



Wednesday, January 12, 2005

1:21:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 253

गावाचे नाव वालीव

दिनांक 12/01/2005

दस्तऐवजाचा अनुक्रमांक वसई 3 - 00253 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मे. जयको प्लास्टीक्स तर्फे प्रोप्रा श्री जे बाफना. - -

नोंदणी फी	:-	10190.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)	:-	620.00
एकूण	रु.	10810.00

आपणास हा दस्त अंदाजे 1:35PM ह्या वेळेस मिळेल

दुय्यम निबंधक वसई-३.  
दुय्यम निबंधक  
वसई 3

बाजार मुल्य: 1018500 रु. मोबदला: 850000रु.  
भरलेले मुद्रांक शुल्क: 67400 रु.

J J Baifna

मुळदस्तऐवज भरत दिला  
9/29/05  
दुय्यम निबंधक. वसई-३

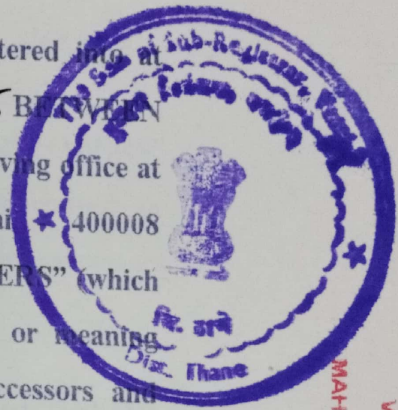


Bm  
Agha

AGREEMENT FOR SALE

B

THIS AGREEMENT FOR SALE made and entered into at Vasai on this 8<sup>th</sup> day of JANUARY 2005 BETWEEN M/S GEETA ENTERPRISE a partnership firm having office at 403, Mehta Court, 13, Gilder Lane, Mumbai \* 400008 hereinafter called and referred to as "THE BUILDERS" (which expression unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART.



Bm  
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पत्र क्र. .... दि. ५/१/०५  
रफकस क्र. ... ६०८०० पायली क्र. ००१४  
अक्षा क्र. ...  
पत्र क्र. ...  
पत्रा ;

OFFICE OF THE SUB-REGISTRAR  
VASAI - I, DIST. - THANE  
MAH / CCRA / 03 / YEAR - 2000

Proper Officer  
Sub-Registrar Vasai - I  
Dist. Thane.

भारत 11141 SPECIAL  
126106 ADHESIVE JAN 05 2005  
R. 0067400 P B 1181  
INDIA STAMP DUTY MAHARASHTRA

--- 2 ---

AND

*BB* Mr. AJMAJ V. SHAM CHUE boot residing at  
302, Rajendra Vihar, 12<sup>th</sup> Gilder Lane,  
Leamington Road, Mumbai - 400008. —

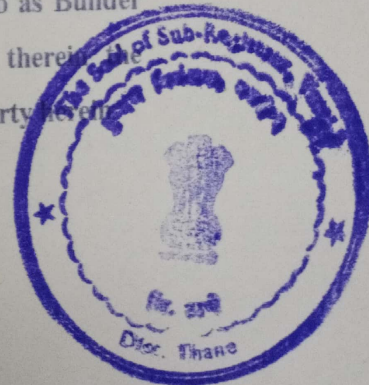
\_\_\_\_\_ hereinafter called and referred to  
as "THE CONFIRMING PARTY" (which expression shall  
unless it be repugnant to the context or meaning thereof be  
deemed to mean and include their respective heirs executors and  
assigns) of the SECOND PART.

AND

*BB* M/S JAYCO PLASTICS a regd.  
Partnership firm having their office at  
7218, Ratan Court, J. B. Nagar,  
Andheri (East), Mumbai - 400059.

hereinafter called and referred to as "THE PURCHASERS"  
(which expression unless it be repugnant to the context or  
meaning thereof be deemed to mean and include its successors  
and assigns) of the THIRD PART.

AND WHEREAS By an Agreement For Sale dated 23rd Dec.  
1998 between builder herein therein also referred to as Builder  
and confirming party herein as PURCHASERS therein  
builder therein has agreed to sale and confirming party therein



वसई-३  
दिनांक २५/२००९  
४ / ३९

--- 3 ---

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has agreed to purchase and acquire on "Ownership Basis" Gala No. ४, on Ground Floor in building No.3 admeasuring 105.४७९ sq. mtrs Built-Up Area in the Industrial Estate known as GEETA INDUSTRIAL ESTATE NO.2 & 3 constructed on land bearing S. No. 91 H.Nos.1,2,3 & 4 of village: Valiv, Tal. Vasai, Dist. Thane within the limits of Registration sub-Dist.of Vasai III & with the limits of registration Dist. of Thane (hereinafter referred to as the "SAID GALA") for a total consideration of Rs. ४,५०,०००/- (Rs. Eight lakhs & fifty thousand only) and on the terms and conditions contain in the said agreement for sale.

AND WHEREAS the confirming party has agreed to sale, grant and convey the said Gala to the purchaser herein.

AND WHEREAS at the request of the confirming party the builder herein has agreed to execute this agreement for sale in favour of the purchasers herein.

AND WHEREAS the confirming party herein has agreed to sell, transfer, all his rights, title and interest in the "SAID GALA"

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वसई - ३  
दस्त क्र. २५३२००५  
५/३९

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BB

and the purchasers herein have agreed to acquire the "SAID GALA" on "OWNERSHIP BASIS" for a total Consideration of Rs. :- 8,50,000/- (Rs. Eight lakhs & fifty thousand only) and on the terms and conditions hereinafter appearing.

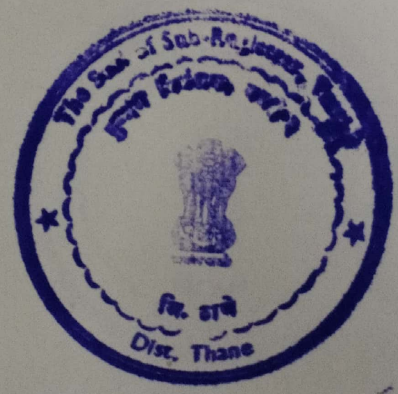
NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

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1: The builder herein are the sole, exclusive and absolute owners and in possession of Gala No. ४, on Ground Floor in building No. 3 admeasuring 105.879 sq. mtrs Built-Up Area in the Industrial Estate known as GEETA INDUSTRIAL ESTATE NO.2 & 3 constructed on land bearing S. No. 91 H.Nos.1,2,3 & 4 of village: Valiv, Tal. Vasai, Dist. Thane within the limits of Registration sub-Dist. of Vasai III & with the limits of registration Dist. of Thane

2. The confirming party has agreed to acquire from the Builder and the builder have agreed to sell and transfer the "SAID GALA" on "OWNERSHIP BASIS" for the lump sum

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वसई-३  
दस्त क्र २५२/२००५  
६/३१

-- 5 --

consideration which consideration amount confirming party has paid to the builder on or before execution of these present. (Receipt whereof the Builder do and each of them doth hereby admit and acknowledge).

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3. The Confirming party herein has agreed to sale the said gala to the purchaser herein for a total consideration of Rs. 8,50,000/- (Rs. Eight lakhs & fifty thousand only) Out of Prior to the execution of these presents, the Purchaser/s has/have paid to the Developers a sum of Rs.:- 75,000/- (= {Rupees Seventy - Five thousand only) Only) being as advance payment / deposit (the payment and receipt whereof the Developers doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser/s) and the Purchaser has/have agreed to pay to the Confirming Party the balance of the sale price before taking possession of Said Gala .

4. The Builder & Confirming party shall put the purchaser into peaceful and vacant possession of the "SAID GALA" and all rights, and title of the "SAID GALA" shall stand transferred in the name of the purchaser and the purchaser shall be entitled to enter upon, occupy, possess and enjoy the "SAID GALA" with all the amenities, including

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electricity, sanitary, fittings and fixtures to the "SAID GALA"  
on completion of consideration amount.

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5. The Builder & confirming party hereby declares and states as  
under:

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(i) That they have in no way created any charge, claim or lien on  
the "SAID GALA" hereby agreed to be sold and same is free  
from all encumbrances and liabilities, claims and demands of  
any nature whatsoever and the title of the "SAID GALA" is  
clear, marketable and free from all reasonable doubts. "THE  
CONFIRMING PARTY" doth hereby agree and undertake to  
clear any defect in title of the said Gala at his own cost and  
expenses and agrees to indemnify & keep indemnified "THE  
PURCHASER" against any claims of any nature whatsoever.

(ii) That they shall pay and discharge the rates and taxes,  
maintenance charges and electricity charges if any, till the date  
of possession and thereafter Purchaser is liable to bear and pay  
the same.

(iii) That they have not gifted, leased, exchanged, transferred,  
assigned, Mortgaged or taken loan from any financial Institute  
or in any way encumbered or alienated their rights, title and  
interest in the "SAID GALA" to any one on or before the date  
of execution of this agreement.

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वसई - ३
दस्त क्र २५९/२००५
५/३९

---7---

6. The Confirming Party hereby declares that they have full right and absolute authority to enter into these agreement and they have not done or performed any act, deed or thing whatsoever whereby they may be prevented from entering into this agreement or transferring the "SAID GALA" and whereby the Purchaser hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in their favour.

7. The Confirming Party hereby declares that they shall pay their shares of maintenance charges, taxes and other dues in respect of "SAID GALA" till the date of possession. The Confirming Party agrees and undertakes to indemnify and keep indemnified the Purchaser from the payment of the said charges for such period.

8. That on completion of consideration amount the builder herein shall put the purchases in quiet, vacant, exclusive, actual, physical and peaceful possession of the "SAID GALA".

9. The purchaser hereby declare and assure:-

*Bow*  
*ANWA*

*B*





वसई-३	
दस्त क्र.	१२००९
९१३९	

--- 8 ---

a. That they will become members of the society and abide by the bye-laws, rules and regulations of the society which may be adopted from time to time as and when formed.

b. The purchasers hereby agree to pay and discharges all the costs, demands, and dues in respect of the "SAID GALA" from the date of possession.

10. The stamp duty, Registration Charges in respect of these agreement and legal charges if any payable shall be borne and payable by the purchasers alone.

*Bm*  
*BMM*  
11. Transfer charges if any shall be borne and payable by both the parties in equal proportion.

*B*  
12. The Agreement shall always be subject to the provisions of the MAHARASHTRA APARTMENT OWNERSHIP FLAT ACT.,1970 and the rules made under the said act.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR  
RESPECTIVE HANDS TO THESE PRESENTS ON THE  
DAY, MONTH AND THE YEAR FIRST HEREINABOVE  
WRITTEN.

*Bm* *BMM* *B*



वसई-३
दस्त क्र. २५१२००५
१०/३१

--- 9 ---

SCHEDULE OF PROPERTY

ALL THAT Unit No. ४, on Ground Floor in building No.3 admeasuring १०५.४७९ sq. mtrs Built-Up Area in the Industrial Estate known as GEETA INDUSTRIAL ESTATE NO.2 & 3 constructed on land bearing S. No. 91 H.Nos.1,2,3 & 4 of village: Valiv, Tal. Vasai, Dist. Thane within the limits of Registration sub-Dist.of Vasai III & with the limits of registration Dist. of Thane

SIGNED, SEALED AND DELIVERED )

By the withinnamed "BUILDERS" )

M/S GEETA ENTERPRISE )

Through its partners )

SHRI. BHAVIK G. SHAH )

In the presence of KAILASH B. SHAH )

For GEETA ENTERPRISE.  
Bhavik G. Shah  
Partner.

SIGNED, SEALED AND DELIVERED )

by the withinnamed "CONFIRMING PARTY" )

SHRI ABHAY V. SHAH (MUE) )

In the presence of KAILASH B. SHAH )

Abhay V. Shah

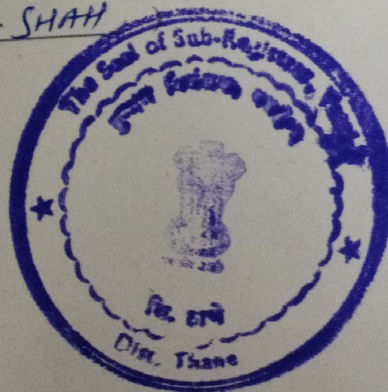
SIGNED, SEALED AND DELIVERED )

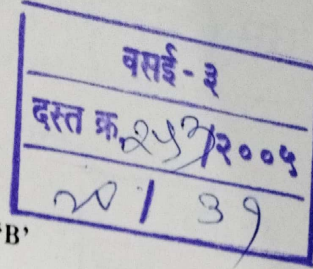
by the withinnamed "PURCHASER" )

M/S. JAYCO PLASTICS )

In the presence of KAILASH B. SHAH )

For JAYCO PLASTICS  
J J Bajna  
Partner





ANNEXURE 'B'

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE

"NIRMAL", 2nd Floor, Nariman Point,  
Bombay - 400 021.  
Phones: 202 24 81/202 24 20/202 25 79  
Fax: 202 25 09 Gram: Citwin  
Telex: 011-83218 "Cidc in"

HEAD OFFICE

CIDCO Bhavan, CBD, Belapur,  
Post-Konkan Bhavan,  
New Bombay - 400 614.  
Phones: 757 12 41/42/44/737 09 16  
757 26 31/757 10 69.  
Fax: 747 10 66 Telex: 013-11216 "Cdeco in"

REF No. CIDCO/VVSR/BP-1046-II/4202 Date: 03/03/1995

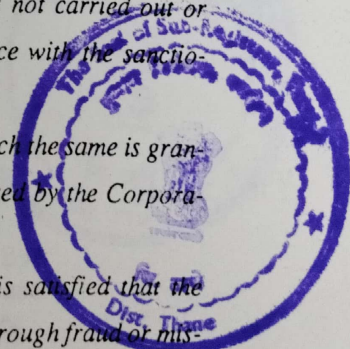
COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to Shri Haresh Sanghavi in S.No.91, H.No. 1, 2, 3(pt), 5(pt), 6(pt), Village Waliv, Tal: Vasai, Dist: Thane, as per the approved plans and subject to the following conditions for the development work of proposed Industrial Building.

- i) No. of Building : Eight
- ii) Total Built-up Area : 12703.392 Sq.m.

1. This certificate is liable to be revoked by the Corporation 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 Corporation is contravened.
- c) The Managing Director, CIDCO, 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 and Town Planning Act, 1966.



2. The applicant shall:-

- a) Give notice to the Corporation immediately after

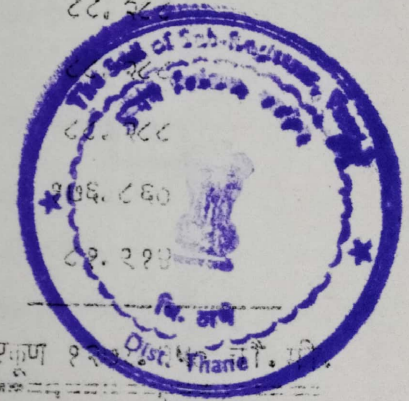
जौडपत्र

वसई - ३  
दस्त क्र २५७/२००९  
२६/३९

सर्व्हे क्र २१, हिस्सा क्र १, २, ३ [भाग], ४, ५ [भाग], ६ [भाग]  
प्लॉट नं. १ विहोम वाळीव, ता. वसई, जिल्हा- ठाणे येथील "तर्कश्री गीता  
इंडस्ट्रियल इस्टेट क्र. २" विलंडिंग क्र. २ ह्या लघु उद्योग घटकासाठी बांधण्यात  
आलेल्या औद्योगिक वसाहतीमध्ये असणारे मान्यता प्राप्त गाळे व त्यांचे बांधकाम  
क्षेत्राचा तपशिल खालीलप्रमाणे आहे.

तळ मजत्या

अ. क्र.	गाळा क्रमांक	बांधकाम क्षेत्रफळ [चौ.मी. मध्ये]
१.	१ व २ [एकत्रित]	१७६.८९०
२.	३	८८.२८८
३.	४ व ५ [एकत्रित]	११८.८२०
४.	६ व ७ [एकत्रित]	१७६.५७७
५.	८ व ९ [एकत्रित]	१९४.१६७
६.	१०	८८.२८८
७.	११	८८.२८८
८.	१२	१७६.८६०
९.	१३ व १४ [एकत्रित]	८९.२१७
१०.	स्टेअर केस व पॅसेज	



एकूण १४ [चौदा] गाळे

एकूण १२७९.२५० चौ.मी. [एक हजार दोनशे सातशे पन्नास  
बांधकाम क्षेत्रफळ

सदर औद्योगिक वसाहतीमधील तळ मजत्यात १४ [चौदा] गाळे व त्यांचे  
एकूण बांधकाम क्षेत्रफळ १२७९.२५० चौ.मी. [एक हजार दोनशे सातशे पन्नास अंश  
तीन पाच शुद्ध चौ.मी.] इतके आहे.

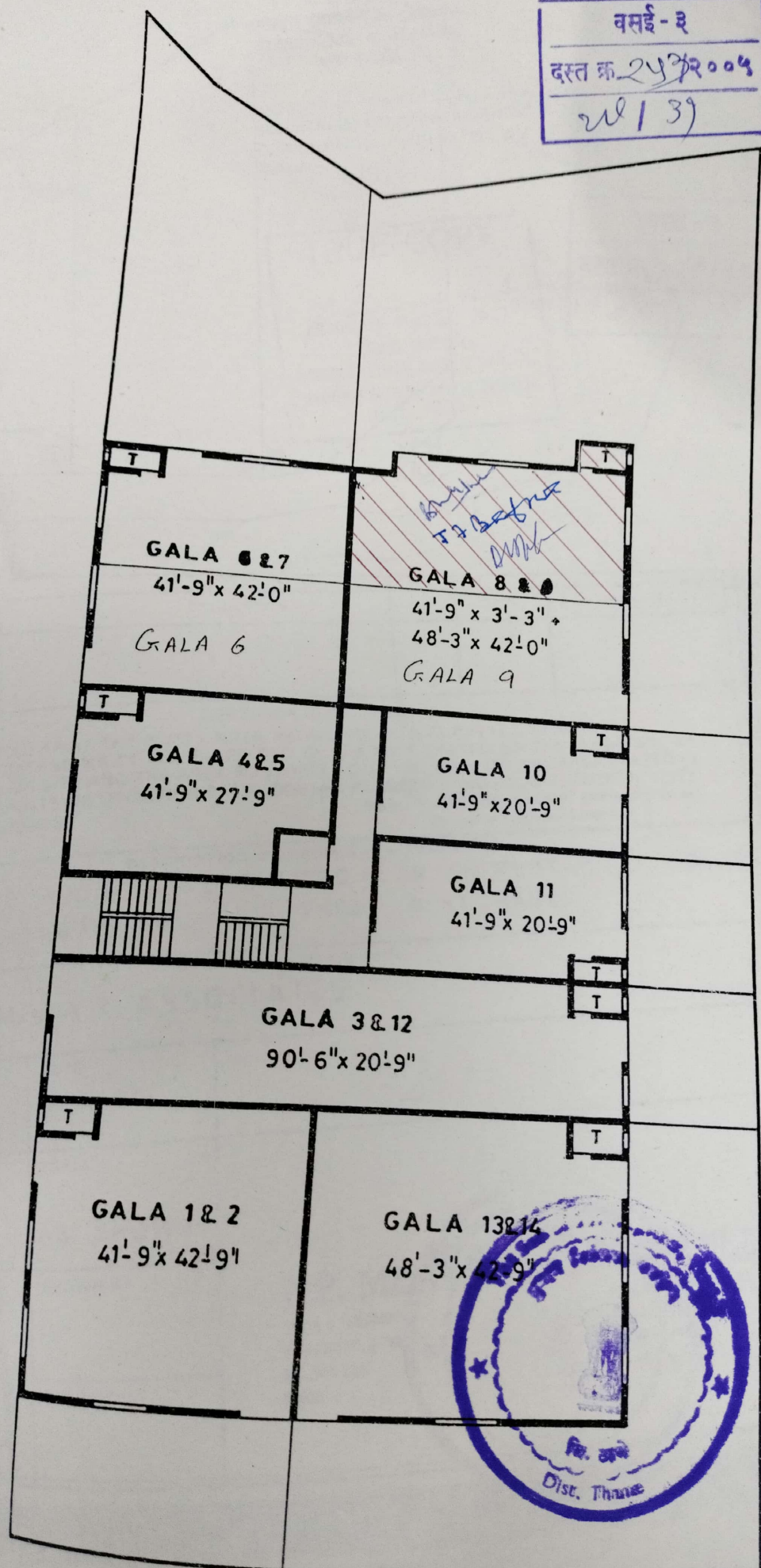


[सु. श. कुलकर्णी]

उद्योग सह संचालक [नाहप]  
विकास आयुक्त [उद्योग] बांधकाम विभाग.

मुलप. २२१२९.

वसई-३  
दस्त क्र २५७२००५  
२४/३१



GROUND FLOOR PLAN

12/01/2005  
1:23:13 pm

दुय्यम निबंधकः  
वसई 3







दस्त गोषवारा भाग-1

वसई3

दस्त क्र 253/2005

३०/३९

दस्त क्रमांक : 253/2005  
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे.जयको प्लास्टीक्स तर्फे प्रोप्रा श्री जे बाफना. - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: जे बी नगर ईमारतीचे नाव: रतन कोर्ट ईमारत नं: - पेट/वसाहत: - शहर/गाव: अंधेरी पू तालुका: मुंबई पिन:	लिहून घेणार वय 82 सही <i>Je Bafna</i>	 24705 - 64143	
2	नाव: मे.गीता एन्टरप्रायजेस तर्फे भागिदार श्री भाविक जी शाह. - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: मेहता कोर्ट ईमारत नं: - पेट/वसाहत: - शहर/गाव: मुंबई तालुका: मुंबई पिन: 8	लिहून देणार वय 38 सही <i>Bhavya</i>	 24705 - 64144	
3	नाव: श्री अभय वी शाह (एच यु एफ) - - पत्ता: घर/फ्लॅट नं: 302 गल्ली/रस्ता: - ईमारतीचे नाव: राजेंद्र विहार ईमारत नं: - पेट/वसाहत: - शहर/गाव: मुंबई तालुका: मुंबई पिन: 8 पॅन नम्बर: AAEHA-5171-L	मान्यता देणार वय 41 सही <i>Ahmed V. Shah</i>	 24705 - 64145	



## नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार

करारनामा

- (2) मोबदला रु. 850,000.00  
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) रु. 1,018,500.00  
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 61110.00  
(5) बाजारभावाप्रमाणे नोंदणी फी रु 10185.00  
(6) दस्त निष्पादित केल्याचा 08/01/2005

(7) पृष्ठांची संख्या 31

(8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

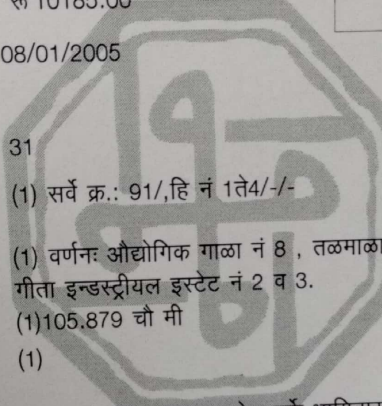
(9) मालमत्तेचे इतर वर्णन

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

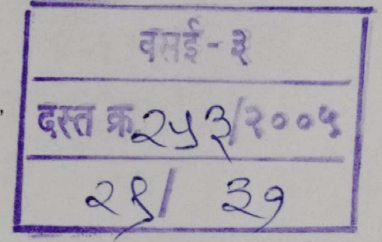
(12) \*दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(13) \*दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता



- (1) सर्वे क्र.: 91/, हि नं 1ते4/-/-  
(1) वर्णन: औद्योगिक गाळा नं 8, तळमाळा, बि नं 3, गीता इन्डस्ट्रीयल इस्टेट नं 2 व 3.  
(1) 105.879 चौ मी  
(1)

- (1) मे.गीता एन्टरप्रायजेस तर्फे भागिदार श्री भाविक जी शाह. - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: मेहता कोर्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुंबई; तालुका: मुंबई; पिन: पॅन नम्बर: AAAFG-0305-N.  
(2) श्री अमय वी शाह (एच यु एफ) - -; घर/फ्लॅट नं: 302; गल्ली/रस्ता: -; ईमारतीचे नाव: राजे विहार; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुंबई; तालुका: मुंबई; पिन: 8; पॅन नम्बर: AAETHA-5171-L.  
(1) मे.जयको प्लास्टीक्स तर्फे प्रोप्रा श्री जे बाफना. - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: जे बी नगर; ईमारतीचे नाव: रत्न कोर्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: अंधेरी पू; तालुका: मुंबई; पिन: -; पॅन नम्बर: AACFJ-9888-P.



पूर्व नोंदणी गोषवारा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

*[Signature]*

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले \*बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

*[Signature]*

(दुय्यम निबंधकाची स्वाक्षरी) वसई-३.

पूर्व नोंदणी गोषवारा तपासून पाहिला \* तो बरोबर आहे/त्याच्यात नमूद केलेले \* बदल/दुरुस्त्या कराव्यात.

*[Signature]*  
(पक्षकाराची स्वाक्षरी)



दस्त गोषवारा भाग - 2

वसई 3

दस्त क्रमांक (253/2005)

29/39

दस्त क्र. [वसई3-253-2005] चा गोषवारा  
बाजार मुल्य : 1018500 मोबदला 850000 भरलेले मुद्रांक शुल्क : 67400

पावती क्र.: 253 दिनांक: 12/01/2005  
पावतीचे वर्णन  
नाव: मे. जयको प्लास्टीक्स तर्फे प्रोप्रा श्री जे बाफना.

दस्त हजर केल्याचा दिनांक : 12/01/2005 01:17 PM  
निष्पादनाचा दिनांक : 08/01/2005  
दस्त हजर करणा-याची सही :

J 7 Ba...

10190 : नोंदणी फी  
620 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

10810: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/01/2005 01:17 PM  
शिकका क्र. 2 ची वेळ : (फी) 12/01/2005 01:21 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 12/01/2005 01:22 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 12/01/2005 01:23 PM

दस्त नोंद केल्याचा दिनांक : 12/01/2005 01:23 PM

दु. निबंधकाची सही, वसई 3

ओळख :

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

1) कैलाश शहा - - , घर/फ्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वसई पू

तालुका: वसई

पिन: -

2) रमेश बनिया - - , घर/फ्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

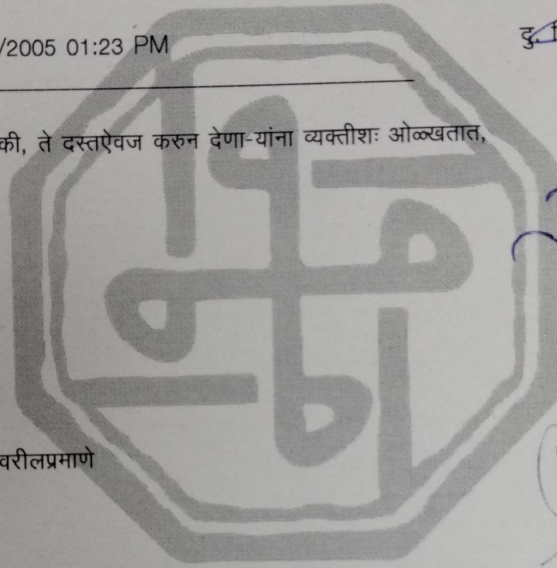
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



Kan...

...

दु. निबंधकाची सही  
वसई 3

प्रमाणित करण्यात येते की, या दस्तामध्ये  
एकूण ... 39 पाने आहेत

दुय्यम निबंधक. वसई-३.  
तारीख १२ माहे १... सन... २००५



पुस्तक क्रमांक ... १-६

... २५३ क्रमांकावर नोंदले.

सही- व्ही. जी. विश्वारे,  
दुय्यम निबंधक, वसई-३.

तारीख १२ माहे १ सन २००५



# शहरव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कर्मशियल कॉम्प्लेक्स, दूसरा मजला, वसाई (पूर्व), जि. ठाणे ४०९ २१० दूरध्वनी : (११२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४८८ एम. सी. डी.

संदर्भ क्र.

CIDCO/VVSR/BP-1046/E/1295

दिनांक

17/12/1998

Shri Haresh N. Sanghavi  
M/s. A. Y. Associates  
1/E, Rajnikunj, M. G. Road  
Kandivali (W)  
MUMBAI : 400 067.

वसई-३
दस्त क्र. २५३२००५
२१/३१

Sub: Grant of Part Occupancy Certificate for Industrial Buildings on Plot No.1, 2, 3, 4, S.No.91, H.No.1, 2, 3(pt), 5(pt), 6(pt), Village Waliv, Taluka Vasai, Dist : Thane.

- Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-1046/II/4202 dated 06/03/95.  
2) Letter from GSDA vide letter No.GSDA/TH/TECH/LGW/313/93 dated 31/12/93 for potable water supply.  
3) Development Completion certificate vide letter dated 01/09/98 of architect.  
4) Structural Stability certificate from your Structural Engineer vide letter dated 01/09/98.  
5) Plumbing certificate dated 04/09/1998.  
6) Your EE(PPC-VV)'s report dated 12/10/98.  
7) Your letter dated 04/12/1998.

Sir,

Please find enclosed herewith the necessary part occupancy certificate for Industrial Buildings on Plot No.1, 2, 3, 4, S.No.91, H.No.1, 2, 3(pt), 5(pt), 6(pt), Village Waliv, Taluka Vasai, Dist : Thane, alongwith as built drawings.

Yours faithfully,

ASSOCIATE ENGINEER (TPO)

Encl.: a/a.

c.c. to:-

M/s. J. P. Mehta & Associates  
121-122, Ambika Commercial Complex  
Vasai (E), Taluka Vasai  
DIST : THANE.



**J. P. MEHTA & ASSOCIATES.**  
122, Ambika Commercial Complex  
Vasai (East), Dist. Thane 401 202

*[Handwritten signature]*

सिडको कार्यालय : 'निर्मल' दूसरा मजला, नरिमान पॉइंट, मुंबई - ४०० ०२१ दूरध्वनी : २०२ २४ २०, २०२ २५ ७९ फॅक्स : ००-९९-२२-२०२२५०९

सिडको कार्यालय : 'सिडको' भवन, सी. डी. बलापूर, नवी मुंबई - ४०० ६१४ दूरध्वनी : ७५७ ९२ ४९/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-९९-२२-७५७९०६६

# शहरव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

कमिश्नरीयल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (११२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६६ एस.टी.डी. : ०२२२२५०९

CIDCO/VVSR/BP-1046/E/

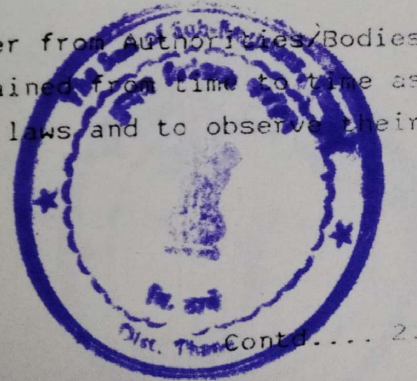
दिनांक :

12/1998

## PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Buildings with built up area 8113.493 Sq.m. (Plot No.1 : 2 No. of Buildings, BUA 3205.809 Sq.m., 31 Galas / Plot No.2 : 1 No. of Buildings, BUA 1393.785 Sq.m., 10 Galas / Plot No.3 : 1 No. of Building, BUA 1836.3229 Sq.m., 12 Galas / Plot No.4 : 1 No. of Building, BUA 1677.570 Sq.m., 14 Galas), on Plot No. 1, 2, 3 & 4, S.No.91, H.No.1, 2, 3(pt), 5(pt), 6(pt), Village Waliv, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. J. P. Mehta & Associates (Licence/Registration No. M/304/LS) and has been inspected on 12/12/98 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-1046/II/4202 dated 06/03/95 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. The Unit in this Industrial Building shall obtain a No Objection Certificate from the Directorate of Industries before commencement of manufacturing activities.
2. Water based/Chemical/Hazardous/Obnoxious Units shall not be allowed in the Industrial Units.
3. No objection and consent letter from Authorities/Bodies or Organisations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions scrupulously.



निर्मित कार्यालय : 'निर्मित' दूसरा मजला, नरिमन पॉइंट, मुंबई - ४०० ०२९ दूरध्वनी : २०२ २४ २०, २०२ २५ ७९ फॅक्स : ००-११-११-२०२२५०९  
कार्यालय : 'सिडको' भवन, सी बी डी, बलापूर, नवी मुंबई - ४०० ६९४ दूरध्वनी : ७५७ ९२ ४९/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-११-२२-७५७९०६६

वसई - ३

वस्त क्र. २५३/२००५

२२/३१



( ) मर्यादित

फॉर्म : 338866 एस टी डी 001

17/12/1998

वसई - ३

क्र. 242/2004

9/37

for Industrial  
1, H.No. 1, 2,  
Vasai,

Rohan sir

## **VALUATION REPORT**

Of

**M/S. JAYCO PLASTICS**

At.

**"Geeta Industrial Estate No. 02 & 03",**  
Industrial Unit No. 6, 7 & 8, Ground Floor, Building No. 03,  
Village Waliv, S. No. 91, Hissa No. 1, 2, 3 & 4, Near Hotel Imperial, Sativali Road,  
Waliv, Vasai Road(E), Tal. Vasai &  
Dist. Palghar 401 208.

For,

**STATE BANK OF INDIA- MIDC ANDHERI(EAST) BRANCH**

BY

**MR. VINOD P. TALATHI**

Govt. Approved Valuers, Chartered Engineers,

**Corporate Office :** 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports

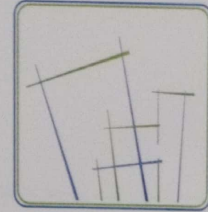
Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad

**Mobile:** 9422433557/9096606240

**Email:** [vtalathi500@gmail.com](mailto:vtalathi500@gmail.com)

# Minod P. Talathi

E. (Civil), MIE  
Govt. Approved Valuer & Chartered Engineer  
Govt. Reg. No. : CAT No. I - 203 of 2013-2014)



To,  
STATE BANK OF INDIA  
BRANCH: RACPC MIDC ANDHERI (EAST)  
VALUATION REPORT (IN RESPECT OF INDUSTRIAL UNIT)

**PNL/VT/SBI/21-22/03/1192**

**Date: 17/03/2022**

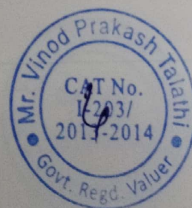
I GENERAL	
1	Purpose for which the valuation is made : For Bank Loan
2	a) Date of Inspection : 10/03/2022
	b) Date on which the valuation is made : 17/03/2022
3	List of document produced for perusal
	<b>Index II for Unit No. 6</b> : Regd. No. Vasai-3/250/2005 dated 08/01/2005 with A. V. Rs. 8,50,000/- & G. V. Rs. 8,48,000/-
	<b>Sale agreement for Unit No. 6</b> : Between M/s. Geeta Enterprises ( <b>Builders</b> ) & Mr. Bhavik G. Shah(Hue)( <b>Confirming Party</b> ) & M/s. Jayco Plastics( <b>Purchaser</b> ) dated 08/01/2005.
	<b>Index II for Unit No. 7</b> : Regd. No. Vasai-3/252/2005 dated 08/01/2005 with A. V. Rs. 8,50,000/- & G. V. Rs. 8,48,000/-
	<b>Sale agreement for Unit No. 7</b> : Between M/s. Geeta Enterprises ( <b>Builders</b> ) & Ms. Geeta G. Shah ( <b>Confirming Party</b> ) & M/s. Jayco Plastics( <b>Purchaser</b> ) dated 08/01/2005.
	<b>Index II for Unit No. 8</b> : Regd. No. Vasai-3/253/2005 dated 08/01/2005 with A. V. Rs. 8,50,000/- & G. V. Rs. 10,18,500/-
	<b>Sale agreement for Unit No. 8</b> : Between M/s. Geeta Enterprises ( <b>Builders</b> ) & Mr. Abhay V. Shah (Hue) ( <b>Confirming Party</b> ) & M/s. Jayco Plastics( <b>Purchaser</b> ) dated 08/01/2005.
	<b>Commencement Certificate</b> : C.C. issued by CIDCO, vide no. CIDCO/VVSR/BP-1046-II/ 4202, dated 03/03/1995
	<b>Part Occupancy Certificate</b> : Part O.C. issued by CIDCO, vide no. CIDCO/VVSR/BP-1046/E/1245, dated --/12/1998
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) : <b>M/s. Jayco Plastics</b>
5	Brief Description of the property : The Industrial Unit under valuation is in the building named as " <b>Geeta Industrial Estate No. 02 &amp; 03</b> ". The building is comprising of Ground + 1 <sup>st</sup> upper floors. The said building is situated at Village Waliv, S. No. 91, Hissa No. 1, 2, 3 & 4, Near Hotel Imperial, Sativali Road, Waliv, Vasai (E) & about 4.8 km distance away from Vasai Railway Station.
	Location of the property
a)	Plot No./ Survey No. : S. No. 91, Hissa No. 1, 2, 3 & 4
b)	Door No. : Industrial Unit No. 6, 7 & 8
c)	<del>T.S.No.</del> / Village : Waliv
d)	Ward / Taluka : Vasai

Thane : FA-42B, 1st Floor, Lake City Mall, Kapurbawadi, Thane (W) - 400 607. M. : 9112127783 / 9112127784  
Panvel : 305 B, Poseidon Uptown Avenue, Back side of Kamala Sports Academy, Sai Nagar,  
Panvel, Tal- Panvel, Dist- Raigad. M. : 9096606240  
Dapoli : At. Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist- Ratnagiri. M. : 8485063557 Tel. : 02358-283292  
Email : vtalathi500@gmail.com

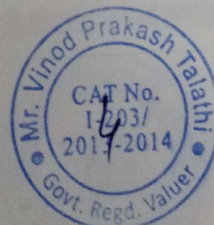
2 | Page

e)	Mandal/ District	:	Palghar	
f)	Date of issue and validity of layout of approval map/plan	:	Details are not provided	
g)	Approval map/ Plan issuing authority	:	Details are not provided	
h)	Whether genuineness or authenticity of approved map/plan is verified	:	N.A.	
i)	Any other comments by our empanelment valuer on authentic of approved plan	:	No	
7	Postal address of the property	:	Industrial Unit No. 6, 7 & 8, Ground Floor, Building No. 03, "Geeta Industrial Estate No. 02 & 03", Village Waliv, S. No. 91, Hissa No. 1, 2, 3 & 4, Near Hotel Imperial, Sativali Road, Waliv, Vasai (E), Tal. Vasai & Dist. Palghar 401 208.	
8	City/ Town	:	Vasai (E)	
	Residential Area	:	Nil	
	Commercial Area	:	Nil	
	Industrial Area	:	Yes	
9	Classification of the Area	:		
	i) High/ Middle/ Poor	:	Middle Class	
	ii) Urban / Semi Urban/ Rural	:	Urban	
10	Coming under Corporation limit/ Village Panchayat Municipality	:	Within the Limits of VVCMC	
11	Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No	
12	Boundaries of the Property	:		
	North	:	Other Unit	
	South	:	Internal Road	
	East	:	Industrial Unit No. 5	
	West	:	Other Unit	
	Dimensions of the site		<b>A</b>	
			<b>B</b>	
	North	:	As per the Deed	As per Actual
	South	:	NA	Amber Industrial Estate Geeta Industrial Estate No. 01
14	East	:	NA	Internal Road
	West	:	NA	Nalla /Gutter
14	Extent of the site	:	NA	
14.1	Latitude, Longitude & Co-ordinates of Industrial Unit	:	Longitude - 72.8623, Latitude - 19.40759,	
15	Extent of the site considered for valuation ( least of 13A & 13B)	:	NA	
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	:	Self Occupied	

28 JUL 2013



II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Industrial
2.	Location	:	Village Waliv
	T. S. No.	:	S. No. 91, Hissa No. 1, 2, 3 & 4
	Industrial Unit No.	:	Industrial Unit No. 6, 7 & 8
	Ward No.	:	----
	Village/Municipality/Corporation	:	Under limits of VVSR
	Door No., Street or Road (Pin Code)	:	401 208
3.	Description of the locality Residential/ Commercial/ Mixed	:	Industrial
4.	Year of Construction	:	1998 (as per Part O.C.)
5.	Number of Floors	:	Ground + 1 <sup>st</sup> upper floors
6.	Type of Structure	:	R.C.C Frame structure
7.	Number of dwelling units in the Building	:	N.A.
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	No
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	No
	Does Compound Wall exist?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Flat		
1	The Floor on Which Industrial Unit is situated	:	Ground Floor
2.	Door No. of the Industrial Unit	:	Industrial Unit No. 6, 7 & 8
3	Specification of Industrial Unit		
	Roof	:	RCC Slab
	Flooring	:	Vitrified & R.C.C.
	Doors	:	Rolling Shutter
	Windows	:	Openable Window
	Fitting	:	Open Fitting
	Finishing	:	Distemper
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	Details not available
	Meter Card in the name of	:	---
6	How is the maintenance of the Industrial Unit?	:	Good
7	Sale Deed executed in the name of	:	<b>M/s. Jayco Plastics</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.



9	What is the Plinth area of the Industrial Unit	:	Unit No. 6 - 950 Sq.ft. Unit No. 7 - 950 Sq.ft. & Unit No. 8 - 1140 Sq.ft. Total area = 3040 Sq.ft. as per agreement (taken for consideration)
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Industrial Unit	:	-
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Industrial
14	Is it Owner occupied or Let out?	:	Self Occupied
15	If rented, what is the monthly rent?	:	N.A.
<b>IV MARKETABILITY</b>			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra potential value	:	Good residential area, All the civic amenities are within close proximity of the building. It is 4.8 km distance away from Vasai Railway Station.
3	Any negative factors are observed which affect the market value is general?	:	No
<b>V Rate</b>			
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? - (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	Rs. 5,000/- to Rs. 8,000/- per Sq.ft on Built up area depending upon location and amenities.
2	Assuming is the new construction, what is the adopted basic composite rate of the Industrial Unit under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 5,000/- to Rs. 8,000/- per Sq.ft on Built up area depending upon location and amenities.
3	Break - up for the rate	:	Rs. 2,500/- Sq.ft
4	i) Building + Services	:	Rs. 4,000/- Sq.ft
	ii) Land + Others	:	Rs. 41,400/- Sq.Mtr. i.e. Rs. 3,846/- Per Sq.ft. 30% depreciation as per SSDR i.e. Rs. 2,692/- Sq.ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed	:	
5	In Case variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation:	:	
The Ready Reckoner Rate are guideline rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, also Specifications & other amenities provided for the property. We have considered the factors which elevates the value of the property. It is well located & easy reach both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we gave given			



the Fair market value as mentioned below.

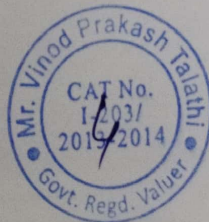
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a.</b>	<b>Depreciated Building Rate</b>		
	Replacement cost of Flat with Services(v (3)i)	:	----
	Age of the building	:	23 Years old (as per Part O.C.)
	Life of the building estimated	:	37 years (Subjected to proper Maintenance of building)
	Depreciation percentage assuming the salvage value as	:	30%
	Depreciated Ratio of the building	:	---
<b>b.</b>	<b>Total composite rate arrived for valuation</b>	:	---
	Depreciated building rate VI (a)	:	Rs. 1,750/- Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 4,000/- Sq.ft
	<b>Total Composite Rate</b>	:	<b>Rs. 5,750/- Sq.ft</b>

### Details of Valuation:

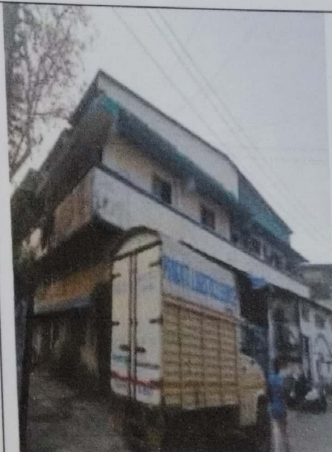
Sr. No.	Description	Qty. (Built up Area)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Industrial Unit	3040 Sq.ft	Rs. 5,750/-	Rs. 1,74,80,000/-
2	Wardrobes/Furniture	----	----	----
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	<b>Total</b>			<b>Rs. 1,74,80,000/-</b>

#### Note:

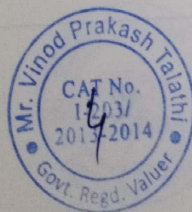
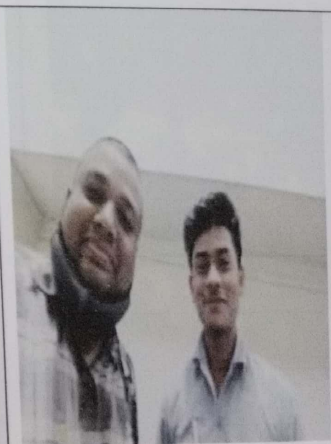
- 1) As per site inspection Unit No. 6, 7 & 8 are internally merged & unit No 9 are internally merged having two separate entrance 7 & 9.
- 2) Main Entrance of Unit No. 6
- 3) Cabin Was Locked a the time of inspection.
- 4) Gala No.6,7 and 8 have been merged hence a single valuation report has been given for the three units



**PROPERTY PHOTOS**  
**EXTERNAL PHOTOS & UNIT NO. 6**



सिरीक्षण / REIA  
28 JUL 20



As a result of my appraisal & analysis, it is my considered opinion that the **Realizable value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,74,80,000/-** (In Words- Rs. One Crore Seventy Four Lakh Eighty Thousand Only).

The **Government Guideline value** of Industrial Unit is **Rs. 81,83,680/-**

(In Words- Rs. Eighty One Lakh Eighty Three Thousand Six Hundred Eighty Only).

The **Rental value** of Industrial Unit is **Rs. 36,417/-** (In Words- Rs. Thirty Six Thousand Four Hundred Seventeen Only).

The **Insurance value** of Industrial Unit is **Rs. 53,20,000/-** (In Words- Rs. Fifty Three Lakh Twenty Thousand Only).



VINOD  
PRAKASH  
TALATHI

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by VINOD  
PRAKASH  
TALATHI  
Date: 2022.03.22  
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Signature

Date. 17/03/2022

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated..... We are satisfied that the fair and reasonable market value of the property is Rs. -----/(In Words- Rs. -----  
-----Only).

Signature

(Name of the Branch manager with office seal)