision of Rent as stated in this Deed, such proportionate increase amount of annual rent on account of The Government of Maharashtra levying the increased amount of annual rent upon The Panvel Industrial Co-Operative Estate Ltd. It is further agreed and assured by the Lessee that such Proportionate increased annual rent as determined by The Panvel Industrial Co-Operative Estate Ltd., shall be paid with retrospective affect i.e. with effect from the date of levy of increased annual rent imposed by The Government of Maharashtra upon The Panvel Co-Operative Industrial Estate Ltd., irrespective of commencement of lease term of the lessee.

2. The Lessee with intent that the obligation may continue throughout and to bind all persons into whose lands the demised premises may come doth /do hereby covenant with the lessor as follows.

- (a). During the said term hereby created, to pay unto the lessor the said rent at the time and on the day on or before herein stated namely (between 1<sup>st</sup> and 10<sup>th</sup> January of every year). Clear of all deductions and in case of failure to pay the said rent within 3month from due date, to pay interest at the rate of 9 percent per annum on the said amount of rent to be calculated from the expiration of 3 months, until payment .
- (b). To pay all dues payable by the lessee as member of the Lessor Society to the Lessor as demanded by the lessor from time to time such as Administrative Expenses Contribution , contribution to Government loan and Government shares contribution redemption fund etc.
- (c). The Lessee as tenant –member have seen original Lease between the Lessor as a lessee and the Maharashtra Government as Lessor and the terms thereof and have agreed and undertake to abide by them.
- (d). To pay all existing and future taxes, assessments, rates and outgoings of every description for the time being payable either by the Society or by the Lessee or by the Occupiers in respect of the demised premises and any sheds.



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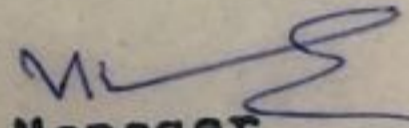
पनवेल इंडस्ट्रियल को-ऑपरेटिव्ह इस्टेट लि., पनवेल - रायगड.  
Panvel Industrial Co-operative Estate Ltd., Panvel.

टेलिफोन नं. २३६०  
कॉमन अॅमिनीटी बिल्डींग,  
मुंबई-पुणे महामार्ग,  
पनवेल, ४१० २०६,  
( जि. रायगड )

Date 7-9-1989

Ref. No. 93/89-90

Shri K. M. Parmar has already paid all the amount as mentioned in Resolution Number 10 dated 17-4-84 passed in a meeting of Board of Directors held on 17-4-1984. He has been provisionally allotted plot No 81 and shed there on as per Resolution

  
Manager

To

Shri K. M. PARMAR

PANVEL

लिपिक  
सह मुख्य निबंधक, पनवेल-१

**SCHEDULE ONE HEREIN ABOVE REFERRED TO**

As per enclosed lay-out plan of Panvel Industrial Co-Operative Estate Limited, Plot No. 81 Total area of which is 8450 square feet , of Panvel Village and Taluka in the District and Division of Raigad and Taluka and sub-Division of Panvel and within the within the limits of Panvel Municipal Council and outside The limits of Raigad Zilla Parishad And within the Registration of Sub-Registrar of Panvel .

**THE SECOND SCHEDULE ABOVE REFERRED T O**

A list of Obnoxious Industries.

1. Fertilizer Manufacture from organic materials provided however , that this provisions shall not apply to the manufacture of fertilizer from provisionally processed materials which have no noxious odor or fumes in the compounding or manufacturing thereof.
2. Sumptuous, sulphuric, picylic , nitric, hydrochloric or other acid manufacture on their use or shortage except as accessory to a permitted industry.
3. Ammonia manufacture.
4. Incineration reduction or dumping of offal , dead animals is garbage or refuse on a commercial basis.
5. Tar distillation or manufacture.
6. Lime manufacture.
7. manufacture of explosive of inflammable products of celluloses.
8. Celluloid manufacture or treatment.
9. Manufacture of photographic films and plasters.
10. Cement manufacture.
11. Chlorine manufacture.
12. Bleaching power manufacture.
13. Celestine or glue manufacture or processes involving recovery from fish or animal offal.
14. Aluminum, Magnesium, Tin, Copper, Zinc or Iron smelting.



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**Transfers**

Date	No. of transfer	To whom transferred	R. F.	Signature
10/10/2005	Share No 1031 to 1040 Transferred as per Will of Kramchand M. Parman dated 29.12.1996 Board R.No 3 dated 31.5.05	Shri. Surendra Kramchand Parman	82	<p>FOR PANVEL IND. CO-OP. ESTATE LTD</p> <p><i>[Signature]</i> DIRECTOR</p> <p><i>[Signature]</i> CHAIRMAN</p>



Share certificate No.

583

# Panvel Industrial Co-operative Estate Ltd.

## PANVEL-KOLABA

( Registered under the Maharashtra State Co-operative Societies Act of 1961 )

Reg. No. KBA/PRD (i) 107 of 3-7-1963

PRIMARY SHARES

# CERTIFICATE

This is to certify that

is the Registered Holder / s of

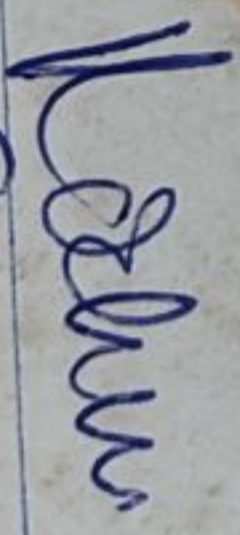
No. 1031 to 1040 (inclusive) in the Panvel Industrial Co-operative Estate Ltd.,

Subject to the Provisions of the bye-laws thereof and that upon each of the said

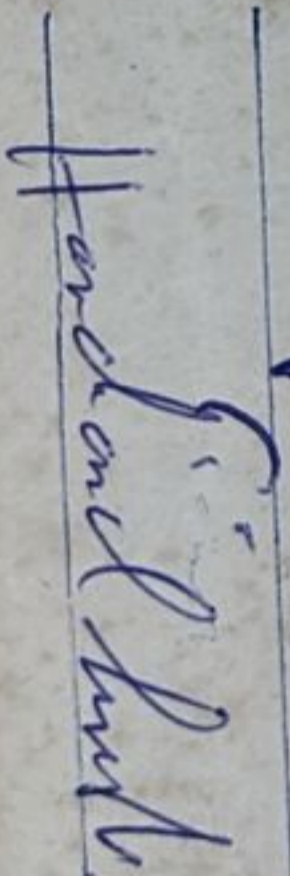
Share / Shares the sum of rupees one hundred has been paid up.

Given under the Common Seal of the Society.

on 8th day of July 1964



Chairman



Director

(Ramchandra Mudranalaya, Shivaji Road, Panvel.)

	i) High/ Middle/ Poor	:	Middle Class.
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area.
10.	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Panvel Municipal Corporation Limit.
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	N.A.
12.	In Case it is an Agriculture land, any conversation to house site plot is contemplated	:	N.A.
13.	Boundaries of the property	:	
	East	:	Internal Road
	West	:	Internal Road.
	North	:	Plot No. 82
	South	:	Plot No. 80
14.	Dimensions of the site	:	A As per Documents
			B Actuals
			Land is 8450 sq.ft. & RCC Structure Area is 2000 Sq. ft. Shed area 1500 Sq.Ft.
			RCC Structure Carpet area is 1616 Sq.ft & Load bearing Structure area is 1005 sq.ft.
	North		N.A
	South		N.A
	East		N.A
	West		N.A
	Latitude, Longitude and Coordinates of the site		Latitude 18° 59' 44.4"N
			Longitude 73° 06' 51.4"E
15.	Extent of the site	:	Land is 8450 sq.ft. & RCC Structure Area is 2000 Sq. ft. Shed area 1500 Sq.Ft.
16.	Extent of the site considered for Valuation (Least of 14A & 14B)	:	Land is 8450 sq.ft. & RCC Structure Area is 2000 Sq. ft. Shed area 1500 Sq.Ft.





## MAHESH SHETTY CONSULTANTS & VALUERS

D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,  
Sahar Village, Sahar Road, Andheri (E), Mumbai - 400 099.  
Tel No. : 022-26829214 \* Mobile No. : 98703 71113 / 98334 78845.  
Website : www.maheshvaluer.com / E-mail : mahesh.valuer@gmail.com

Format - A

### UNION BANK OF INDIA, VARTAK NAGAR BRANCH VALUATION REPORT (IN RESPECT OF LAND /SITE AND BUILDING)

I GENERAL	
1. Purpose for which the valuation is made	: To ascertain present FMV
2. a) Date of Inspection	: 14.12.2020
b) Date on which the valuation is made	: 21.12.2020
3. List of documents produced for perusal	: 1.Xerox Copy Of Lease Agreement Dt. 07.07.2007 between The Panvel Industrial Co. Operative Estate Limited (The Lessor) and Mr. Surendra K. Parmar (Lessee) 2.Xerox Copy of Previous Valuation Report Dtd. 22.07.2017 issued by T.P. Katekar
4. Name of the owner (s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership).	: Mr. Surendra K. Parmar (Lessee) Industrial Land & Building On Plot No. 81, Panvel Industrial Co. Op. Estate. Ltd., Industrial Area, Navi Mumbai, Village - Panvel, Taluka - Panvel, District - Raigad - 410 206
5. Brief Description of the property	The Property under Reference is an Industrial Land & Building On Plot No. 81, Panvel Industrial Co. Op. Estate. Ltd., situated at above address is about 1.6 km Panvel Railway station & All civic and infrastructure facilities are available nearby The location is well connected by roads Mumbai suburban areas and another destination. The Industrial Property under reference is Land & Building of Ground floor It is having Partly RCC frame structure Partly Load bearing Structure with RCC columns, slabs, beams, projection



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*Mahesh Shetty Consultants & Valuers LLP*

405, 4th Floor, B Wing, Shree Ratnamani CHS Ltd. Behind ST Depot, Kolhi Marg,  
Chendani Village, Thane (W) - 400 601.  
Mobile No. : 99671 33904 / 75063 39924  
Website : www.maheshvaluer.com / E-mail : thane.mahesh.valuer@gmail.com

17.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	: Fully Occupied By Owner
<b>II CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	: Medium.
2.	Development of surrounding areas	: Industrial.
3.	Possibility to the Civic amenities like School, hospital, bus stop, market etc	: All Civic Amenities are available within easy reach.
4.	Feasibility to the civic amenities like school, Hospital, bus stop, market etc.	: All Civic Amenities are available within easy reach.
5.	Level of land with topographical conditions	: Level Land
6.	Shape of Land	: Irregular
7.	Type of use to which it can be put	: Industrial
8.	Any of usage restriction	: Nil
9.	Is Plot in town planning approved layout?	: N.A.
10.	Corner Plot or Intermittent Plot?	: Intermittent
11.	Road Facilities	: Available
12.	Types of Road available at present	: Tar Road
13.	Width of road- it is below 20 ft. or more than 20 ft	: Above 20 ft
14.	Is it a land -Locked land?	: No.
15.	Water Potentiality	: Good
16.	Underground sewerage system	: Septic Tank Provided
17.	Is Power Supply available at the site?	: Provided



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Mahesh Shetty Consultants & Valuers LLP

\*Data till June  
Gold (MCX India)

Historically, no single asset class has consistently outperformed others.

b)	Types of Construction (Load bearing/RCC/Steel Framed)	:	RCC Framed Structure
c)	Year of construction	:	1989, Age-31 years
	Life of the Building estimated	:	19 year (Subject to proper and regular maintenance of the building)
d)	Number of floors and height of each floor including basement, if any	:	Ground Floor
e)	Plinth area floor wise	:	RCC Structure Carpet area is 1616 Sq.ft & Load bearing Structure area is 1005 sq.ft.
f)	Condition of the building	:	
	i) Exterior- Excellent, Good, Normal, Poor	:	Averagely
	ii) Inferior- Excellent, Good, Normal, Poor	:	Averagely
g)	Date of issue and validity of layout of approved map/Plan	:	It's a Revaluation Report. The approved plans were not provided and not verified
h)	Approved map/plan issuing authority	:	N.A.
i)	Whether genuineness or authenticity of approved map/plan is verified	:	N.A.
j)	Any Other Comments by our empanelled values on authentic of Approved Plan	:	N.A.

**SPECIFICATION OF CONSTRUCTION (floor wise)**

Description	Ground Floor	
1. Foundation	: RCC Framed	--
2. Basement	: N.A.	--
3. Superstructure	: RCC Framed	--



Debt  
Gold  
24.10%  
\*Data till June 2024. Source: Bloomberg  
Gold (MCX India Gold Spot Index - 10g)  
Only, no single asset  
consistently  
ed others.

18.	Advantages of the Site	:	N.A.						
19.	Special remarks, if any like threats of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc ( Distance from sea-coast/tridal level must be incorporated)	:	N.A.						
<b>Part-A (Valuation of Land)</b>									
1.	Size of Plot	:	Land Area is 8450 sq.ft						
	North & South	:	N.A.						
	East & West	:	N.A.						
2.	Total extent of the plot	:	Land Area is 8450 sq.ft						
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent Properties in the areas)	:	Rs. 4,500/- to Rs. 5,500/- per sq. ft. for Land depending upon location and amenities We Considered Rate of Rs. 5,000/- per Sq. ft. Has Reasonable						
4.	Guideline rate obtained from the registration's office(An evidence thereof to be enclosed)	:	Rs. 17800/- per sq.mtr Or Rs. 1,654/- per sq. ft. For Land						
5.	Assessed/adopted rate of valuation	:	Rs. 6,000/- per sq. ft. For land						
6.	Insurance value	:	18,50,000/-						
7.	Estimated Value of land	:	<table border="1"> <tr> <td>Plot Area</td> <td>8450 sq.ft.</td> </tr> <tr> <td>Rate</td> <td>Rs. 5,000/- per sq. ft.</td> </tr> <tr> <td>Value</td> <td>Rs. 4,22,50,000/-</td> </tr> </table>	Plot Area	8450 sq.ft.	Rate	Rs. 5,000/- per sq. ft.	Value	Rs. 4,22,50,000/-
Plot Area	8450 sq.ft.								
Rate	Rs. 5,000/- per sq. ft.								
Value	Rs. 4,22,50,000/-								
<b>Part -B (Valuation Of Building)</b>									
1.	Technical details of the building	:							
a)	Types of Building (Residential/Commercial/Industrial)	:	Industrial						

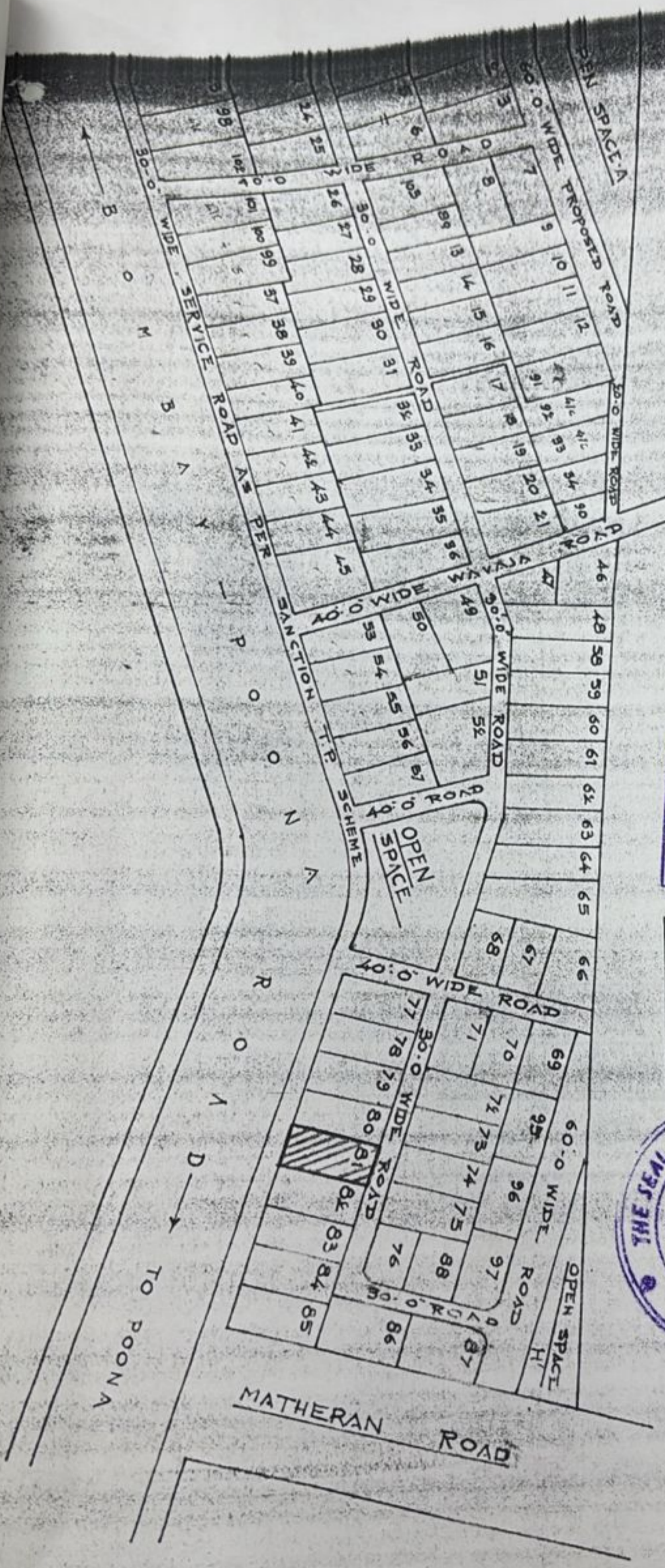


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Mahesh Shetty Consultants & Valuers

\*Data till June 2024. Source: Bloomberg  
Gold (MCX India Gold Spot Index - 10g)

Historically, no single asset class has consistently outperformed others.



पवल	
5882	2006
94	1.92



SCALE = 160'0" = 1"

