

509/14262

Friday, December 10, 2021

2:09 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 14992 दिनांक: 10/12/2021

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई-5-14262-2021

दस्तऐवजाचा प्रकार : सेल डीड

मादर करणाऱ्याचे नाव: श्री धुतपापेधर ली तर्फे मॅनेजिंग डायरेक्टर रणजीत पुराणिक (लिहून घेणार)

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 840.00

पृष्ठांची संख्या: 42

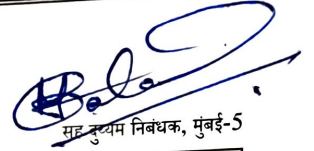
DELIVERED

एकूण:

₹. 30840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:29 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, मुंबई-5

बाजार मुल्य: ₹.16945437.6/-

मोबदला ₹.8125000/-

भरलेले मुद्रांक शुल्क : ₹. 847500/-

सह. दुय्यम निबंधक  
मुंबई शहर क्र. ५

DELIVERED

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 840/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

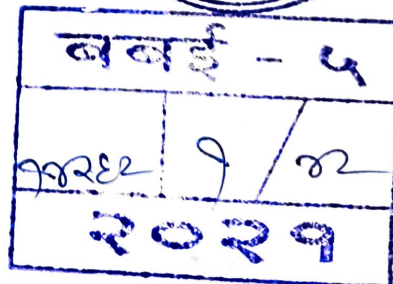
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009849809202122M दिनांक: 10/12/2021

बँकेचे नाव व पत्ता:



stamp duty :- 8,47,500/-

Registration Fee :- 30,000/-



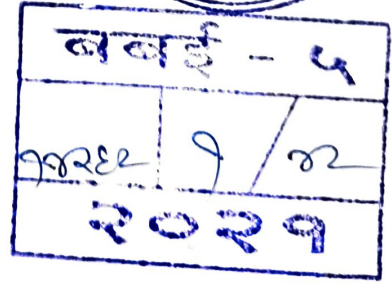
Valuation ID	202111296289	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	29 November 2021, 05:16:56 PM
मूल्यांकनाचे वर्ष	2021	जिल्हा	मुंबई(मेन)
मूल्य विभाग	17.माहीम	उप मूल्य विभाग	17/18भागा : दक्षिणेस समुद्रापासून पांडुरंग नार्सिक रोड, लेडी जगशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र. उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#236		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
109800	253910	316800	346100
ओद्योगीक	मोजमापनाचे एकक		
272080	चौरस मीटर		
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र(Built Up)-	54.6चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 to 10वर्षे
उद्भवान सुविधा-	आहे	मजला -	5th floor To 10th floor
रस्ता सन्मुख -			
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 105% apply to rate=	Rs.332640/-
रस्ता सन्मुखनुसार मूल्यदर		= 105% apply to rate =	Rs.332640/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)	
		= ( ( (332640-109800) * (90 / 100) ) + 109800 )	
		= Rs.310356/-	
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 310356 * 54.6	
		= Rs.16945437.6/-	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेजर्नार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ	
		= A + B + C + D + E + F + G + H + I + J	
		= 16945437.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		=Rs.16945437.6/-	

Home Print

Market Value :- 16945500/-

stamp duty :- 8,47,500/-

Registration Fee :- 30,000/-







**CHALLAN**  
**MTR Form Number-6**

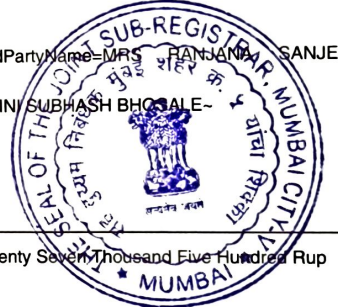


GRN	MH009849809202122M	BARCODE		Date	08/12/2021-15:30:50	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)		AAACS7883E			
Office Name BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		SHREE DHOOTAPAPESHWAR LIMITED			
Location MUMBAI		Flat/Block No.		C.S No.236 Final Plot No.38 of TPS III Mahim			
Year 2021-2022 One Time		Premises/Building		Division			

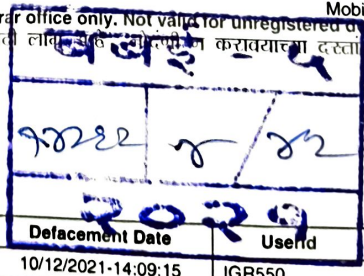
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	847500.00	Dadar (West), Mumbai	Mumbai		4 0 0 0 2 8
0030063301 Registration Fee	30000.00				

Remarks (If Any)		PAN2=AFKPR1452G-SecondPartyName=MRS PANJANA SANJEEV RUMDE and MRS SUBHASHINI SUBHASH BHOSALE-					
Total		Amount In	Eight Lakh Seventy Seven Thousand Five Hundred Rup ees Only				



Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042021120988366	003977893		
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-12:12:47	Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नॉट नॉटवॉल फॉर डॉक्युमेंट टो बी रजिस्टर्ड इन सब रजिस्ट्रार ऑफिस ऑनली. नॉट वॉलॉड फॉर अनरजिस्टर्ड डॉक्युमेंट.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Useful	Defacement Amount
1	(IS)-509-14262	0004734685202122	10/12/2021-14:09:15	IGR550	30000.00

**SALE DEED**

**THIS SALE DEED ("this Deed") made at Mumbai this 10<sup>th</sup> day of December 2021.**

**BETWEEN**

**MRS RANJANA SANJEEV RUMDE**, an adult aged about 56 years, Indian inhabitant, residing at Flat No B-10, 2<sup>nd</sup> Floor, Prabha Co-operative Housing Society Limited, Senapati Bapat Marg, Dadar (West), Mumbai – 400 028, hereinafter referred to as "**the Vendor No 1**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, administrators, executors and successors) of the **FIRST PART**.

**AND**

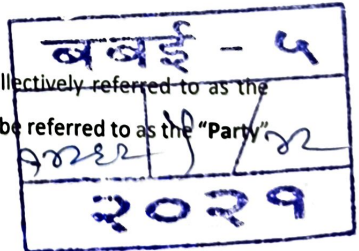
**MRS SUBHASHINI SUBHASH BHOSALE**, an adult aged about 59 years, Indian inhabitant, residing at Unit No 3C, Ground Floor, Wing C, Plot No 38, TPS III, Cadastral Survey No 236 of Mahim Division, J. K. Sawant Marg, Dadar (West), Mumbai – 400 028, hereinafter referred to as "**the Vendor No 2**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, administrators, executors and successors) of the **SECOND PART**.

**AND**

**SHREE DHOOTAPAPESHWAR LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and deemed to be existing under the provisions of the Companies Act, 2013 and having its registered office at 135, Nanubhai Desai Road, Khetwadi, Mumbai 400004, through the hands of its authorized signatory Mr Ranjit Puranik authorized under Board Resolution dated 29 December 2020, hereinafter referred to as "**the Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **THIRD PART**.



The Vendor No 1 and Vendor No 2 shall hereinafter be collectively referred to as the "**Vendors**". The Vendors and the Purchaser shall individually be referred to as the "**Party**" and collectively as the "**Parties**".



RSR

Vendor No. 1

SSB

Vendor No. 2

RP

Purchaser

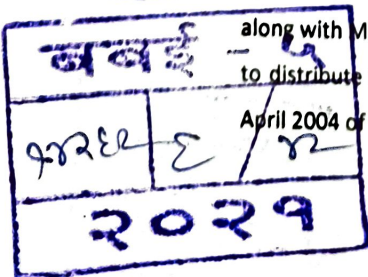
1

**WHEREAS:**

- A. M/s Shree Vithalesh Builders ("Owner"), a partnership firm, was the owner of all that piece and parcel of land bearing Final Plot No 38 of Town Planning Scheme No III, Mahim and bearing Cadastral Survey No 236 of Mahim Division, admeasuring 3,577.79 square meters or thereabouts together with the new building constructed thereon, situated, lying and being at J.K. Sawant Marg, Dadar (West), Mumbai - 400 028 ("Land"). The Land is more particularly described in the **First Schedule** hereunder written.
- B. One Baburao Krishna Sawant ("Original Tenant") was the monthly tenant of the Owner in respect of commercial premises, being (i) Room No 4 admeasuring 22.75 square meters carpet area in the chawl known as 'New Chawl' situated on the Land ("Old Premises 1") and (ii) Room No 1 admeasuring 22.76 square meters carpet area in the chawl known as 'Rose Chawl' situated on the Land ("Old Premises 2").
- C. The Original Tenant died on 22 May 1997, leaving behind (i) Mrs Prabhavati Baburao Sawant (deceased) being the widow of the Original Tenant, (ii) Miss Sharmila Baburao Sawant, (iii) Mrs Savita Rajan Tamhane, (iv) Mrs Ranjana Sanjeev Rumde (i.e., the Vendor No 1), (v) Mrs Subhashini Subhas Bhosale (i.e., the Vendor No 2), as his only heirs and legal representatives.
- D. Mrs Prabhavati Baburao Sawant, wife of the Original Tenant, died on 9 August 2004 leaving behind (i) Miss Sharmila Baburao Sawant, (ii) Mrs Savita Rajan Tamhane, (iii) Mrs Ranjana Sanjeev Rumde (i.e., the Vendor No 1) and (iv) Mrs Subhashini Subhas Bhosale (i.e., the Vendor No 2), as her only heirs and legal representatives.

E. Prior to her death on 9 August 2004, the said Mrs Prabhavati had by her last will and testament dated 8 April 2004 had *inter alia* bequeathed Old Premises No 1 to Vendor No 1 and Old Premises No 2 to Vendor No 2.

By a letter dated 20 August 2004, each of the heirs i.e. Vendor No 1, Vendor No 2 along with Miss Sharmila Baburao Sawant and Mrs Savita Rajan Tamhane agreed to distribute the properties as per the directions contained in the Will dated 8 April 2004 of their mother, Prabhavati Baburao Sawant.



RSR

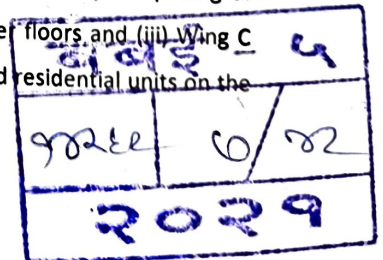
Vendor No. 1

SSB

Vendor No. 2

Purchaser

- G. By and under a Declaration dated 29 March 2005, executed between Miss Sharmila Baburao Sawant and Mrs Savita Rajan Tamhane and the Vendor No 2, the Parties mutually agreed that Old Premises 1 shall exclusively belong to the Vendor No 1.
- H. By and under a Declaration dated 29 March 2005, executed between Miss Sharmila Baburao Sawant and Mrs Savita Rajan Tamhane and the Vendor No 1, the Parties mutually agreed that Old Premises 2 shall exclusively belong to the Vendor No 2.
- I. The Vendors, *vide* Letter dated 10 May 2005, requested the Owner to transfer the tenancy in respect of the Old Premises 1 and Old Premises 2 (collectively "the Old Premises") in favour of the Vendor No 1 and Vendor No 2 respectively and issue the rent receipt in respect of thereof.
- J. The Owner transferred the rent receipt in respect of the Old Premises 1 and Old Premises 2 in favour of the Vendor No 1 and Vendor No 2 respectively. Accordingly, the Vendors became the tenants in respect of the Old Premises.
- K. Thereafter, the Owner submitted a plan to the Municipal Corporation of Greater Mumbai ("MCGM") for construction of new building(s) on the Land and the same was duly approved and sanctioned by MCGM vide Intimation of Disapproval dated 27 December 2002 bearing No EB/5274/GN/A. The aforesaid Intimation of Disapproval was further amended vide Intimation of Disapproval dated 18 September 2003 bearing No EB/5274/GN/A.
- L. The Owner has constructed in a phase wise manner the new building known as "Vastu Central" on the Land in accordance with the plans duly approved and sanctioned by MCGM. The aforesaid building comprises of 3 (three) wings being:  
 (i) Wing A comprises of commercial units and having basement, ground floor and 6 (six) upper floors and part 7 (seven) floors, (ii) Wing B entirely comprising of parking lots and having ground floor and 4 (four) upper floors and (iii) Wing C comprising of commercial units on the ground floor and residential units on the 1<sup>st</sup> floor, 2<sup>nd</sup> floor and part of 3<sup>rd</sup> floor ("Building").



RSR

Vendor No. 1

SSB

Vendor No. 2

*RM*

Purchaser

3

- M. The Owner had requested the Vendors to handover the vacant and peaceful possession of the Old Premises and in consideration thereof, the Owner had agreed to handover permanent alternate commercial units in Wing A of the Building on ownership basis, without any consideration.
- N. In order to construct the Wing A of the Building, the Owner was required to demolish the Old Premises. Accordingly, in or around 2010, the Vendors vacated the Old Premises, and the Vendors were shifted to a temporary accommodation in Wing C of the Building.
- O. The Owner has completed the construction of Wing A, Wing B and Wing C of the Building. MCGM has issued Occupation Certificate dated 9 April 2014 for all three wings of the buildings.
- P. Accordingly, by and under the Permanent Alternate Accommodation Agreement dated 29 January 2021 executed between the Owner (therein referred to as the 'Owners') and Vendor No 1 (therein referred to as 'the Tenant'), and registered with the office of the Joint Sub-Registrar of Assurances at Mumbai City – 4 under Serial No 1578 of 2021, the Owner allotted Unit No 503 admeasuring 22.75 square meters (carpet area) on the 5<sup>th</sup> Floor of the Wing A of the Building to the Vendor No 1 on ownership basis ("Premises 1"). The Premises 1 is more particularly described in the **Second Schedule** hereunder written and is shown demarcated by red colour swatched pattern on the plan annexed hereto and marked as **Annexure A-1**.



Further, by and under the Permanent Alternate Accommodation Agreement dated 18 February 2021 executed between the Owner (therein referred to as the 'Owners') and Vendor No 2 (therein referred to as 'the Tenant'), and registered with the office of the Joint Sub-Registrar of Assurances at Mumbai City – 4 under Serial No 2781 of 2021, the Owner allotted Unit No 503A admeasuring 22.75 square meters (carpet area) on the 5<sup>th</sup> Floor of the Wing A of the Building to the Vendor No 2 on ownership basis ("Premises 2"). The Premises 1 is more particularly described in the **Third Schedule** hereunder written and is shown demarcated by red colour swatched pattern boundary line on the plan annexed hereto and marked as **Annexure A-2**.

बवई - 6	
9282	C/M
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RSR

Vendor No. 1

SSB

Vendor No. 2

Purchaser



- R. The Vendors represent that in the circumstances stated above, the Vendor No 1 and Vendor No 2 became and are the absolute owners of and seized and possessed of the Premises 1 and Premises 2 respectively have no right title or interest in the same.
- S. The Owner has till date not formed a society or condominium or any other organization of the unit holders/purchasers in the Wing A of the Building and the Owner has not conveyed the Land or any part thereof and the Wing A of the Building to an organization of unit purchasers
- T. Pursuant to the negotiations between the Parties, the Vendors have agreed to sell, assign, and transfer and the Purchaser has agreed to purchase and acquire all the right title and interest of the Vendors in the Premises 1 and Premises 2 (collectively "the Premises") with a clear and marketable title, free from all encumbrances and litigation. The Vendor No 1 has agreed to sell Premises No 1 to the Purchaser for a lumpsum consideration of INR 81,25,000 (Indian Rupees Eighty-One Lakh Twenty Five Thousand) (hereinafter referred to as the "Premises 1 Consideration") and the Vendor No 2 has agreed to sell Premises No 2 to the Purchaser for a lumpsum consideration of INR 81,25,000 (Indian Rupees Eighty One Lakh Twenty Five Thousand) (hereinafter referred to as the "Premises 2 Consideration").
- U. Subsequently, the Vendors have obtained from the Owner it's no objection letter dated 24 November 2021 for sale and transfer of the Premises No 1 and Premises No 2, a copy of the letter whereof is annexed hereto as **Annexure B and Annexure B-1**.
- V. The Vendors have obtained a Certificate dated 27 November 2021 from Messrs D.L. Vora & Associates Chartered Accountants which inter-alia certifies that (a) all taxes (including withholding taxes) due and payable under the Income Tax Act, 1961 have been duly discharged by the Vendor for the assessment year 2020-21 i.e. till date therein, (b) there are no disputed claims against the Vendors and (c) there are no tax proceedings initiated, pending or subsisting against the Vendors under the Income Tax Act, 1961 (d) All tax returns (including withholding tax



2020-21	4
2021-22	2
2022-23	9

RSR

Vendor No. 1

SSB

Vendor No. 2

*[Signature]*

Purchaser

returns) have been filed and (e) No Notice under Rule 2 of the Second Schedule of the Income Tax Act,1961 has been served on the Vendors. A copy of the Certificate dated 27 November 2021 is attached herewith as **Annexure C and Annexure C1**.

W. In view of the above, the Parties are executing this Deed to complete the sale of the Premises in favour of the Purchaser in the manner hereinafter appearing.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Recitals, Schedules and Annexures incorporated in and attached to this Deed shall form an integral part of this Deed to the same extent as if the same had been set forth verbatim herein.
2. **SALE AND TRANSFER OF THE PREMISES**

In pursuance of the above and in consideration of the Consideration paid by the Purchaser to the Vendors in the manner set out in Clause 3 below being the full and final consideration payable to the Vendors by the Purchaser for the transaction contemplated herein, (i) the Vendor No 1 doth hereby sells, assigns, transfers and conveys unto the Purchaser all her rights, title and interest in the Premises 1, being Commercial bearing Unit No 503 admeasuring about 22.75 square meters carpet area and (ii) the Vendor No 2 doth hereby sells, assigns, transfers and conveys unto the Purchaser all her rights, title and interest in the Premises 2, being Commercial bearing Unit No 503A admeasuring 22.75 square meters carpet area, both Premises 1 and Premises 2 situated on the 5<sup>th</sup> Floor of Wing A of the Building i.e., the building known as 'Vastu Central' constructed on the land i.e., all that piece and parcel of land bearing Final Plot No 38 of Town Planning Scheme No III, Mahim and bearing Cadastral Survey No 236 of Mahim Division, admeasuring 3,577.79 square meters or thereabouts together with the new building constructed thereon, situated, lying and being at J.K. Sawant Marg, Dadar (West), Mumbai – 400 028 together with proportionate right, title and interest in the common areas, facilities and limited common areas appurtenant to the Premises 1 and Premises 2 (collectively "the Premises") and Premises 1



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2029	

RSR

Vendor No. 1

SSB

Vendor No. 2

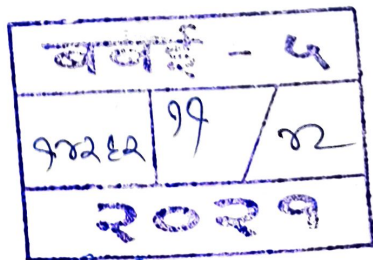
  
Purchaser

and Premises 2 are more particularly described in the **Second Schedule and Third Schedule** respectively hereunder written and the Premises 1 is shown demarcated by red colour swatched pattern on the plan annexed hereto and marked as **Annexure A-1** and the Premises 2 is shown demarcated by red colour swatched pattern boundary line on the plan annexed hereto and marked as **Annexure A-2, TOGETHER WITH** all right, title, interest and benefit acquired by or accrued to the Vendors under the respective permanent alternate accommodation agreements including the right to become a member of the society / association / company proposed to be formed in relation to Wing A of the said Building and **TOGETHER WITH** all the deposits, and other amounts, if any standing to the credit of the Vendors in the books of the Owner pertaining to the Premises **TOGETHER WITH** all the Vendors' respective estate right, title, interest, use, trust, property, benefit, claim and demand whatsoever both at law and in equity in to/out of, or upon the Premises **TO HAVE AND TO HOLD** the same unto the Purchaser absolutely **SUBJECT HOWEVER TO** the payment by the Purchaser of its proportionate share for the Premises of all taxes and outgoings payable after the date of execution and registration of this Deed to municipal and other statutory bodies or authorities.

**3. PAYMENT OF CONSIDERATION**

3.1 The Premises 1 Consideration being a sum of INR 81,25,000 (Indian Rupees Eighty One Lakh Twenty Five Thousand) has been paid by the Purchaser to the Vendor No 1 on or before the execution of this Deed in the following manner (the payment and receipt whereof the Vendor No 1 does hereby admit and acknowledge and of and from thereof and every part thereof doth hereby forever acquit release and discharge the Purchaser):

3.1.1 A sum of INR 80,43,750 (Indian Rupees Eighty Lakh Forty Three Thousand Seven Hundred and Fifty) has been paid vide pay order dated 8 December 2021 bearing No 005727 drawn on Bank of Maharashtra, Girgaon Branch and in the name of the Vendor No 1 simultaneously with execution of this Deed.



RSR  
Vendor No. 1

SSB  
Vendor No. 2

[Signature]  
Purchaser

3.1.2 A sum of INR 81,250 (Indian Rupees Eighty One Thousand two Hundred and Fifty) being 1% of the Premises 1 Consideration towards tax deducted at source (TDS) as required under the provisions of the Income Tax Act, 1961, is being paid directly by the Purchaser to the Government of India and the challan and TDS certificate evidencing the same will be handed over to the Vendor No1 within the statutory time period;

3.2 The Premises 2 Consideration being a sum of INR 81,25,000 (Indian Rupees Eighty One Lakh Twenty Five Thousand) has been paid by the Purchaser to the Vendor No 2 on or before the execution of this Deed in the following manner (the payment and receipt whereof the Vendor No 2 does hereby admit and acknowledge and of and from thereof and every part thereof doth hereby forever acquit release and discharge the Purchaser):

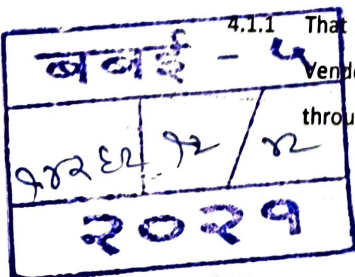
3.1.1 A sum of INR 80,43,750 (Indian Rupees Eighty Lakh Forty-Three Thousand Seven Hundred and Fifty) has been paid vide pay order dated 8 December 2021 bearing No 005728 drawn on Bank of Maharashtra, Girgaon Branch and in the name of the Vendor No 1 simultaneously with execution of this Deed.

3.1.2 A sum of INR 81,250 (Indian Rupees Eighty-One Thousand two Hundred and Fifty) being 1% of the Premises 2 Consideration towards tax deducted at source (TDS) as required under the provisions of the Income Tax Act, 1961, is being paid directly by the Purchaser to the Government of India and the challan and TDS certificate evidencing the same will be handed over to the Vendor No 2 within the statutory time period.



#### VENDORS' COVENANTS

4.1 Each of the Vendors doth hereby for herself and her successors in title and assigns, covenant with the Purchaser:



4.1.1 That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or

RSR

Vendor No. 1

SSB

Vendor No. 2

RDP

Purchaser

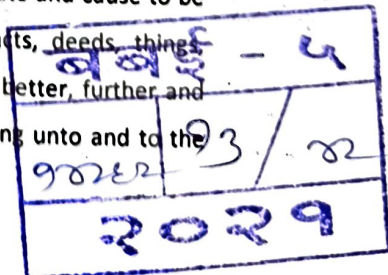
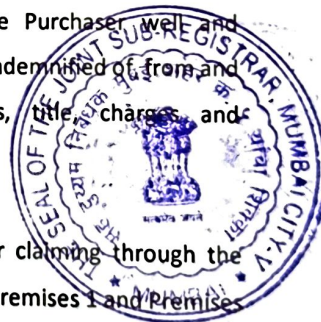
503

knowingly or willingly suffered to the contrary, each of the Vendors now have in themselves good right, full power and absolute authority to grant, sell, convey, transfer, assign, allot and assure their respective rights, title and interest in the Premises hereby granted, conveyed, transferred, assigned, allotted and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid;

4.1.2 That it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly enter upon, use, occupy and possess and enjoy the Premises 1 and Premises 2 hereby granted, conveyed, transferred, assigned with their appurtenances and receive all the rents and profits thereof and every part thereof for its own benefit and use without any suit, eviction or interruption, claim, demand or whatsoever by or from any of the Vendors or by any person or persons claiming or to claim, from under or in trust for them or any of them;

4.1.3 The Purchaser shall hold the Premises 1 and Premises 2 free and clear and absolutely exonerated and forever discharged or otherwise by the Vendors of, from and against all former and other estates, title, charges and encumbrances whatsoever made, executed, created, occasioned or suffered by any of the Vendors or by any other person or persons claiming or to claim by from under or in trust for them or any of them and the Vendors shall, jointly and severally, keep the Purchaser well and sufficiently saved, defended, kept harmless and indemnified of, from and against all such former and other estates, title charges, and encumbrances whatsoever;

4.1.4 Each of the Vendors and all persons having or claiming through the Vendors any estate, right, title or interest in the Premises 1 and Premises 2 which are hereby granted, conveyed, transferred, assured, assigned and allotted shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and lawful acts, deeds, things, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely conveying and granting unto and to the



RSR

Vendor No. 1

SSB

Vendor No. 2

Purchaser

use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors and assigns for assuring the right title and interest of the Vendor No 1 and Vendor No 2 in the Premises 1 and Premises 2 respectively and every part thereof hereby granted, conveyed, transferred, assigned, assured and allotted unto and to the use of the Purchaser in manner aforesaid.

**5. REPRESENTATIONS OF THE VENDORS**

5.1 Each of the Vendors doth hereby further represent, declare, and confirm to the Purchaser as follows:

5.1.1 the Vendors have in themselves good right, full power and absolute authority to sell, transfer, convey and assign the Premises 1 and Premises 2 in favour of the Purchaser;

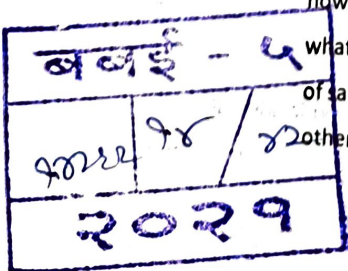
5.1.2 the Vendor No 1 is the sole and absolute owner of and is otherwise well and sufficiently seized and possessed and entitled to the Premises 1;

5.1.3 the Vendor No 2 is the sole and absolute owner of and is otherwise well and sufficiently seized and possessed and entitled to the Premises 2;

5.1.4 the title of the Vendor No 1 to the Premises 1 and the title of the Vendor No 2 to the Premises 2 is clear and marketable and free from all encumbrances claims, demands and reasonable doubts;

5.1.5 except the Vendor No 1, nobody else either as a co-owner or otherwise howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Premises 1 or any part/s thereof either by way of sale, mortgage, charge, lien, gift, inheritance, trust, lease, easement or otherwise howsoever;

5.1.6 except the Vendor No 2, nobody else either as a co-owner or otherwise howsoever, has any right, title, interest, claim or demand of any nature whatsoever in or upon the Premises 2 or any part/s thereof either by way of sale, mortgage, charge, lien, gift, inheritance, trust, lease, easement or otherwise howsoever;



RSR

Vendor No. 1

SSB

Vendor No. 2

Purchaser

5.1.7 The Vendors have not executed any document/s with any person, affecting / diluting any of their respective rights and entitlements to the Premises in any manner whatsoever;

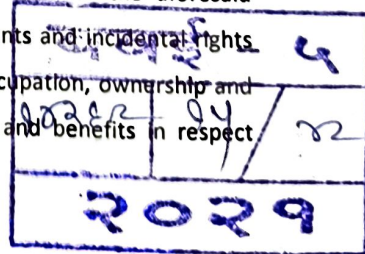
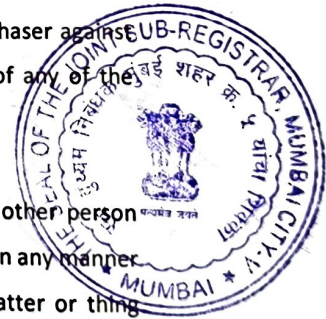
5.1.8 copies of all documents provided by the Vendors to the Purchaser are genuine, valid and correct in all respects;

5.1.9 the Vendors hereby agree, admit and acknowledge, that save and except the Consideration, the Purchaser shall not be liable and/or required to pay to any of the Vendors or to any other person or persons claiming through or under them any sum or any compensation for any reason whatsoever;

5.1.10 there are no notices issued or demands raised by any authorities or judicial or quasi-judicial body for deficiency in stamp duty if any in relation to the deeds and documents pertaining to the Premises;

5.1.11 neither the Vendors, nor any one on their behalf, or any other person claiming any right, title and interest in any of the Premises in any manner howsoever has entered into any agreement or arrangement with any other person or persons for sale or transfer of any of the Premises in any manner whatsoever and have not accepted any token deposit, earnest money or any consideration from any person or persons and the Vendors hereby, jointly and severally, agree to indemnify the Purchaser against any third party claims of whatsoever nature in respect of any of the Premises;

5.1.12 neither the Vendors nor any one on their behalf or any other person claiming any right, title and interest in any of the Premises in any manner howsoever has committed or omitted any act, deed, matter or thing whereby the respective rights of the Vendors under the aforesaid permanent alternate accommodation agreements and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Premises and other rights and benefits in respect



RSR  
Vendor No. 1

SSB  
Vendor No. 2

  
Purchaser

12. The Permanent Account Numbers of the Parties are as under:

MRS RANJANA SANJEEV RUMDE : AFKPR1452G

MRS SUBHASHINI SUBHAS BHOSALE : BISP89896C

SHREE DHOTAPAPESHWAR LIMITED : AAACS7883E

**FIRST SCHEDULE**

**DESCRIPTION OF THE LAND**

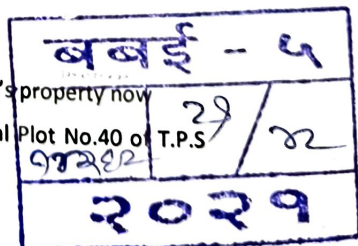
ALL THAT piece of land bearing C.S No.236 corresponding Final Plot No.38 of TPS III, Mahim admeasuring 3577.79 sq. mtrs or thereabouts together with one building known as "Vastu Central" comprising of Wing 'A' consisting of basement, ground and six upper floors, Wing 'B' consisting of ground and four upper level podium is a parking and Wing 'C' being consisting of ground floor, two upper floors and a part of the third floor situate at J.K.Sawant Marg (formerly known as Woollen Mill Lane), Dadar (West), Mumbai - 400 028 within the Registration District and Sub-District of Mumbai City and bounded as follows:

On or towards the North : by Kohinoor Mill No.3 Plot No.46 of T.P.S III Mahim

On or towards the South : by Mr. E. Miranda's property, Plot No.39 of T.P.S No. III, Mahim

On or towards the East : by Municipal Road known as J.K. Sawant Marg and

On or towards the West : by formerly Mr. E. Miranda's property now owned by Jain Society Final Plot No.40 of T.P.S No. III, Mahim



RSR

Vendor No. 1

SSB

Vendor No. 2

Purchaser

17



**SECOND SCHEDULE**

**(Description of the Premises 1)**

Commercial Unit being Unit No 503 admeasuring 22.75 square meters carpet area located on the 5<sup>th</sup> Floor of the "A" Wing of the Building "Vastu Central" constructed on the Land

**THIRD SCHEDULE**

**(Description of the Premises 2)**

Commercial Unit being Unit No 503 A admeasuring 22.75 square meters carpet area located on the 5<sup>th</sup> Floor of the "A" Wing of the Building "Vastu Central" constructed on the Land.

**FOURTH SCHEDULE**

**(List of original title documents in respect of Premises 1)**

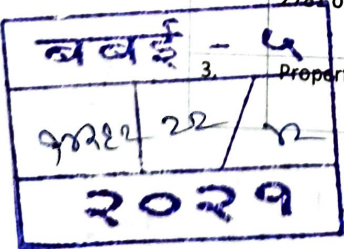
Sr No	Particulars
1.	Permanent Alternate Accommodation Agreement dated 29 January 2021 executed between the Owner and Vendor No 1 and registered with the office of the Joint Sub-Registrar of Assurances at Mumbai City – 4 under Serial No 1578 of 2021.
	Property Tax bill and receipt for Premises 1



**FIFTH SCHEDULE**

**(List of original title documents in respect of Premises 2)**

Sr No	Particulars
1.	Permanent Alternate Accommodation Agreement dated 18 February 2021 executed between the Owner and Vendor No 2 and registered with the office of the Joint Sub-Registrar of Assurances at Mumbai City – 4 under Serial No 2781 of 2021
3.	Property Tax bill and receipt for Premises 2



RSR

Vendor No. 1

SSB

Vendor No. 2

Purchaser

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


**SIGNED AND DELIVERED**

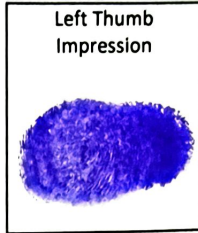
By the within named Vendors

1. **MRS RANJANA SANJEEV RUMDE**

R S Rumde

In the presence of

1. **Rahul Sabne** - 



2. **RASHARAYAN SINGH**

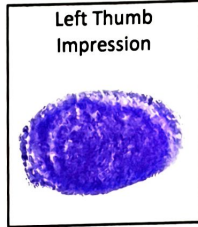



2. **MRS SUBHASHINI SUBHASH BHOSALE**

S S Bhosale

In the presence of <sup>p. Rumde</sup> .....

(**Nikita Sanjiv Rumde**)



1. **RASHARAYAN SINGH** 

**SIGNED, SEALED AND DELIVERED**

By the within named Purchaser

**SHREE DHOOTAPAPESHWAR LIMITED**

through their authorized signatory

**Mr Ranjeet Puranik**

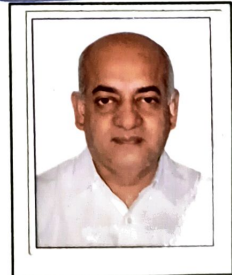
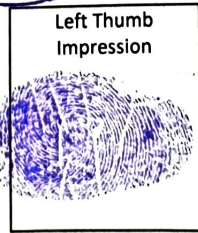
authorized pursuant to the resolution passed

at the meeting of its Board of Directors held on 29 December 2020

in the presence of .....

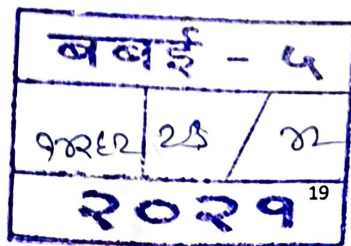






1. **Rahul Sabne** - 

2. **RASHARAYAN SINGH** 





18/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

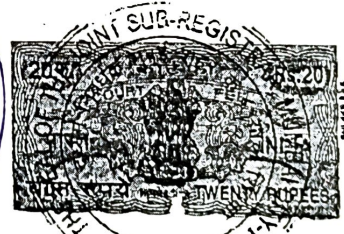
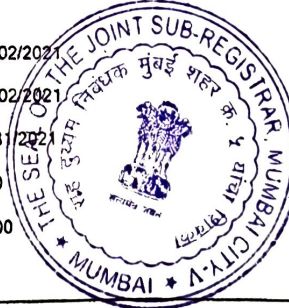
दस्त क्रमांक : 2781/2021

नोंदणी :

Regn 63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभवा(भाडेपट्ट्याच्या बाबतितपट्टकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सटनिका नं: कमशियल प्रिमायसेस नं. 503 ए, माळा नं: पाचवा मजला, इमारतीचे नाव वास्तू सेन्ट्रल, ए विंग, ब्लॉक नं: दादर पश्चिम, मुंबई - 400028, रोड नं: जे.के.सावंत मार्ग, इतर माहिती: -- ( C.T.S. Number : 236 ; )
(5) क्षेत्रफळ	1) 27.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:- मेसर्स श्री विठलेश बिल्डर्सचे भागीदार महेंद्र धीरजलाल मेहता वय:-65; पता:- प्लॉट नं: 398, माळा नं: -, इमारतीचे नाव: कीर्ती कुंज , ब्लॉक नं: खार पश्चिम, मुंबई , रोड नं: चौदावा रस्ता , महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:- AACFS3405P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- सुभाशीनी सुभाष भोसले वय:-59; पता:- प्लॉट नं. युनिट नं 3 सी , माळा नं: तळमजला, विंग सी , इमारतीचे नाव: प्लॉट नं. 38, टीपीएस 3 , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: जे.के.सावंत मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:- BISP89896C
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	2781/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	



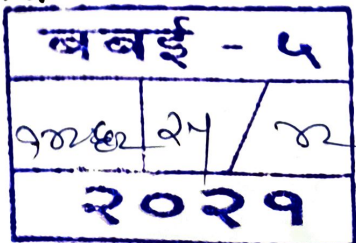
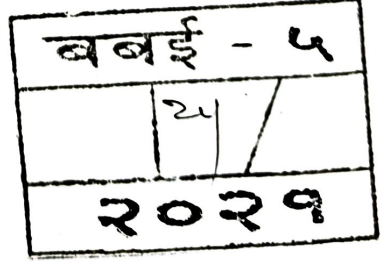
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणांचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग - २  
मुंबई शहर क्र. ४.



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No. ER/5274/GN/A. of 9/4/14**

To,  
M/s. Shree Vithalesh Builder,  
308, Kirti Kunj,  
14<sup>th</sup> Road, Khar (West)  
Mumbai 400 052.

Sub:- Proposed redevelopment of plot bearing F.P.No.38  
of T.P.S. III Mahim at J.K. Sawant Marg, G/N Ward,  
Dadar. Mumbai.

Ref : Your Architect's letter dated 28.03 2013.

**WITHOUT PREJUDICE**

Sir, With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for full occupation of Wing 'A', 'B' & 'C'. which is constructed under supervision of Architect Shri Milind G. Sambhare (Regn. No.CA/76/3098) and Regd. Structural Engineer, Shri Pravin Gala (Regn.No.STR/11) subject to following conditions:-

- 1) That the certificate under Section 270-A of M.M.C. Act shall be submitted before asking B.C.C.
- 2) That the P.R. Card showing the mutation entry of road setback area is submitted. However, separate P.R. Card in the name of M.C.G.M. for road setback shall be submitted before B.C.C.
- 3) That the owner / developer & concerned Architect / Licensed Surveyor shall comply and preserve the following documents:
  - a) Ownership documents;
  - b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
  - c) Copies of soil investigation reports.
  - d) R.C.C. details and canvass mounted structural drawings.
  - e) Structural Stability Certificate from Licensed Structural Engineer.
  - f) Structural Audit Reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by the Licensed Site Supervisor.
  - i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
  - j) NOC and completion certificate issued by the C.F.O.
  - k) Fire safety audit carried out as per the requirement of C.F.O.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C. Act. if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,  
*Pravin Gala*  
9/4/14  
Executive Engineer  
Building Proposals (Civil)

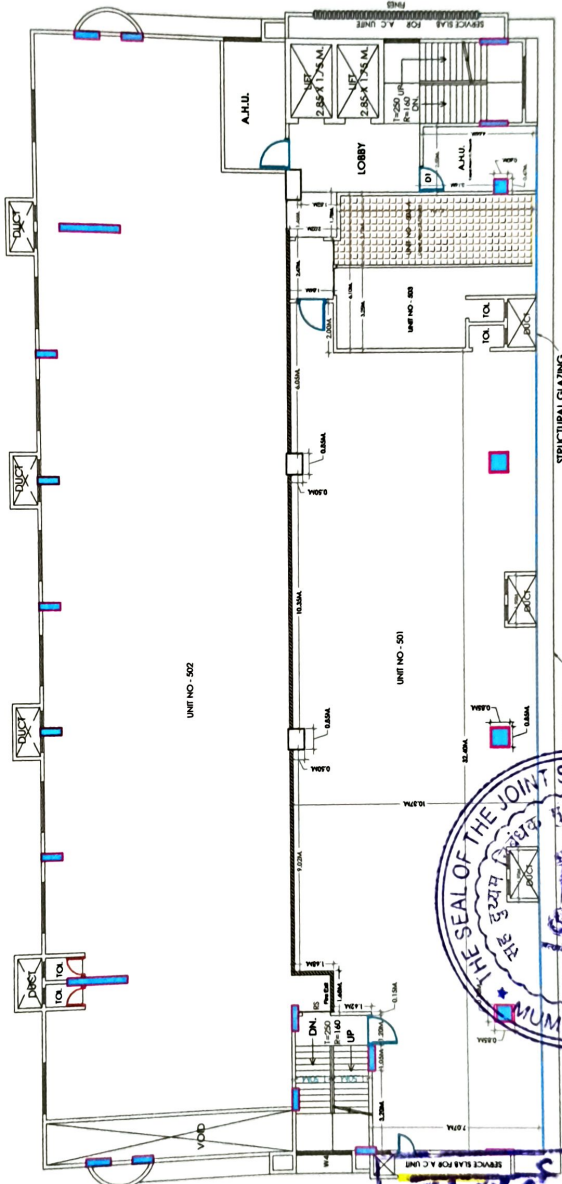
बजट - ५	
२०२२	२००/२२
२०२१	



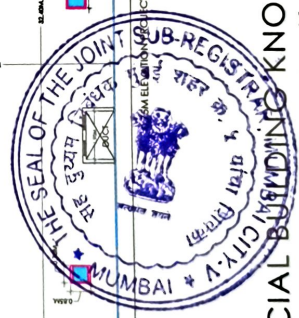


# ANNEXURE - A1

Switch	Pattern	ANGLE
[Symbol]	[Symbol]	[Symbol]



## EXISTING 5th Floor Plan



RSR

SSB

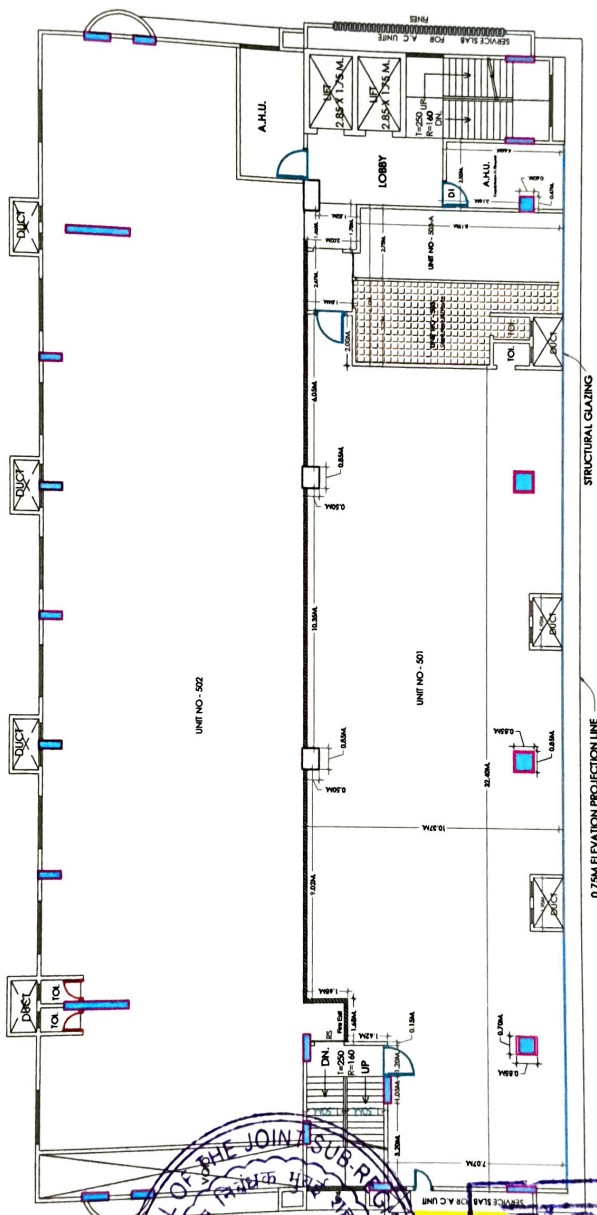
2029  
 2029  
 2029

EXISTING COMMERCIAL BUILDING KNOWN AS "VASTU CENTRAL" ON PLOT BEARING F.P.NO.38 OF T.P.S.III, MAHIM AT J.K.SAWANTMARG, DADAR, MUMBAI-16.

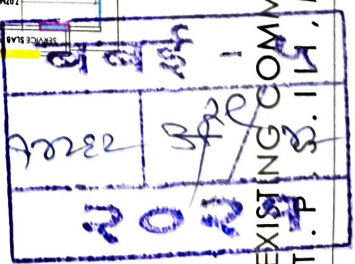
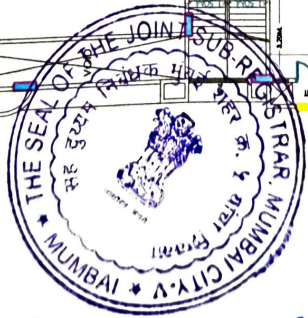


# ANNEXURE - A2

Switch	Pattern	ANGLE
[Symbol]	[Symbol]	[Symbol]



### EXISTING 5th Floor Plan



RSR

SSB

*[Handwritten signature]*

EXISTING COMMERCIAL BUILDING KNOWN AS "VASTU CENTRAL" ON PLOT BEARING F.P.NO.38 OF T.P. S.114, MAHIM AT J.K.SAWANTMARG, DADAR, MUMBAI-16.

# SHREE VITHALESH BUILDERS

Date: 24<sup>th</sup> November, 2021

To,  
Smt. Ranjana Sanjeev Rumde,  
Unit No. 503, 5<sup>th</sup> floor,  
VASTU CENTRAL, A Wing,  
Plot no. 38 TPS III, Mahim Div,  
J K Sawant Marg,  
Dadar (West),  
Mumbai 400 028.

Madam,

**Sub: NOC for sale of Unit no. 503 on 5<sup>th</sup> floor, VASTU CENTRAL;**  
**Wing A Plot no 38 TPS III Mahim div, J K Sawant Marg, Dadar (W),**  
**Mumbai 400 028.**

Ref: Your letter dated 18<sup>th</sup> November, 2021

With reference to your above referred letter we have no objection of you transferring / selling your Unit no. 503 on 5<sup>th</sup> floor, Vastu Central, A Wing, Plot no. 38 T.P.S III Mahim Div, J K Sawant Marg, Dadar (W), Mumbai 400 028 to SHREE DHOOTPAPESHWAR LTD., having its registered office at 135, Nanubhai Desai Road, Khetwadi, Mumbai 400004.

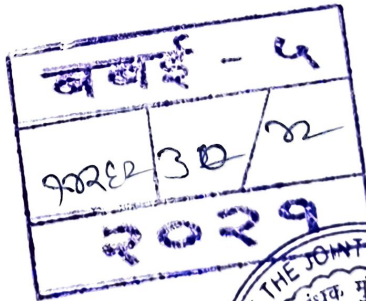
Thanking you

Yours Faithfully

For SHREE VITHALESH BUILDERS,  
For SHREE VITHALESH BUILDERS

Partner

PARTNER



Registered Office : 398, Kirti Kunj, 14<sup>th</sup> Road, Khar West, Mumbai 400052.  
Tel. No. 26496691; 26496692



RSR 55B

# SHREE VITHALESH BUILDERS

Date: 24<sup>th</sup> November, 2021

To,  
Smt. Subhashini Subhash Bhosale,  
Unit No. 503-A, 5<sup>th</sup> floor,  
VASTU CENTRAL, A Wing,  
Plot no. 38 TPS III, Mahim Div,  
J K Sawant Marg,  
Dadar (West),  
Mumbai 400 028.

Madam,

Sub: NOC for sale of Unit no. 503-A on 5<sup>th</sup> floor, VASTU CENTRAL;  
Wing A Plot no 38 TPS III Mahim div, J K Sawant Marg, Dadar (W),  
Mumbai 400 028.

Ref : Your letter dated 18<sup>h</sup> November, 2021

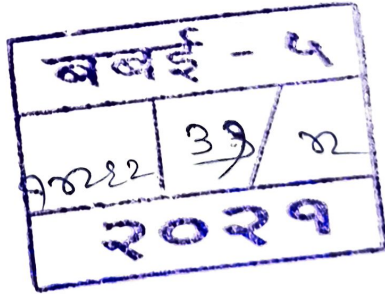
With reference to your above referred letter we have no objection of you transferring / selling your Unit no. 503-A on 5<sup>th</sup> floor, Vastu Central, A Wing, Plot no. 38 T.P.S III Mahim Div, J K Sawant Marg, Dadar (W), Mumbai 400 028 to SHREE DHOOTPARESHWAR LTD., having its registered office at 135, Nanubhai Desai Road, Khetwadi, Mumbai 400004.

Thanking you

Yours Faithfully

For SHREE VITHALESH BUILDERS,  
For SHREE VITHALESH BUILDERS

Partner



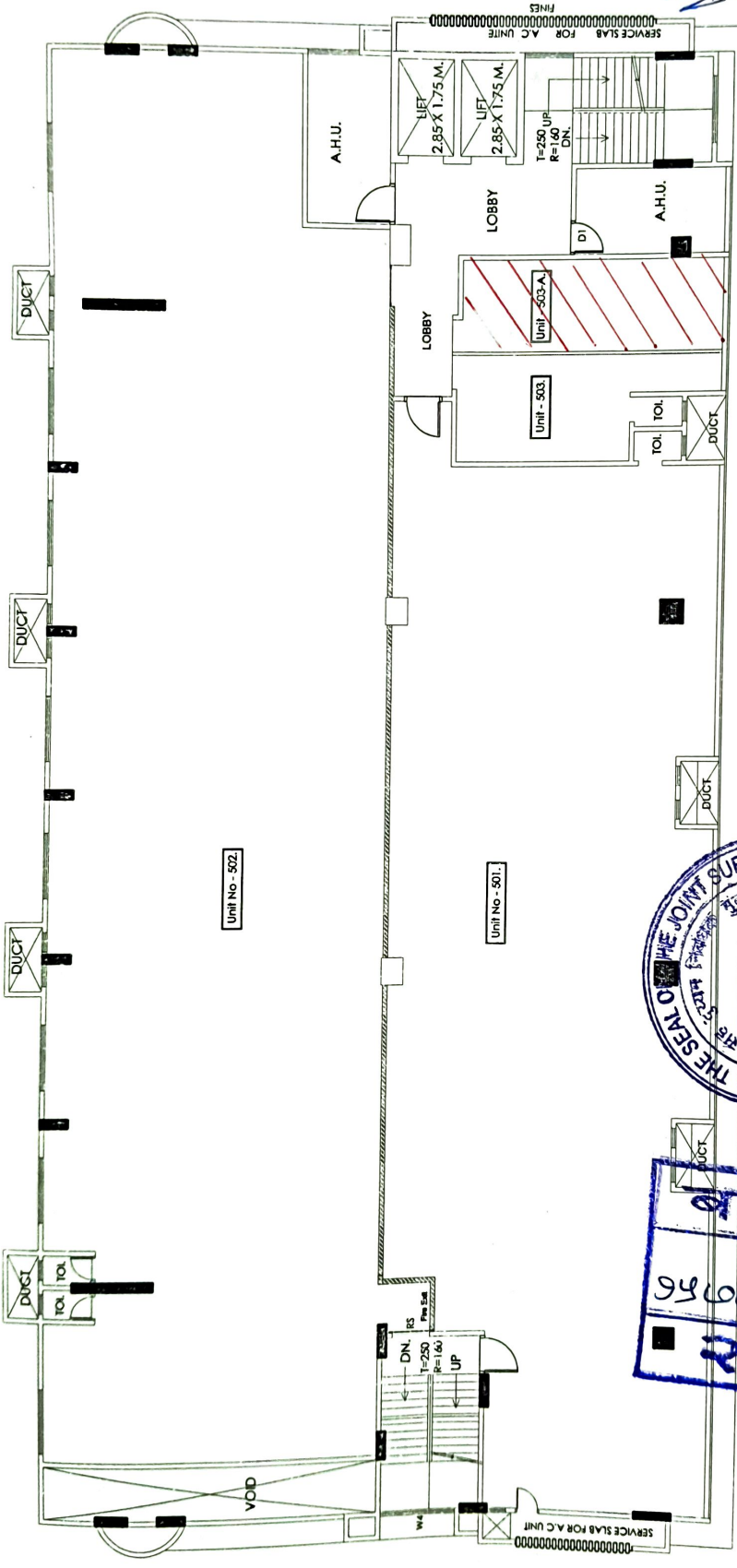
Registered Office: 306, Kirti Kunj, 14<sup>th</sup> Road, Khar West, Mumbai 400052.  
Tel. No. 26496691; 26496692

RSR SS B x07



Unit no. 503 with floor  
~~Handwritten signature~~  
 RSR/umde

**5TH FLOOR PLAN**



Handwritten registration details in a blue box:
 

95606	28	50
2029		

**MUMBAI CENTRAL**

COMMERCIAL BUILDING ON PLOT BEARING F.P.NO.380F T.P.S.III, MAHIM AT J.K.SAWANTMARG, DADAR, MUMBAI-16.



SDL to Mrs. Kanjana Kulkarni



**JAGTAP & ASSOCIATES**  
CHARTERED ENGINEER & GOVT. REGISTERED VALUER  
Licensed Engineer / Structural Engineer, Pune Municipal Corporation, Pune - 5  
**VIVEK M. JAGTAP**  
B.E. CIVIL, M.I.E., F.I.V. ISSE  
Email : jagtapassociates.mumbai@gmail.com

**BRANCH OFFICES : MUMBAI, THANE, NASHIK, KALYAN, SATARA, KOLHAPUR & NAGPUR**

**MAIN OFFICE :** Office No. C-22, 1st Floor, Sr. No. 43,  
Ashoknagar, Mundhwa - Kharadi Bypass, Pune - 411014.  
Mob. : +91 9422511433  
Email : jagtapvivek517@gmail.com

**BRANCH OFFICE :** Office No. 3/6, 3rd Floor, 65/67 Sonawala Bldg.,  
Opp. B.S.E. & Union Bank, Mumbai Samachar Marg,  
Fort, Mumbai - 400001. | Mob. : +91 9664881377 / 8197211043  
Email : jagtap.sati@gmail.com

Ref. No.:- J&A/MUMBAI/SJ/2021-22/42



TO,  
**STATE BANK OF INDIA**  
Commercial Branch Girgaon,  
144, Majestic Shopping Centre,  
Jagannath Shankar Sheth Road,  
Near Charni Road Station (east),  
Mumbai - 400 004.

**Purpose of Valuation** : To assess the present fair market value of the  
**Office Premises** for bank loan purpose  
**Bank Reference letter** : Letter of Allotment dated 12<sup>th</sup> January 2022.

Dear Sir,

Please find enclosed herewith the valuation report in bank's format

**Name of the Owner** : M/s. Shree Dhootapapeshwar Limited.  
**Locational Address of the Property** : Unit No. 503 & 503A, 5<sup>th</sup> Floor, 'A' wing, "Vastu Central", J.K. Sawant Marg (Woolen Mill Lane), Dadar (west), Mumbai - 400 028.  
**Fair Market Value** : Rs. 2,18,92,000/- (Rupees Two Crores Eighteen Lacs Ninety Two Thousand Only)

This report has total 23 Pages [Including Annexure I + Photographs]

Kindly acknowledge the receipt.

Thanking you.

Place: Mumbai  
Date: 14/01/2022



*V.M. Jagtap*

**V.M. JAGTAP**  
B.E. Civil, M.I.E., F.I.V. ISSE  
Chartered Engineer & Govt. Registered Valuer  
CAT- I/54/2004.

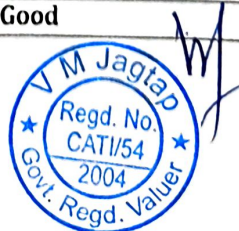
## VALUATION REPORT (IN RESPECT OF OFFICE PREMISES)

I. GENERAL			
1.	Purpose for Which the Valuation is made	To assess the present fair market value of the assets i.e. Office Premise for bank loan purpose	
2.	a) Date of inspection	13/01/2022	
	b) Date on Which the Valuation is made	14/01/2022	
3.	List Of Documents produced for perusal		
	a) Sale Deed	Regn. No. 14262/2021 dated 10/12/2021	
4.	Name of the Owner (s) and his / there Address (es) With Phone no. (Details of share of each Owner in case of joint Ownership)	<b>M/s. Shree Dhootapapeshwar Limited.</b> Unit No. 503 & 503A, 5 <sup>th</sup> Floor, 'A' wing, "Vastu Central", J.K. Sawant Marg (Woolen Mill Lane), Dadar (west), Mumbai - 400 028.	
5.	Brief Description of the property (Including Leasehold / Freehold etc.)	The building named "Vastu Central" is a <b>commercial</b> building, comprising of <b>basement + ground + six upper floors.</b> Building is situated at Dadar West, Mumbai. Said building is constructed on freehold land.	
6.	Location of property		
	a)	Plot No. / Survey No.	Final Plot No. 38, C.S. No. 236
	b)	Door no.	Unit Nos. 503 & 503A
	c)	T. S. No./ Village	TPS-III, Mahim Division
	d)	Ward / Taluka	Mumbai
	e)	Mandal / District	Mumbai
7.	Postal Address of the property	Unit No. 503 & 503A, 5 <sup>th</sup> Floor, 'A' wing, "Vastu Central", J.K. Sawant Marg (Woolen Mill Lane), Dadar (west), Mumbai - 400 028.	
8.	City / Town	Mumbai	
	a) Residential Area	Yes	
	b) Commercial Area	Yes	
	c) Industrial area	No	
9.	Classification of the area		
	a)	High / Middle / Poor	High Class
	b)	Urban / Semi Urban / Rural	Urban
10.	Coming Under Corporation Limit / Village Panchayat / Municipal	Mumbai Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /	N. A.	



	cantonment area	
12.	Boundaries of the property	A As per deed
		B Actuals
	North by	Kohinoor Mill No. 3
	South by	Mr. E. Miranda's Property
	East by	J. K. Sawant Marg
	West	Jain Society's Property
13.	Dimensions of the site	As per deed & Layout
	North	----
	South	----
	East	----
	West	----
14.	Extent of the site (As Per Agreement)	Carpet area Unit No. 503 - 22.75 Sq. mtrs. Unit No. 503A - 22.75 sq. mtrs. Total Area - 45.50 sq. mtrs. i.e. 489.76 sq. ft. Carpet Area
15.	Extent of the site	3577.79 sq. mtrs.
14.1	Latitude, Longitude and Coordinates of the site	Latitude 19.02'40.7"N & Longitude 72.84'28.1"E
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	489.76 sq. ft. Carpet Area
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied ✓
II.	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	Office Premise
2.	Location	Dadar West
	T. S. No.	TPS-III, Mahim Division
	Block No.	-
	Ward No.	-
	Village/ Municipality / Corporation	Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	J.K. Sawant Marg, Mumbai - 400 028
3.	Description of the locality Residential / Commercial / Mixed	Commercial
4.	Year of Construction	2014 As Per OC mentioned in agreement

5.	Number of Floors	Basement, Ground + 6 upper floors
6.	Type of Structure	RCC
7.	Number of Dwelling units in the bldg.	Three units per floor
8.	Quality of Construction	Good
9.	Appearance of the Building	Good



0.	Maintenance of the Building	Good
1.	Facilities Available	
	Lift	Yes - 2
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Yes - Open & covered
	Does Compound wall exist?	Yes
<b>III</b>	<b>OFFICE</b>	
1.	The floor on which it is situated	5 <sup>th</sup> floor
2.	Door No.	503 & 503A
3.	Specifications	
	Roof	RCC
	Flooring	Vitrified Tiles
	Doors	M.S. Rolling Shutter
	Windows	Pivot Windows
	Fittings	Concealed
	Finishing	Plaster
4.	House Tax	Not provided
	Assessment No.	-
	Tax Paid in the name of	-
	Tax amount	-
5.	Electricity Service Connection no.	Not provided
	Meter Card is in the name of	Not provided
6.	How is the maintenance?	Good
7.	Sale Deed executed in the name of	M/s. Shree Dhootapapeshwar Limited
8.	What is the undivided area of land as per Sale Deed?	-
	What is the plinth area?	538.74 sq. ft. Built up area
	What is the floor space index (app.)	As Per Actual
	What is the Carpet Area?	489.76 Sq. ft. Carpet Area
	Is it Posh/ I class / Medium/Ordinary?	Posh Class
	Is it being used for Residential or Commercial purpose?	Commercial
	Is it Owner-occupied or let out?	Owner Occupied (vacant)
	If rented, what is the monthly rent?	Not applicable
<b>IV</b>	<b>MARKETABILITY</b>	
	How is the marketability?	Good

What are the factors favouring for an extra Potential Value?	Situated in main city area and close to public amenities
Any negative factors are observed which affect the market value in general?	Not Any



V	Rate	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality? - (sale instances provided)	Rs. 45,000/- to Rs. 50,000/- per Sq. Ft. On Carpet Area in the locality for similar type of property (varying based on amenities and location)
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (give provided).	Rs. 45,000/- to Rs. 50,000/- per Sq. Ft. On carpet Area in the locality for similar type of property (varying based on amenities and location)

### Sale Instances


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

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Dadar West > 1010 Sq.ft Property ID: 57418189

**₹ 4.30 Cr**    **1010 Sq-ft Commercial Office Space f...**    Agent Star enterprises [Contact Now](#)

[See Other Charges](#) for sale in [Dadar West, Mumbai](#)

**PROPERTY DETAILS**    LOCALITY DETAILS    PRICE TRENDS    AGENT DETAILS    Posted on: Jan 04 '22



18 photos

Units on Floor	Overlooking	Assured Returns	
6	Garden/Park, Main	6%p.a	
Super area	Carpet area	Loading	Plot area
1010 sqft	860 sqft	14%	1600 sqft
₹ 42,574/sqft	₹ 50,000/sqft		
Furnished status	Seats	Washroom	
Unfurnished	Suitable for 10-15 seats	1	
Car parking	Parking Ratio	Construction Status	Maintenance charges
1 Covered, 1 Open	1 1000 sq ft	Ready to Move	₹15 Monthly

USP Assured Returns of 6% per annum

Contact Agent
Save for Later
Share Property Feedback



Home > Commercial Property in Mumbai > Dadar (West) > Ready to Move office spaces > 10 to 20 Cr > 3000 to 4500 sq.ft.

Posted on Nov 29, 2021 | Ready to move

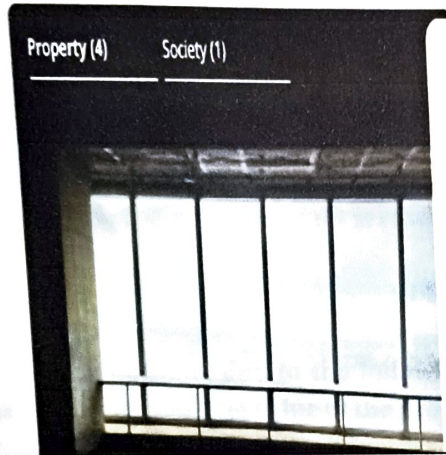
**₹20 Cr**  
@ 44,444 per sq.ft.  
Estimated EMI ₹15,97,408

Ready to move office space for sale  
in Mumbai (Mumbai Dadar (West), Mumbai South, Mumbai)

Contact Dealer <sup>1</sup>  
Shortlist

RERA STATUS **REGISTERED** Registration No: P51900004769 Website: <https://maharera.mahaonline.gov.in>

Overview Society Dealer Details



Property (4) Society (1)

- Number of seats  
1 seat
- Carpet Area  
4000 sq.ft. <sup>▼</sup>  
(371.61 sq.m.)
- Area spread over  
1 floor (40th / 50 floors building)
- Meeting rooms & cabins  
1 meeting room and 1 cabin available
- Washrooms  
3 washrooms available (1 private, 2 shared)

Home > Commercial Property in Mumbai > Dadar (West) > Ready to Move office spaces > 3.9 Cr to 4 Cr > 700 to 800 sq.ft.

Posted on Dec 25, 2021 | Ready to move

**₹4 Cr**  
@ 50,000 per sq.ft.  
Estimated EMI ₹ 3,19,482

Ready to move office space for sale  
in On Request, Dadar (West), Mumbai South, Mumbai

Contact Dealer <sup>FREE</sup>  
Shortlist

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

Overview Dealer Details



Property (6)

- Number of seats  
30 seats
- Carpet Area  
800 sq.ft. <sup>▼</sup>  
(74.32 sq.m.)
- Area spread over  
1 floor (5th / 52 floors building)
- Meeting rooms & cabins  
1 meeting room and 1 cabin available
- Washrooms  
1 private washroom available

**99acres** Deal with Trusted RERA Professionals  
RERA Certified Dealer has posted this property!



**Statement showing the Average Rate of Sale Instances**

Sr. No.	Information Source & Date	ASR No. & Name	S. No. & CTS No.	Type Of Property	Carpet Area In Sq. ft.	Sale Value In Rs.	Rate Per Sq. ft.
1.	Magicbricks 04/01/22	Near Bldg.	Near Bldg.	Office	860.00	4,30,00,000.00	50000.00
2.	99 Acres 29/11/21	Near Bldg.	Near Bldg.	Office	4000.00	20,00,00,000.00	50000.00
3.	99 Acres 25/12/21	Near Bldg.	Near Bldg.	Office	800.00	17,00,00,000.00	50000.00

Total Per Sq. ft.	<b>Rs. 1,50,000.00</b>
Average Rate Per Sq. ft.	<b>Rs. 50,000.00</b>
Rate Considered for Valuation per Sq. ft.	<b>Rs. 45,000.00</b>

**NOTE: We have considered the above mentioned rate which is less than the average rate because the captioned unit is raw (unfurnished) at present.**

**GUIDELINE RATE**

As per our opinion, due to the following reasons there is difference between market value & amp; guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
2. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
3. Particular amenities & amp; features are not considered in guideline rates.
4. Market value of property may vary from site to site, demand & amp; supply chain, Features & amp; Amenities.

3.	Break - up for the rate	
	ii. Building + Services	2,500 /- Per Sq. Ft.
	iii. Land + Others	42,500/- Per Sq. Ft.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 316800/- Per Sq. Mt. i.e. Rs.29431/- per Sq.ft. 538.74 X 29431.00 = Rs. 1,58,55,657.00





## Ready Reckoner



**Department of Registration & Stamps**  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

2021/2022

*Annual Statement of Rates*

Language

English

Selected District

Select Village

Search By  Survey No  Location

Enter Survey No

वर्णनात्मक	चुकी वरील	निवाची बदलित	बोझित	दुरुने	बोझितिक	एकक (Rs.)	Attribute
17/115-रस्ता : लेडी ग्रामसेटमी रोड, गडकरी चौकापासून सिटी लाईट बॅरकन पर्यंतचा भाग.	137220	261600	295930	354800	261600	चौरस मीटर	प्लॉट नंबर
17/118-मुभाग : दक्षिणेस समुद्रापासून पांडुरंग नाईक रोड, लेडी ग्रामसेटमी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस भित्तवादेवी मंदिर रोड, पुढेकडे पश्चिमे रेल्वे लाईन बायपॅसिल मुभाग.	109800	253910	316800	346100	272080	चौरस मीटर	वि.टी.एम. नंबर

<b>VI.</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a.	Depreciated building rate	
b.	Replacement cost with Services {V(3)i}	Rs. 2,500/-
c.	Age of the building	7 Years old
d.	Life of the building estimated	53 year (If repaired and maintained properly & Regularly)
e.	Depreciated Ratio of the building	7 X 10/6 = <b>11.67%</b>
f.	Depreciation percentage assuming the salvage value as 10%	Rs. 2,500/- - 11.67% = Rs. 2208.25 <b>Say Rs. 2200.00</b>
g.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 2,200/-
	Rate for Land & other V (3)ii	Rs. 42,500/-
	<b>Total Composite Rate</b>	<b>Rs. 44,700/-</b>



### Details of Valuation

S. No.	Description	Carpet Area In sq. ft.	Rate per sq. ft. In Rs.	Estimated Value In Rs.
1	Present value of the Office Premise (incl. car parking, if provided)	489.76	44700/-	2,18,92,272.00
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	<b>Total</b>			<b>2,18,92,272.00</b>
			<b>Say</b>	<b>2,18,92,000.00</b>
<b>(Rupees Two Crores Eighteen Lacs Ninety Two Thousand Only)</b>				

- **REALIZABLE VALUE** : Rs. 1,97,03,000/- ✓
- **DISTRESS VALUE** : Rs. 1,75,14,000/-
- **INSURABLE VALUE** : Rs. 10,77,472/- ✓
- **RENTAL VALUE** : Rs. 1,20,000/- to Rs. 1,25,000/- Per Month
- **GUIDELINE VALUE** : Rs. 1,58,55,657/- New Construction

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,97,03,000/- (Rupees One Crore Ninety Seven Lacs Three Thousand Only.)

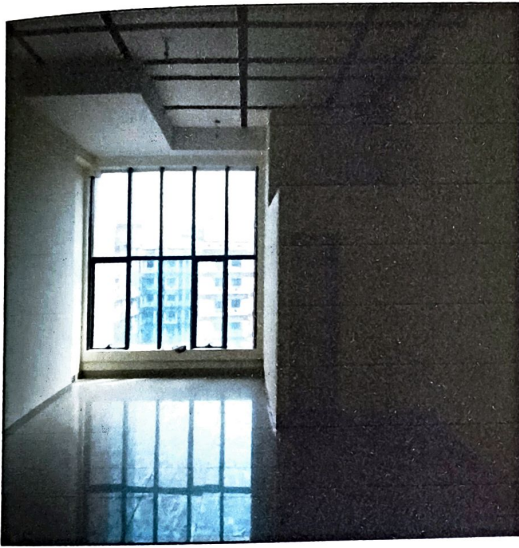
Place: Mumbai  
Date: 14/01/2022



*V.M. Jagtap*  
**V.M. JAGTAP**

B. E. Civil, M.I.E., F.I.V., ISSE  
Chartered Engineer & Govt. Regd. Valuer,  
Cat No. 1 / 54 / 2004

**Photographs**



VASTU CENTRAL	
- G-3	
- 101	
- 201	Dadar Eye & Neuro Care
- 202	Katak Securities
- 202	Mr. Manraj A. Mehta
- 203	Bharat Shah
- 203A	Bharat Shah & Jaysree Shah
- 204	Unicom
- 205	Indrakant Luttichaj Mishra
- 206	Chimantal Desai & Co.
- 206A	United Enterprises & Siddhi Cosmo Pharma
- 207	Rudra Laser Hemotherapy Clinic
- 207A	
- 301	Saraswat Co-operative Bank Ltd.
- 401	Landmark Worldwide - Seminar Rooms
- 501	Shree Dhootapapeshwar Limited
- 502	Landmark Worldwide - Office
- 503	
- 503A	Shree Dhootapapeshwar Limited
- 601	

