

(CUSTOMER COPY)

LONAVALA SAHAKARI BANK MARYADIT

K.K. Apartment, Near Parmar Hospital, Lonavla 410 401
Govt. of Mah. General Stamp Office Lic. No. D-5/
STP (V) CR.1062/01/06/200-203 Dt. 12/01/2006

Scroll No.

Date: 11/09/09

Franking Value

Rs.

83,800/-

Service Charge

Rs.

11/-

Total

Rs.

83,811/-

Name of the stamp duty paying party :
(PAN NO. if cash above 50,000)

Raju Deepaklal Katwala
Address
- Mumbai

Through - Usha K. Salve

DD / Pay Order No.

Paid By :

Drawn on Bank :

Branch :

Type of Document :- Sale Deed

Rs. (In words) eighty three
thousand eight hundred
only

Signature of Purchaser

Franking No. 35

2380 | 171917
Tran ID

Authorised Signatory

Subject to realisation

LONAVALA SAHAKARI BANK MARYADIT,
Franking Deposit Slip



LONAVLA SAHAKARI BANK
MARYADIT.K.K.APARTMENT
LONAVLA, TAL-MAVAL,
PUNE-410 401.
D-5/STP(V)/C.R.1062/01/
06/200-203

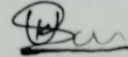


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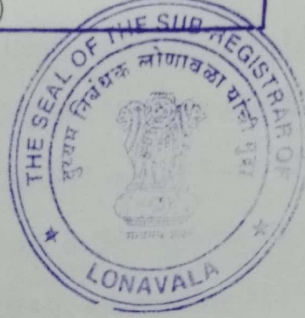
Rs.0083800/-PB5545

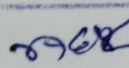

STAMP DUTY MAHARASHTRA

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| नाव - | Katwala Raju D. |
| पत्ता - | Mumbai |
| हस्ते - | Asha Salve. |
| सही - |  |
| पावती नं. | (85) |

For LONAVLA SAHAKARI BANK MARYADIT

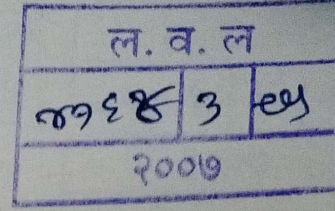
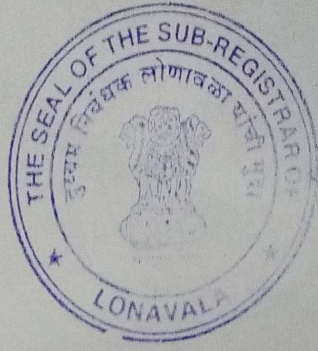

Authorized Signatory



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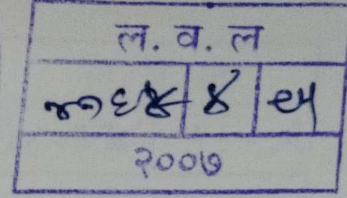
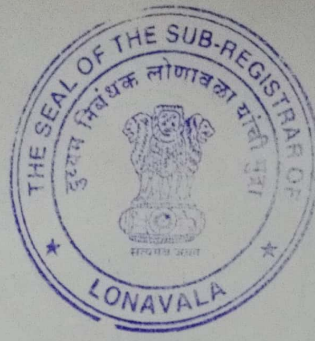
THIS INDENTURE OF SALE made at Lonavala this 13th day of September in the Year Two Thousand Seven.

BETWEEN 1) KUSUMBEN MAFATLAL SHAH, aged 77 yrs,
(2) Mr. MUKUND MAFATLAL SHAH, aged 57 yrs, No.1 through her C.A.
Mr. MUKUND MAFATLAL SHAH (3) Mr. PRAKASH KARSANLAL SHAH,
aged 55 yrs, (4) Mr. RITESH PRAKASH SHAH, aged 27 yrs,
(5) PRAMODINI BIPINCHANDRA SHAH, aged ____ yrs, (6) SURYAKANT
POPATLAL SHAH, aged ____ yrs (7) RAJESH SURYAKANT SHAH, aged 34
yrs, (8) RAHUL SURYAKANT SHAH, aged 32 yrs, No.5 to No.8 through
their C.A. Mr. PRAKASH KARSANLAL SHAH (9) PRAMILA LALCHAND
SHAH, aged ____ yrs, (10) SARLA CHANDRAKANT SHAH, aged ____ yrs, (11)
USHA VIJAYKUMAR SHAH, aged ____ yrs, (12) PRAMILA CHANDRAKANT
SHAH, aged ____ yrs, (13) Mr. NITIN CHANDRAKANT SHAH, aged 50 yrs,
(14) Mrs. ANURADHA PARAG GUJAR, aged 45 yrs, (15) Mrs. SANGEETA
AJAY VORA, aged 43 yrs, (16) Mrs. ANITA PARESH SHAH, aged 42 yrs,
(17) Dr. SEEMA SANJAY DAFTARY, aged 37 yrs, No.9 to No.12, No.14 to
No.17 through their Constituted Attorney Mr. NITIN CHANDRAKANT SHAH



(18) Mr. NIKHIL CHANDRAKANT SHAH, aged 39 yrs, through his Constituted Attorney Mr. VIKRAM SURYAKANT SHAH (19) SUHASINI SURYAKANT SHAH, aged 67 yrs, (20) Mr. ASHISH SURYAKANT SHAH, aged 44 yrs, (21) Mr. VIKRAM SURYAKANT SHAH, aged 31 yrs, (22) Mrs. ANJALI AJAY GUJAR, aged 43 yrs, (23) Mrs. SUNITA VIKRAM SHAH, aged 42 yrs, No.19, 22 & 23 through their Constituted Attorney Mr. VIKRAM SURYAKANT SHAH, all residing at 50, 'F' Ward, New Bazaar, LonaVala—410 401, Taluka Maval District Pune, Indian Inhabitants, hereinafter referred to as the " VENDORS " (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors and administrators) of the One Part AND Mr. RAJU DEEPAKLAL KATWALA, aged 49 yrs, residing at A/33, Vishnubaugh, 137, S.V.Road, Andheri (W), Mumbai—400 058, Indian Inhabitant, hereinafter referred to as the " PURCHASER " (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other Part ;

WHEREAS by Conveyance dt.19th August 1960 registered under Serial No.612/60 at the office of Sub-Registrar of Maval made between Shri.Anant Alias Vasant Narayan Ghamande therein called the Vendor of the First Part and Smt.Gangabai, Wife of Laxman Bhonde and Smt.Satyabhamabai, Wife of Narayan Ghamande therein called the Confirming Party of the Second Part and Chandrakant Himatlal Shah, One



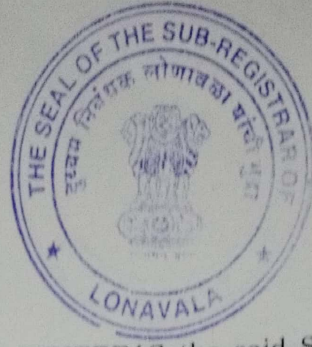
of the Vendors therein called the Purchaser of the Third Part, the Vendor therein for the consideration mentioned therein sold, transferred and conveyed unto the Purchaser therein all that piece and parcel of land or ground admeasuring bearing R. S. No.43 area admeasuring A.15=37 Gunthas and assessed at Rs.12=50 Ps. situate at village Nangargaon within the limits of LonaVala Municipal Council and in the Registration Sub-District of Maval Taluka Maval, District Pune and more particularly described in the First Para of the said Conveyance and in the First Schedule hereunder written (for brevity's sake hereinafter referred to as the ' said land ');

AND WHEREAS even though the said land was purchased in the name of Shri.Chandrakant Himatlal Shah alone, the same was purchased out of the Funds belonging to joint Family ;

AND WHEREAS the Vendors are the members of the Joint and undivided Family ;

AND WHEREAS the said Shri.Chandrakant Himatlal Shah & Others Sub-divided the said land into Sub-Plots and obtained the sanction for said Sub-Division from LonaVala Municipal Council under its Order No.ENG / LYT / BP /213 / 82-83 dt.12th September 1985 for Industrial user ;

AND WHEREAS the necessary Non-Agricultural permission has been obtained from the Collector, Pune District under Order No.NA /SR / PRA /121 III dt.19th December 1985 ;



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AND WHEREAS the said Shri.Chandrakant Himatlal Shah & Others as per the sanction of the Collector and N.A. Permission had Sub-divided the land into Plots by demarcating them on site and constructed the Roads and informed the Tehsildar of the same by letter dt.13th January 1986 ;

AND WHEREAS by Release Deed dt.01-04-1997 registered under Serial No.1746 / 1997 at the Office of Sub- Registrar Maval Taluka District Pune, Vasumati Rasiklal Shah has released all her right, title, interest and share in favour of Mafatlal Deochand Shah & Others ;

AND WHEREAS Mafatlal Deochand Shah died on or about 19-11-1998 leaving behind him his legal heirs his Wife Kusumben Mafatlal Shah and Mukund Mafatlal Shah entitled to his share ;

AND WHEREAS Lilabai Himatlal Shah died on or about _____ leaving behind him her legal heirs her Two Sons Chandrakant Himatlal Shah & Suryakant Shah and three married daughters namely Pramila Lalchand Shah, Sarla Chandrakant Shah, Usha Vijaykumar Shah entitled to her share ;

AND WHEREAS Chandanbai Karsanlal Shah died on or about _____ leaving behind him her legal heirs his son Prakash Karsanlal Shah, and two married daughters namely Pramodini Bipinchandra Shah and Mangala Suryakant Shah entitled to her share ;

AND WHEREAS Mangala Suryakant Shah died on about _____ leaving behind him her legal heirs her Husband Suryakant Papatlal Shah and two Sons namely Rajesh Suryakant Shah & Rahul Suryakant Shah entitled to her Share ;



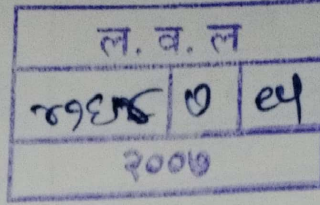
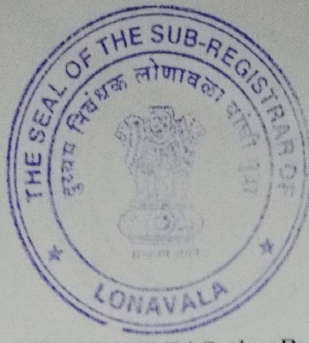
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AND WHEREAS Suryakant Himatlal Shah died on 26-08-2003 leaving behind him his legal heirs his Wife Suhasini Suryakant Shah, his Two Sons Ashish Suryakant Shah & Vikram Suryakant Shah And Two Married Daughters Namely Mrs. Anjali Ajay Gujar, Mrs. Sunita Vikram Shah entitled to his share ;

AND WHEREAS Chandrakant Himatlal Shah died on 20-06-2004 leaving behind him his legal heirs his Wife Pramila Chandrakant Shah, his Two Sons . Nitin Chandrakant Shah & Nikhil Chandrakant Shah And Four Married Daughters Namely Mrs. Anuradha Parag Gujar, Mrs. Sangeeta Ajay Vora, Mrs. Anita Paresh Shah & Dr. Seema Sanjay Daftary entitled To his Share ;

AND WHEREAS the Vendors are well seized and possessed of and sufficiently entitled to all that piece and parcel of Non-Agricultural land or ground situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune bearing Plot No.34 admeasuring 1060 Sq.meters out of the sanctioned lay-out of R. S. No.43 and more particularly described in the Schedule hereunder written (for brevity's sake herein after referred to as the 'said Plot ') ;

AND WHEREAS the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor the said Plot at or for the lumpsum price of Rs.7,00,001/- (Rupees Seven Lacs and One only) free from encumbrances ;



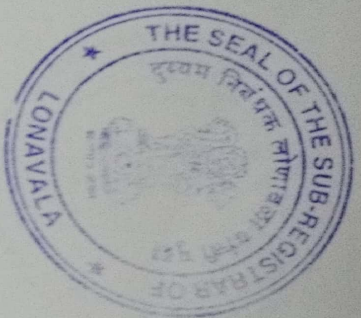
AND WHEREAS the Purchaser has requested to the Vendor to execute conveyance in his favour which the Vendor has agreed to do in the manner herein appearing ;

NOW THIS INDENTURE WITNESSTH that in pursuance of the said Agreement and in consideration of the sum of Rs.7,00,001/- (Rupees Seven Lacs and One only) paid by the Purchaser to the Vendors on or before execution of these presents being the full consideration money (the payment and receipt whereof the Vendors DO hereby and each of them DOTH hereby admit and acknowledge and of and from the same and every part thereof DOTH hereby acquit, release and discharge the Purchaser forever) HE the Vendor DOTH hereby GRANT, CONVEY, SELL, TRANSFER, RELEASE ASSIGN AND ASSURE unto the Purchaser absolutely and forever ALL that piece and parcel of Non-Agricultural land or ground Plot being bearing Plot No.34 admeasuring 1060 Sq.meters out of the sanctioned lay-out of R. S. No.43 situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune and more particularly described in the schedule hereunder written TOGETHERWITH the areas, paths, ways, trees, fences, hedges, compounds, ditches, passages, wells, waters, water-courses, plants, lights, liberties, easements, profits, advantages, privileges, rights, members and appurtenance whatsoever to the said Plot or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto AND TOGETHERWITH the benefit of



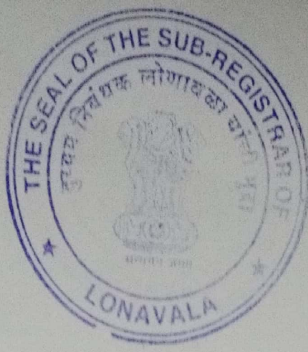
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covenant for production of title deeds contained in the Original Conveyance AND ALSO TOGETHERWITH the benefit of commencement certificate issued by Lonavala Municipal Council under Order No. ENG / LYT/ BP / 213 / 82-83 dt.12-09-1985 AND ALSO TOGETHERWITH the full and free right and liberty and benefit in common of the use of the roads and Open Space shown in the lay-out for all purpose, types with or without carts, carriages, motors laden or unladen at all times either by day or by night by the Purchaser and by his agents, servants, inmates and all persons seeking access to the said Plot AND TOGETHERWITH all copies of deeds, documents, writing, vouchers and other evidences of title relating to the said Plot or any part thereof in possession of the Vendors AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the said Plot or any part thereof free from encumbrances TO HAVE AND TO HOLD all and singular the said Plot hereby granted, released, conveyed, sold, transferred or intended and assured or expressed so to be with their rights and every part of their rights, members and appurtenances UNTO AND TO THE USE AND BENEFIT of the Purchaser forever SUBJECT HOWEVER to the payment of rents, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or to the Lonavala Municipal Council or to any other Public authority empowered to levy such charges, rates, taxes or assessments in respect thereof AND SUBJECT to the bearing proportionate development charges AND SUBJECT to the conditions contained in Order of the Collector bearing No.



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NA / SR / PRA / 121 III dt. 19th December 1985 AND the Vendors DO hereby and each of them DOTH hereby for themselves their heirs, executors, administrators covenant with the Purchaser THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by them the Vendors or by any of them or by any person or persons lawfully or equitably claiming, by, from, through under or in trust for them done committed or omitted or knowingly suffered to the contrary THEY the Vendors now have in themselves good, right, full power and absolute authority to grant, convey, sell, release, transfer and assure the said Plot hereby granted, conveyed, released, sold, transferred and assured or intended so to be UNTO AND TO THE use of the Purchaser in the manner herein appearing AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said Plot hereby granted with their appurtenances and receive the rents, rates, issues and profits thereof and every part thereof for his use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors their heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND THAT free and clear, freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the Vendors or by any person or persons lawfully



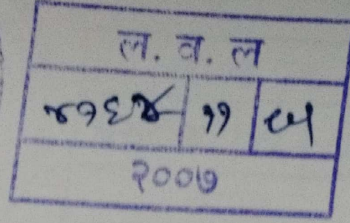
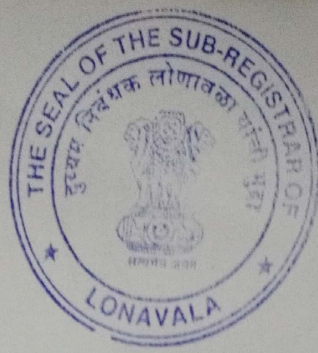
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or equitably claiming or to claim by, from, under or in trust for them AND FURHTER THAT THEY the Vendors and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity of the said Plot hereby granted or any part thereof by from under or in trust for them the Vendors or any of them shall and will from time to time and at all times hereby at the requests and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely assuring the said Plot and every part thereof hereby granted unto and to the use and benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, his heirs, executors, administrators or assigns or his Counsel in law.

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have set and subscribed their respective hands and seals the day and year first herein above mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of land situate lying and being at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune being Revision Survey No.43 admeasuring H.6=44 Ares assessed at Rs.12=50 Ps. and bounded as follows : that is to say -



On or towards the East by : Nala & Boundary of Village Dongargaon
On or towards the South by : R.S.No.44 & 46
On or towards the West by : R.S.No.41
On or towards the North by : R.S.No.39

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land or ground situate at village Nangargaon within the limits of Lonavala Municipal Council and in the Registration Sub-District of Maval Taluka Maval District Pune admeasuring 1060 Sq. Meters bearing Plot No.34 out of the sanctioned lay-out of R.S.No.43 and bounded as follows : that is to say -

On or towards the East by :
On or towards the South by :
On or towards the West by :
On or towards the North by :

SIGNED SEALED & DELIVERED by)

the withinnamed VENDORS)

1) KUSUMBEN MAFATLAL SHAH)

(2) Mr. MUKUND MAFATLAL SHAH)

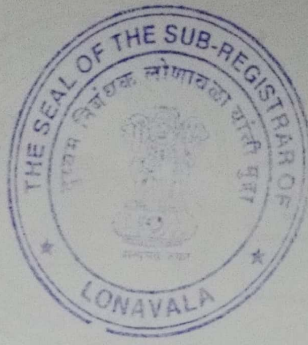
No.1 through her C.A.)

Mr. MUKUND MAFATLAL SHAH)

(3) Mr. PRAKASH KARSANLAL SHAH)

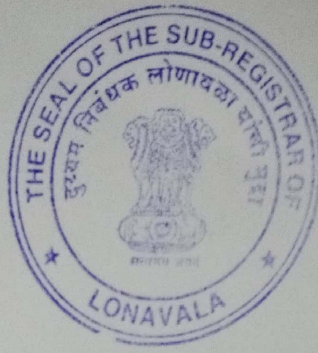
(4) Mr. RITESH PRAKASH SHAH)

[For Self & C.A. for
Kusumben Mafatlal Shah]



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- (5) PRAMODINI BIPINCHANDRA SHAH)
(6) SURYAKANT POPATLAL SHAH)
(7) RAJESH SURYAKANT SHAH)
(8) RAHUL SURYAKANT SHAH)
No.5 to No.8 through their C.A.)
Mr. PRAKASH KARSANLAL SHAH)
(9) PRAMILA LALCHAND SHAH)
(10) SARLA CHANDRAKANT SHAH)
(11) USHA VIJAYKUMAR SHAH)
(12) PRAMILA CHANDRAKANT SHAH)
(13) Mr. NITIN CHANDRAKANT SHAH)
(14) Mrs. ANURADHA PARAG GUJAR)
(15) Mrs. SANGEETA AJAY VORA)
(16) Mrs. ANITA PARESH SHAH)
(17) Dr. SEEMA SANJAY DAFTARY)
No.9 to No.12, No.14 to No.17)
through their Constituted Attorney)
Mr. NITIN CHANDRAKANT SHAH)
(14) Mr. NIKHIL CHANDRAKANT SHAH)
Through his Constituted Attorney)
Mr. VIKRAM SURYAKANT SHAH)
(19) SUHASINI SURYAKANT SHAH)
(20) Mr. ASHISH SURYAKANT SHAH)
- Shah*
For self & C.A. for
Pramodini Bipinchandra Shah
Suryakant Popatlal Shah
Rahul Suryakant Shah & Rajesh
Suryakant Shah
- Shah*
For self & C.A. for
Pramilal Lalchand Shah
Saral Chandrakant Shah
Usha Vijaykumar Shah
Anuradha Parag Gujar
Sangeeta Ajay Gujar
Anita Parash Vora
Seema Sanjay Daftary
Pramilal Chandrakant Shah
- AS -*



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(21) Mr. VIKRAM SURYAKANT SHAH)

(22) Mrs. ANJALI AJAY GUJAR)

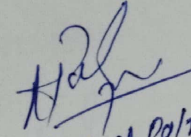
(23) Mrs. SUNITA VIKRAM SHAH)

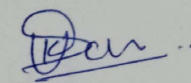
No.19, 22 & 23 through their)

Constituted Attorney)

Mr. VIKRAM SURYAKANT SHAH)

in the presence of ...)

1) 
Abhay M. Palnitkar
Sahyadri Nagar, Hudco colony,
LonaVala.

2) 

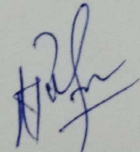
SIGNED SEALED & DELIVERED by)

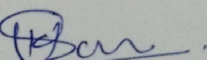
the withinnamed PURCHASER)

RAJU DEEPAKLAL KATWALA)

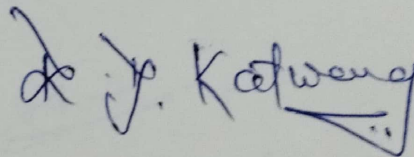
Pan No. AACP3479P)

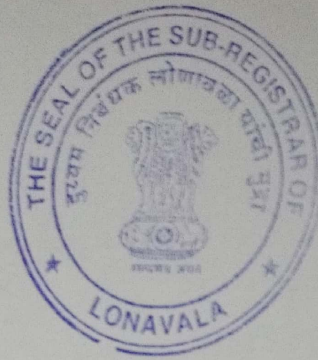
in the presence of ...)

1) 

2) 

[Usha K. Salve]
(Bhangarwad: LonaVala)





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RECEIVED the day and year first)
Hereinabove mentioned of and from the)
same within named Purchaser a sum of) Rs.7,00,001/-
Rs.7,00,001/- (Rupees Seven Lacs and)
One only) being the full consideration)
money to be by him to us by cheque No. 031670)
dt. 06/09/2007 drawn on Bank of India, Mumbai)

WITNESS

1)

2)

WE SAY RECEIVED

1)
[For self & C.A. for No. 1]

2)
[For self & C.A. for No 5 to No 8]

3)

4)
[For self & C.A. for No. 9 to No. 12
& No. 14 to No. 17]

5)

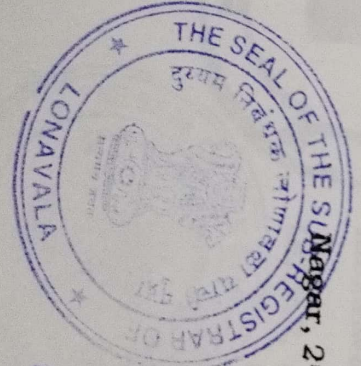
6)
[For self & C.A. for 18, 19, 22, 23]

गा. न. क्र. ७, ७ अ व १२

शिवका

गाव जोशिकाव लाहोका - सावड

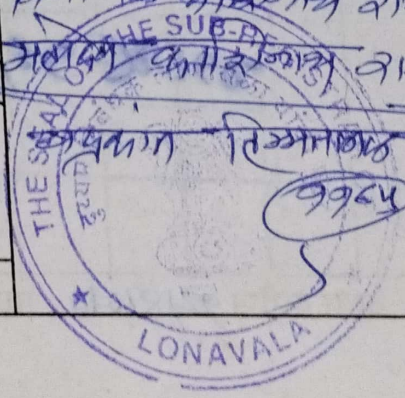
| सर्वे नं. मट क्रमांक | हि. क्र. | धारणा प्रकार | गा. नं. क्र. ७ | खाते क्र. |
|----------------------------------|----------|-----------------|--|--|
| ५३ | ३५ | खेती | मालकाचे नाव महाका जगण पंढरपूर ए.कू. जतिंद्र नथुबाळ कलाकर ६७६६ चिंतामण जिंठक कायनेकर ६७६६ हस्तायुक्त जगण वायनेकर ६७६६ जगदिन जेविंद पंढरपूर ए.कू. दामोदर साहू पंढरपूर ६७६६ केदार जगण पंढरपूर ६७६६ अजंत कृष्णाजी पंढरपूर ६७६६ हस्तायुक्त जिंठक कलाकर ६७७७ जगेश जिंठक कलाकर ६७७७ चिंतामण कायनेकर वायनेकर ६७७७ महाका कतीरजगण वायनेकर ६७७७ | खंड कुळाचे नाव इतर अधिकार अकृषि कृषिपूर अकृषि कृषिपूर (५०९७५१) खेता ७८९९ |
| भू.मा. क्रमांकाचे स्थानिक नाव | | | | |
| लागवड योग्य क्षेत्र | हेक्टर | आर | | |
| जिरायत | ... | ... | | |
| बागाईत | ... | ... | | |
| भात शेती | ... | ... | | |
| एकूण | ... | ... | | |
| पो.ख. | ... | ... | | |
| वर्ग (अ) | ... | ... | | |
| वर्ग (ब) | ... | ... | | |
| एकूण | ... | ... | | |
| आकार | रुपये | पैसे | | |
| जुडी अथवा विशेष | ... | ... | | |
| आकार पाण्याबाबत | ... | ... | | |
| एकूण | ... | ... | | |



७९३४ ११७ ९५
२००७

WE, (1) MRS. ANURADHA PARAG GU...
42 years, residing at Harikunj, Flat No.7, 33,
Nagar, 2nd Lane, Pune - 411 037, (2) MRS. SANGEET

SHRI. S. S. SHINDE, B.A., LL.B., ADVOCATE



७९३४ ११ ९५
२००७

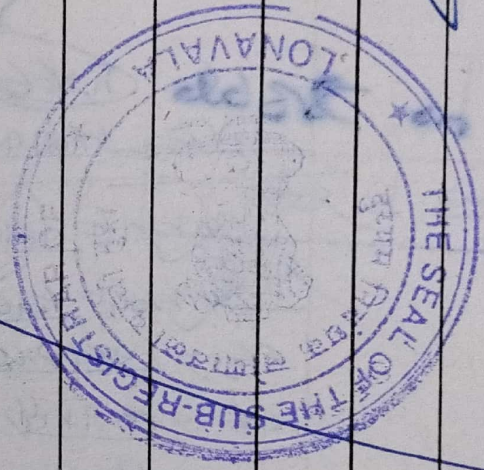
अ. नं. १२

तयार तारीख ०२/१०/१० गाव कायमात तलाठी कार्यालय

असल नकल दिली. *[Signature]*

| क्र. | वर्ष | जमीन करणाराचे नाव | रीत | अंश | मिश्र पि. संकेतांक | जलसिंचित | अजल सिंचित | पिकाचे नाव | जलसिंचित | अजल सिंचित | मिश्र पि. संकेतांक | जलसिंचित | अजल सिंचित | पिकाचे नाव | जलसिंचित | अजल सिंचित | प्रकार | क्षेत्र | पट्टीक व विकास | निरपयोगी अशा जमिनीचा तपशील | पाणी पुरवठ्याचे साधन | शेता | |
|------|---------|-------------------|-----|-----|---------------------------|-----------------------|-----------------------|------------|----------|------------|--------------------|----------|------------|------------|----------|------------|--------|---------|----------------|----------------------------|----------------------|------|--|
| १ | २००३/०४ | जमीन करणाराचे नाव | | | मिश्र पिकाचे एकूण क्षेत्र | मिश्र पिकातील क्षेत्र | अमिश्र पिकाचे क्षेत्र | | | | | | | | | | | | | | | | |
| २ | | | | | | | | | | | | | | | | | | | | | | | |
| ३ | | | | | | | | | | | | | | | | | | | | | | | |
| ४ | | | | | | | | | | | | | | | | | | | | | | | |
| ५ | | | | | | | | | | | | | | | | | | | | | | | |
| ६ | | | | | | | | | | | | | | | | | | | | | | | |
| ७ | | | | | | | | | | | | | | | | | | | | | | | |
| ८ | | | | | | | | | | | | | | | | | | | | | | | |
| ९ | | | | | | | | | | | | | | | | | | | | | | | |
| १० | | | | | | | | | | | | | | | | | | | | | | | |
| ११ | | | | | | | | | | | | | | | | | | | | | | | |
| १२ | | | | | | | | | | | | | | | | | | | | | | | |
| १३ | | | | | | | | | | | | | | | | | | | | | | | |
| १४ | | | | | | | | | | | | | | | | | | | | | | | |
| १५ | | | | | | | | | | | | | | | | | | | | | | | |
| १६ | | | | | | | | | | | | | | | | | | | | | | | |

०००६
७९३६०
३००६



०३०६
७९३६०

गा. नं. क्र. १२

गा. नं. क्र. ७ अ

13/05/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

मयल

दस्त क्र 3201/2005

5:56:14 pm

मावल

१५/१७

दस्त क्रमांक : 3201/2005











दस्ताचा प्रकार : मुखत्यारनामा

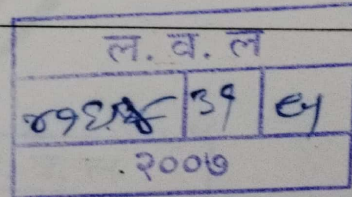
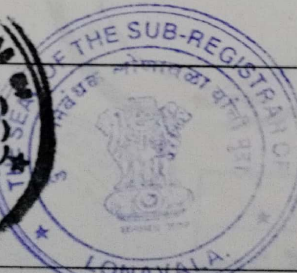
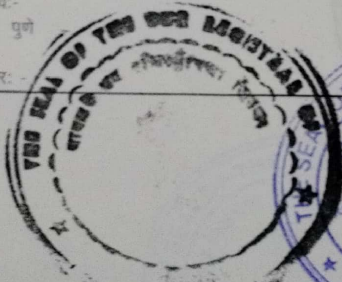
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

| | | | | |
|---|--|--------------------------------------|--|---|
| 1 | <p>नाव: विक्रम सूर्यकांत शहा पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: लोणावळा तालुका: मावल पुणे पिन: - पॅन नम्बर: -</p> | <p>लिहून घेणार वय 30 सही</p> |  |  |
| 2 | <p>नाव: नितीन चंद्रकांत शहा पत्ता: घर/फ्लॅट नं. सदर गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून घेणार वय 49 सही</p> |  |  |
| 3 | <p>नाव: अनुराधा पराग गुजर पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: पुणे तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय 42 सही</p> |  |  |
| 4 | <p>नाव: संगिता अजय वोरा पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: नासिक तालुका: - पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय 40 सही</p> |  |  |
| 5 | <p>नाव: अंजली अजय गुजर पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: पुणे पिन: - पॅन नम्बर: -</p> | <p>लिहून देणार वय 40 सही</p> |  |  |



दस्तावेज करून देणार तद्वाक्यीत (मुखत्यारनामा) दस्तावेज करून देणार केवळ करतात.

1 OF 2

13/05/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

मवल

5:56:21 pm

मावल

दस्त क्र 3201/2005

१९/१५

दस्त क्रमांक : 3201/2005

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

6 नाकः अनिता परेश शहा

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाकः -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: मुंबई

तालुका: -

पिन: -

पॅन नम्बर: -

लिहून देणार

वय 39

सही

[Signature]



7 नाकः सुनिता विक्रम शहा

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाकः -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: पुणे

तालुका: -

पिन: -

पॅन नम्बर: -

लिहून देणार

वय 39

सही

[Signature]



8 नाकः सिमा संजय दपत्तरी

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाकः -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: पुणे

तालुका: -

पिन: -

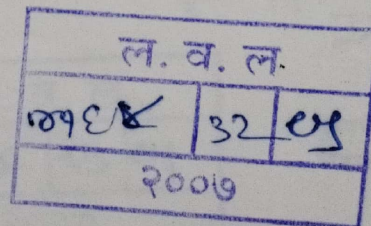
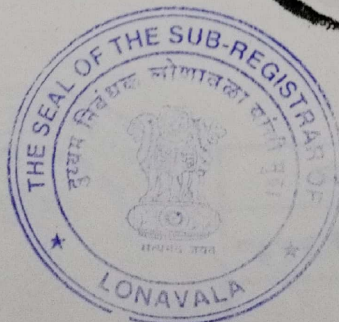
पॅन नम्बर: -

लिहून देणार

वय 35

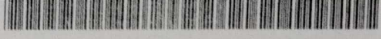
सही

[Signature]



दस्तऐवज करून देणार तथाकथीत [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.





दस्त गोषवारा भाग - 2

मवल
दस्त क्रमांक (3201/2005)
१७/१७

दस्त क्र. [मवल-3201-2005] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 200

पावती क्र.: 3241 दिनांक: 13/05/2005
पावतीचे वर्णन
नांव: विक्रम सूर्यकांत शहा

दस्त हजर केल्याचा दिनांक : 13/05/2005 05:48 PM
निष्पादनाचा दिनांक : 13/05/2005
दस्त हजर करणा-याची सही :

M. K. Shaha

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

460: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/05/2005 05:48 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 13/05/2005 05:52 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 13/05/2005 05:55 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 13/05/2005 05:55 PM

दु. निबंधकाची सही, मावळ

दस्त नोंद केल्याचा दिनांक : 13/05/2005 05:55 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

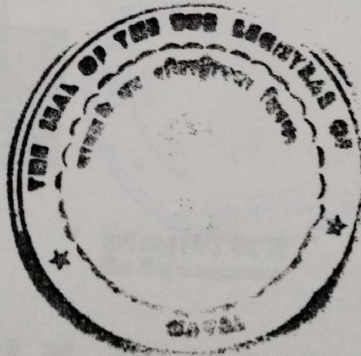
1) अँड व्ही डी भांडवलकर, घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: तळेगाव दा
तालुका: मावळपुणे
पिन: -

CRB

दु. निबंधकाची सही
मावळ

बसणित करण्यात येईल. दस्तऐवजात
एकूण ...१.५५. पाते

दुय्यम निबंधक, मावळ



ल. व. ल
४१६६ ५३ ०५
२००७

रहिले नंबरचे पुस्तकात
३२०१ नंबरची नोंदला

दुय्यम निबंधक, मावळ
दिनांक १३/५/०५

13/09/2007

दुयम निबंधक:

4:23:44 pm

लोणावळा

दस्त क्रमांक: 4164/2007

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: राजू दिपकलाल काटवाल
पत्ता: घर/फ्लॉट नं: ए/33
गल्ली/रस्ता: 137 एस व्ही रोड
ईमारतीचे नाव: विष्णुबाग
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: अंधेरी प मुंबई
तालुका: -
पिन: 58
पॅन नंबर: -

लिहून देणार
वय 49
सही

R. J. Kulkarni



2 नाव: मुकुंद मफतलाल शहा हे स्वतः करीता व कुसुम्बेन
मफतलाल शहा तर्फे कु.मु.म्हणून -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: लोणावळा
तालुका

लिहून देणार
वय 57
सही

[Signature]



3 नाव: प्रकाश करसनलाल शहा हे स्वतः करीता व
प्रमोदिनी बिपीनचंद्र शहा, सुर्यकांत पोपटलाल

लिहून देणार
वय 55
सही

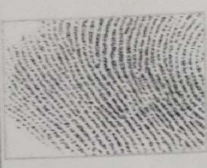
[Signature]



4 नाव: रितेश प्रकाश शहा - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: सदर
तालुका: -
पिन: -
पॅन नंबर: -

लिहून देणार
वय 27
सही

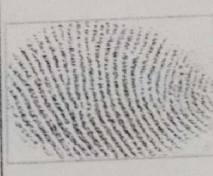
[Signature]



5 नाव: नितीन चंद्रकांत शहा हे स्वतः करीता व प्रमिला
लालचंद शहा, सरला चंद्रकांत शहा, उषा

लिहून देणार
वय 50
सही

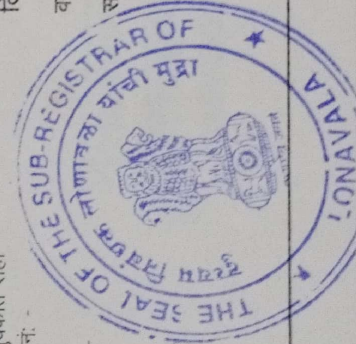
[Signature]



6 नाव: आशिष सुर्यकांत शहा - -
पत्ता: घर/फ्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: सदर
तालुका: -
पिन: -
पॅन नंबर: -

लिहून देणार
वय 44
सही

[Signature]





दुय्यम निबंधक: लोणावळा

दस्तक्रमांक व वर्ष: 4164/2007

नोंदणी 63 म

Thursday, September 13, 2007

सूची क्र. दोन INDEX NO. II

Regn. 63 m e.

4:24:51 PM

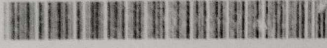
गावाचे नाव : नांगरगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 700,001.00
बा.मा. रु. 1,395,560.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 43 वर्णन: गाव मौजे नांगरगाव येथील सर्व्हे नं. 43 चे मंजूर लेआऊट पॅकी प्लॉट नं. 34, क्षेत्र 1060 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मुकुंद मफतलाल शहा हे स्वतःकरीता व कुसुमबेन मफतलाल शहा तर्फे कु.मु.म्हणून - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेट/वसाहत - ; शहर/गाव: लोणावळा; तालुका: मावळ ; पिन: - ; पॅन नम्बर: -
(2) प्रकाश करसनलाल शहा हे स्वतःकरीता व प्रमोदिनी बिपीनचंद्र शहा,सुर्यकांत पोपटलाल शहा,राजेश सुर्यकांत शहा,राहुल सुर्यकांत शहा यांचे तर्फे कु.मु.म्हणून - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेट/वसाहत - ; शहर/गाव: सदर ; तालुका: - ; पिन: - ; पॅन नम्बर: -
(3) रितेश प्रकाश शहा - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; पेट/वसाहत - ; शहर/गाव: सदर ; तालुका: - ; पिन: - ; पॅन नम्बर: -
(4) नितीन चंद्रकांत शहा हे स्वतःकरीता व प्रमिला लालचंद शहा,सरला चंद्रकांत शहा,उषा विजयकुमार शहा,प्रमिला चंद्रकांत शहा,अनुराधा पराय गुजर,संगिता अजय वोरा, अनिता परेश शहा,डॉ सिमा संजय दफ्तरी - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: सदर ; तालुका: - ; पिन: - ; पॅन नम्बर: -
(5) आशिष सुर्यकांत शहा - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: सदर ; तालुका: - ; पिन: - ; पॅन नम्बर: -
(6) विक्रम सुर्यकांत शहा हे स्वतःकरीता व सुहासिनी सुर्यकांत शहा,अंजली अजय गुजर,सुनीता विक्रम शहा व निखील चंद्रकांत शहा तर्फे कु.मु.म्हणून - - ; घर/फ्लॉट नं. - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पेट/वसाहत: - ; शहर/गाव: सदर ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) राजू दिपकलाल काटवाला; घर/फ्लॉट नं: ए/33; गल्ली/रस्ता: 137 एस व्ही रोड ; ईमारतीचे नाव: विष्णुबाग; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: अंधेरी प मुंबई ; तालुका: - ; पिन: 58; पॅन नम्बर: AACPK3479P.
- (7) दिनांक करून दिल्याचा 13/09/2007
- (8) नोंदणीचा 13/09/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 4164 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 83733.60
- (11) बाजारभावाप्रमाणे नोंदणी रु 13960.00
- (12) शोरा



Amrakeshwar
दुय्यम निबंधक. श्रणी-१
लोणावळा





Thursday, September 13, 2007

4:20:43 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

लवल

दस्त क्रमांक (4164/2007)

ey/ay

पती क्र. 4213 दिनांक 13/09/2007

तीये वर्णन

I: राजू दिपकलाल काटवाला

पावती क्र. : 4213

दिनांक 13/09/2007

गावाचे नाव नांगरगांव

दस्तऐवजाचा अनुक्रमांक

लवल - 04164 - 2007

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

960 : नोंदणी फी

20 : नक्कल (अ. 11(1)), पृष्ठांकनाची कल (अ. 11(2)),

रजात (अ. 12) व छायाचित्रण (अ. 13) -> त्रित फी

880: एकूण

सादर करणाराचे नाव: राजू दिपकलाल काटवाला

नोंदणी फी

:-

13960.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रजात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (96)

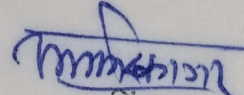
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1920.00

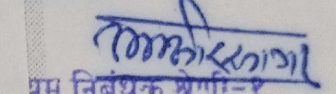
एकूण रु.

15880.00

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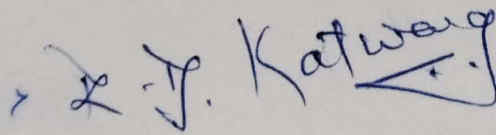

दुय्यम निबंधक
लोणावळा

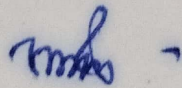
येने नवराचे दुय्यकाच
89318 नंभगे नोंदला


दुय्यम निबंधक श्रेणी-१
पावळ:

पांक: 931 e/2007

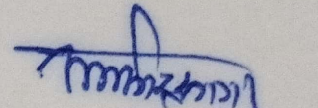
बाजार मुल्य: 1395560 रु. मोबदला: 700001 रु.
भरलेले मुद्रांक शुल्क: 83800 रु.

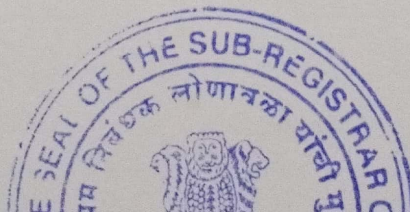




पणित करण्यात येते की,

ऐवजास एकूण 15880.00 पाने आहेत


दुय्यम निबंधक श्रेणी-१
लोणावळा



दस्त गोषवारा भाग - 2

लवल

दस्त क्रमांक (4164/2007)

ey/ay

दस्त क्र. [लवल-4164-2007] चा गोषवारा

बाजार मुल्य :1395560 मोबदला 700001 भरलेले मुद्रांक शुल्क : 83800

पावती क्र.:4213 दिनांक:13/09/2007

पावतीचे वर्णन

नांव: राजू दिपकलाल काटवाल

दस्त हजर केल्याचा दिनांक :13/09/2007 04:17 PM

निष्पादनाचा दिनांक : 13/09/2007

दस्त हजर करणा-याची सही :

R. J. Katwary

13960 :नोंदणी फी

1920 :नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 13/09/2007 04:17 PM

शिवका क्र. 2 ची वेळ : (फी) 13/09/2007 04:20 PM

शिवका क्र. 3 ची वेळ : (कबुली) 13/09/2007 04:24 PM

शिवका क्र. 4 ची वेळ : (ओळख) 13/09/2007 04:24 PM

15880: एकूण

Tomar Karaj

दु. निबंधकाची सही, लोणावळा

दस्त नोंद केल्याचा दिनांक : 13/09/2007 04:24 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख घटवितात.

1) अँड दिपक विष्णुकांत वाकडे, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: लोणावळा

तालुका: मावळ

पिन: -

D. K. K.

म्हिले नवराचे पुंजकाचे

89308 नं.बगे नोंदला

Tomar Karaj

दुय्यम निबंधक श्रेणी-१

लोणावळा

दिनांक: 13/09/2007

Tomar Karaj

दु. निबंधकाची सही
लोणावळा

अस प्रमाणित करण्यात येते की,

सदर दस्तऐवजास एकूण *89308* पाने आहेत

Tomar Karaj

दुय्यम निबंधक श्रेणी-१

लोणावळा





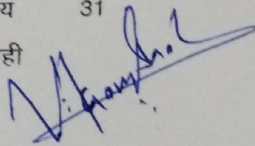
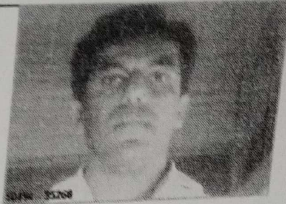

09/2007
23:45 pm
दुय्यम निबंधकः
लोणावळा

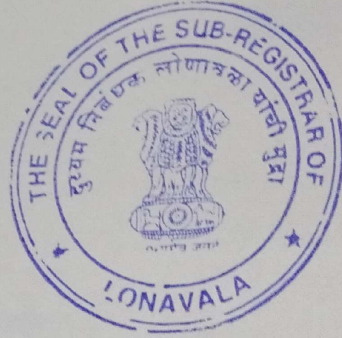
दस्त गोषवारा भाग-1

लवल
दस्त क्र 4164/2007
ejoy

स्त क्रमांक : 4164/2007


स्ताचा प्रकार : अभिहस्तांतरणपत्र

| क्र. पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|--|--|---|
| <p>7 नावः विक्रम सुर्यकांत शहा हे स्वतःकरीता व सुहासिनी सुर्यकांत शहा,अंजली अजय गुजर,सुनीता विक्रम शहा व निखील चंद्रकांत शहा तर्फे कु.मु.म्हणून - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे</p> | <p>लिहून देणार वय 31 सही</p>  |  |  |



Monisha Corp

PRESIDENT
ER. ANIL PAI KAKODE
B.E., D.M.S., C.ENG.,
FIE, FIV, MICC, MIICHE
CHARTERED ENGINEER


**KAKODE
& ASSOCIATES**
VALUES • EXCELLENCE • RELATIONSHIPS
SINCE 1982

KA/BOI/17-18/ABK/PD/1620

August 5, 2017

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

M/s. Monisha Corp. Pvt. Ltd.

PROPERTY ADDRESS

Plot No. 34, Survey No. 43, Shah Industrial Estate, Village Nangargaon,
Lonavala, Taluka Maval, District Pune.



BANK OF INDIA
Vile Parle (W) Branch, Mumbai

102, Samarth Estate,
Lt. Prakash Kotnis Road,
Nr. Hinduja Hospital, Mahim,
Mumbai -400 016, Telefax - 2447 2040/41/42
E-mail - kakode.associates@gmail.com
Web - www.kakodeassociates.com



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KAKODE & ASSOCIATES

VALUES • EXCELLENCE • RELATIONSHIPS
SINCE 1982

PRESIDENT
ER. ANIL PAI KAKODE
B.E., D.M.S., C.ENG.,
FIE, FIV, MICC, MIICHE
CHARTERED ENGINEER

Approved.
मुंबई बँक ऑफ इंडिया / For BANK OF INDIA
मुख्या प्रबंधक / Chief Manager
विले पार्ले (प.) शाखा / Vile Parle (W) Branch



KA/BON/1718/ABK/DPD/1620

August 5, 2017

VALUATION REPORT

Name & Address of Branch

Bank of India,
Vile Parle (W) Branch.
377, Smitkiran Building, S.V. Road,
Near Waman Hari Pethe Jewellers,
Vile Parle (W), Mumbai- 400 056.

Reference / Requested by

Mr. Singh - Bank official BOI, Vile Parle (W) Branch.

Name of Customer (s) / Borrowal unit:
(for which valuation report is sought)

M/s. Monisha Corp. Pvt. Ltd.

Person Present at the time of our visit

Mr. Devendra Nalekar.

Address of the property being valued

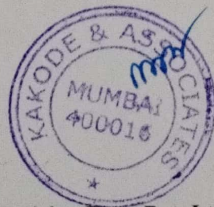
Plot No. 34, Survey No. 43, Shah Industrial Estate,
Village Nangargaon, Lonavala,
Taluka Maval, District Pune.

ANNEXURE – IA

| Name of the Valuer: MR. ANIL PAI KAKODE | Registration No. F- 014819/5 |
|--|--|
| 01. * Purpose for which valuation is made | To assess the present market value of the said movable & immovable property. |
| 02. * Date as on which valuation is made | August 5, 2017. |
| Date of inspection | August 4, 2017. |
| 03. Name of the owner/owners | M/s. Monisha Corp. Pvt. Ltd. |
| 04. * If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Single ownership. |



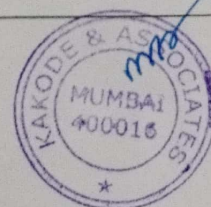
05. * Brief description of the property Plot No. 34, Survey No. 43,
Shah Industrial Estate,
Village Nangargaon, Lonavala,
Taluka Maval, District Pune.
-
- | | | |
|-------------------|--------------|--|
| <i>Bounded by</i> | <i>East</i> | Nala & Boundary of village Dongargaon. |
| | <i>West</i> | R. S. No. 44 & 46. |
| | <i>North</i> | R. S. No. 41. |
| | <i>South</i> | R. S. No. 39. |
-
06. * Location, Street, Ward No. Village Nangargaon, Lonavala,
Taluka Maval, District Pune.
-
07. * Survey / Plot No. of land Plot No. 34, Survey No. 43.
-
08. *Is the property situated in residential / commercial/ mixed area industrial area? Industrial area.
-
09. Classification of locality -high class/middle class/poor class Middle class.
-
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinema etc All civic amenities are in the vicinity of the building.
-
11. Means and proximity to surface communication by the locality is served Approx. 2.5 km from old Mumbai – Pune highway, after next exit from Lonavala.
-
12. Area of land supported by documentary proof, shape, dimensions and physical features 1,060 sq. mtr.
-
13. * Is it leasehold, the name of lessor /lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease: Freehold.
- | | |
|---|---|
| (i) Initial premium | - |
| (ii) Ground rent payable per annum | - |
| (iii) Unearned increase payable to the lessor in the event of sale or transfer. | - |
-
14. *Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant. Not known.
-
15. Are there any agreements of easements? If so, attach copies No.



16. Does the land fall in an area included in any Town Planning Scheme or any development Plan of Government or any statutory body? If so, give particulars. N. A.
17. Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding? N. A.
18. Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification Data not available.
19. Attach a dimensioned site plan Not available.
20. * Attach plans and elevations of all structure standing on the land a layout plan. Not available.
21. Furnish technical details of the building, on a separate sheet (The Annexure to this Form may be used) Annexure – 1B.
22. * (i) Is the building owner-occupied/ tenanted/ both? Owner occupied.
(ii) If partly owner-occupied, specify portion and extent of area under owner-occupation -
23. * What is the Floor Space Index permissible and % actually utilized? As per plan approved by local authorities.
24. * (i) Names of tenants/ lessees etc.
(ii) Portions in their occupation
(iii) Monthly or annual rent compensation/ licence fee etc. paid by each
(iv) Gross amount received for the whole property } N. A.
25. * Are any of the occupants related to, or close business associates of the owner? N. A.
26. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ranges, built in wardrobes, etc., or for service charges? If so, give details Details not available.
27. Give details of water and electricity charges, if any, to be borne by the owner Details not available.
28. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars N. A.



| | |
|--|---|
| 29. <i>*If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant?</i> | N. A. |
| 30. <i>If a pump is installed, who has to bear the cost of maintenance and operation ---- owner or tenement?</i> | Owner. |
| 31. <i>Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. ----owner or tenant?</i> | Owner. |
| 32. <i>What is the amount of property tax? Who is the bearer? Give details with documentary proof.</i> | Details not available. |
| 33. <i>Is the building insured? If so-, give the policy No. amount for which it is insured and the annual premium</i> | Details not available. |
| 34. <i>*Is any dispute between landlord and tenant regarding rent pending in a court of law?</i> | N. A. |
| 35. <i>Has any standard rent been fixed for the premises under any law relating to the control of rent?</i> | Details not available. |
| 36. <i>*Give instances of sales of property in the locality on a separate sheet, indicating the name and address of the property registration No. sale price and area of land sold</i> | We have collected the data from the local estate agents. |
| 37. <i>Land rate adopted in this valuation</i> | Rs. 17,500/- per sq. mtr. |
| 38. <i>If sale instances are not available or not relied upon, the basis of arriving at the land rate</i> | We have collected the data from the local estate agents. |
| 39. <i>Year of commencement of construction and year of completion.</i> | Commencement certificate bearing No. ENG/BP/213/1982-83(34) dated February 14, 1989 issued by Lonavala Municipal Corporation. Occupancy Certificate bearing No. ENG/BP/213/1982-83/2098 dated February 8, 2016 issued by Lonavala Municipal Corporation. |
| 40. <i>What was the method of construction ---by contract/by employing labour directly/ both?</i> | Details not available. |
| 41. <i>For items of work done on contract, produce copies of agreements.</i> | Details not available. |
| 42. <i>For items of work done by engaging labour directly. Give basic rates of materials and labour supported by documentary proof.</i> | Details not available. |



| | |
|--|---------------------------------|
| 43. Area of the premises as per agreement | 1,060 sq. mtr. |
| 44. Building construction | |
| Ground floor | 338.40 sq. mtr. |
| First floor | 338.40 sq. mtr. |
| Mezzanine floor/ director's office | 72 sq. mtr. |
| 45. Guideline Rate (As per ready reckoner 2016-17) (Copy attaced). | Land - Rs. 7,760/- per sq. mtr. |
| 46. List of documents produced for perusal: | |
| ➤ This Indenture of sale dated September 13, 2007 between the vendor – Mr. Vikram Suryakant Shah and the purchaser - Mr. Raju Deepaklal Katwala. | |
| ➤ Index II dated September 13, 2007 indicating purchase price Rs. 7,00,001/- and market value Rs. 13,95,560/- | |
| ➤ 7/12 Extract. | |
| ➤ Commencement certificate bearing No. ENG/BP/213/1982-83(34) dated February 14, 1989 issued by Lonavala Municipal Corporation. | |
| ➤ Occupancy Certificate bearing No. ENG/BP/213/1982-83/2098 dated February 8, 2016 issued by Lonavala Municipal Corporation. | |

47. **Valuation Methodology.**

The method of valuation adopted for valuation of the plot of land is based on the present fair market value of the plot depending on the condition, location and other infrastructural facilities available at and around the said industrial plot. Also, the availability of similar industrial plots in the area has been considered while valuing the said plot.

The method of valuation for the building is based on the Building Method. The market value is applied to the building structure after considering the type of construction, quality of workmanship, its maintenance / present condition, etc.

Based on the data collected by us from various sources and maintained in our data bank, the valuation of the machinery available at the said premises is worked out as is where is basis after considering its present value, the life that the particular machinery has lived and its estimated future useful life. Also, the maintenance up-keep and the present condition of the said machinery are considered while estimating the present value for the particular machinery.

The realizable value / ditress value of the said immovable and movable property is considered at 85% of the present market value of the said immovable and movable property.

| 48. Valuation : | Area in sq. mtr. | Unit Rate in Rs. | Total Value in Rs. |
|---|-------------------------|-------------------------|---------------------------|
| <i>Guideline Value (Stamp Duty Ready Reckoner) (Land)</i> | 1,060 | 7,760 | 82,25,600 |
| <i>Market Value</i> | <i>Area in sq. mtr.</i> | <i>Unit Rate in Rs.</i> | <i>Total Value in Rs.</i> |
| <i>Land – Survey No. 43 (A)</i> | 1,060 | 17,500 | 1,85,50,000 |
| <i>Building Structure</i> | <i>Area in sq. mtr.</i> | <i>Unit Rate in Rs.</i> | <i>Total Value in Rs.</i> |
| Ground floor | 338.40 | 22,000 | 74,44,800 |
| First floor | 338.40 | 22,000 | 74,44,800 |
| Mezzanine floor | 72.00 | 22,000 | 15,84,000 |
| Site development, paver blocks in the compound, gate, porch area etc. | | | 15,00,000 |
| | | Subtotal (B) | 1,79,73,600 |
| Machinery & other movable assets (Refer Annexure II) | | (C) | 39,87,500 |
| Market Value (A) + (B) + (C) | | | 4,05,11,100 |

| | |
|---|-----------------------------------|
| Fair Market Value (FMV) | Rs. 4,05,11,100/- |
| Realizable /Distress Value (85% of FMV) | Rs. 3,44,34,000/- |
| Guideline Value (Land) | Rs. 82,25,600/- |
| Insurable value. | Rs. 1,80,00,000/- |
| Book Value (Purchase price) of the property. | Rs. 7,00,001/- (Year 2007) |

We attach the photographs of the said saw mill for your kind perusal and records.

It is declared that:

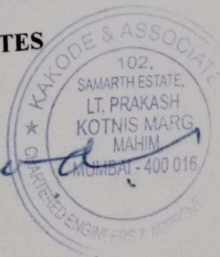
1. The above valuation is made on the assumption that the owner has clear marketable title to the properties and the whole properties are under owner's control / possession.
2. We are not in a position to comment on the legality or the marketability of the said properties and the bank has to seek the legal opinion in the matter.
3. Our valuation report reflects our findings on the date of our valuation and has been done without prejudice.
4. We have inspected the properties visually only.
5. We have valued the right property.
6. We have not checked the legal aspect of the property.
7. Our valuation report is for use by Bank of India only.
8. We do not have any direct/indirect interest in the above property.
9. This valuation report is purely an opinion and has no legal or contractual obligation on our part.
10. The information furnished herein is true and correct to the best of our knowledge.


for **KAKODE & ASSOCIATES**


ANIL B. PAI KAKODE
 President & Govt. Approved Valuer

Wealth Tax Registration No.

Registration No. CAT VII-20 of 1988, vide their letter Ref. No. F. No: CC/ BCTI/ 34AB/ Val. 712/ 91 dated 09.09.1992.





ASHOK S. AKERKAR
 Sr. Associate & Govt. Approved Valuer

Registration No. CCIT/PNJ/4(3)-Tech/2005-06, vide their letter Ref. No. F. No: CCIT/PNJ/34AB /4 (2)/2005-2006/626 dated 27.09.2005.

Annexure – 1B

| Technical Details | Main Building | Annexure | Servants Quarters | Garages | Pump house. |
|-------------------|---------------|----------|-------------------|---------|-------------|
| - | RCC | - | N. A. | - | - |

As detailed below

1. No. of floors and height of each floor : Ground + 1st floors.
2. Plinth area floor-wise (As per IS: 3861-1966) : -
3. Year of construction : Approx. 2015-16.
4. Estimated future life : Approx. 59 years depending on the regular preventive maintenance of the building.
5. Type of construction ---load bearing walls/RCC frame / steel frame : RCC structure with brick wall masonry.
6. Type of foundations : R.C.C.
7. Walls : Brick walls.
8. Partitions : Brick walls.
9. Doors and Windows (Floor-wise). : Wooden
10. Flooring (Floor-wise). : Partly Italian marble, polished tile & PCC flooring.
11. Roofing and terracing : Partly AC sheet roof and partly RCC.
12. Special architectural or decorative features, if any : Interior well done.
13. (i). Internal wiring – surface or conduit : Surface.
- (ii) Class of fittings: Superior / ordinary / poor. : Fairly good.
14. Sanitary installations.
 - (a) (i) No. of water closets. : Two
 - (ii) No. of lavatory basins. : Two
 - (iii) No. of urinals : Two
 - (iv) No. of sinks : Two
 - (v) No. of bath : One
 - (vi) No. of bidets : -
 - (vii) No. of geysers : -
 - (b). Class of fittings : Superior coloured / superior / white / ordinary : Fairly good.



- 15. Compound wall
 - (i) Height and length : Height 6 ft. and all along the plot
 - (ii) Type of construction : R. R. masonry.
- 16. No. of lifts and capacity : No Lifts.
- 17. Underground pump – capacity and type of construction : Detail not available.
- 18. Overhead tank : Yes.
- 19.
 - (i) Where located : On terrace.
 - (ii) Capacity : Sufficient.
 - (iii) Type of construction : RCC.
- 20. Roads and paving within the compound, approximate area and type of paving. : No.
- 20. Sewage, if septic tanks provided, No. and Capacity : As per local norms.



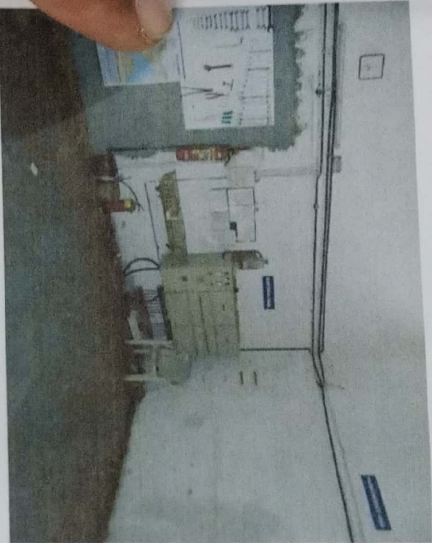
Annexure II

| Sr. No. | Description | Capacity | Qty. | Unit Rate in Rs. | Value in Rs. |
|---------|---|-------------------------|------|------------------|------------------|
| 1. | M.S. Storage Tank | 29,000 Litres. | 4 | 2,25,000 | 9,00,000 |
| 2. | Gear Pump with Kirloskar make motor | | 5 | 30,000 | 1,50,000 |
| 3. | Blending Vessel with Motor | 16,800 Litres. | 1 | 2,00,000 | 2,00,000 |
| 4. | Blending Vessel with Motor | 2,730 Litres. | 1 | 50,000 | 50,000 |
| 5. | Blending Vessel with Motor | 2,100 Litres. | 1 | 45,000 | 45,000 |
| 6. | Blending Vessel with Motor | 1,340 Litres. | 1 | 40,000 | 40,000 |
| 7. | Super Clean Machine with Crompton Greaves Motor | 1 HP, 1425 RPM | 1 | 30,000 | 30,000 |
| 8. | Weighing Machine | upto 500 Kg. | 1 | 15,000 | 15,000 |
| 9. | Stirrer / Blender | 1 Hp, 1440 RPM 230 Volt | 1 | 10,000 | 10,000 |
| 10. | Air Compressor | | 2 | 15,000 | 30,000 |
| 11. | Viscosity Bath | | 2 | 10,000 | 20,000 |
| 12. | Various sizes of U tube Viscosimeter | | 10 | 2,000 | 20,000 |
| 13. | Flash & Fire Point Tester | | 2 | 3,500 | 7,000 |
| 14. | Thermometer | | lot | | 5,000 |
| 15. | Viscosity Cup | | 1 | 2,500 | 2,500 |
| 16. | Hot Air Oven | | 1 | 12,000 | 12,000 |
| 17. | Hot Plate | | 1 | 4,000 | 4,000 |
| 18. | Digital Ph Tester | | 1 | 6,500 | 6,500 |
| 19. | Refractometre | | 1 | 14,000 | 14,000 |
| 20. | PH Meter | | 1 | 5,000 | 5,000 |
| 21. | TDS Metre | | 1 | 6,000 | 6,000 |
| 22. | Density Hydrometre | | 5 | 3,000 | 15,000 |
| 23. | Digital Table Top Scale | | 1 | 9,000 | 9,000 |
| 24. | Medium Duty Stirrer | | 1 | 2,500 | 2,500 |
| 25. | Pour Point Apparatus | | 1 | 4,000 | 4,000 |
| 26. | Weighing Balance | | 1 | 7,500 | 7,500 |
| 27. | Color Comparator | | 1 | 3,000 | 3,000 |
| 28. | Aniline Point | | 1 | 7,500 | 7,500 |
| 29. | Emulsion Apparatus for cutting oils | | 1 | 4,000 | 4,000 |
| 30. | Muffle Furnace | | 1 | 8,000 | 8,000 |
| 31. | Salt Spray Cabinet Test | | 1 | 5,000 | 5,000 |
| 32. | Structural platform for Storage tanks & reactor vessels | | lot | | 3,00,000 |
| 33. | Pipe, pipe fittings, vales, manifold, etc. | | lot | | 4,00,000 |
| 34. | Electrical including cabling, starter, switches, lighting , etc. | | lot | | 10,00,000 |
| 35. | Office furniture, fixtures, sofa sitting, tables, chairs, air conditioners, fans, computers, printers, etc. | | lot | | 6,50,000 |
| | | | | Total : | 39,87,500 |



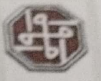
PHOTOGRAPHS







STAMP DUTY RECKONER RATE 17-18



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक



Valuation Rules User Manual

Annual Statement of Rates

Year 2017/2018

Language English

Selected District

Select Taluka

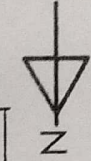
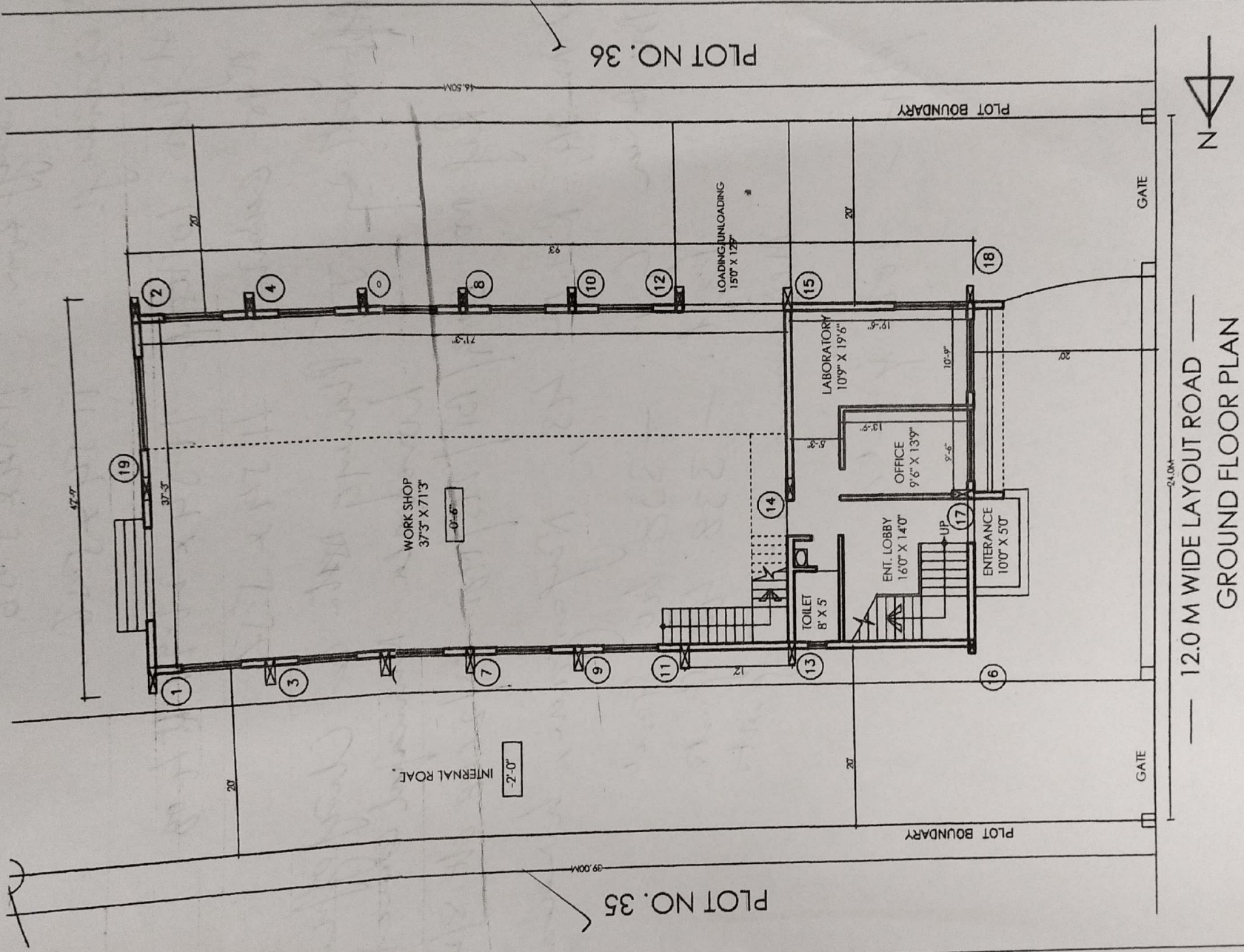
Select Village

Search By Survey No Location

Enter Survey No

| वर्गविभाग | वृत्ती | विशदी | अंशित | इकाने | औद्योगिक | एक | Area/ha |
|---|----------|--------|-------|-------|----------|----------|----------|
| | वर्गीकृत | सदसिका | | | | (Rs.) | |
| 31 - नगरपालिका - शैक्षणिक वसाहत (ई सेक्टर विभाग) व शहर सी.आर.परिसर | 7780 | 0 | 0 | 0 | 0 | मी. मीटर | मी. मीटर |
| 33-नगरपालिका - गावठाण (ई सेक्टर विभाग) | 10560 | 42080 | 48080 | 68390 | 0 | मी. मीटर | मी. मीटर |
| 34-नगरपालिका - रेन्डल विभागा उपनगरीय क्षेत्र (ई सेक्टर विभाग) व शहर विभाग | 9120 | 40560 | 41110 | 54290 | 0 | मी. मीटर | मी. मीटर |

Nala



— 12.0 M WIDE LAYOUT ROAD —
GROUND FLOOR PLAN

PROPOSED INDUSTRIAL UNIT ON PLOT NO.34, S.NO. 43, SHAHA INDUSTRIAL ESTATE, NANGARGAON, LONAVLA, TALUKA MAVAL, DIST. PUNE FOR MR. RAJAN KATWALA, MUMBAI.

VASTU DESIGNERS
LONAVLA - 410401
PHONE NO. 982114-271102

Raj. Katwala

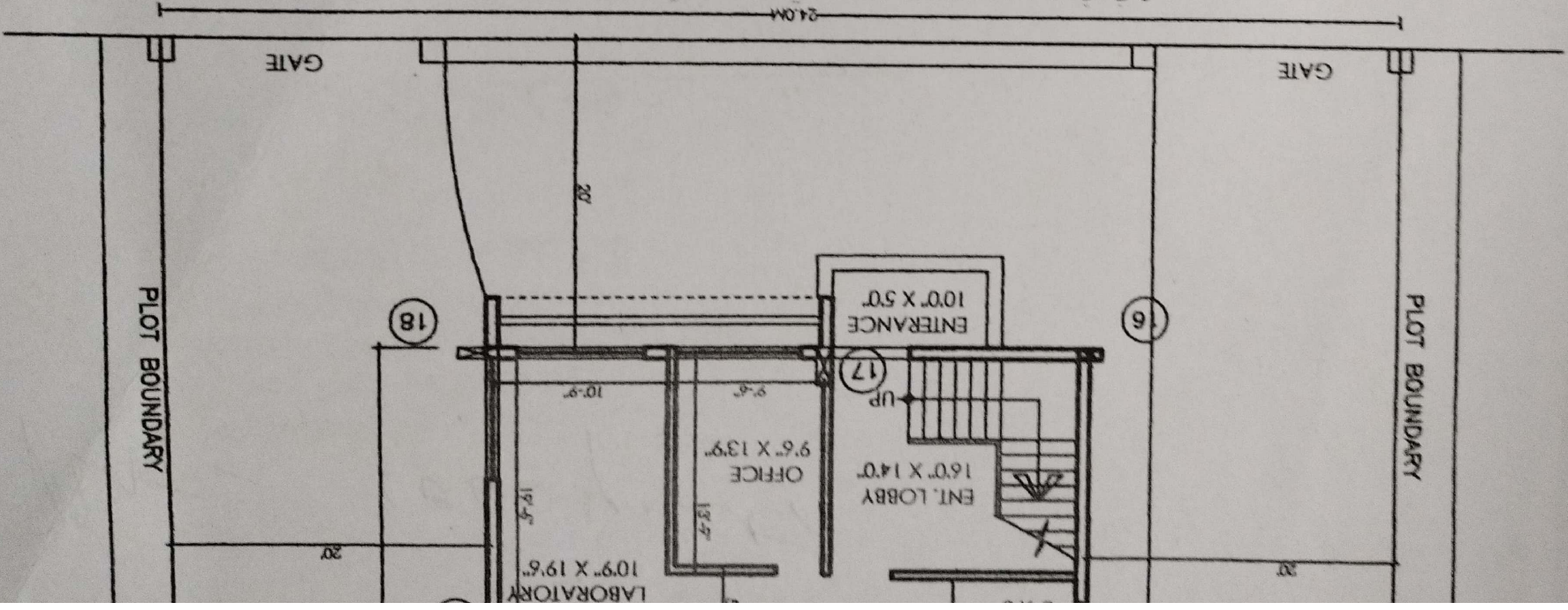
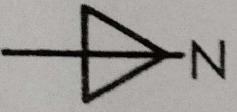
Handwritten signature

VASTU DESIGNERS
LONAVLA-410401
PHONE NO. 952114-271102

PROPOSED INDUSTRIAL UNIT ON PLOT NO.34, S.NO. 43, SHAHA INDUSTRIAL ESTATE, NANGARGAON, LONAVLA, TALUKA MAVAL, DIST. PUNE FOR MR. RAJAN KATWALA, MUMBAI.

GROUND FLOOR PLAN

12.0 M WIDE LAYOUT ROAD



12.0 M WIDE LAYOUT ROAD

24.0M

GATE

GATE

PLOT BOUNDARY

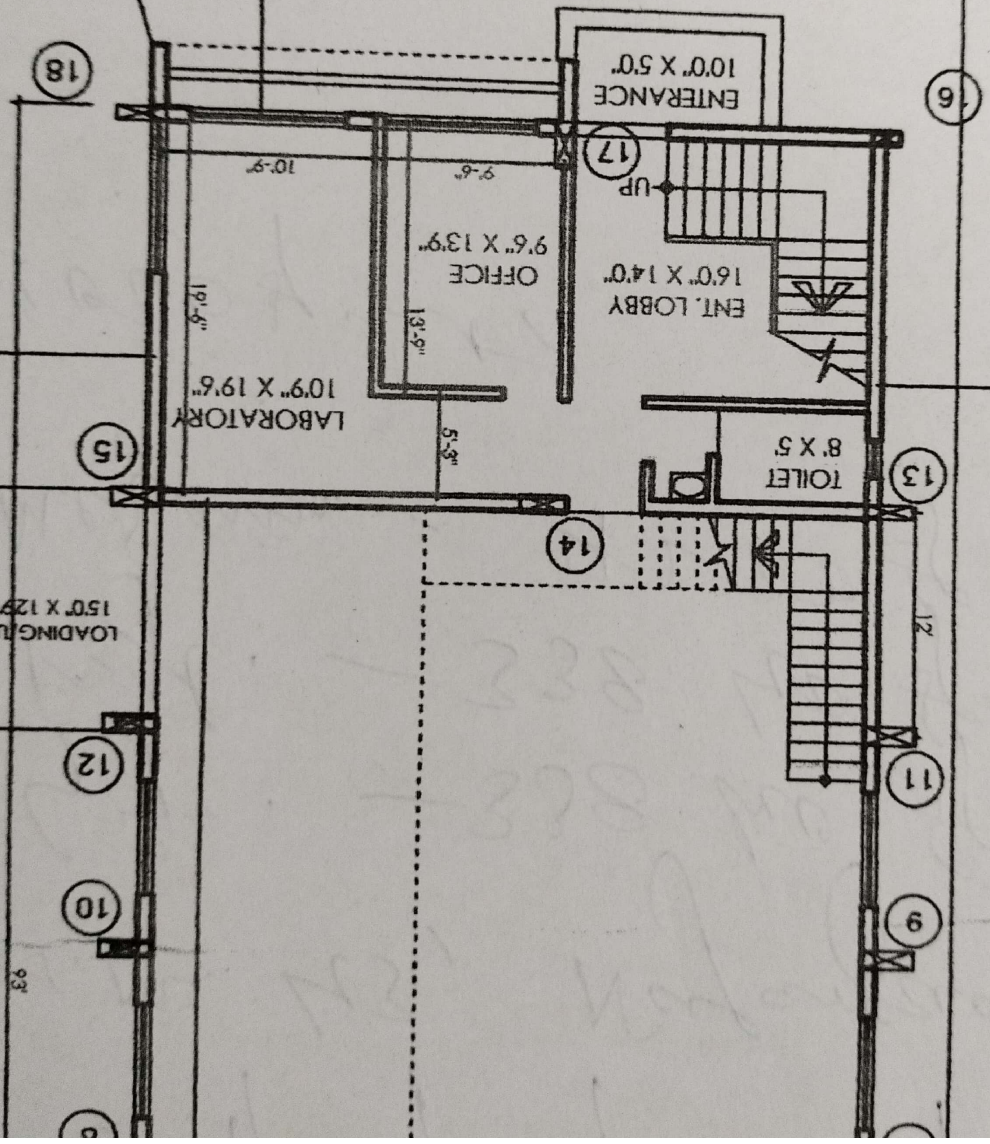
PLOT BOUNDARY

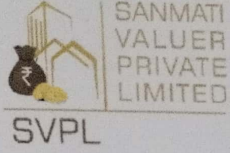
PLOT NO. 35

39.00M

-2'-0"

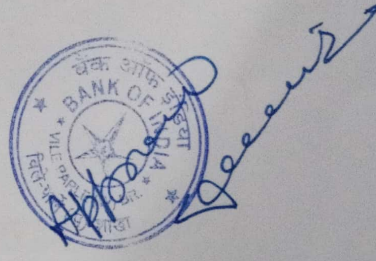
PLOT NO. 36





To,
The Branch Manager,
Bank of India,
Vile Parle West Branch.

*Recommended
Kishore*



Subject : Valuation Report for Fair Market Value of the Property.

Client Name : M/s. Monisha Corp. Pvt. Ltd. (Mr. Raju Deepaklal Katwala)

Dear Sir,

Please find enclosed herewith the valuation Report of the subject property.

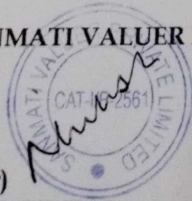
| | |
|--------------------------|---|
| Location of the Property | Plot No. 34, Survey No. 43, Shah Industrial Estate, Village Nangargaon, Lonavala, Tal. Maval, Dist. Pune, 410401. |
| Plot Area | 1060 sq mtr |
| Fair Market Value | Rs. 3,83,60,990/- |
| Realizable Value | Rs. 3,45,24,891/- |
| Distress Value | Rs. 3,06,88,792/- |
| Insurance Value | Rs. 1,34,50,990/- |
| Government Rate | Rs. 7,760/- sq mtr (Plot Rate) |

This report Contains 15 Pages (Including Photographs)
Kindly Acknowledge

Thanking You,

For SANMATI VALUER PRIVATE LIMITED

(Director)
PLACE : MUMBAI
DATED: 09-12-2021



SANMATI VALUER PRIVATE LIMITED (Formerly Known as Jain Valuers Pvt Ltd) CINNo: U74120MH2012PTC227859
Registered Office : 504, Rainbow Chambers, Near MTNL Exchange, S. V. Road, Kandivali (W) Mumbai-67
Branch Office: Shop no.9, Lavender Shopping, Garden Groove Phase -II, Kanti park, Chikwadi, Borivali (W) Mumbai-92
Contact Person: Mr. Nilesh Kala (9619000172) **E-Mail ID:** sanmativaluer@gmail.com **Website:** www.sanmativaluer.com

ASSIGNMENT OVERVIEW

1. Scope

Assessment of ---

- Property Value – Fair Market Value
- Realizable Value with Appropriate Discount on FMV
- Distress Value based on discount factors, associated risks, etc.

2. Basis

- Onsite visit along with details provided by Institute.
- Reliance is also placed on ready reckoner, discussions with Experts and recent Sale transaction in the area.
- Database maintained by our company
- On Enquiry with Local property brokers & Real estate websites.

3. Methodology

- Physical inspection is done, wherever allowed and discussions with local property dealers were carried out.
- Photographs were also taken, wherever permitted.
- Valuation of assets was carried out as to fair market value (FMV), replacement value, Realizable value and distress value on the basis of the above supplements and details/ description.
- Expected time frame for realization, cost involved in realization and various risks involved in acquisition and disposal of assets were estimated so as to assign appropriate discount/premium over the value of assets.



**VALUATION REPORT
PART I - QUESTIONNAIRE**

Ref. No: SVPL/BOI/11/12/2021-22

Date: 09-12-2021

I. WORK ASSIGNMENT DETAILS

| | | |
|----|---------------------------------|---|
| 01 | Assigned By | Advances Department |
| 02 | Representative of | Bank of India, Vile Parle West Branch |
| 03 | Assigned on date | 03-12-2021 |
| 04 | Date of Inspection | 03-12-2021 |
| 05 | Date on which valuation is made | 09-12-2021 |
| 06 | Fresh Valuation/ Revaluation | Fresh Valuation |
| 07 | Purpose of Valuation | To Ascertain Fair Market Value |
| 08 | Applicant Name | M/s. Monisha Corp. Pvt. Ltd. (Mr. Raju Deepaklal Katwala) |
| 09 | Contact Details | --- |
| 10 | Address Of the Property | Plot No. 34, Survey No. 43, Shah Industrial Estate, Village Nangargaon, Lonavala, Tal. Maval, Dist. Pune, 410401. |
| 11 | Landmarks | Shah Industrial Estate |
| 12 | S.No./CTS No. | Plot No. 34, Survey No. 43 of Village Nangargaon |
| 13 | Ward Name & No. | NA |
| 14 | Pin Code | 410401 |

II. DOCUMENTS

| | | |
|------|--|--|
| 01 | Name Of the Customer / Owner as per Documents | Mr. Raju Deepaklal Katwala |
| 02 | Pan card No | AACPK3479P |
| 03 | Documents Provided | |
| 3(a) | Copy Of Agreement / Title Deed | Indenture of Sale Document No. L.V.L. - 4164/2007 Dtd. 13-09-2007. |
| 3(b) | Index II | Index II No. L.V.L. - 4164/2007 Dtd. 13-09-2007. |
| 3(c) | Share Certificate | Not Available |
| 3(d) | If property is joint ownership then share of each owner | Single Ownership |
| 3(e) | Occupancy Certificate/BCC | Not Available |
| 3(f) | Commencement Certificate | Not Available |
| 3(g) | Approved Building Plan | Not Available |
| 3(h) | RERA No. | NA |
| 3(i) | Other Documents | --- |
| 3(j) | Land Holding Type (Leasehold / Freehold/ Gaothan/others) | Freehold (As informed) |

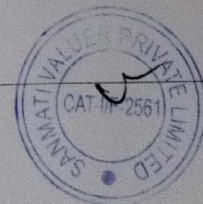


III. CUSTOMER RELATED SITE VISIT REPORT

| | | |
|-----|--|------------------------------|
| 01. | Name of the Person met at site | Mr. Devendra Nalekar |
| 02 | Contact no. of person met at site | 8698897023 |
| 03 | Relationship of person met at site with the Customer | Manager |
| 04 | Property occupied / vacant | Occupied |
| 05 | Name of the Occupant | M/s. Monisha Corp. Pvt. Ltd. |
| 06 | Relationship of the Occupant with the Customer | Self |
| 07 | Occupied since | Approx. 14 Years |
| 08 | Name displayed on Door | M/s. Monisha Corp. Pvt. Ltd |
| 09 | Name displayed on society board | Not Available |

IV. DESCRIPTION OF THE LOCALITY

| | | | |
|----|---|-----------------------------------|-------------------------------|
| 1 | Proximity to civic amenities- Distance from nearest: | | |
| | | Distance (in Kms) | From (specify name) |
| | School | 2.00 | Shree Sant Dnyaneshwar School |
| | Hospital | 2.20 | Geetanjali Hospital |
| | Railway Station / Bus Stop | 2.80 | Lonavala Railway Station |
| 2 | Residential Area/ Commercial/ Industrial | Mixed Area | |
| 3. | Classification of Area | | |
| | i) High/Middle/Poor | Middle Class | |
| | ii) Developed / Developing /Gaothan | Developing | |
| 4. | Coming under Corporation limit/ Village Panchayat/ Municipality. | Lonavala Municipal Council Limits | |
| 5. | Infrastructure Surrounding Area | Average | |
| 6. | Condition & Width of Approach Road | Average | |
| 7. | Whether covered under any State/Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area. | NA | |
| 8. | In Case it is an agriculture land, any conversion to house site plots is contemplated. | NA | |
| 9 | Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification | NA | |



V. DESCRIPTION OF THE PROPERTY - PART A

| | | | |
|-----|--|--|------------------------------|
| 1. | Completed/ under construction | Completed | |
| 2 | % of completion | 100% | |
| 3 | Type Of Property | Industrial | |
| 4 | Usage | Industrial | |
| 5 | Type of Structure | RCC Framed Structure & Shed | |
| 6 | Number of Wings | --- | |
| 7. | Number of floors | G + 2 nd & Ground Floor | |
| 8. | Society Registration Number | --- | |
| 9. | Flats per floor / Position | --- | |
| 10 | Maintenance of the Building | Average | |
| 11 | Year of construction | 2007 (As Per Provided Documents) | |
| 12 | Age of the building | 14 Years | |
| 13 | Life of the building estimated | 36 Years after completion of the said building | |
| 14 | % Depreciation | 28% | |
| | Facilities Available | | |
| 15 | Lift | No Lift | |
| | CCTV/ Firefighting | Available | |
| | Amenities (Gym / Swimming Pool/ Club house / Amphi theatre / Garden /Banquet/Others) | Nil | |
| 16 | Car Parking - Open/Covered | Available | |
| 17 | Protected Water Supply | Available | |
| 18 | Underground Sewerage | Yes | |
| 19 | Does Compound wall exist? | Yes | |
| 20. | Is pavement laid around the Building? | Yes | |
| 21. | Boundaries of the property | As Per Documents | As per Site Inspection |
| | North | NA | Plot No. 33 (Malik Traders) |
| | South | NA | Plot No. 35 (Sheela Laundry) |
| | East | NA | Open Plot & River |
| | West | NA | Road |
| 22 | What is the undivided area of land as per Sale Deed? | 1060 sq mtr | |



VI. DESCRIPTION OF THE PROPERTY - PART B

| | | |
|------|---|--|
| 1. | The floor in which the Property is situated | G + 2 nd & Ground Floor |
| 2. | Plot No./S. No. | Plot No. 34 |
| 3. | Accommodation | Industrial Unit |
| 4. | Single Property/ merged Property / Independent Property | Independent Property |
| 5. | Specifications | Type |
| 5(a) | Exterior | Average |
| 5(b) | Interior | Average |
| 5(c) | Furnished / Unfurnished | Furnished |
| 5(d) | Flooring | Ceramic Tiles, Kota Stone, Vitrified Tiles |
| 5(e) | Doors | MS Gate, MS Rolling Shutter, Wooden Door |
| 5(f) | Windows | Aluminum Sliding Windows |
| 5(g) | Fittings | Open & Concealed Fittings |
| 5(h) | Kitchen Platform | Granite Kitchen Platform |
| 6. | Violations | -- |

VII. MARKETABILITY

| | | |
|----|---|---|
| 1. | How is the Marketability? | The Marketability of the property is average based on following factors- <ul style="list-style-type: none"> • Transportation facilities such as Rickshaw are available. • The property in this area is well connected to all parts of Mumbai & Thane by good network of roads & railways. |
| 2. | What are the factors favoring for an extra Potential Value? | <ul style="list-style-type: none"> • NA |
| 3. | Any negative factors are observed which affect the market value in gene | <ul style="list-style-type: none"> • NA |

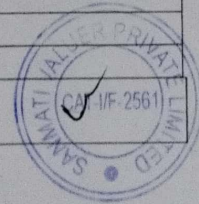


PART II - VALUATION

VIII. DETAILS OF VALUATION

| A. Value by Comparison Method (INR) | | |
|-------------------------------------|---|----|
| 1 | Carpet / BUA Area as per Agreement | NA |
| 2 | Carpet area As per approved plan | NA |
| 3 | Carpet area as per physical measurement | NA |
| 4 | Carpet Area Consider For valuation | NA |
| 5 | Loading | NA |
| 6 | Built up area for valuation | NA |
| 7 | Rate per sqft adopted | NA |
| 8 | Value by Comparison Method (INR) | NA |
| 9 | Nos Of Covered Car parking | NA |
| 10 | Value of Car parking (Rs) | NA |
| 11 | Final Value by Comparison Method INR | NA |

| B. Value by Comparison Method (INR) For Land & Building | | |
|---|--|---|
| I Valuation by Land | | |
| 1 | Land Area as per Agreement | 1060 sq mtr |
| 2 | Land area As per approved plan | NA |
| 3 | Land area As per physical measurement | -- |
| 4 | Land Area Consider For valuation | 1060 sq mtr |
| 5 | Land Rate | Rs. 23,500/- sq mtr |
| 6 | Land value (INR) | Rs. 2,49,10,000/- |
| II Valuation of construction Area | | |
| 1 | Constructed Carpet area As per Agreement | Gr + 2 nd Floor - 7691 sq ft, Shed Structure - 2230 sq ft, Mezz. Floor - 888 sq ft |
| 2 | Constructed area as per Plan | -- |
| 3 | Constructed area as per Physical measurement | -- |
| 4 | Construction Area Consider for valuation | Gr + 2 nd Floor - 7691 sq ft, Shed Structure - 2230 sq ft, Mezz. Floor - 888 sq ft |
| 5 | Construction Rate per sq ft | Gr + 2 nd Floor - 1450 sq ft, Shed Structure - 800 sq ft, Mezz. Floor - 580 sq ft |
| 6 | Construction Value | Rs. 1,34,50,990/- |
| 7 | Other Cost | NA |
| 8 | Total Value by Land & Building Method (INR) (I+II) | Rs. 3,83,60,990/- |



| | | |
|---|---|--------------------------------|
| A | Fair Market Value (FMV) (As per above) | Rs. 3,83,60,990/- |
| B | Realizable Value 90% of FMV | Rs. 3,45,24,891/- |
| C | Distress value 80% of FMV | Rs. 3,06,88,792/- |
| D | Insurance Value | Rs. 1,34,50,990/- |
| E | Government Rate | Rs. 7,760/- sq mtr (Plot Rate) |

REMARKS:

- 1- We have done valuation by Land and Building method.
- 2- We have adopted land rate per sq mtr based on local enquiry done on site.
- 3- We have adopted construction rate based on type of construction and its age after considering depreciation.
- 4- We have been provided with old valuation report of M/s. Apte Associates Dtd. 16-06-2015 and we have referred the same wherever required.
- 5- It is assumed that there is no Legal dispute as regards to ownership of the Property.
- 6- It is assumed that no disputed government dues are pending against the said property.
- 7- It is presumed that the Xerox of documents referred to in our attached report are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity.
- 8- The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that bank/Institution has got the same verified through its legal counsel. We do not certify the veracity of the documents.
- 9- This report does not certify valid or legal or marketable title of any of the parties over the property as our report does not cover verification of ownership, title clearance, or legality.



IX. RATE

Market rate for this property is arrived at, based on rates quoted by various Brokers, rates quoted on Internet, ready reckoner rates prescribed by the Government and through general enquiry

Rates quoted by Real Estate Broker's:

| Sr. No. | Name | Cost in Rs./ Rate Per Sq.Mtr. |
|---------|---------------|---|
| 1 | Local Enquiry | Rs. 20,000 to 22,000 Sq. Mtr Plot Rate |
| 2 | Estate Agent | Rs. 22,000 to 24,000 Sq. Mtr Plot Rate (Depend on Size) |

Rates quoted on Internet & Instances Obtained from Government official Site

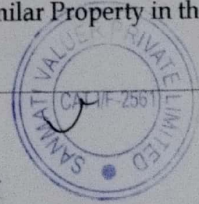
| Sr. No. | Date of Posting | Plot Area (Sq. M) | Total Cost (Rs.) | Rate per Sq. m (Rs.) | Rate per sq. ft. | Distance from Subject Property (M) | Source of Information |
|--------------|-----------------|-------------------|------------------|----------------------|------------------|------------------------------------|-----------------------|
| Not Provided | | | | | | | |

Prevalent Market Rate (based on above):
Rs. 20,000/- to Rs. 24,000/- Per Sq.Mtr. For Plot

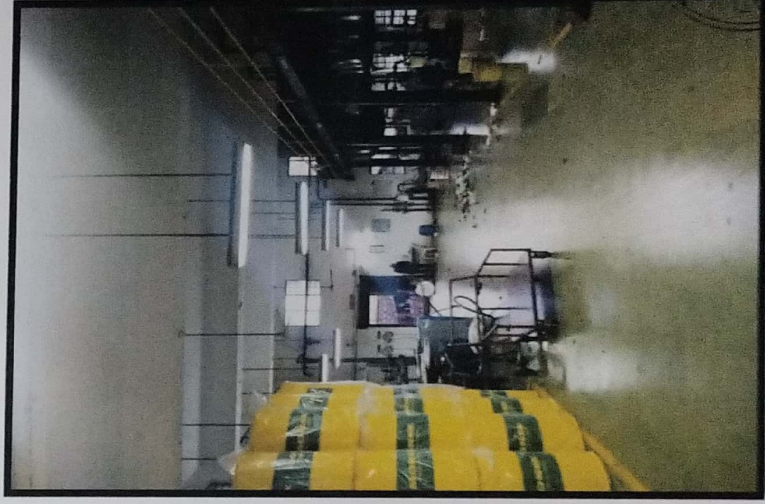
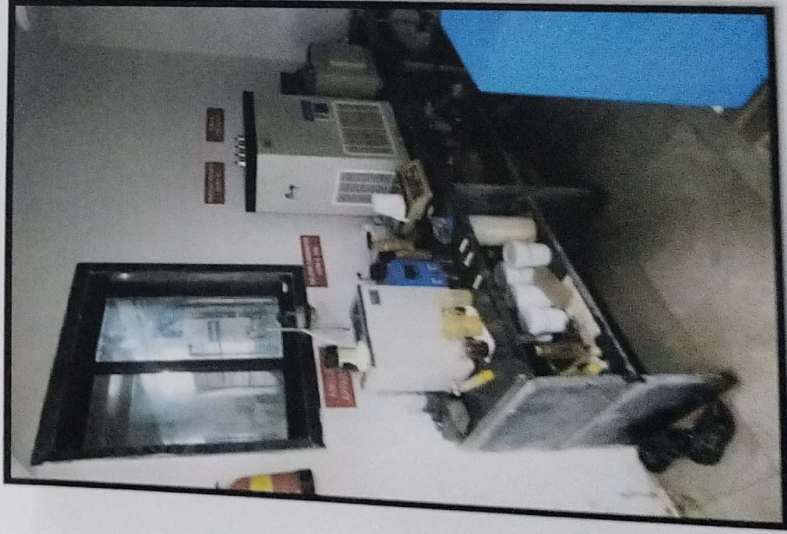
Rate adopted for Valuation:
Rs. 23,500/-Per Sq. Mtr For Plot
Rs. 1,450/- Per Sq Ft. For Construction

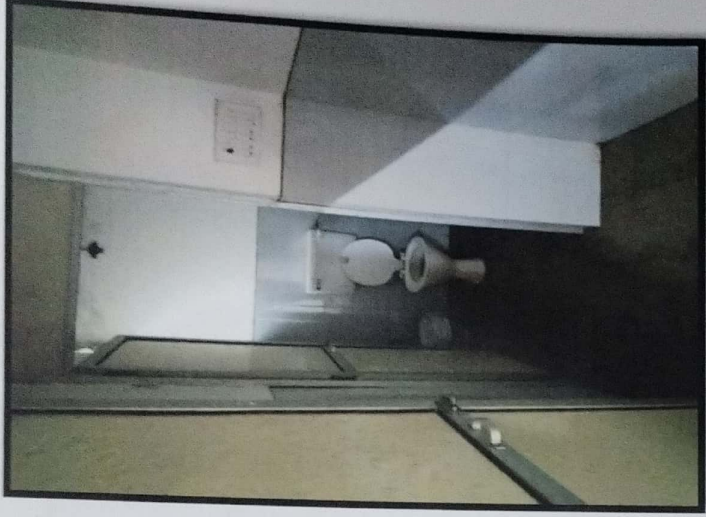
Basis for adoption of Rate:

- 1- The Location, Internal condition of the Property & age of the building, current demand and supply, etc.
- 2- In view of this, when we are giving an opinion regarding The Value of the Property, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the security and not on the "Built Up Area" or "Super Built Up Area" etc. Hence as per square feet rate is judiciously adopted keeping in mind the rate of the similar Property in the same building/ Locality.



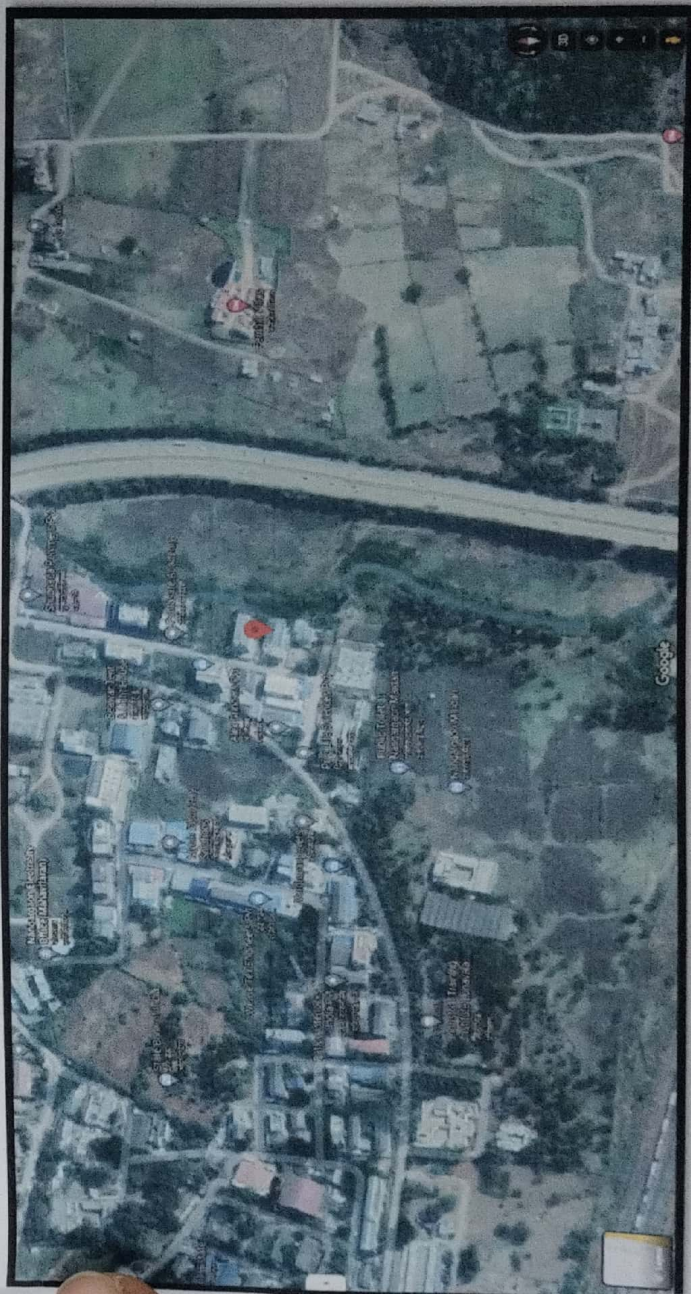
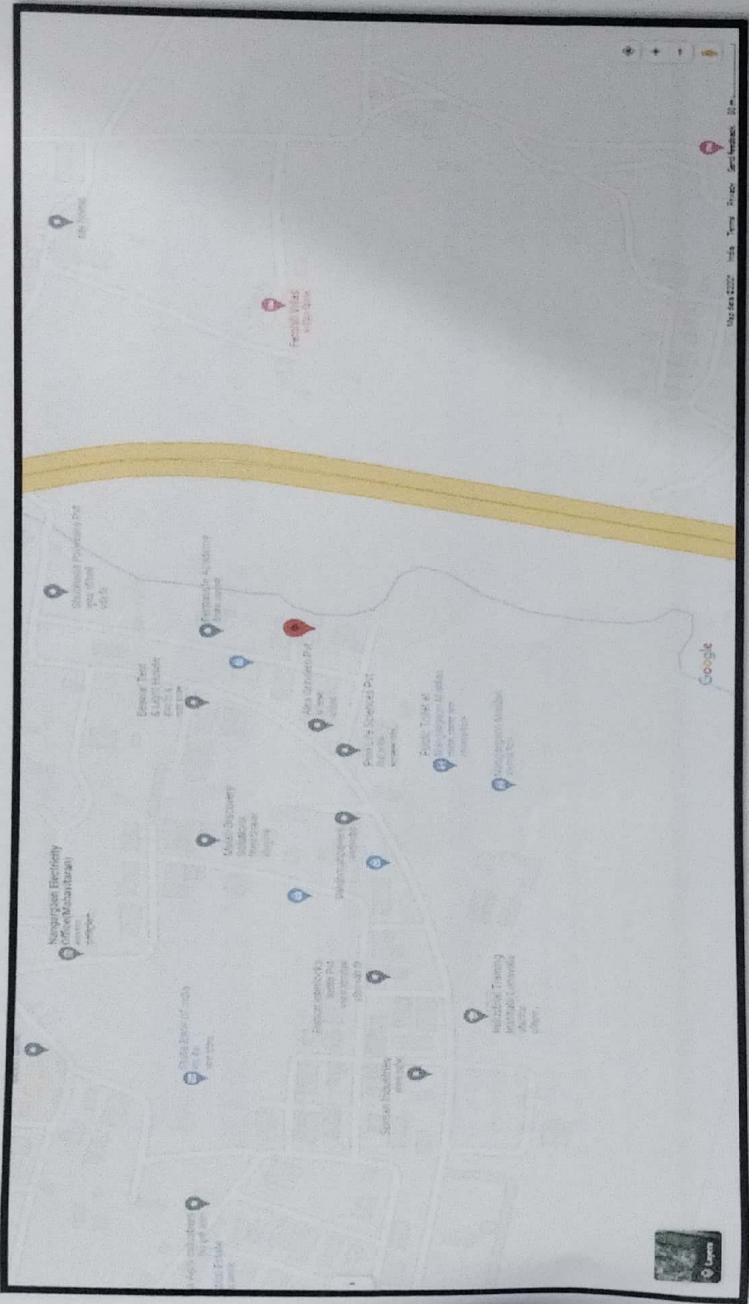




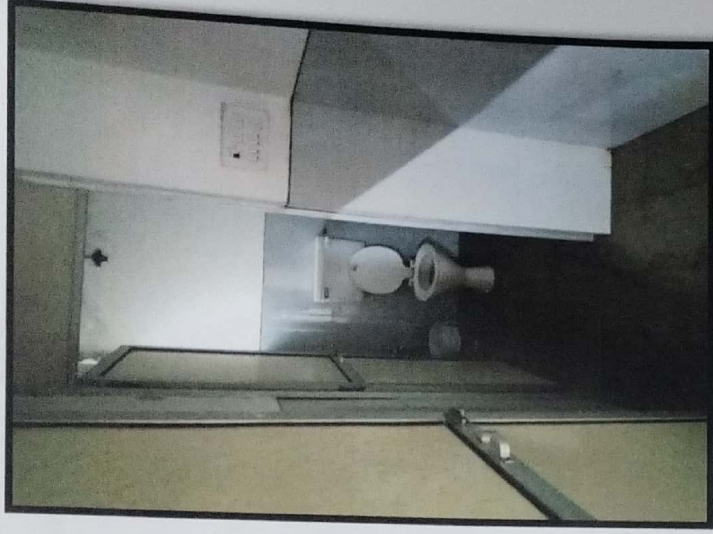
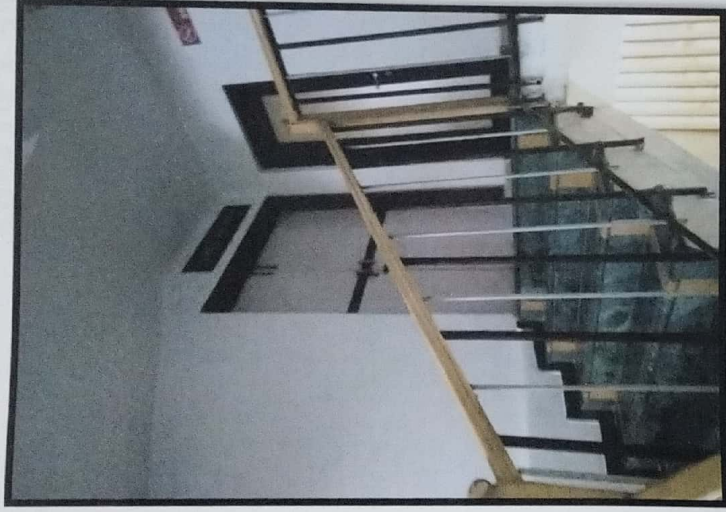


ANNEXURE

ANNEXURE 1: Google Maps
18°44'54.3"N 73°25'46.1"E



14
Plot No. 34, Survey No. 43, Shah Industrial Estate, Village Nangargaon, Lonavala, Tal. Maval, Dist. Pune.



ANNEXURE

ANNEXURE 1: Government Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Annual Statement of Rates

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पुणे

v

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नांदेड

v

Select Village

नोंदणे : नांदेडगाव

v

Search By

Survey No

Location

Select करविभाग

एकीकृत विभागीय करविभाग वकीलद्वारा सुचने वकीलद्वारा (एच.आर.)

| Survey No | करविभाग | 776 | 0 | 0 | 0 | 0 | नोंदणे |
|-----------|---|-------|-------|-------|-------|---|--------|
| 31 | नांदेडगाव - शैक्षणिक वसाहत (ई सेक्टर विभाग) व आय.टी.आय.परिसर | 10560 | 45030 | 50310 | 66390 | 0 | नोंदणे |
| 33 | नांदेडगाव - गावठाण (ई सेक्टर विभाग) | 9760 | 41380 | 42140 | 54290 | 0 | नोंदणे |
| 34 | नांदेडगाव - रेल्वेलाईनच्या उत्तरेकडील क्षेत्र (ई सेक्टर भाग) 5 आर विभाग | 9120 | 40660 | 42140 | 58240 | 0 | नोंदणे |
| 35 | नांदेडगाव - रेल्वेलाईनच्या दक्षिणेकडील क्षेत्र (एच सेक्टर भाग) 5 आर विभाग | | | | | | नोंदणे |

8698897023

Devedra Sir



5-Dec
box

Thanks & Regards,

Monisha Corp Pvt Ltd.

Apr-24
nbox

Mumbai Office: C-5, Morya House, Plot No.B-[66/67, Veera](#) Industrial Zone, Off New Link Road, Andheri West, Mumbai-400053. [Tel:022-42647766/68](#). Mob.09324249533.

Factory: Plot No.34, Survey No.43, Shah Industrial Estate, Nangargaon, Lonavala-410401. Tel.: 02114-279901/02/03/04. Mob No.09822132966/08411932966.

13-Dec
Items

Email: info@monexlubricant.com, accounts@monexlubricant.com

+9

www.monexlubricant.com

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