

Ref. No.: MAG21-056/KSP/L

Date: 01/09/2021

To,
The Branch Manager,
Bank of Baroda
Branch: Tardeo

Sub: Valuation Report for Loan Purpose

Client Name: M/S Pace Engineering Industries

Dear Sir,
Please find enclosed herewith the subject Valuation Report.

Location of the property : Flat No. A-608, Wing A, 6th Floor, Building Known As Poonam Apartment, Poonam Property Co-operative Housing Society Ltd.(Society Registration No BOM/HSG/3780/1972), Shivsagar Estate, CTS No. 2 (Pt.), Plot No. H2 & H3, Opposite Decathlon Atria Mall, Dr. Annie Besant Road, Worli, Mumbai, 400018.

Details	Value in ₹
Market Value	₹ 4,15,60,000.00
[Rupees Four Crores Fifteen Lacs Sixty Thousand Only]	
Realizable value	₹ 3,74,04,000.00
Distress Sale Value	₹ 3,32,48,000.00

This report has 23 pages [Including Annexures + location map + photographs]
Kindly acknowledge the receipt.

Thanking you,

Yours faithfully,
FOR THITE VALUERS & ENGINEERS PVT. LTD.

Mr. Lalit Sarvaiya
(Chief Engineer)

(S. L. THITE)
PANEL VALUER
BANK OF BARODA

VALUATION REPORT

Name and Address of Branch : Bank of Baroda, Branch: Tardeo

1. Customer Details

- a. Name of the client : M/S Pace Engineering Industries
- b. Name of the owner : Mr. Viren Keshavlal Shah
- c. Appln. No. : --

2. Property Details

- a. Address of the property : Flat No. A-608, Wing A, 6th Floor, Building Known As Poonam Apartment, Poonam Property Co-operative Housing Society Ltd.(Society Registration No BOM/HSG/3780/1972), Shivsagar Estate, CTS No. 2 (Pt.), Plot No. H2 & H3, Opposite Decathlon Atria Mall, Dr. Annie Besant Road, Worli, Mumbai, 400018.
- b. Nearby landmark : **Opposite Decathlon Atria Mall.**

3. Documents Details

- : Name of Approving Authority
- a. Floor Plan : Details Not Provided
- b. Approved Building Plan : Sanctioned plan is not provided
- c. Construction Permission : Sanctioned plan is not provided
- d. Legal Documents : List of Documents as below

✓ Agreement to Sale between Vendor Poonam Property Construction Co. Pvt. Ltd. and Purchaser Viren Keshavlal Shah & Smt. Ansuya K. Shah dated 26/07/1972 for agreement price (consideration) ₹ 1,50,000.00

✓ Society share certificate No. 041 shares from 2116 to 2120 dated 01/10/2019 in the name of Mr. Viren Keshavlal Shah.

✓ Electricity consumer no. 5454350295& bill for the July-2021 month amount 6550.00 in the name of Viren K. Shah.

✓ Society Maintenance bill for the period of 01/07/2021 to 30/09/2021 is amount Rs.1,564/- on the name of Mr. Viren K. Shah.

4. Physical Details

a. Boundaries : As per table below

Details	East	West	South	North
At Actual (For Flat)	By Open Space	By Passage, Staircase & Lift	By Flat No. 607	By Flat No. 605, Open Space

- b. Longitude / Latitude : 72.812644 E / 18.989772 N
- c. Matching of boundaries : Flat Boundaries As Per Actual
- d. Plot demarcated : Yes
- e. No. of rooms : 2BHK
- f. Total No. of floors : Ground + 9 Upper Floors
- g. Floor on which property is located : 6th Floor
- h. Age of the building : About 47 years old
(This is based on oral information given by the borrower.)
- i. Residual age of the property : About 28 years under normal condition
- j. Type of Structure : RCC

5. Tenure / Occupancy Details

- a. Status of tenure :
- b. No. of years of occupancy : 49
- c. Relationship of tenant to owner : Owner Occupied

6. Stage of construction

Under construction / Completed : Completed

- a. Type of construction : It is a Ground + 9 Upper Floors storey usual RCC framed structure with RCC slab having Concealed electrification, Concealed plumbing, Antiskid in bathroom with dado upto Full' height, JW Door Frame with Solid Core Flush Door, Powder Coated Aluminium Sliding windows. Kitchen platform is of Granite top with dado upto Full' height etc. Overall appearance of the Flat is Good. Architectural quality of the building is Good. Internal height is 9'.
- b. Super structure wall
- c. Internal finish
- d. External finish
- e. Flooring

- f. Roofing
- g. Colouring
- h. Electrification
- i. Plumbing
- j. Bathroom details
- k. Kitchen details
- l. Door details
- m. Windows details
- n. Overall appearance
- 7. Violations if any observed** :
- a. Nature and extent of violations : Sanctioned plan is not provided to us. Sanctioned Building Plan From The Competent Authority Were Not Provided For Our Perusal.
- 8. Area details of the property** : As per table below

Unit Number	Particulars	Area as per Maintenance Bill (Sft)	Measured area (Sft)		Area Considered for valuation (Sft) ***
			Carpet Sft **	Built up Sft *	
	Flat	875.00	767.00	920.00	875.00

** As per the provisions of Maharashtra municipalities act 1965

***All the above areas are within +/- 10% of the area as per Maintenance Bill. The above calculations and detail measurements taken by us prove that the area as per Maintenance Bill is not exorbitantly inflated. Hence, valuation is based on the area as per Maintenance Bill.

9. Valuation

Mention the value as per Government approved rate also : Mentioned at point No. j below

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.

It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site.

That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

Fair market value

- a. Depreciation of construction : Depreciated rate is adopted for valuation.
- b. **Basis of Valuation** : The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- i. **Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250**
- ii. **LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467**
- iii. **Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406**

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. Genuine and Comparable transactions were obtained from Govt. offices.
- ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- iii. The market enquiry was conducted.

COMPARABLE SALE INSTANCE

(Details of Sale transaction of a nearby property)

- Name of the purchaser : Rajesh Balwant Vora & Priyanshi R. Vora
- Name of the vendor : Mr. Nainesh Sanghavi
- Location of the property : Flat No. B-106, First Floor, Building Known As "Poonam Apartment" Society Known As "Poonam Property Co-operative Housing

Society Ltd" CTS No. 2(pt.) In Shivsagar Estate,
A. B. Road, Worli, Mumbai.

Area	:	81.31 Sqm I.e. 875 Sqft
Sale consideration	:	₹ 3,70,00,000.00
Rate per sft	:	₹ 42,286.00 per sft. (This rate is about 5 month old)
Documents referred	:	Extract of Index II dated 22/03/2021 Sr No. 4470/2021 at Sub Registrar Office 14

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be 47500.00/- per sft

- c. Market rate enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.
- 1) Magicbricks
2BHK Flat For Sale Worli, Mumbai
Built Up Area : 743 Sqft I.e. Built Up Area : 892 Sqft
Price : ₹ 4,18,00,000.00
Rate : ₹ 46,861.00
Posted on : 02/08/2021
- 2) 99acres
2BHK Flat For Sale Worli, Mumbai
Built Up Area : 875 Sqft
Price : ₹ 4,18,00,000.00
Rate : ₹ 47,771.00
Posted on : 12/08/2021
- d. Value of land : Value of land is not considered separately as this is an ownership type tenement. Value of construction is based on composite rate method.
- e. Value of construction : Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft

rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built-Up Area (BUA) or Super Built Up Area (SBUA) etc. are “Calculated Area”. Using a factor called “Loading Factor” (percentage increase), the Carpet Area is inflated to get the Built-Up Area or Super Built Up Area or Saleable Area for a particular premise. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally, the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer’s job becomes very challenging. The Market Rate obtained during local enquiry for neighboring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus, the rates obtained in Local enquiry are generally NOT applicable directly to the ‘subject property’. In view of this, when we are giving opinion to the bank regarding Value of the Security, for us the intrinsic value of the property is relevant. Our emphasis is on “Value” of the Security and not on “Built Up Area” or “Super Built Up Area” etc. Hence the Per sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Unit Number	Details	Saleable area [Sft]	Rate adopted [per sft] in ₹	Value In ₹
	Flat	875.00	₹ 47,500.00	₹ 4,15,62,500.00
Total				₹ 4,15,62,500.00
Say				₹ 4,15,60,000.00

f. Fair Market Value : ₹ 4,15,60,000.00

[Rupees Four Crores Fifteen Lacs Sixty Thousand Only]

g. Realizable Value : 10 % less than fair market value

₹ 3,74,04,000.00

- h. Distress Sale value : 20 % less than fair market value
₹ 3,32,48,000.00
- i. Insurance Value : 875.00 sft. x ₹ 4,000.00 = ₹ 35,00,000.00
- j. Govt. Guideline Value : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for flat in this area is ₹ 4,13,210.00 sqm. This building is 47 years old. Considering 50 % depreciation, rate is ₹ 2,06,605.00 sqm i.e. ₹ 19,194.00 per sft.
It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

Unit Number	Details	Saleable area [Sft]	Govt. rate [per sft] in ₹	Value In ₹
	Flat	875.00	₹ 19,194.00	₹ 1,67,94,750.00
Total				₹ 1,67,94,750.00

10. Assumptions Remarks

- i) Qualifications in TIR/Mitigation suggested. If any : Please refer legal opinion
- ii) Property is SARFAESI complaint : Please refer legal opinion
- iii) Whether property belongs to social infrastructure like hospital, school, old age home, etc. : No
- iv) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged : No
- v) Details of last two transactions in the locality/area to be provided, if available. : Already mentioned in report.
- vi) Any other aspect which has relevance on the value or marketability of the property : Nothing Specific.

11. Declarations

- i. The property was inspected personally by our representative Mr. Kiran Pawar on 12/08/2021 in presence of Mrs. Annu Shah.
- ii. The undersigned does not have any direct/indirect interest in the above property
- iii. The information furnished herein is true and best of our knowledge.
- iv. I have submitted valuation report directly to the bank.
- v. Valuation is done of the property of which the photographs are attached herewith.
- vi. The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.

12. Name address of valuer

Name : S. L. Thite

Office No. 604 & 605, 6th Floor, "KULKARNI HEIGHTS", Near Vartak Hall, K W Chitale Marg, Dadar (W), Mumbai - 400 028. Ph. No. - (022) 24382454 / 24382455 / 24377398 Fax - (022) 24382454

13. Remarks

- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
- The valuation is subject to clear and marketable title and adequacy of engineering design.
- Emphasis of this report is on the value of the property and not on the area measurement or title verification or legal aspects of the property.
- The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
- This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.)
- Past performance of Real Estate Market need not necessarily indicate the future trends
- The opinion about valuation is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- Documents such as Sanctioned Plan, Completion Certificate etc. are not provided for our perusal. Hence this valuation is based on few assumptions.
- The impact of the Covid19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.

- It is assumed that the information revealed through the documents provided to us is final and complete.

In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows,

Details	Value in ₹
Market Value	₹ 4,15,60,000.00
[Rupees Four Crores Fifteen Lacs Sixty Thousand Only]	
Realizable value	₹ 3,74,04,000.00
Distress Sale Value	₹ 3,32,48,000.00

Visited by : Mr. Kiran Pawar
(Sr. Engineer)

FOR THITE VALUERS & ENGINEERS PVT. LTD.

Verified by : Mr. Lalit Sarvaiya
(Chief Engineer)

(S. L. THITE)
PANEL VALUER
BANK OF BARODA

For: M/S Pace Engineering Industries dated 01/09/2021.

Annexure - I

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any

1. Copy of Few pages of Agreement
2. Copy of Share Certificate
3. Copy of Electricity Bill
4. Copy of Govt. Guideline Rate
5. Copy of Location Map

hereunder written in favour of the POONAM PROPERTY CO-OPERATIVE HOUSING SOCIETY LTD., vide Lease Deed dated 11th October, 1972 and on the terms & conditions contained therein.

WHEREAS the Builders of the First Part have taken over possession of the said pieces and parcels of land or ground bearing H-2 & H-3 of C.S. No. 2(part) of Shiv Sagar Estate Off Dr. Annie Besant Road, Worli, Bombay-18, more particularly described in the Second Schedule hereunder written, from the Lessors on 10th August, 1972 for and on behalf of the Lessee and have started constructing 3 buildings known as POONAM APARTMENTS, 'A', 'B', 'C' on the part and piece of land bearing H-2 and one building known as POONAM APARTMENTS, 'D' on Plot H-3 of Shiv-Sagar Estate, Off Dr. Annie Besant Road, Worli, Bombay-18 (hereinafter referred to for the brevity sake as 'the said premises').

WHEREAS the said plots of land bearing H-2 & H-3 of C.S. No. 2 (part) Shiv Sagar Estate, Off Dr. Annie Besant Road, Worli, Bombay-18 are lease hold properties on the terms & conditions contained in the Agreement for Lease dated 17th June 1972 and Lease Deed dated 11th October, 1972.

WHEREAS Shri Poonamchand Malukchand Shah, the Lessee under the Agreement for Lease dated 17th June, 1972 has promoted, formed and registered a Co-operative Society under the name and style of POONAM PROPERTY CO-OPERATIVE HOUSING SOCIETY LTD., under the provisions of Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as 'the said Society') in respect of the flats and garages to be constructed on Plot Nos. H-2 & H-3 of C.S. No. 2(Part) more particularly described in the Second Schedule hereunder written.

WHEREAS the said Society has confirmed the possession of the said pieces and parcels of land bearing Plot Nos. H-2 & H-3 of C.S. No. 2(part) more particularly described in the Second Schedule hereunder written, to POONAM PROPERTY CONSTRUCTION CO. LTD., the Builders herein vide an Agreement dated 11th October 1972 on the terms & conditions contained therein. A copy of the said agreement dated 11th October 1972, is hereby annexed and marked as exhibit 'A'.

WHEREAS the said Builders POONAM PROPERTY CONST. CO. LTD., have started the construction of 4 buildings viz. Poonam Apartments A, B, C & D on Plot Nos. H2 & H3 on the said piece of land vide an Agreement dated 11th October 1972 between the said Society and the Builders herein.



WHEREAS the said Society has authorised the Builders to sell the flats and garages to the various persons and parties on ownership basis and also to execute ownership agreements in respect of the said flats and garages. It is further agreed between the said Society and the said Builders, that at the time of handing over possession of the said flats and garages to various persons and parties, the said Society will admit the said purchasers as their members in respect of those flats and garages according to the provisions of the registered bye-laws.

WHEREAS the Party of the Second Part has taken inspection of the agreement for lease dated 17th June 1972, and Lease Deed dated 11th October 1972 in favour of the Society and also the Agreement dated 11th October 1972 between POONAM PROPERTY CO-OP. HSG. SOCY. LTD., and POONAM PROPERTY CONSTRUCTION CO. LTD., the Builders herein, and are fully conversant with the terms and conditions contained therein.

WHEREAS the Party of the Second Part is fully satisfied with the present title of the said Society, and also authority of the Builders herein to construct the buildings and also to sell the same on ownership basis. A copy of the certificate of title issued by M/s. Amarchand & Mangaldas & Hirahil Shroff & Co., the Solicitors, Bombay-1 dt. 19-10-72 is hereto attached and marked as Ex. 'B'

WHEREAS the Builders are entering into several agreements with various other persons and parties in respect of the flats and garages in the said buildings known as POONAM APARTMENTS A, B, C & D, but in the form identical with this agreement mutatis-mutandis.

WHEREAS the flat/garage purchaser has agreed to acquire the flat/~~garage~~ floor in A/B/C/D of POONAM APARTMENTS to be constructed on the above plots of lands and delineated in red colour boundaries on the plan attached hereto, on the terms & conditions herein-after mentioned in this Agreement for Sale.

WHEREAS the Builders of the First Part have agreed to provide the amenities in the said building more particularly described in the Exhibit 'C' hereto attached.

NOW THIS AGREEMENT WITNESSETH as under:

- 1. The Builders of the First Part are constructing four buildings known as "POONAM APARTMENTS" A, B, C & D on Plots H2 & H3 of C.S. No. 2(part) on Shiv-Sagar Estates, Off Dr. Annie Besant Road, Worli,



608 on 14/10/72
1/8/72
K. K. K. K. K.

Bombay-18, more particularly described in the Second Schedule hereunder written, as per plans approved by the Bombay Municipal Corporation and specifications seen and approved by the Party of the Second Part with such variation and modifications as the Builders may consider necessary and desirable hereafter. The Builders and/or the Society are entitled to the additional Floor Space Index for the construction of building, if granted by the Bombay Municipal Corporation.

2. The Builders of the First Part hereby declare that the said plots of land are lease-hold on the terms & conditions contained in the Agreement for Lease dated 17th June, 1972 and Lease deed dated 11-10-1972 duly entered and executed between Vasant Rao Dattaji-Dhanavate & others and Shri Poonamchand Malukchand Shah and the said Society the Lessee therein.

3. The Party of the Second Part doth hereby agree to acquire the said premises viz. Flat/Carriage No. ~~508~~ ⁶⁰⁸ on ~~4th~~ ^{5th} Floor of POONAM APARTMENTS A/B/C/D as shown on the plan, seen and approved by the Party of the Second Part for the total sum of Rs. 39345/00



(Rupees *Thirty nine thousand three hundred Seventy five* only) in consideration of which, the Party of the Second Part will also have undivided, impartible share in the said pieces and parcels of land described in the Second Schedule hereunder written which shall bear the same proportion as the amount paid by the Party of the Second Part bears to the total amount received by the Builders for the price of the flat/garage.

4. The Party of the Second Part agrees to discharge the aforesaid consideration for the acquisition of the said flat/garage as under:—

By payment of Rs. ~~5,000/-~~ ^{5,000/-} (Rupees ~~Seven thousand five hundred and Fifty~~ ^{Five thousand only}) being 20% of the purchase price as earnest money on or before execution of this agreement.

By payment of Rs. 2,500/2,000/- (Rupees Two thousand five hundred/two thousand only) on foundation.

The balance purchase price in the manner indicated below within 7 days of the Party of the Second Part receiving a Notice from the Builders calling upon him/her/them to make the payment as under:—

1.A- In case hereinafter the Builders and/or the Society are entitled to any additional floor space index on account of grant of forebore land or otherwise the Builders are expressly authorised to construct the additional building or buildings on any part of the land more particularly described in the Second Schedule hereunder written as per the sanctioned plan by the Bombay Municipal Corporation.

17. All Notices to be served as per terms of this agreement on the Party of the Second Part shall be deemed to have been duly served if they are sent to the Party of the Second Part by Registered Post at his/her/their following address:—

*Viren Keshavlal Shah -
G Smt Ananya Keshavlal Shah -*

Bombay -

18. It is expressly agreed and consented by the Party of the Second Part that under no circumstances whatsoever possession of the flat/garage to be acquired by the Party of the Second Part shall be given to the Party of the Second Part unless and until the Party of the Second Part has made all payments to be made by him/her/them under the agreement.



19. Any delay indulgence or negligence on the part of the Builders in enforcing terms and conditions of the agreement of forbearance or grant of the time to the Party of the Second Part shall not be considered as a waiver on the Part of the Builders of the breach of any terms and conditions of this agreement nor shall such waiver in any way prejudice the right of the Builders.

20. The Party of the Second Part will lodge this Agreement for registration and the Builders will attend the sub-registry and admit execution thereof, after the Party of the Second Part informs them in writing the number under which it is lodged.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of land or ground situate lying and being Dr. Annie Besant Road, Worli, and known as Plot No. H in the layout plan for development of Shiv Sagar Estates being Plan No. 1 hereto containing by admeasurement about 25,475 square yards or thereabouts (equivalent to 21,299.81 Sq. metres (inclusive of the garden area) together with the structures (completed or otherwise) at present standing thereon and being a portion of the property known as Shiv Sagar Estate more particularly

described in the First Schedule above referred to and bounded on or towards the East by Plot Nos. A, B, C and D and E of the said Shiv Sagar Estate and Dr. Annie Besant Road, on or towards the West by Arabian Sea, On or towards the North by Plot F of the said Shiv Sagar Estate and on or towards the South by the Property belonging to H.H. Maharaja Sindia of Gwalior and more particularly shown on the Plan No. 1, and thereon surrounded by a red coloured boundary line.

THE SECOND SCHEDULE ABOVE REFERRED TO:

FIRSTLY: ALL that piece of land or ground situate lying and being Off. Dr. Annie Besant Road, Worli, Bombay, and known as Plot No. H-2 of sub-divided plot No. H in the layout plan for the development of Shiv Sagar Estate being Plan No. 1 attached hereto, contained by admeasurement about 14,975.99 Sq. Yds. equivalent to 12,521.43 Sq. Metres together with structures (completed or otherwise at present standing thereon) and being part of a property known as Shiv-Sagar Estate and bounded as follows:—

- On or towards East by Plot No. A, B, C, D & E of the Shiv-Sagar Estate and Dr. Annie Besant Road,
- On or towards West by Arabian Sea.
- On or towards North by Plot No. F of the said Shiv-Sagar Estate
- On or towards South by sub-divided plot Nos. H1 & H3.

N. B.

The above area of Plot H2 is inclusive of 515.26 sq. yards or thereabout (i.e. 430.81 sq. metres or thereabout) being 1/3rd of the total common means of access admeasuring about 1545.78 sq. yards or thereabout (i.e. 1292.43 sq. metres or thereabout) for plots H1, H2, and H3.

SECONDLY: ALL that piece of land or ground situate lying and being Off. Dr. Annie Besant Road, Worli, Bombay and known as Plot No. H-3 of sub-divided plot No. H in the layout Plan No. 1 attached hereto, contained by admeasurement about 4,088.09 Sq. Yds. equivalent to 3418.05 Sq. Metres together with structures (completed or otherwise at present standing thereon) and being part of a property known as Shiv-Sagar Estate and bounded, as follows:

- On or towards East by Plot Nos. A, B, C, D & E of the Shiv-Sagar Estate and Dr. Annie Besant Road;
- On or towards West by approach road and sub-divided plot H1



On or towards North by sub-divided Plot No. H2 and on or towards South by the property belonging to H.H. Maharaja Sindia Gwalior.

N. B.

The above area of Plot H3 is inclusive of 515.26 sq. yards or thereabout (i.e. 430.81 sq. metres or thereabout) being 1/3rd of the total common means of access admeasuring about 1545.78 sq. yards or thereabout (i.e. 1292.43 sq. metres or thereabout) for plots H1, H2, and H3.

- SIGNED SEALED & DELIVERED) (
- by the withinnamed Builders) (
- M/s. POONAM PROPERTY) (
- CONSTRUCTION CO. LTD.,) (

Poonam Property Construction Co. Pvt. Ltd.

[Signature]
Director.

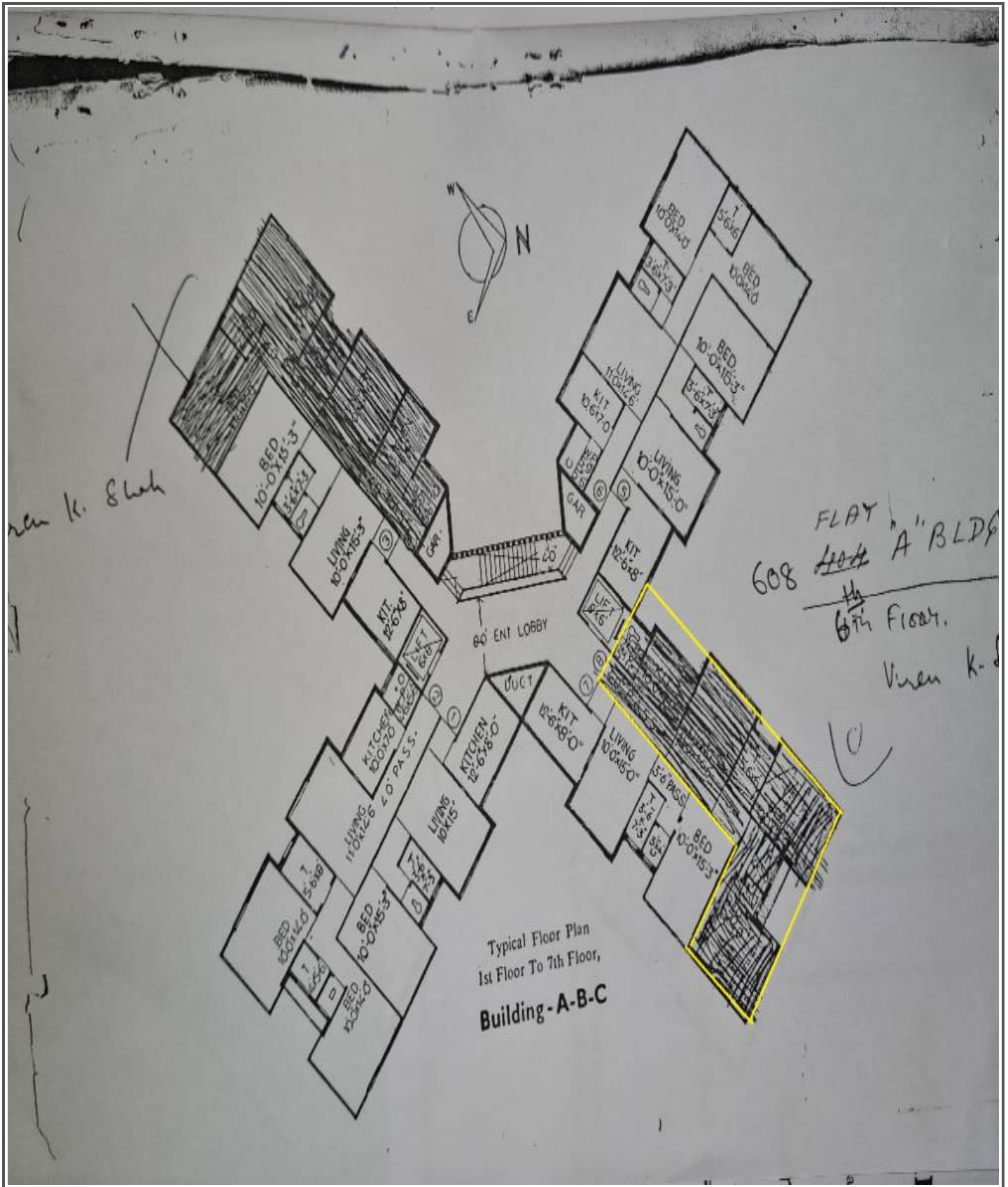
in the presence of *[Signature]*



- SIGNED SEALED & DELIVERED) (
- by the withinnamed Purchaser) (
- Shri/Smt./Kum. _____) (

[Signature]
21/09/2021

in the presence of *[Signature]*



Share Certificate

POONAM PROPERTY CO-OPERATIVE HOUSING SOCIETY LIMITED

B-2, Poonam Apartment, Shiv Sagar Estate, Dr. Annie Besant Road, Worli, Mumbai - 400 018.

CAPITAL RS. 2,00,000 DIVIDED INTO 4000 FULLY PAID UP SHARES OF RS. 50/ EACH

REGD. No. BOM / HSG / 3780 of 1972 (Maharashtra Co-operative Societies Act XXIV of 1961.)

Additional Share CERTIFICATE No. 041 No. of SHARES = **05**

DISTINCTIVE NOS. FROM 2116 TO 2120

Name(s) of Holder(s) : MR. VIREN KESHAVLAL SHAH

POONAM APTS Bldg. No. 'A' Flat No. 608

Address : Dr. A. B. Road, Worli, Mumbai - 400 018.

THIS IS TO CERTIFY that the person(s) named in this Certificate is/ are the Registered Named in this certificate is/are the Registered Holder (s) of five fully paid up shares of RS. 50/- Each shown opposite in the above named Society subject to the Bye laws there of. Given under the common seal of the said society at Mumbai this FIRST day of OCTOBER 2019.


Rs. 250.00

Seal

[Signature]
Hon. Chairman


[Signature]
Hon. Secretary
Committed Member.

NOTE : No transfer of the Share(s) comprised in this Certificate can be registered unless accompanied by this Certificate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#)

[Valuation Rules](#)

[User Manual](#)

[Close](#)

[Feedback](#)

Year 2021/2022 Language English

Annual Statement of Rates

Selected District मुंबई(मन) Selected District

Select Village वरळी डिव्हीजन Select Village

Search By Survey No Location Search By

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	13/95-रस्ता : डॉ. अनी वेदेंद्र रोड	213350	413210	554500	चौरस मीटर
SurveyNo	13/96-रस्ता : वरळी सी फेस कडील मो. अब्दुल गफार खान मार्ग	318510	645800	695140	चौरस मीटर
SurveyNo	13/97 -गुभाग : पश्चिमेस सासिरा रोड, पुर्वेस व दक्षिणेस विभाग हद्द व उत्तरेस वरळी गावठाणची हद्द	119170	270930	308230	चौरस मीटर

99acres India's No.1 Property Portal
Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword SEARCH

Home > Property in Mumbai > Worli > Apartments > 2 BHK > 4.1 to 4.2 Cr > 800 to 900 sq.ft. Posted on Aug 02, 2021

Platinum

₹4.18 Cr @ 47,771 per sq.ft.

Estimated EMI ₹ 3,33,858

2BHK 2Baths

Residential Apartment for Sale
In Poonam Apartments, Worli , Mumbai South, Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in>

Overview
Society
Dealer Details
Recommendations
Price Trends

PROPERTY (0) SOCIETY (5)

Photos (1/5)

+ Area

Built Up area: 875 sq.ft. ▾
(81.29 sq.m.)

Carpet area: 743 sq.ft. (69.03 sq.m.)

+ Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

+ Price

₹ 4.18 Crore+ Govt Charges & Tax @ 47,771 per sq.ft. [View Price Details](#)

+ Address

Poonam Apartments
Worli, Mumbai South

+ Floor Number

3rd of 10 Floors

+ Facing

North-East

+ Overlooking

Park/Garden

+ Property Age

5 to 10 Year Old

magicbricks
Buy ▾ Rent ▾ Sell ▾ Tools & Advice ▾ What's New ▾ Property Services ▾ Blog ▾ Help ▾
Sign In My Activity ▾ Post Property FREE

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Worli > 2 BHK Flats for Sale in Worli > 875 Sq.ft. Property 1

+9 Photos

2 BHK Flat

For Sale Worli, Mumbai

₹ 4.18 Cr

₹ 56258 / sqft

743 Sq-ft

Carpet Area

2 BHK

2 Bathrooms

Amenities will be updated soon

Agent Birendra Shah

Contact Agent
Save for Later
♡

Bedrooms 2 See Dimensions	Bathrooms 2	
Super area 875 sqft ▾ ₹ 47,771/sqft	Carpet area 743 sqft ▾ ₹ 56,258/sqft	Loading ⓘ 15%

Agent

Birendra Shah

+91 -76XXXXXX99

Save for Later

Location Map



Client Name: M/S Pace Engineering Industries

POONAM APARTMENT BUILDING - A

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR
1. MR. Z. V. KANDIA	101. N. S. J. KADIA	201. N. S. J. KADIA	301. N. S. J. KADIA	401. N. S. J. KADIA	501. N. S. J. KADIA	601. N. S. J. KADIA	701. N. S. J. KADIA	801. N. S. J. KADIA
2. MR. S. V. KADIA	102. N. S. J. KADIA	202. N. S. J. KADIA	302. N. S. J. KADIA	402. N. S. J. KADIA	502. N. S. J. KADIA	602. N. S. J. KADIA	702. N. S. J. KADIA	802. N. S. J. KADIA
3. MR. S. V. KADIA	103. N. S. J. KADIA	203. N. S. J. KADIA	303. N. S. J. KADIA	403. N. S. J. KADIA	503. N. S. J. KADIA	603. N. S. J. KADIA	703. N. S. J. KADIA	803. N. S. J. KADIA
4. MR. S. V. KADIA	104. N. S. J. KADIA	204. N. S. J. KADIA	304. N. S. J. KADIA	404. N. S. J. KADIA	504. N. S. J. KADIA	604. N. S. J. KADIA	704. N. S. J. KADIA	804. N. S. J. KADIA
5. MR. S. V. KADIA	105. N. S. J. KADIA	205. N. S. J. KADIA	305. N. S. J. KADIA	405. N. S. J. KADIA	505. N. S. J. KADIA	605. N. S. J. KADIA	705. N. S. J. KADIA	805. N. S. J. KADIA
6. MR. S. V. KADIA	106. N. S. J. KADIA	206. N. S. J. KADIA	306. N. S. J. KADIA	406. N. S. J. KADIA	506. N. S. J. KADIA	606. N. S. J. KADIA	706. N. S. J. KADIA	806. N. S. J. KADIA
7. MR. S. V. KADIA	107. N. S. J. KADIA	207. N. S. J. KADIA	307. N. S. J. KADIA	407. N. S. J. KADIA	507. N. S. J. KADIA	607. N. S. J. KADIA	707. N. S. J. KADIA	807. N. S. J. KADIA
8. MR. S. V. KADIA	108. N. S. J. KADIA	208. N. S. J. KADIA	308. N. S. J. KADIA	408. N. S. J. KADIA	508. N. S. J. KADIA	608. N. S. J. KADIA	708. N. S. J. KADIA	808. N. S. J. KADIA
9. MR. S. V. KADIA	109. N. S. J. KADIA	209. N. S. J. KADIA	309. N. S. J. KADIA	409. N. S. J. KADIA	509. N. S. J. KADIA	609. N. S. J. KADIA	709. N. S. J. KADIA	809. N. S. J. KADIA
10. MR. S. V. KADIA	110. N. S. J. KADIA	210. N. S. J. KADIA	310. N. S. J. KADIA	410. N. S. J. KADIA	510. N. S. J. KADIA	610. N. S. J. KADIA	710. N. S. J. KADIA	810. N. S. J. KADIA

