



06/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 870/2019

नोदणी :

Regn:63m

गावाचे नाव : गिरगाव

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	21814000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस नं 104,1 ला मजला,गगनगिरी टॉवर,गगनगिरी को ऑप हो सो ली,25/29,डॉ. देशमुख लेन,व्ही पी रोड,मुंबई नं 400004.((C.T.S. Number : 657 ;))
(5) क्षेत्रफळ	1) 87.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जय जिनेंद्र कंस्ट्रक्शन कंपनी तर्फे प्रो प्रा हितेश हिराचंद धोकड -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस नं 401, आदेश्वर अपार्टमेंट, सयानी रोड, खेड गल्ली, प्रभादेवी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AAHPD7362B
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमिलाबेन प्रकाशमल जैन -- वय:-54; पत्ता:-, -, 1902, 19 व मजला, अर्थ प्राईड, सदाशिव एक्स रोड, व्ही पी रोड, मुंबई, -, -, आंबेवाडी (०ऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400004 पॅन नं:-AAOPJ8146N 2): नाव:-ममता संजय जैन -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1902, 19 व मजला, अर्थ प्राईड, सदाशिव एक्स रोड, व्ही पी रोड, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AEXPC6916L
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	870/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1095000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सिगणक सरी प्रत,

सह दुय्यम निबंधक
मुंबई शहर क्र. १.

318/870

पावती

Original/Duplicate

Wednesday, February 06, 2019

नोंदणी क्र. :39म

10:59 AM

Regn.:39M

पावती क्र.: 1095 दिनांक: 06/02/2019

गावाचे नाव: गिरगाव

दस्तावेजाचा अनुक्रमांक: बबई-1-870-2019

दस्तावेजाचा प्रकार : ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: प्रमिलाबेन प्रकाशमल जैन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:19 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.21000000/-

मोबदला रु.21814000/-

भरलेले मुद्रांक शुल्क : रु. 1095000/-

दुय्यम निबंधक, मुंबई-1

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011424052201819S दिनांक: 06/02/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-



2019

देय मुद्रांक शुल्क:-

10,95,000/-

भरलेले मुद्रांक शुल्क:-

10,95,000/-

देय नोंदणी फी:-

30,000/-

2,19,00,000/-

११०

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावली

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16126800999406

Bank/Branch: IBKL - 6910300/Kalbadevi
Pmt Txn id : 200760397
Pmt DtTime : 02-FEB-2019@12:34:10
ChallanIdNo: 69103332019020250251
District : 7101-MUMBAI

Stationery No: 16126800999406
Print DtTime : 02-FEB-2019 12:36:16
GRAS GRN : MH011424052201819S
Office Name : IGR182-BOM1_MUMBAI CITY
GRN Date : 02-Feb-2019@12:34:10

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 10,95,000/- (Rs One Zero, Nine Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 2,19,00,000/-
Prop Descr : OFF NO 104 FLR,1ST GAGANGIRI,TOWER 25 29,DR DESHMUKH LANE,V P ROAD,
,MUMBAI,Maharashtra,400004
Duty Payer: PAN-AAOPJ8146N,PRAMILABEN P JAIN

Other Party: PAN-AAHPD7362B,HITESH H DHOKAD

Bank official1 Name & Signature

Deepale
02/02/19

दिपक मीना / DEEPAK MEENA
ई.आई.एन. / EIN - 127819
ई.सी. / EC - 513342

शशांक गुप्ता / Shashank Gupta
ई.आई.एन. / EIN - 128572
ई.सी. / EC - 519651



Bank official2 Name & Signature

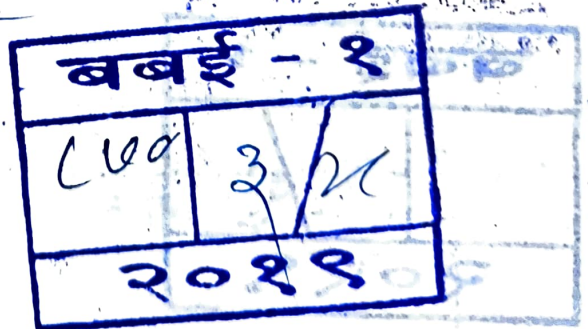
Shashank
2/2/19

Space for customer/office use - - - Please write below this line - - -



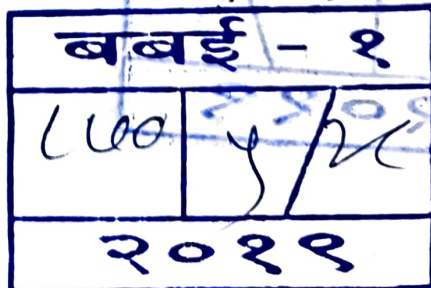
H. Jain

H. Jain
होमिना



Hot Payment Successful. Your Payment Confirmation Number is 200760397

This Proof-Of-Payment is for obtaining E-SBTR from the selected branch.	
Receipt of Online receipt to get e-SBTR	
GRN Number	MH011424052201819S
GRN Received Date	02-Feb-2019 12:34:10
Bank CIN	69103332019020250251
CIN Date	02-02-2019
Payment Reference Number	200760397
Stamp Duty Amount-0030045501-75	1095000.00
Registration Fees Amount-0030063301-70	30000.00
Total	Rs.1125000.00/-
Amount in Words	Eleven Lakhs Twenty Five Thousand Only
District	7101-MUMBAI
Office Name	IGR182-BOMI_MUMBAI CITY 1 REGISTRAR
Branch Name	Kalbadevi (100)
Financial Year	2018-2019
Duty Payer Party Name	PRAMILABEN P JAIN
Duty Payer ID	PAN-AAOPJ8146N
Article Code	B25-Agreement to sell/Transfer/Assignment
Property Particulars	OFF NO 104 FLR 1ST GAGANGIRI TOWER 25 29 DR DESHMUKH LANE V P ROAD MUMBAI Maharashtra 400004
Consideration Amount	21900000
Movability	Immovable
Property Area	87.60 Sq.Meter
Other Payer Party Name	HITESH H DHOKAD
Other Payer Party ID	PAN-AAHPD7362B



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20190206472			06 February 2019,10:55:12 AM		
मूल्यांकनाचे वर्ष	2018					
जिल्हा	मुंबई(मेन)					
मुल्य विभाग	6-गिरगांव डिव्हिजन					
उप मुल्य विभाग	6/56भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस बॅ. जयकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पुर्वेस अर्देशीर दाजी स्ट्रीट व नाथा माधव लेन					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#657					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
101100	196800	256800	326100	196800	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	87.6चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	3 to 5वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.256800/-	
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor			
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 = 100% apply to rate= Rs.256800/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =(((वार्षिक मुल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)						
= (((256800-101100) * (95 / 100))+101100)						
= Rs.249015/-						
A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र						
= 249015 * 87.6						
= Rs.21813714/-						
एकत्रित अंतिम मुल्य						
मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी						
= A + B + C + D + E + F + G + H + I						
= 21813714 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.21813714/-						

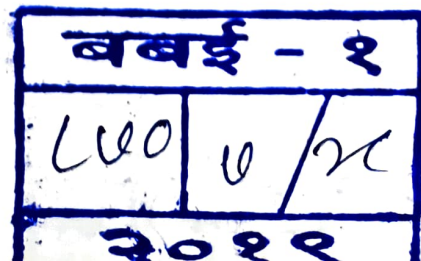
Home

Print

संमिता/संत

M. S. S.

H. S. S.



Data of ESBTR for GRN MH011424052201819S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910300/Kalbadevi
 Stationary No : 16126800999406
 Pmt Txn id : 200760397
 Print DtTime : 02/02/2019 12:36:16
 Pmt DtTime : 02/02/2019 12:34:10
 GRAS GRN : MH011424052201819S
 ChallanIdNo : 69103332019020250251
 GRN Date : 02/02/2019 12:34:10
 District : 7101 / MUMBAI
 Office Name : IGR182 / BOM1_MUMBAI CITY 1 SUB REGISTRAR

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 10,95,000.00/- (Rs Ten Lakh Ninety Five Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Consideration : 2,19,00,000.00/-
 Prop Descr : OFF NO 104 FLR1ST GAGANGIRITOWER 25 29DR DESHMUKH LANE , V P ROAD MUMBAI
 : Maharashtra
 : 400004
 Duty Payer : PAN-AAOPJ8146N PRAMILABEN P JAIN
 Other Party : PAN-AAHPD7362B HITESH H DHOKAD

Bank Scroll No : 100
 Bank Scroll Date : 04/02/2019
 RBI Credit Date : 04/02/2019
 Mobile Number : 918080518811



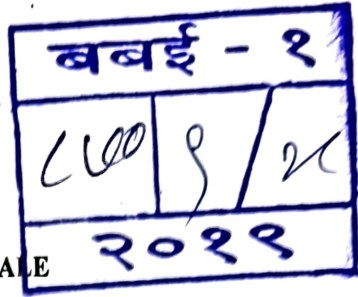
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-318-870	0006445886201819	06/02/2019-10:59:15	IGR182	30000.00
2	(IS)-318-870	0006445886201819	06/02/2019-10:59:15	IGR182	1095000.00
Total Defacement Amount					11,25,000.00

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बबई - १	
६६०	L/M
२०१९	



Jain

सुनील जैन

Jain

THIS AGREEMENT FOR SALE is made at Mumbai on this 6th day of Feb., 2019 BETWEEN SHRI HITIRACHAND DHOKAD of Mumbai Inhabitant, carrying business in the proprietary firm name M/s. Jai Jinendra Construction Company, and having office at 401, Adeshwar Apartment, Sayani Road, Khed Galli, Prabhadevi, Mumbai - 400 025, hereinafter referred to as "THE DEVELOPER/VENDOR" (which Expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the **ONE PART**;

AND 1. MRS. PRAMILABEN PRAKASHMAL JAIN & 2. MRS. MAMTA SANJAY JAIN both having their address at 1902, Earth Pride, 19th floor, Sadashiv Cross Lane, V.P. Road, Mumbai- 400 004, hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**:

WHEREAS:

- a) By Development Agreement dated 24th April, 2004 registered with the sub-registrar of Assurances at Mumbai under Serial No. BBE-1/3050/2004 made between Smt. Amita Kulinchandra Motiwala and Smt. Jyotsna Jairaj Kapadia of

Jain

सुनील जैन

Jain

the One Part and Shri Hitesh Hirachand Dhokad , the Builder therein referred to as the : Developers” of the Other Part , the Party of the One Part therein have agreed to allow the Builder to develop the property being all that piece and parcel of land or ground together with the building standing thereon known as Govardhan Bhuvan situate , lying and being at 25/29, Dr. Desmukh Lane, V. P. Road, Mumbai – 400 004 in the Registration District and Sub- District of Mumbai City and Mumbai Suburban and bearing Collector’s Old Nos. 2 and 31, New Nos. 1974 and 2020, Old Nos. 2 and 31- New Nos. 19/641/7 and bearing Cadastral Survey No. 657 of Girgaum Division and admeasuring 545.15 square meters and more particularly described in the Schedule –I hereunder written and hereafter referred to as “the said property”.

b) In the premises the DEVELOPER is seized and possessed of and/or otherwise well and sufficiently entitled to the said Property more particularly described in the Schedule-I and entitled to develop the said property by pulling down the structures thereon and to reconstruct buildings thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai.



c) The DEVELOPER have obtained No Objection Certificate from the concerned authority i.e. M.B.R. & R. Board bearing No. R/NOC/F-1367/2550/MBRRB-04 dated 9TH August, 2004 for redevelopment of the said property .

बवई - १	
२०११	१०/२२
२०११	

d) The DEVELOPER have got the building plans approved from the M.B.R. under I.O.D. bearing No. EB/659//D/A dated 10th September, 2004 and obtained the Commencement Certificate bearing

No. EEBPC/659/D/A dated 25th October, 2004 for the commencement of the construction of the said building on the said Property.

e) As per the said sanctioned plans the DEVELOPER have commenced construction of a building on the said Property known as “ GAGANGIRI TOWER ”

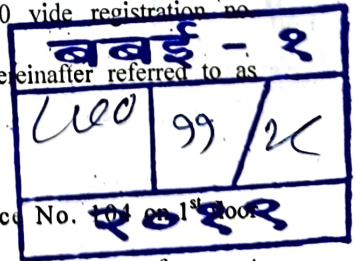
f) The DEVELOPER has appointed M/s. S.G..Dalvi & Associates , a Architect who is registered with the Council of Architects of the Building and the DEVELOPER accept the professional supervision of an Architect and structural Engineer till the completion of the building.

g) Gordhandas & Fozdar, Advocates & Solicitor have certified the title of the said Property.

h) The DEVELOPER have obtained full Occupation Certificate from Municipal Corporation of Greater Mumbai on 26.09.2011. The copy of Full Occupation Certificate is attached herewith.

i) The allottees of various premises alongwith the purchasers of the said Building known as GAGANGIRI TOWER have formed themselves into and incorporated a co-operative housing society viz., GAGANGIRI CO-OPERATIVE HOUSING SOCIETY LTD registered under the Maharashtra Co-operative Societies Act, 1960 vide registration no. MUM/WD/HSG/(TC)/9131/11-12 of 2012, hereinafter referred to as “THE SAID SOCIETY.”

j) During the formation of the society office No. 101 on 1st floor of the building “GAGANGIRI TOWER” having 785.77 sq.ft. carpet area equivalent to 73 sq. meters carpet area was not sold and remain with



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the Developer and the society till date have not issued any share certificate in respect of office No. 104 (hereinafter referred to as the "said premises") .

- k) The DEVELOPER now as being the owner/Developer of Office No. 104 on 1st floor of the building "GAGANGIRI TOWER" having 785.77 sq.ft. carpet area equivalent to 73 sq. meters carpet area agreed to sale to the purchaser/s said premises on ownership basis and more particularly described in Schedule – II written hereunder for total consideration of Rs. 2,19,00,000/- (Rupees Two Crore Ninteen Lakhs only) .

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the parties hereto as follows:—

बवई - १	
८८०	1. COVENANT TO SELL AND TO PURCHASE AND CONSIDERATION
२०१९	

The Developer hereby sell, transfer, convey and assign, free from all claims and encumbrances whatsoever, all right, title, interest, benefit and obligation for the said premises to the Purchasers along with the right to receive the possession and the Purchaser/s hereby agrees to purchase from the DEVELOPER Office No. 104 on the 1st floor of the building "GAGANGIRI TOWER" having 785.77 sq.ft. carpet area equivalent to 73 sq. meters carpet area constructed on the said Property as shown in the floor plan annexed hereto (hereinafter referred to as "the said Premises") at or for the consideration of Rs. 2,19,00,000/- (Rupees Two Crore Ninteen Lakhs only) to be paid as under:-

- a) Out of the total consideration amount the Purchaser/s shall pay Rs. 219000/- (Rupees Two Lakhs Nineteen thousand only) on account of TDS as required under the prevail law and shall hand over the TDS



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certificate to the Transferors and pay balance consideration amount as under :

15 days
b) a sum of Rs. 1,16,91,000/- (Rupees One Crore Sixteen Lakhs Eighty One Thousand only) only) will be paid by the Purchaser/s to the DEVELOPER on or before the execution of this present (receipt whereof is duly confirmed and acknowledged by the DEVELOPER herein)

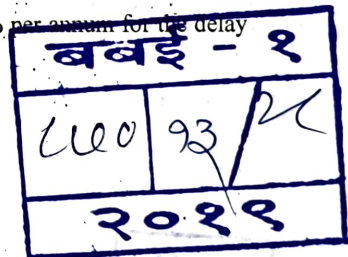
c) And the balance sum of Rs. 1,00,00,000 /- (Rupees One Crore only) will be paid by the Purchaser/s Bank directly to the DEVELOPER upon disbursement of Loan and/or by Purchasers within 45 days from registration of this agreement and as such making the full consideration amount or purchase price to be paid by the Purchaser/s to the DEVELOPER, failing which 30 days grace period will be granted for the said payment . It is agreed by and between the parties that in case if the Purchaser/s or their Bank does not disburse the loan amount within 45 days plus 30 days grace period , in that event Purchaser/s shall liable to pay the said balance amount from her/their own sources alongwith interest @ 15 % per annum for the delay period.

2. DEEMED TRANSFER

It is agreed and recorded that upon execution hereof and on receipt of entire consideration , the transfer of the said Premises by the Developer in favour of the Purchasers is deemed to be completed.

3. DECLARATIONS AND COVENANTS OF THE DEVELOPER

The Developer hereby declares, confirms, represents and covenants to the Purchasers as under:—



[Signature]

समीक्षाकर्ता

[Signature]

(i) That the said Premises are free from all claims, encumbrances and reasonable doubts of any nature whatsoever on the part of the Developer and the same are not attached either before or after judgment or at the instance of any taxation authority or any other authorities and the Developer has not given any undertaking either to the taxation authorities or to any other authorities or to any financial institution so as to prevent the Developer from dealing with or disposing of the said Premises in the manner herein and that the Developer has full and absolute power and authority to deal with the said Premises. That they have not created any mortgage, charge, lien, tenancy, license or any other encumbrance or liability or third party rights in respect of the said Premises and that they have not done any act whereby the Developer's rights in the said Premises hereby transferred and assigned are or can be prejudiced or jeopardized in any manner whatsoever. That the Developer is competent and are entitled to sell and transfer the said Premises as provided in these presents. That no Insolvency notices or petitions are pending against the Developer.



(ii) That the Purchasers, subject to payment of the consideration and fulfilling all their obligations hereunder, shall be entitled to receive peaceful possession of the said Premises from the said Developer and thereupon to quietly and peacefully possess, occupy and enjoy the said Premises without any hindrance, denial, interruption, interference or eviction or claim by the Developer and/or by any persons

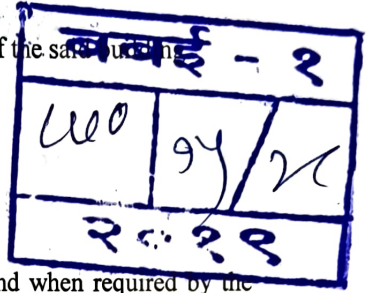
बवई - १	
८००	१४/२२
२०१९	

[Handwritten signature]

[Handwritten signature]

claiming through or under them or in trust for them. That henceforth, the Developer shall have no right, title, claim or interest of whatsoever nature in the said Premises.

- (ii) That the Purchasers shall be entitled to all the rights and benefits regarding said premises including the right to be admitted as members of the society of the said Premises.



4. FURTHER ASSURANCES

- (i) The Developer shall hereafter, as and when required by the Purchasers but at the cost of the Purchasers, sign and execute in favour of the Purchasers all such further and other documents writings and/or assurances as may be reasonably required for effective and complete transfer of the said Premises in favour of the Purchasers.

- (ii) The parties shall do and cause to be done all such deeds, matters and things and shall execute and deliver such documents and instruments as may be reasonably necessary to enable the parties to perform their respective obligations and to give effect to the completion of the transaction contemplated under this Deed of Transfer.



- (iii) The Developer shall also sign Society, Transfer Forms and other papers and documents for the transfer of and issuance of Share Certificate in respect of the said Premises to the names of the Purchasers herein in the records and registers of the said Society.

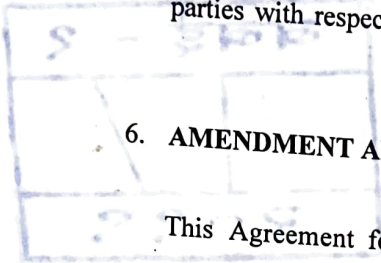
5. ENTIRE DEED OF TRANSFER

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

This Agreement for Sale/Deed of Transfer (including the Schedules) constitute the entire Agreement for Sale/Deed of Transfer between the parties hereto and shall supersede all prior Writings, Letters of Intent and understandings, both written or oral, arrived at between the parties with respect to the subject matter hereof.



6. AMENDMENT AND MODIFICATION

This Agreement for Sale/Deed of Transfer shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.

7. RECITALS

The recitals hereinabove shall form an integral part of this Deed of Transfer.

बवई - १	
Transfer.	
C60	१६/२
२०१९	

SCHEDULE - I

All that piece and parcel of land or ground together with the building standing thereon situate, lying and being at 25/29, Dr. Desmukh Lane, V. P. Road, Mumbai -400 004 in the Registration District and Sub- District of Mumbai City and Mumbai Suburban and bearing Collector's Old Nos. 2 and 31, New Nos. 1974 and 2020, Old Nos. 2 and 31- New Nos. 19/641/7 and bearing Cadastre Survey No. 657 of Girgaum Division and admeasuring 545.15 square



SCHEDULE - II

Office No. 104 on the 1st floor of the building "GAGANGIRI TOWER" in GAGANGIRI CO-OPERATIVE HOUSING SOCIETY LTD having 785.77 sq.ft.s. carpet area equivalent to 73 sq. meters carpet area situated at

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

25/29, Dr. Desmukh Lane, plot of land desc...

IN WITNESS WHEREOF the parties have subscribed their names and hereinafter written...

SIGNED AND SEALED

Within named DEED

SHRI HITESH H

Proprietor of

M/s. Jai Jinendra

In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED AND SEALED

Within named P

1. MRS. PRAM

2. MRS. MAM

In the presence of

1. *[Signature]*

2. *[Signature]*

25/29, Dr. Desmukh Lane, V. P. Road, Mumbai -400 004 standing on the plot of land described in schedule - I .

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

SIGNED SEALED AND DELIVERED by the

Within named DEVELOPER

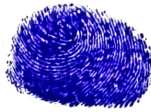
SHRI HITESH HIRACHAND DHOKAD

Proprietor of

M/s. Jai Jinendra Construction Company

For JAI JINENDRA CONSTRUCTION CO.


Proprietor



In the presence of

- 
- 



SIGNED SEALED AND DELIVERED by the

Within named PURCHASER/S

1. **MRS. PRAMILABEN PRAKASHMAL JAIN**

2. **MRS. MAMTA SANJAY JAIN**

In the presence of

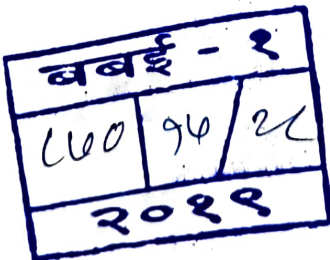
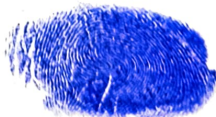
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RECEIPT

RECEIVED with thanks from . MRS. PRAMILABEN PRAKASHMAL JAIN
& 2. MRS. MAMTA SANJAY JAIN a sum of Rs. 1,16,81,000 /- (Rupees
One Crore Sixteen Lakhs Eighty One Thousand only) and towards TDS of Rs.
_____ /- by Cheques/RTGS as per details hereunder)

Cheque No.	Date	Amount	Bank & Branch	From
1) NEFT: N035190 742644 239.	4/02/19	58,40,500/-	HDFC Bank Charni Road	Pramilaben P. Jain
2) NEFT: N03519 074265 3682	4/2/19	58,40,500	HDFC Bank Charni Road	Mamta S Jain
		219,000/-		TDS

being the earnest money/entire consideration as aforesaid

Rs. 1,19,00,000 /-

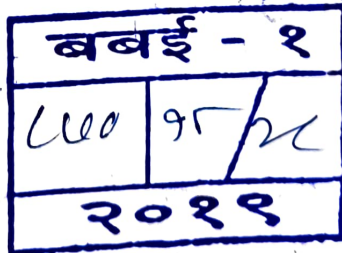
I/WE SAY RECEIVED



SHRI HITESH HIRACHAND DHOKAD

Proprietor of

M/s. Jai Jinendra Construction Company



MUNICIPAL CORPORATION OF GREATER MUMBAI**- FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

NO. EEBPC/ 659 / D / IA of 25/10

**COMMENCEMENT CERTIFICATE**

To,

Shri. Hitesh H. Dhokadof Mrs. Jayshindea.Const. Co. 401, AdeshwarAppt. Khed Gully, Sayani RdPrabhadevi, m'Ber-25

Sir,

Ex. Eng. Bldg. Porposal (City) - I
 'E' Ward Municipal Offices 3rd Floor,
 10 B. K. Hafizuddin Marg, Byculla,
 Mumbai - 400 008.

बवई - २	
UO	25/10
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With reference to your application No. 484 dated23/10/04

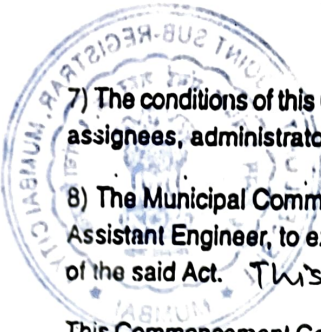
for Development Permission and grant of Commencement Certificate
 under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry
 out development for proposed redevelopment of the property
bearing C.S. No. 657 of Girgaon Div

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect
 a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. 657 Girgaon Division/
 Village/Town Planning Scheme No. _____ Situated at Road / Street
Dr. Deshmukh Lane, Ward D the Commencement

Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

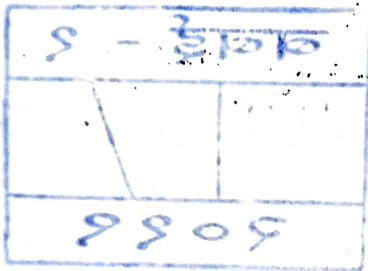
P.T.O.



7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. U.Y. Mahale Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c is granted upto plinth level only.

This Commencement Certificate is valid upto 24/10/05



For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

U.Y. Mahale
25/10/04
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/559/D/A dt. 25/10/04

This c.c is granted for entire works subject to checking of plinth.

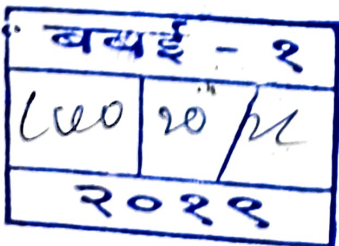


plinth is checked on 11/11/05

U.Y. Mahale
25/10/04
AG (BP) C-II

25/11/05
A.R.M.P. III

cc is endorsed on per amended plans dt. 2/5/06



U.Y. Mahale
08/05/06
A.R.M.P. III

MUNICIPAL CORPORATION OF GREATER MUMBAI

EB/659/D/A dt 28/9/11

To,
M/s S G Dalvi & Associates
Architect,
Khatri Mansion,
Dr. B. Ambedkar Road, Parel,
Mumbai

Ex. Eng. Bldg. Proposal (City) - I
'E' Ward, Municipal Office, 3rd Floor.
10, S. K. Hafizuddin Marg, Byculla.
Mumbai - 400 008.

Sub: Proposed redevelopment of property bearing
C.S.No.657 of Girgaon Division abutting
Dr.Deshmukh Lane, Girgaon, Mumbai 400 004

Ref: Your letter dated 29.06.2011

Sir,

The completion certificate submitted by you on 29.06.2011 for the work under reference is hereby accepted subject to

(i) Submission of certificate u/sec.270A of M.M.C. Act from H.E. Department regarding adequacy of the water supply.

(ii) That the "N.O.C. holder / Owner should not deal with alienate, transfer or create third party right or interest in constructed portion of 3000 Sq.ft. bearing Flat No. 2103, 2104, 2202, 2203 and 2204 until disposal of the Suit No. 2769 of 1998 pending in the Hon. High Court of Bombay and shall act as per the order of the Hon. Court" as directed by M.B.R. & R. Board, Mumbai vide their N.O.C. u/ No. R/NOC/F-1367/4285/MBR&R dated 23.8.2011.

A set of approved plan is returned herewith.



Yours faithfully,

Sd/-
Executive Engineer
(Building Proposal) City I

Copy to :

1. The Owner,
Shri Hitesh H. Dhokad
M/s. Jai Jinendra Construction Co.
401, Adeshwar Apartment,
Khed Gully, Sayani Road,
Prabhadevi, Mumbai 400 025.
2. Asst. Commissioner D Ward
3. A.E.W.W. D Ward
4. Dy A & C City
5. Chief Officer, M.B.R. & R. Board

बवई - १	
Ueo	29/11
२०११	

Shamagal
28/9/2011
Executive Engineer
(Building Proposal) City I

EPC2/D-659



GAGANGIRI CO-OP. HOUSING

25/29, Dr. Deshmukh Lane, V. P. Road, Mumbai

Registration No. MUM/WD/HSG/(TC)/9131/11-12/Year

(Registered under the Maharashtra Co-operative

Share Certificate

(AUTHORIZED SHARE CAPITALS OF RS.1,00,000/- DIVIDED INTO _____ (RUPEES _____ EACH)

Share Certificate No. 09 Date

No. of Shares 10 Member

This is to certify that ^{ben} Mrs. Pramila Prakashmal Jain / Mrs. Manoj Day Jain



 S.N. 0914

 Office of Shop No. 104 Floor

 is the registered Holder of 10 () shares

of Rs. 50/- (Rupees Fifty) each numbered from 81 inclusive, in

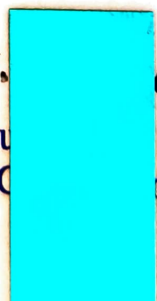
GAGANGIRI CO-OP. HOUSING SOCIETY LTD.

subject to the Bye laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

on this 15th day of September 2019

S.
Au
M.C



D.H. Mello
Hon. Secretary

Bh. Oadani
Chairman PTO

GAGANGIRI CO-OP. HOUSING SOCIETY LTD.

Regn.No.: MUM/WD/HSG/(TC)/9131/11-12/Year 2012
OFF. : 5TH FLOOR, 25/29, DR. DESHMUKH LANE, V.P.ROAD, MUMBAI-400 004.

To,
Housing Development Finance Corporation Ltd.,
Ramon House, H.T. Parekh Marg,
169, Backbay Reclamation,
Churchgate, Mumbai 400 020.

6.2.19

Dear Sirs,

Sub. : Office No 104 on 1st floor of Ms. Jai Jinendra Construction Company in the building called Gagangiri co-op Hsg limited Situated at 25/29, Dr. Deshmukh Lane, V. P. Road, Girgaon Mumbai-400 004

This is to confirmed that the above society registered under no MUM/WD/ HSG/T.C / 9131/11-12/year 2012 is the owner of the above building pursuant to the conveyance dated N.A registered under No N.A dated N.A. and that the society has allotted / transferred / agreed to transfer the above flat to Smt Pramilaben Prakashmal Jain & Smt Mamta Sanjay Jain.

We hereby assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

We have no objection to your giving a loan to the said allottee / transferee / proposed transferee and his / her / their mortgaging the said flat with you by way of security for repayment.

We have to inform you that the Share Certificate has not yet been issued / transferred, and as soon as they are issued / transferred the Share Certificates pertaining to the said allottee / transferee / proposed transferee will be forwarded directly to HDFC Ltd.

Thanking you,
Yours faithfully,
For Gagangiri co-op Hsg Soc Ltd.,



Chairman



Hon. Secretary



Page 1 of 1

POSSESSION LETTER

From:

Date: 14.02.2019

SHRI HITESH HIRACHAND DHOKAD

Proprietor

M/s. Jai Jinendra Construction Company

To,

1. MRS. PRAMILABEN PRAKASHMAL JAIN &

2. MRS. MAMTA SANJAY JAIN

Sir,

Sub: Handing over possession of at THAT Office No. 104 on the 1st floor of building " GAGANGIRI TOWER" in GAGANGIRI CO-OPERATIVE HOUSING SOCIETY LTD having 785.77 sq.fts. carpet area equivalent to 73 sq. meters carpet area situated at 25/29, Dr. Desmukh Lane, V. P. Road, Mumbai -400 004 against receiving entire payment of Rs. 2,19,00,000/- (Rupees Two Crore Ninteen Lakhs only) as per Agreement for Sale dated 06.02.2019.

This is to confirm that , I have received entire consideration amount of Rs. 2,19,00,000/- (Rupees Two Crore Ninteen Lakhs only) as mentioned in Agreement for Sale dated 06.02.2019 registered under Sr. No. BBE-1/870/2019 ,against selling/transferring office No. 104 .

Therefore , I do hereby hand over vacant and peaceful possession of the said office No. 104 to you .You are now in exclusive use, occupation and possession of the said Flat . You are further requested to sign in token of having received vacant and peaceful possession of the said office No. 104 .

For JAI JINENDRA CONSTRUCTION CO.
Yours Faithfully,



SHRI HITESH HIRACHAND DHOKAD

Proprietor

M/s. Jai Jinendra Construction Company

RECEIVED VACANT AND PEACEFUL POSSESSION:

P Y 
1. MRS. PRAMILABEN PRAKASHMAL JAIN


2. MRS. MAMTA SANJAY JAIN

GAGANGIRI CO-OP HSG SOCIETY LTD

REGN NO MUM/WD/HSG/(TC)/9131/11-12/YEAR 2012
25-29 DR. DESHMUKH LANE, V. P. ROAD, GIRGAUM

Name : [OF-104] MRS. PRAMILA PRAKASHMAL JAIN & MRS. Bill No. : 349

MAMTA SANJAY JAIN OFFICE NO 104 1ST FLOOR AREA 785 SQ FT

Particulars : BILL FOR PERIOD JAN, FEB, MARCH-2022 Date : 25-01-2022

SrNo.	Nature of Charges	Amount Rs.Ps
1.	PROPERTY TAX	20793.00
2.	MAINTENANCE CHARGES	12954.00
3.	WATER CHARGES	1179.00
4.	CONT RESERVED FUND	10008.00
5.	SINKING FUND	405.00
6.	REPAIR & MAINTENANCE FUND	1218.00
7.	FUNCTION CHARGES	300.00

Rupees : Forty Six Thousand Eight Hundred Fifty.
Seven Only

Total	Rs.	46857.00
Arrears	Rs.	0.00
Amount Due	Rs.	46857.00

E. & O. E.
NOTES : i) PLEASE PAY BY CROSS CHEQUE DRAWN IN FAVOUR OF THE SOCIETY.
ii) INTEREST @ 21% P. A. WILL BE CHARGED ON ARREARS AFTER DUE DATE.
iii) ANY OBJECTION AGAINST THIS BILL SHOULD BE INTIMATED WITH IN 7 DAY
S

BILL PERIOD: 01/01/22-31/03/22
BILL DUE DATE: 25/03/2022
KEEP SOCIETY NEAT & CLEAN

For GAGANGIRI CO-OP HSG SOCIETY LTD

Secretary/ Chairman /Tressurer/Manager

PREPARED BY SHAIKH ASSOCIATES 9967531095, 02266977663

Jain
01/02/2022

Paid through a/c NO. 149270
amt. 01/02/2022 . 46 85 71



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९.

प्रभाग कार्यालयाचा पत्ता:
ग्राहक सेवा 'क' विभाग, बेस्ट उपक्रम, विद्युत
भवन, ३ रा मजला, जी.टी. रोड, हागीरलयासमोर,
पाटकवाडी, मुंबई - ४०० ००९
घटक क्रमांक: २२०७२४६

नाव : PRAMILABEN P. JAIN AND MAMTA SANJAY JAIN Mobil No. 98XXXXX066 Email Id. XXXXXXXXx.1@hotmail.com देयक पाठविण्याचा पत्ता: 104, FLOOR-1ST., PLOT-25/29, GAGANGIRI TOWER, DR DESHMUKH LANE, KHETWADI, GIRGAON, MUMBAI-400004	देयक महिना : Mar-2021 देयक दिनांक : 10/03/2021 देयक क्र.: 103482155064
वीज पुरवठ्याचा पत्ता : 104, FLOOR-1ST., PLOT-25/29, GAGANGIRI TOWER, DR DESHMUKH LANE, KHETWADI, GIRGAON, MUMBAI-400004	पुस्तक पृष्ठ क्र. : 482155 ग्राहक क्र. : 482-155-064*0 घटक : 06 करार खाते क्र. : 300008523 पुरवठ्याचा प्रकार : 3P देयकाचा कालावधी : 02/02/2021 - 03/03/2021 संधारणा क्र. : 1203670-A-X दर प्रवर्ग : LT II A यंत्रणा क्र. : 1204747 ग्राहक प्रवर्ग : COMMERCIAL मंजूर भार : 11.000 KW प्रभाग : C अनामत रक्कम जमा : 6168.00
	मागील देयकाची प्राप्त रक्कम ₹ 6340.00 मागील रक्कम प्राप्त दिनांक 12/02/2021

चालू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक *	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹ **
6969.57	3.62	30/03/2021	6970.00	7065

* देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. ** थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 8291554242/8657491117

महत्वाचे संपर्क क्रमांक	वीज खंडीत तक्रारीकारिता 22084242 8828847565	वीज देयक तक्रारी संबंधी 22071718	वीज चोरी/अनाधिकृत वापर 22814996	प्युज/फॉल्ट कंट्रोल 22084242/22066611
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अंतर्गत गाहाणी निवारण कक्ष	ग्राहक गाहाणी निवारण मंच
सहाय्यक प्रशासकीय व्यवस्थापक, ग्राहक सेवा 'क' विभाग, विद्युत भवन, ३ रा मजला, जी. टी. रोड, हागीरलयासमोर, पाटकवाडी, मुंबई - ४००००९ दूरध्वनी क्र. - २२०३०८४६ ई-मेल: igroccward@bestundertaking.com	तळमजला, विस्तारित इमारत, अॅकोमोडेशन रोड, कुलाबा, मुंबई - ४०० ००९, संकेत स्थळ : www.cgribest.org.in ई-मेल : decgrif@bestundertaking.com

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मागील वीजेचा वापर		
स्थ अलेख	युनिट्स (kWh)	महिना
Meter No.: N195725	713	Feb-21
	871	Jan-21
	642	Dec-20
	753	Nov-20
	624	Oct-20
	539	Sep-20
	445	Aug-20
	279	Jul-20
	79	Jun-20
	786	May-20
	786	Apr-20
युनिट्स वापर kWh		
Mar-2021	822	
Mar-20	786	

आपल्या विभागातील वीजदेयक भरणा केंद्रे	
महात्मा फुले मंडई	पोलीस आयुक्त कार्यालयाजवळ, लोकमान्य टिळक मार्ग, मुंबई ४०० ००२.
चायधुनी	विजय वल्लभ चौक, बापू छोटे मार्ग, मुंबई ४०० ००३.
चंदनवाडी	महानगरपालिका 'क' विभाग कार्यालयाजवळ, चंदनवाडी, गिरगांव.
फणसवाडी	सितामत शोदार मार्ग, गिरगांव.
मॅजेटिक	मॅजेटिक शाॅपिंग सेंटर, जगन्नाथ शंकरशेटे मार्ग, गिरगांव.
प्रार्थना समाज	हरकिशनदास रुग्णालयाजवळ, डॉ. पी. मार्ग, मुंबई ४०० ००४.
झावबावाडी	बगळ रुग्णालयाजवळ, जगन्नाथ शंकरशेटे मार्ग, ठाकुरपूर, गिरगांव.
पाटकवाडी	बेस्ट विद्युत भवन, जी. टी. रुग्णालयासमोर पाटकवाडी.

(डॉ. आर. डी. पाटसुते)
मुख्य अभियंता ग्राहक सेवा

योग्य व अचूक वीजमापनासाठी बेस्ट मीटरचा बॅच कटआउट काढू नका किंवा एमसीसीबी बदलू नका. ही विनंती.

एकत्रित मुद्रांक शुल्क हे नोंदणी व मुद्रांक विभागात भरणा केल्याबाबतचा आदेश क. मुद्रांक शुल्क क. CSD/400/2019/1594/19 दिनांक 03-

NEX GEN
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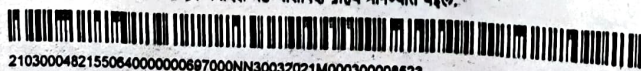
NEX GEN
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क्रॉस केलेशन धनादेश ** / डिमांड ड्राफ्ट " बेस्ट ग्राहक क्र. 482155064*0 " च्या नावाने काढावा.

विभाग / प्रभाग / घटक	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
SOUTH/C/06	482-155-064*0	10/03/2021	30/03/2021	6970.00

If you have paid arrears of Rs. 3.62 please bring the paid bill and pay Rs. 6969.57

**धनादेशद्वारे करण्यात आलेले प्रचलन धनादेश बटण्यासोपेक्ष ग्राह्य मानण्यात येईल.



21030004821550640000008697000NN30032021M000300008523

482_002_304

Ref. No.: 4085 - 4862

11374

हे विजदेयक कोण श्री मालमत्तेची किंवा जागेची मालकी हक्क सिध्द करण्यासाठी वापरण्यात येऊ नये.

GAGANGIRI CO-OP. HOUSING SOCIETY LTD.

25/29, Dr. Deshmukh Lane, V. P. Road, Mumbai - 400 004.

Registration No. MUMWD/HSG/(TC)/9131/11-12 Year 2012, DATED : 05/01/2012

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Share Certificate

(AUTHORIZED SHARE CAPITALS OF RS.1,00,000/- DIVIDED INTO 2000 SHARE OF RS. 50 EACH)

Share Certificate No. 09 Date : 15/09/2019

No. of Shares 10 Member's Regn. No. 09

This is to certify that Mrs. Pramila ^{ben} Prakashmi Jain / Mrs. Kamta Sanjay Jain

S-N-2914



Office 104, 1st floor
of Shop No. 104, 1st floor

is the registered Holder of 10 (ten) fully paid up shares
of Rs. 50/- (Rupees Fifty) each numbered from 81 to 90 both inclusive, in

GAGANGIRI CO-OP. HOUSING SOCIETY LTD.

subject to the Bye laws of the said Society.

Given under the Common Seal of the said Society at Mumbai
on this 15th day of September 2019

S. N. D914
Authorised
M.C. Member

D.H. Mella

660020

Hon. Secretary
Chairman PTO

9819862066 Sanjay Jain



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care 'C' Ward, B.E.S & T Undertaking, Vidyut Bldg, 3rd Floor, Opp. G.T. Hospital, Pathakwadi, Mumbai - 400002, Tel No-22071718

Name : PRAMILABEN P. JAIN AND MAMTA SANJAY JAIN
 Mobile No: 98XXXXX066
 Email ID: XXXXXXXXXx.1@hotmail.com
 Billing Address : 104, FLOOR-1ST., PLOT-25/29, GAGANGIRI TOWER, DR DESHMUKH LANE, KHETWADI, GIRGAON, MUMBAI-400004
 Power Supply Address : 104, FLOOR-1ST., PLOT-25/29, GAGANGIRI TOWER, DR DESHMUKH LANE, KHETWADI, GIRGAON, MUMBAI-400004

Bill For : Dec-2021	Date of Bill : 09/12/2021	Invoice No. : 112482155064
Book Folio No. : 482155	Consumer No. : 482-155-064*0	
Cycle : 06	C.A.No. : 300008523	
Type of Supply : 3P	Bill Period : 02/11/2021 - 02/12/2021	
Service No : 1203670-A-X	Tariff : LT II A	
Installation No. : 1204747	Category : COMMERCIAL	
Sanctioned Load : 11.000 KW	Ward : C	
Security Deposit : 6168.00		
Last Payment Received ₹ 7950.00	Last Payment Received Date 22/11/2021	

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
5234.87	7.71	28/12/2021	5240.00	5309

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details	Fuse Control/Off Supply	Billing Complaints	Electricity Theft/ Unauthorised use South-22814996	Fault Control	For Street Lighting Complaints
	22084242 8828847565	22071718		22066611	8291554242 / 8657491117

Internal Grievances Redressal Cell
 Assistant Admin. Manager, Customer Care 'C' Ward, Vidyut Bldg, 3rd Floor, Opp. G.T. Hospital, Pathakwadi, Mumbai - 400002. Tel No -22030846.
 Email : lgcccward@bestundertaking.com

Consumer Grievances Redressal Forum
 Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001
 Visit : www.cgrbest.org.in
 Email : decgrf@bestundertaking.com



Past Consumption

Bar Graph	Unit	KWH	Month
Meter No - N195725			
[Bar]	892		Nov-21
[Bar]	867		Oct-21
[Bar]	878		Sep-21
[Bar]	974		Aug-21
[Bar]	909		Jul-21
[Bar]	826		Jun-21
[Bar]	901		May-21
[Bar]	957		Apr-21
[Bar]	822		Mar-21
[Bar]	713		Feb-21
[Bar]	871		Jan-21

Units Consumed	KWH
Dec-21	583
Dec-20	642

Bill Collection Centers in your area

Mahatma Phule Mkt : Near Police Commissioner office, L.T.Road, Mumbai -2
 Pydhonie : Vijay Vallabh Chowk, Babu Khote Marg, Mumbai 400003
 Chandanwadi : Near Municipal 'C' Ward office, Chandanwadi, Girgaum
 Faneawadi : Sitaram Poddar Marg, Girgaum
 Majestic : Majestic Shopping Centre, J.Shankarshet Marg, Girgaum,
 Prathana Samaj : Near Hartikandes Hospital, V.P.Marg, Mumbai-4
 Jhavarawadi : Nr. Wagal Hospital, J.Shankarsheth rd, Thakurdwar, Girgaum
 Pathakwadi : Best Electricity Building, Near G.T.Hospital, Pathakwadi

This Electric Bill is issued for electricity used and may not be treated as proof for other



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During Monsoon give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

(Dr. R.D. Patpute)
 Chief Engineer Customer Care

"Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MUDRANK SHULK NUMBER, CSD/400/2019/1594/19 dated 03.04.2019."

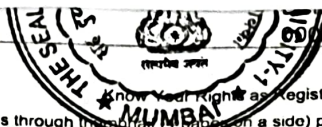
Crossed Cheque ** / D.D. Should be in Favour of * BEST Consumer 482155064*0

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
S/C/08	482-155-064*0	08/12/2021	28/12/2021	5240.00

If you have paid Arrears of , Please bring the paid bill and Pay
 ** Payment by made cheque is subject to realization.



MH011424052201819S



0906445886201819

870 /2019

1. Verify Scanned Document for correctness through the MUMBAI (on a side) printout after scanning.
 2. Get a copy of the document from the MUMBAI (on a side) printout after scanning.



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/2021-22/47

TO,

STATE BANK OF INDIA

Commercial Branch P.M. Road,

Ground Floor, Gresham House.

United India Life Bldg.,

Sir Phirozshah Mehta Rd,

Mumbai – 400 023.

Purpose of Valuation : To assess the present fair market value of the **Office Premise** for bank loan purpose.

Dear Sir,

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

Name of the Account : M/s. Nexus Stainless LLP.
Name of the Owner : Mrs. Pramilaben Prakashmal Jain &
Mrs. Mamta Sanjay Jain.

Locational Address : Office No. 104, 1st Floor, Gagangiri Tower Co-op. Hsg. Soc.
Ltd., 25/29, Dr. Deshmukh Lane, Near Sikka Nagar &
Falke Ganpati Mandir V.P. Road, Girgaum, Mumbai – 400
004.

Fair Market Value : **Rs. 3,03,62,000/-** (Rupees Three Crores Three Lacs
Sixty Two Thousand Only)

This report has total **22 Pages** [Including Annexure I + Photographs]

Kindly acknowledge the receipt.

Thanking you.

Place: Mumbai
Date: 27/01/2022



V.M.JAGTAP
B.E. Civil, M.I.E., F.I.V, ISSE
Chartered Engineer & Govt. Registered Valuer
CAT- 1/54/2004.

VALUATION REPORT (IN RESPECT OF OFFICE PREMISE)

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	24/01/2022
	b) Date on Which the Valuation is made	27/01/2022
3.	List Of Documents produced for perusal	
	a) Sale Deed	Regn. No. 870/2019 dated 06/02/2019
	b) Maintenance Bill	No. 260 dated 06/11/2021
	c) Electricity Bill	No. 112482155064 dated 09/12/21
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)	Mrs. Pramilaben Prakashmal Jain & Mrs. Mamta Sanjay Jain. Office No. 104, 1 st Floor, Gagangiri Tower Co-op. Hsg. Soc. Ltd., 25/29, Dr. Deshmukh Lane, Near Sikka Nagar & Falke Ganpati Mandir V.P. Road, Girgaum, Mumbai - 400 004.
5.	Brief Description of the property (Including Leasehold / Freehold etc.)	The building named " Gagangiri Tower " is a commercial building, comprising of ground + twenty two upper floors . Building is situated at Girgaum, Mumbai. Said building is constructed on freehold land.
6.	Location of property	
	a) Plot No. / Survey No.	C.S. No. 657
	b) Door no.	Office No. 104
	c) T. S. No./ Village	Girgaum Division
	d) Ward / Taluka	Mumbai
	e) Mandal / District	Mumbai
7.	Postal Address of the property	Office No. 104, 1 st Floor, Gagangiri Tower Co-op. Hsg. Soc. Ltd., 25/29, Dr. Deshmukh Lane, Near Sikka Nagar & Falke Ganpati Mandir V.P. Road, Girgaum, Mumbai - 400 004.
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 / cantonment area	N. A.	
12.	Boundaries of the property	A	B
		As per deed	Actuals
	North by	--	Ganesh Krupa Bldg.
	South by	--	Moti
	East by	--	Dr. Wilson Street
	West	--	Internal Road
13.	Dimensions of the site	As per deed & Layout	
	North	----	
	South	----	
	East	----	
	West	----	
14.	Extent of the site (As Per Index-II)	87.60 sq. mtrs. = 942.93 sq. ft. Built up area	
15.	Extent of the site	545.15 sq. mtrs.	
14.1	Latitude, Longitude and Coordinates of the site	18.95'68.8"N & 72.82'40.9"E	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	87.60 sq. mtrs. = 942.93 sq. ft. ✓ Built up area	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied	
II.	APARTMENT BUILDING		
1.	Nature of the Apartment	Office Premise	
2.	Location	Girgaum	
	T. S. No.	Girgaum Division	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	V.P. Road, Mumbai - 400 004	
3.	Description of the locality Residential / Commercial / Mixed	Mixed	
4.	Year of Construction	2011 As Per Agreement ✓	
5.	Number of Floors	Ground + twenty two upper floors	
6.	Type of Structure	RCC	
7.	Number of Dwelling units in the bldg.	5 units per floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		
	Lift	Yes - 2 Nos.	
	Protected Water Supply	Yes	




III	OFFICE PREMISE	
1.	The floor on which it is situated	1 ST Floor
2.	Door No.	Office No. 104
3.	Specifications	
	Roof	RCC
	Flooring	Marble flooring
	Doors	T.W. paneled & flush door
	Windows	Aluminum framed sliding 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.	482-155-064*0
	Meter Card is in the name of	Mrs. Pramilaben P. Jain & Mrs. Mamta Sanjay Jain
6.	How is the maintenance?	Good
7.	Sale Deed executed in the name of	Mrs. Pramilaben Prakashmal Jain & Mrs. Mamta Sanjay Jain
8.	What is the undivided area of land as per Sale Deed?	--
	What is the plinth area?	942.93 sq. ft. Built up area
	What is the floor space index (app.)	As Per Actual
	What is the Carpet Area?	785.77 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
	If rented, what is the monthly rent?	-
IV	MARKETABILITY	
	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. 31,000/- to Rs. 33,000/- per Sq. Ft. On Built up 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	Rs. 31,000/- to Rs. 33,000/- per Sq. Ft. On Built up Area in the locality for similar type of property (varying based on amenities and
----	---	--



	comparing with the specifications and other factors with the property under comparison (give provided).	location)
3.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 2,56,800/- Per Sq. Mt. 87.60 sq. mtrs. X 2,56,800.00 = Rs. 2,24,95,680/-

Ready Reckoner



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

Year: 2021/2022

Language: English

Selected District: मुंबई (मन)

Select Village: गिरगांव डिव्हिजन

Search By: Survey No Location

Enter Survey No: 657

उपविभाग	खुली नवीन	निवासी सदनिका	ऑफिस	टुकडे	औद्योगिक	एकर (Ks.)	Attribute
6 36-42भाग : पश्चिम संकरगेट मार्ग, दक्षिण बें जयकर मार्ग, उत्तर सनदार पटेल मार्ग व पुर्व अर्दरीर दाजी स्टीट व नाथा माधव रोड	98770	198770	256800	326100	198770		चौरस मीटर सि.टी.एस नंबर

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.



SALE INSTANCES

1627318 24/01/2022 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दस्तावेज क्र. दु.नि.मुंबई शहर 1 दस्तावेज क्र. 1627 2021 नोंदणी Regn 63m
गावाचे नाव : गिरगाव		
(1) विक्रीचा प्रकार	करारनामा	
(2) मालकी क्र. (संख्या)	2000000	
(3) बाजारभावाचा भावपत्राचा बाबतिलेखनात्मक अकारणी देणे वी परदेदार से मसुदा करावे	1990944	
(4) भूभाषण पोलिसात व धनसंचयन अस्त्यास	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन , इतर माहिती ऑफिस नं 101, पहिला मजला, कनक हार्डवेअर कनक को-ऑप ही से लि. 6 वी खेडवाडी रोड, मुंबई 400004. (C.T.S Number : 793.)	
(5) क्षेत्रफळ	9.92 चौ मीटर	
(6) अकारणी किंवा चुकी देण्यात असलेले तज्ञ		
(7) दस्तावेजात कसत देणाऱ्या किंवा देणाऱ्या पक्षकाराचे नाव किंवा विक्रीची व्याख्यात्मक वृत्तनाम किंवा अदारा अस्त्यास प्रतियोगिते नाव व पत्ता	1) नाव- अश्विनीकुमार तेजराव पाटील वय-42 पत्ता- लॉट नं. 518 बी, माळा नं. 2 रा मजला, इमारतीचे नाव लय नं 11, ब्लॉक नं. , रोड नं. सी.पी. टाऊ रोड, महाराष्ट्र, MUMBAI पिन कोड- 400004 पिन नं.-A13PP21367	
(8) दस्तावेजात कसत देणाऱ्या पक्षकाराचे व किंवा विक्रीची व्याख्यात्मक वृत्तनाम किंवा अदारा अस्त्यास प्रतियोगिते नाव व पत्ता	2) नाव- अश्विन बर्गोजी चौधरी वय-38, पत्ता- लॉट नं. , माळा नं. , इमारतीचे नाव इरगा राम, ब्लॉक नं. इरगाजी, रोड नं. जगणोर राजस्थान, राजस्थान JALOR, पिन कोड-343041 पिन नं.-AEPNC4169C	
(9) दस्तावेजात कसत देण्याचा दिनांक	15/09/2021	
(10) दस्तावेजाची केल्याचा दिनांक	25/09/2021	
(11) अनुक्रमिक क्र. व पृष्ठ	7627/2021	
(12) बाजारभावाच्या मूल्याक मूल्य	100500	
(13) बाजारभावाच्या नोंदणी मूल्य	20200	
(14) माली		

16236508 25-01-2022 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दस्तावेज क्र. सह दु.नि.मुंबई शहर 4 दस्तावेज क्र. 16236 2021 नोंदणी Regn 63m
गावाचे नाव : गिरगाव		
(1) विक्रीचा प्रकार	अॅग्रीमेंट दू सेल	
(2) मालकी क्र. (संख्या)	13000000	
(3) बाजारभावाचा भावपत्राचा बाबतिलेखनात्मक अकारणी देणे वी परदेदार से मसुदा करावे	10530263.99	
(4) भूभाषण पोलिसात व धनसंचयन अस्त्यास	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन सदनिका नं. ऑफिस नं. 105, माळा नं. 1 रा मजला, इमारतीचे नाव श्रीजी चेबर्स, ब्लॉक नं. टाटा रोड नं. 1 आणि 2, रोड ऑफ जे एस एस रोड, गिरगाव मुंबई-400 004. (C.T.S. Number : 8 1487.)	
(5) क्षेत्रफळ	310 चौ फूट	
(6) अकारणी किंवा चुकी देण्यात असलेले तज्ञ		
(7) दस्तावेजात कसत देणाऱ्या किंवा देणाऱ्या पक्षकाराचे नाव किंवा विक्रीची व्याख्यात्मक वृत्तनाम किंवा अदारा अस्त्यास प्रतियोगिते नाव व पत्ता	1) नाव- शेता सत्यम ऑफ वय-39 पत्ता- लॉट नं. 28, माळा नं. , इमारतीचे नाव निर्मल निवास नं. 1, ब्लॉक नं. , रोड नं. 79 31, अजिंक्य जलो मार्ग, गोकुलिका टँक, महाराष्ट्र, मुंबई पिन कोड- 400034 पिन नं.-ABCPS6120Q	
(8) दस्तावेजात कसत देणाऱ्या पक्षकाराचे व किंवा विक्रीची व्याख्यात्मक वृत्तनाम किंवा अदारा अस्त्यास प्रतियोगिते नाव व पत्ता	2) नाव- सुरेश इंदरलोकन अंबेजी वी ब्रॉडवॉय लिमिटेड हाव्या सडे सवालाक बुर्जिन - अजुना वय-31 पत्ता- लॉट नं. 9 11, माळा नं. शेता मजला, इमारतीचे नाव अजोयल वेलिंग्टन ब्लॉक नं. सी पी टँक, रोड नं. सी पी रोड, महाराष्ट्र, MUMBAI पिन कोड- 400034 पिन नं.-AAMCA847EM	
(9) दस्तावेजात कसत देण्याचा दिनांक	26/11/2021	
(10) दस्तावेजाची केल्याचा दिनांक	26/11/2021	
(11) अनुक्रमिक क्र. व पृष्ठ	16236/2021	
(12) बाजारभावाच्या मूल्याक मूल्य	650000	
(13) बाजारभावाच्या नोंदणी मूल्य	30000	
(14) माली		



सूची क्र.2		दुग्धम निबंधक सह दु.नि.मुंबई शहर 4
4013508	25-01-2022	दस्ता क्रमांक 4013 2021
Note -Generated Through eSearch Module For original report please contact concern SRO office		नोंदणी Regn.63m
गावाचे नाव : गिरगाव		
1) विनिष्काच प्रकार	सेत डीड	
2) मोंडरता	4210000	
3) बाजारभावा भाडेपट्टीपाचा बाबतिलवट्टाकार आकारणी देतो की वट्टेदार ते नमूद करावे	4173002.68	
4) भूमापन घंटहिस्ता व परकामका अस्त्यस)	1) पालिकेचे नाव मुंबई मनपाइतर वर्जन सदनिका नः ऑफिस नं 105, माळा नं 1 ला मजला, इमारतीचे नाव पंचरत को औप हो सोसा टी, ब्लॉक नं ओपेन हाउस मुंबई 400004, रोड - 16 मामा परमानंद मार्ग, इतर माहिती :- ((Survey Number :- C.T.S Number : 1 1487,3 1487,6 1487,7 1487 . .))	
5) भुजराज	18.62 चौ.मीटर	
6) आकारणी किंवा कुडी देण्यात असेल तेजा		
7) दस्तऐवज कल्प देणः.या लिहून देणः.या पत्रकाराचे नाव किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदेश अस्त्यस प्रसिध्दिते नाव व पला	1) नाव -महालक्ष्मी जेन्स प्रा ली चे संवालय नौतमकुमार नौतमाल जैन कुन्ट डप -56 पला -ब्लॉक नं अफिस नं 316, माळा नं - , इमारतीचे नाव पंचरत, ब्लॉक नं ओपेन हाउस, रोड नं मामा परमानंद मार्ग, महाराष्ट्र, मुंबई पिन कोड -400004 पैन नं -A.ABCM3175H	
8) दस्तऐवज कल्प देणः.या पत्रकाराचे व किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदेश अस्त्यस प्रसिध्दिते नाव व पला	1) नाव -किंदू राबेरा जैन वयः 47, पला -ब्लॉक नं 171, माळा नं - , इमारतीचे नाव सितर अर्ब, ब्लॉक नं मुंबई, रोड नं नेपन सी रोड, महाराष्ट्र, मुंबई पिन कोड -400006 पैन नं -ADBP4951C	
9) दस्तऐवज कल्प दित्याच दिनांक	31.12.2020	
10) दस्ता नोंदणी केल्याच दिनांक	09.03.2021	
11) अनुक्रमक खंड व रूढ	4013 2021	
12) बाजारभावाप्रमो मुद्रक शुल्क	85000	
13) बाजारभावाप्रमो नोंदणी शुल्क	30000	
14) बारा		

सूची क्र.2		दुग्धम निबंधक सह दु.नि.मुंबई शहर 4
8587508	24/01/2022	दस्ता क्रमांक 8587 2021
Note -Generated Through eSearch Module For original report please contact concern SRO office		नोंदणी Regn.63m
गावाचे नाव : गिरगाव		
1) विनिष्काच प्रकार	करारनामा	
2) मोंडरता	8150000	
3) बाजारभावा भाडेपट्टीपाचा बाबतिलवट्टाकार आकारणी देतो की वट्टेदार ते नमूद करावे	8461560	
4) भूमापन घंटहिस्ता व परकामका अस्त्यस)	1) पालिकेचे नाव मुंबई मनपाइतर वर्जन, इतर माहिती ऑफिस नं 101, 1 ला मजला बी विंग, पंजाब हाईटस, डॉ देशमुख रोड, गिरगाव मुंबई -400004, सोबत 2 कार पार्किंग स्पेस नं प्लॉ 1 आणि प्लॉ 2, इतर माहिती दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 639 part, 642 and 643 . .))	
5) भुजराज	25.98 चौ.मीटर	
6) आकारणी किंवा कुडी देण्यात असेल तेजा		
7) दस्तऐवज कल्प देणः.या लिहून देणः.या पत्रकाराचे नाव किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदेश अस्त्यस प्रसिध्दिते नाव व पला	1) नाव - . . सेसर्स ग्रुप कायदावियलय प्रा लि लॉके संवालय अभिषेक टो टोचो डप -39 पला -ब्लॉक नं 201, माळा नं 2 इमारतीचे नाव कोल्हो मॅगन, ब्लॉक नं 56, माळा रोड मुंबई, रोड नं - , महाराष्ट्र, मुंबई पिन कोड -400002 पैन नं -A.ACCA3554Q	
8) दस्तऐवज कल्प देणः.या पत्रकाराचे व किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदेश अस्त्यस प्रसिध्दिते नाव व पला	1) नाव - . . किशोर नर्सिंगमन मुलत डप -34, पला -ब्लॉक नं 705, माळा नं 1 इमारतीचे नाव 15 ए अरिचोद किलोरी, ब्लॉक नं 10 क खंवाली मुंबई, रोड नं - , महाराष्ट्र, मुंबई पिन कोड -400004 पैन नं -AMBPM111H	
9) दस्तऐवज कल्प दित्याच दिनांक	30.03.2021	
10) दस्ता नोंदणी केल्याच दिनांक	25.06.2021	
11) अनुक्रमक खंड व रूढ	8587 2021	
12) बाजारभावाप्रमो मुद्रक शुल्क	255000	
13) बाजारभावाप्रमो नोंदणी शुल्क	30000	
14) बारा		



99acres Commercial Buy Enter Locality / Project / Society / Landmark Near Me

Posted on Oct. 26, 2021 Ready to move

Marketed High Street


₹53 Lac @ 53,000 per sq.ft. Commercial Shops for Sale

Estimated EMI ₹42,331

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

Overview Owner Details

Property (4)



₹ 53 Lac • Govt Charges & Tax @ 53,000 per sq.ft. View Price Details

Built up Area 100 sq.ft. (9.29 sq.m.)

Property Age 10+ Year Old

[Contact Owner](#)

[Share](#)

Statement showing the Average Rate of Sale Instances

Sr. No.	Source & Date	ASR No. & Name	CTS No.	Type Of Property	Built up Area In Sq. ft.	Sale Value In Rs.	Rate Per Sq. ft.
1.	Index-II 7627/2021 15/09/2021	Mumbai-1	793	Office	106.78	20,00,000.00	18730.30
2.	Index-II 16236/2021 26/11/21	Mumbai-4	8/1487	Office	310.00	1,30,00,000.00	41935.48
3.	Index-II 4013/2021 31/12/2020	Mumbai-4	1/1487, 3/1487, 6/1468, 7/1487	Office	200.43	42,10,000.00	21005.29
4.	Index-II 8587/2021 30/03/2021	Mumbai-4	639pt 642 & 643	Office	279.65	81,50,000.00	29143.71
5.	99 Acres 26/10/21	Near Bldg.	Girgaon	Office	100.00	53,00,000.00	53000.00

Total of Rate Per Sq. ft.	Rs. 1,63,814.78
Average Rate Per Sq. ft.	Rs. 32,762.95
Rate Considered for Valuation per Sq. ft.	Rs. 32,700.00



4.	Break - up for the rate	32700/- per sq. Ft.
	i. Building + Services	2500/-
	ii. Land + Others	30200/-
VI.	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	
	Replacement cost with Services {V(3)i}	Rs. 2,500/-
b.	Age of the building	10 Years old
c.	Life of the building estimated	50 year (If repaired and maintained properly & Regularly)
d.	Depreciated Ratio of the building	10 X 10/6 = 16.67% —
e.	Depreciation percentage assuming the salvage value as 10%	Rs. 2,500/- - 16.67% = Rs. 2083.25 Say Rs. 2000.00
f.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 2000/-
	Rate for Land & other V (3)ii	Rs. 30200/-
	Total Composite Rate	Rs. 32200/-

DETAILS OF VALUATION

S. No.	Description	Built up 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)	942.93	32200/-	3,03,62,346.00
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			
	Total			3,03,62,346.00
			Say	3,03,62,000.00
(Rupees Three Crores Three Lacs Sixty Two Thousand Only)				



➤	REALIZABLE VALUE	:	Rs. 2,73,25,800/-
➤	DISTRESS VALUE	:	Rs. 2,42,89,600/-
➤	INSURABLE VALUE	:	Rs. 18,85,860/-
➤	RENTAL VALUE	:	Rs. 50000/- to Rs. 55000/- Per Month
➤	GUIDELINE VALUE	:	Rs. 2,24,95,680/- 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. 2,73,26,000/- (Rupees Two Crores Seventy Three Lacs Twenty Six Thousand Only.)**

Place: Mumbai

Date: 27/01/2022



Vivek Jagtap

Digitally signed
by Vivek Jagtap
Date:
2022.01.29
11:46:55 +05'30'

V.M. JAGTAP

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

The undersigned has inspected the property detailed in the Valuation Report dated 27/01/2022 on We are satisfied that the fair and reasonable market value of the property is **Rs. 3,03,62,000/- (Rupees Three Crores Three Lacs Sixty Two Thousand Only).**

Date: 09.03.2022

Signature

(Name of the Branch Manager with office Seal)

Encl:

- Declaration-cum-undertaking from the valuer (Annexure-I)
- Model code of conduct for valuer (Annexure-II)
- Photograph of the property
- Location Map
- Screenshots of Documents Provided

Photographs

