



THE COSMOS CO-OPERATIVE BANK LTD., PUNE  
FRANKING DEPOSIT SLIP

Customer Copy

197896

V.P.

Date:

17/10/05

Branch	
Account No.	
Account Name	
Accounting Value	Rs. 60,000/-
Service Charges	Rs.
Total	Rs. 60,000/-

Name & Address of stamp paying party

Mrs. Jagdish, Mevada

Prop. of H.S. Khan

No. (Mobile No.) B.A.R.K.

Purpose of Transaction (E).

Cash for Franking Documents

Rs. 60,000/-

FOR BANK USE ONLY

CHEQUE RECEIVED

Franking Sr. No. 259529/118161

For The Cosmos Co-op. Bank Ltd. Pune

Authorized Signatory

**AGREEMENT FOR SALE**

THIS AGREEMENT is made and entered into at Mumbai, on this 17th day of Oct., 2005, BETWEEN MRS. SAVITABEN KANTILAL MEVADA, Hindu adult, Indian Inhabitant of Mumbai, having address at Unit No.256, on 2nd Floor, Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, hereinafter referred to as the "TRANSFEROR" (which expression shall mean and include her heirs, executors, administrators and assigns) of the FIRST PART.

The Cosmos Co-operative Bank Ltd. Vile Parle Branch, Mumbai  
T-5/STP(V)/C.R.1004/06/200  
4-1762-64/04

118161  
R.0060000/-PB5114  
Stamp Duty MAHARASHTRA  
15:20  
17 OCT 2005

907-2  
2038  
2004

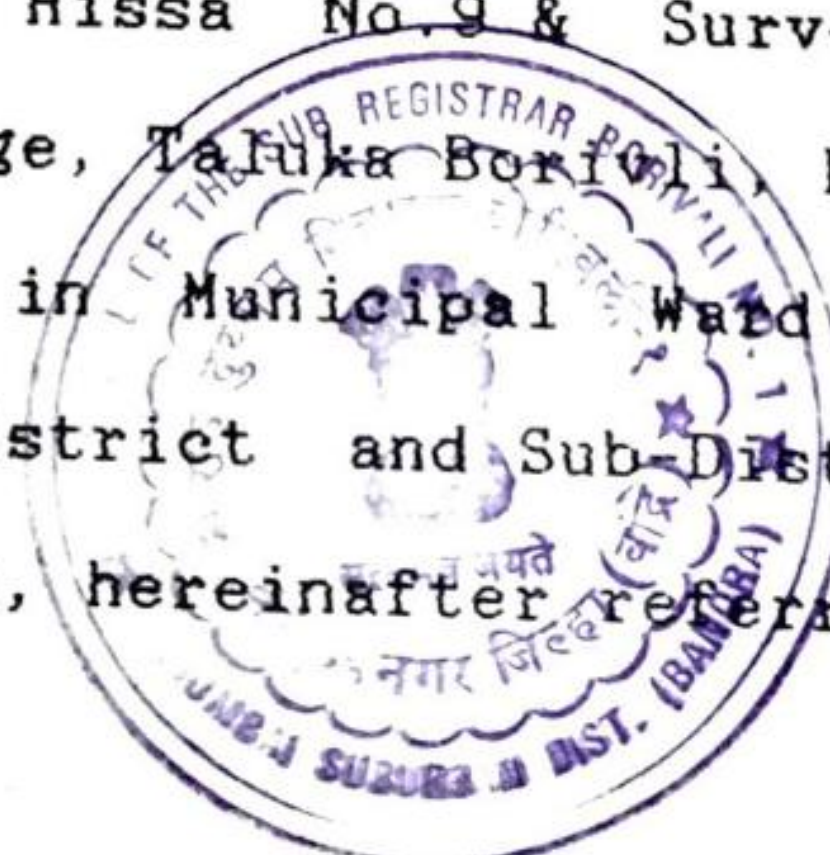
Authorized Signatory

*[Handwritten signature]*  
2004

A N D

SHRI AMAR JAGDISH MAPARA, PROP. OF M/S. XTRON TRADERS, having address at Flat No.408, on 4th Floor, "B" Wing, New Delite Apartment Co-operative Hsg. Soc. Ltd., (Previously known as Borivli Shopping Centre), Plot No.11, Chandavarkar Road, Borivli (West), Mumbai-400 092, hereinafter referred to as the "TRANSFEREE" (which expression shall mean and include his heirs, executors, administrators and assigns ) of the SECOND PART.

WHEREAS, the Transferor is seized/possessed and/or well sufficiently entitled to Unit No.256, adms. 710 Sq. Ft. Built up, on 2nd Floor, Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, having Society Registration No. BOM/GEN/1048 of 1978, in the C.T.S. No. 219 (P), 222 (P), 213 (P), Corresponding to Old Survey No.100, Hissa No.1 (Part), Survey No.82, Hissa No.9 & Survey No.99 (Part) of Goregaon Village, Taluka Borivli, M.S.D and Marked as Plot "B-4", in Municipal Ward P/South, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, hereinafter referred to as the "SAID UNIT".

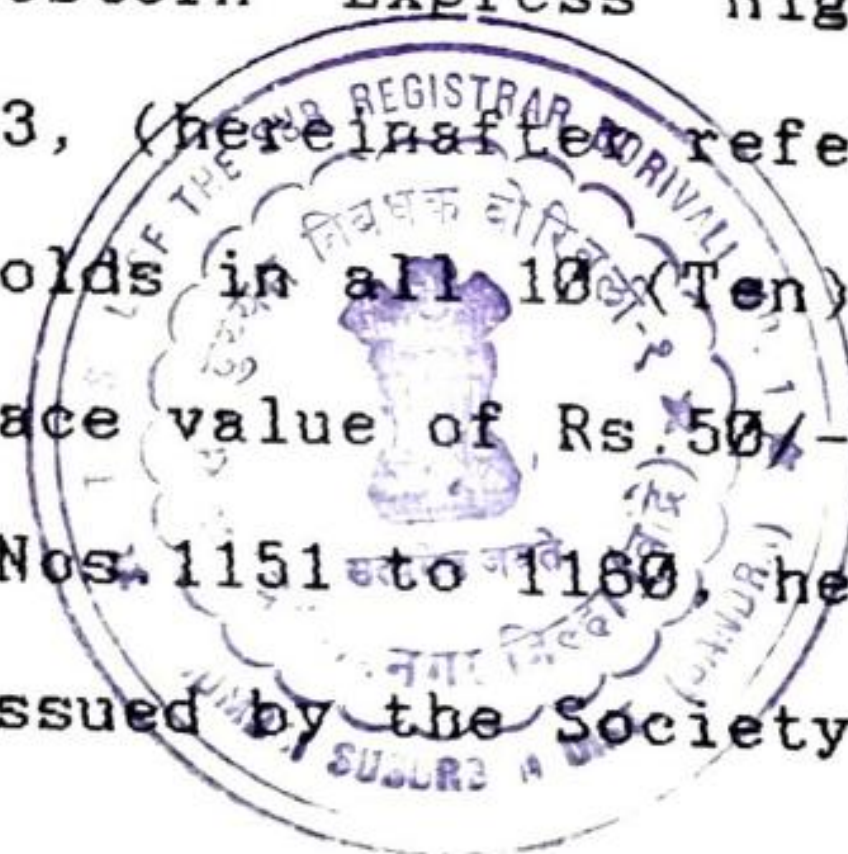


सर्वनाम जोग

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AND WHEREAS, the Transferor had acquired the aforesaid Unit vide an Agreement dt.27/7/2004, from MRS. INDIRA T. CHANDNANI and MRS. INDIRA T. CHANDNANI, had purchased the abovesaid Unit vide an Agreement dt. 12/4/1994, from M/S. CHOUDHARY PLASTO CRAFT and M/S. CHOUDHARY PLASTO CRAFT, had purchased the abovesaid Unit vide an Agreement dt.28/12/1988, from M/S. GODHARAJ EXPORT CORPORATION, PROP. SMT. REKHA MURLIDHAR RELVANI and M/S. GODHARAJ EXPORT CORPORATION, PROP. SMT. REKHA MURLIDHAR RELVANI, had purchased the abovesaid Unit, vide an Agreement dt.20/2/1976, from SHRI GOBIND K. DARYANANI, PROP. OF M/S. INDO SAICON AGENCY.

AND WHEREAS the Transferor is the registered member and Share Holder of the of Guru Gobind Singh Industrial Premises Co-operative Society Ltd., a Co-operative Society registered under The Maharashtra Co-operative Societies Act,1961, under Registration No.BOM/GEN/1048 of 1978, having its registered Office at Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, (hereinafter referred to as the "SAID SOCIETY) and holds in all 10 (Ten) Shares in the Said Society of the face value of Rs.50/- (Fifty) each, bearing Distinctive Nos. 1151 to 1160, held under Share Certificate No.168, issued by the Society.



राजगणेश

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AND WHEREAS the Transferor has informed the said society the intention of transfer of the shares and interest in the Unit of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Unit to the Transferee.

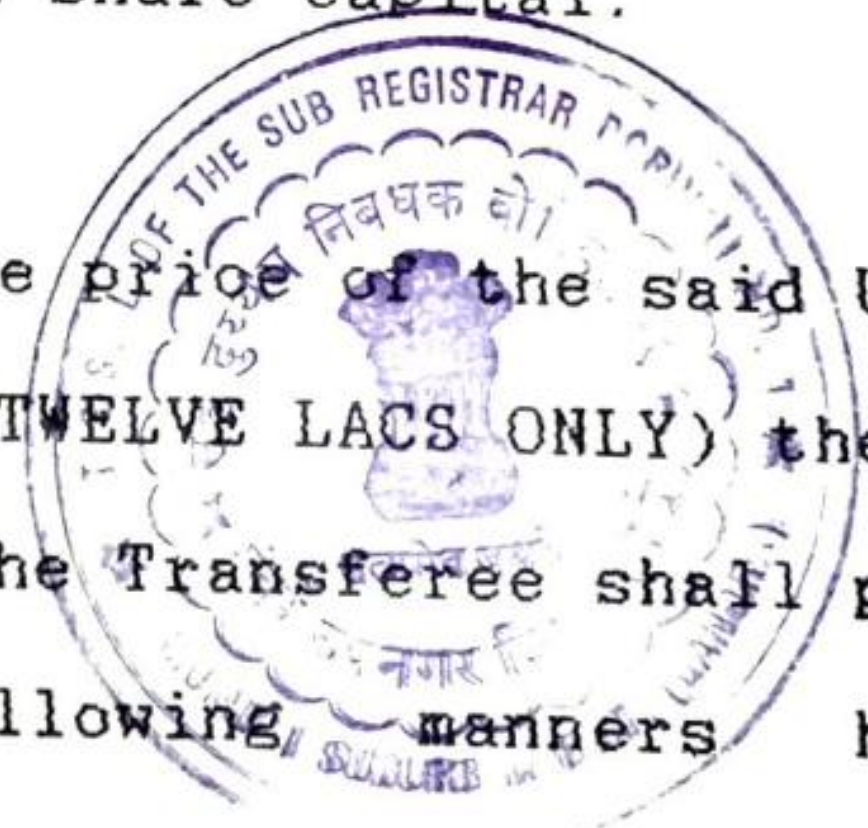
AND WHEREAS the Transferee is desirous of acquiring the Unit No.256, on 2nd Floor, Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, from the Transferor herein and the Transferor has agreed to sell and transfer all right, title and interest in respect of said Unit to the Transferee on the terms and conditions hereinafter appearing.


**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.**

=====

1. The Transferor shall sell and the Transferee shall acquire the said Unit No.256, on 2nd Floor, Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, alongwith share capital.

2. That the purchase price of the said Unit shall be Rs.12,00,000/- (RUPEES TWELVE LACS ONLY) the aforesaid consideration /amount, the Transferee shall pay to the Transferor in the following manners hereinafter mentioned.



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i) Rs. 2,00,000 /- (Rupees Two Lacs Only)  
by Cheque No. 985239, dt. 11/10/2005  
drawn on Janaseva Sahakari Bank  
(Borivli) Ltd., Borivli (West) Branch.

ii) Rs. 10,00,000 /- (Rupees Ten Lacs Only)  
on sanctioning loan from Bank on /or  
before 31/10/2005.

=====  
Rs. 12,00,000 /- Total  
=====

3. On receipt of full consideration as aforesaid the Transferor hereby agree to hand over the vacant and peaceful possession of the said Unit with absolute right, title and interest and use thereof to the Transferee.

4. The Transferor has obtained at her cost no-objection certificate from the society to transfer all her rights, title and interest, benefits whatsoever enjoyed by the Transferor, including deposits if any in favour of the Transferee. The Transferor undertake to assist and co-operate to execute, procure, produce and or cause to be executed, procured or produced any documents and or writings, (whatsoever) for further assuring in law and for better and more perfectly transferring all right, title and interest and benefits of the Transferor in respect of said Unit unto the Transferee for exclusive use of the Transferee thereof.

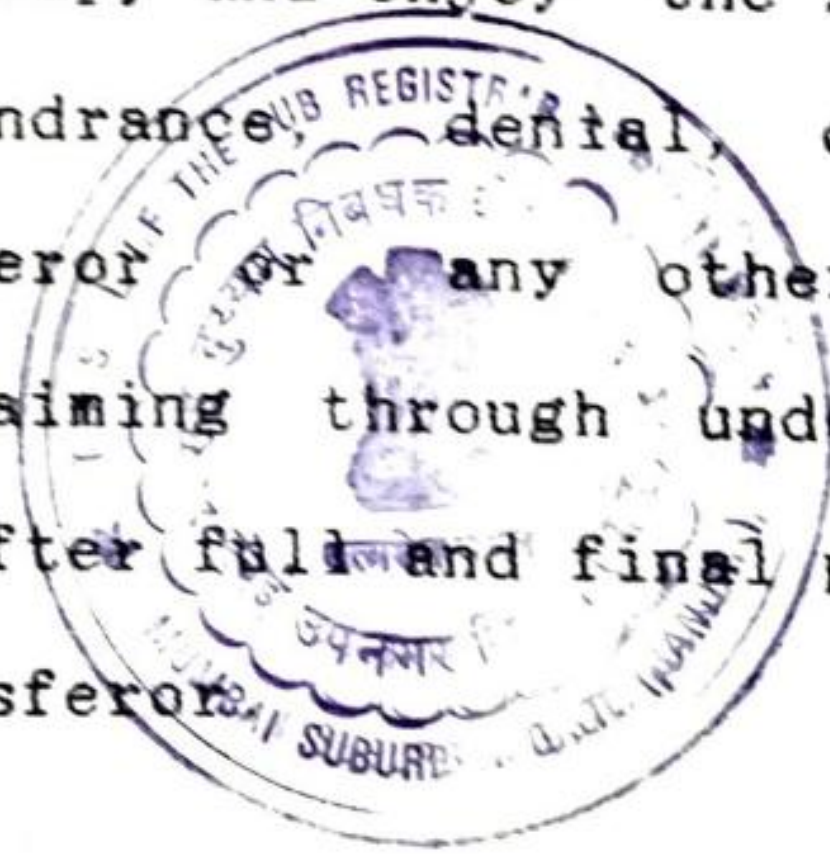
 शशिमाजी


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5. The Transferor doth hereby covenant with the Transferee that the said Unit, agreed to be sold is free from all encumbrances of any nature whatsoever and that the Transferor has full and absolute authority to transfer and deliver possession of the said Unit to the Transferee and no other person/ party have any right title and interest in property, claiming or demand into over or upon the same or any part thereof either by way of sale, Exchange, Mortgage, Gift, Trust and inheritance and tenancy or lien or otherwise howsoever over the said Unit.

6. The Transferor hereby declare that there is no dues/outgoings pending against the said Unit and after the possession liabilities of all taxes and other charges pertaining to the said Unit shall be borne by the Transferor only.

7. The Transferor hereby further covenant with the Transferee that the Tranferee shall quietly and peacefully possess and occupy and enjoy the said Unit premises without any hindrance, denial, demand or eviction by the Transferor or any other person lawfully or equitable claiming through under or in trust for the Transferor after full and final payment by the Transferee to the Transferor.



 सविताजी

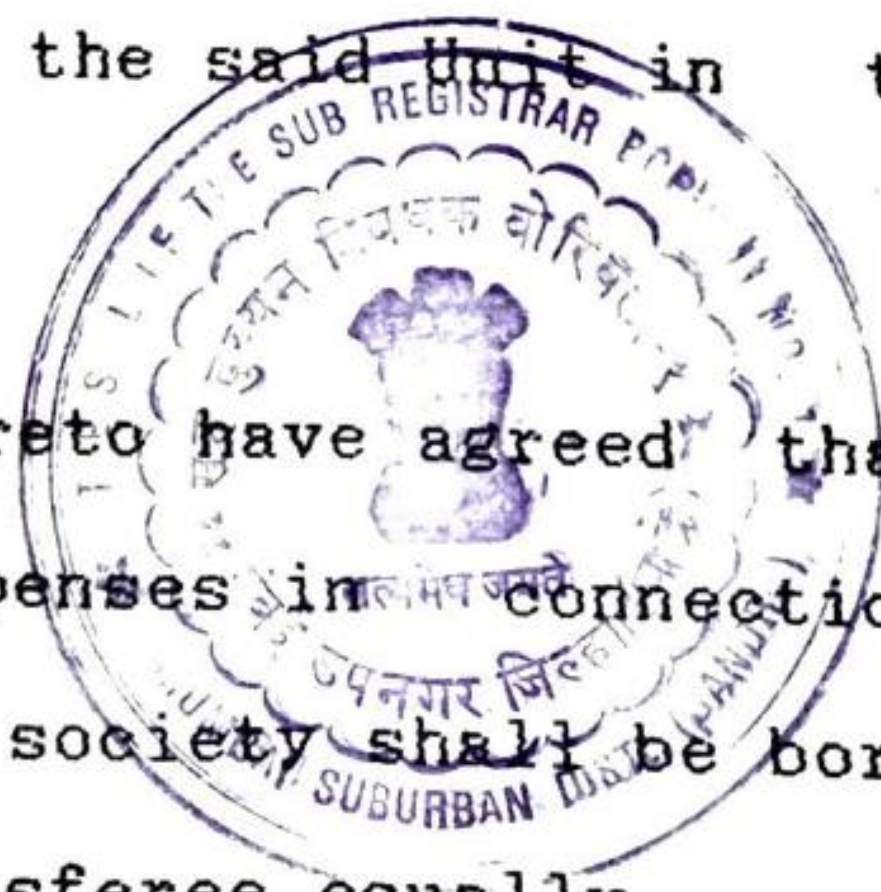
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8. The Transferor hereby further declare that the said Unit is free from all encumbrances beyond reasonable doubts and hereby undertake to indemnify and keep indemnified the Transferee against all demands, claims, proceeding, costs and expenses arising from any third person and/or person relating to the said Unit, related to the period prior to handing over the possession of the said Unit to the Transferee.

9. The Transferee shall become the member of the said society and shall abide by all and singular bye-law rules and regulations made and adopted from time to time by the said registered society and shall regularly pay the monthly maintenance charges, of the said Unit to the said society without any demur or delay.

10. On receipt of full consideration by Transferor, the Transferor shall hand over and/or deliver the relevant original documents, Agreement, papers relating to the said Unit and shall co-operate with the Transferee to sign the necessary documents papers and/or writing as may be required by the said society for effectual transfer of the said Unit in the name of Transferee.

11. The parties hereto have agreed that all the costs, charges and expenses in connection with the transfer payable to the society shall be borne and paid by the Transferor & Transferee equally.



*[Handwritten Signature]* सविता जोष


पृष्ठ-१
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12. The stamp duty and registration charges in respect of the Unit, pertaining present Agreement if any levied by the said competent Authority the same shall be borne and paid by the Transferee and if any previous stamp duty and/or any other charges, fees in respect of said Unit, on previous Agreements if any levied by the Competent Authority same be borne and paid by the Transferor only.

13. This Agreement shall always be subject to the Provisions of the Maharashtra Apartment Ownership Act( Mah.Act.No.XV/1971) and the Rules made thereunder/ said Act and the Rules made thereunder.

**SCHEDULE**  
=====

ALL THAT PIECE AND PARCEL OF Unit No.256, adms. 710 Sq. Ft. Built up, on 2nd Floor, Guru Gobind Singh Industrial Premises Co-operative Society Ltd., Off Western Express Highway, Goregaon (East), Mumbai-400 063, having Society Registration No. BOM/GEN/1048 of 1978, in the C.T.S. No. 219 (P), 222 (P), 213 (P), Corresponding to Old Survey No.100, Hissa No.1 (Part), Survey No.82, Hissa No.9 & Survey No.99 (Part) of Goregaon Village, Taluka Borivli, M.S.D

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बहर-२  
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२००५



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and year hereinabove written.

SIGNED & DELIVERED by the )  
withinnamed " TRANSFEROR " )  
MRS. SAVITABEN KANTILAL MEVADA )  
in the presence of..... )  
..... )

श्रीवती कान्ति-स-मेवदा

SIGNED & DELIVERED by the )  
withinnamed "TRANSFEEE"  
SHRI AMAR JAGDISH MAPARA )  
PROP. OF M/S. XTRON TRADERS )  
in the presence of..... )  
..... )

*(Handwritten signature)*



**R E C E I P T**  
=====



RECEIVED a sum of Rs. 200,000 /- (RUPEES TWO  
Lacs ONLY) from within named Transferee, as  
and by way of Part payment/consideration in respect of  
said Unit, as per Clause No.2 (i) of this Agreement.

I SAY RECEIVED Rs. 200,000 /-

२०००००/-

TRANSFEROR

WITNESSES

1. 
2. 



# GURU GOBIND SINGH INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED

(Reg. No. BOM/GEN/1048 of 22-3-1978)

GURU GOBIND SINGH INDUSTRIAL ESTATE, OFF WESTERN EXPRESS HIGHWAY, GOREGAON- EAST, MUMBAI-400063.

PHONE : 8728310 26854310

Ref. No. GGSICS/639/2005

Date 13-10-2005.

To,  
Mr. Amar J Mapara,  
Proprietor of M/s. Xtron Traders,  
B/408 Borivali shopping Centre,  
Chandavarkar Lane,  
Borivali(W), Mumbai.92.

Dear Sir,

This has reference to your letter dated 13th October 2005 regarding some queries for the purpose of stamp duty/Registration of Unit No.256. We are submitting the following details:-

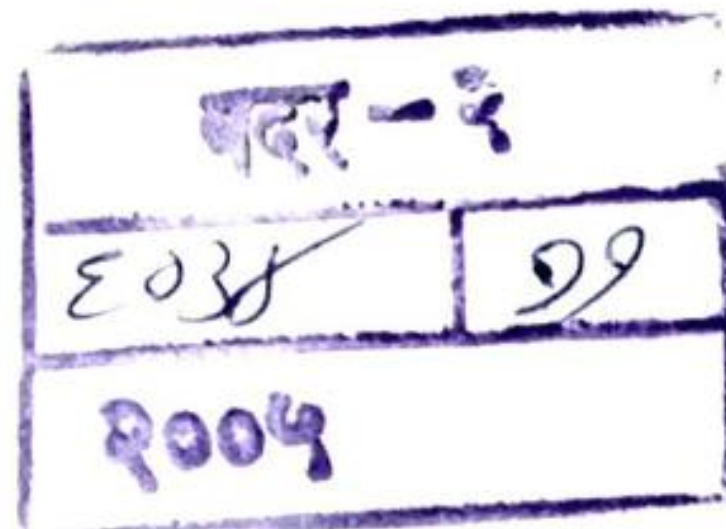
- |                          |   |
|--------------------------|---|
| 1. Village               | : Goregaon  |
| 2. Municipal ward        | : P/South ward.   |
| 3. Survey No             | : Old survey No.100, Hissa No.I(P)<br>Survey No 82, Hissa No.9(P)<br>Survey No.99(P). |
| 4. C T S No              | : 213- A/1 of village Goregaon.   |
| 5. Built up area of unit | : 710 sq.ft   |
| 6. Number of floor       | : 3 floor, Unit No 256 situated on<br>Second floor.                                   |
| 7. Year of construction  | : 1975-1976.  |

Thanking you,

Yours faithfully,

For Guru Gobind Singh Industrial  
Premises, Co-operative Society Ltd,

Non- S E C R E T A R Y.



MUNICIPAL CORPORATION OF GREATER DOMBAY

No. CE/024/BSZ II/AP

Date: 7th April 1978

To:

Shri R. G. Chawla & Co., Architect.

Sub: Permission to occupy the Industrial Estate on  
Plot bearing S. No. 100, etc. Goregaon (East).

Sir,

Ref: Your letter No. RRC/59/735-73/1176 of 27-12-77

By direction I have to inform you that the permission to occupy the completed portion of Ground and 3 floors shown by you in the red colour in the plans submitted by you on 20-1-76 is hereby renewed upto 31-3-79. Please note that this permission is without prejudice to action u/s. 353A/471 of B.M.C. Act and subject to the conditions that the requirements of this office letter under even No. of 14-1-1978 should be complied with.



Yours faithfully,

Sd/-

Asstt. Engineer Bldg. Proposals  
ZII-P.

Copy to:

- 1) Owner Shri B. A. Nathani.
- 2) E.E.V. (3) A.E.W.W.P. (4) A.A. & C.P.,
- 5) A.H.S.R.III., (6) W.O.P.

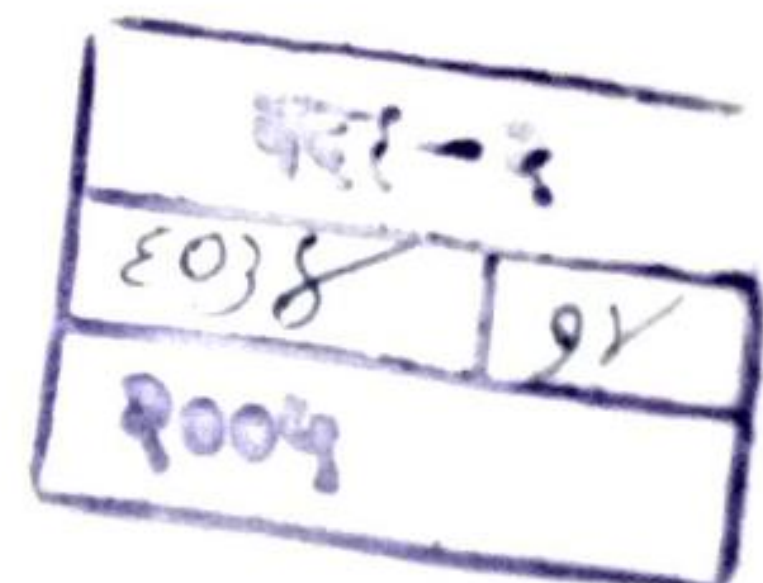
/TRUE COPY/

*[Handwritten Signature]*  
FOR R. G. CHAWLA & CO.,  
Architects.

Sd/-

A.E.B.P. ZII-P

17/4/78



Municipal Corporation of Greater Bombay.

No. CE/824/BSII/AP.

5th April, 1976

To  
Shri R.G.Chawla, Architect.

Sub: Permission to occupy the completed portion  
of the industry bldg. at S.No.100, H.No.1  
bearing S.No.94(pt) 83 etc. Goregaon West.

Sir,

Ref: Your letter No.RRC/50/735-72/278 of 10-3-76.

By direction I have to inform you that the permission to occupy the completed portion of ground + 3 upper floors shown by you in the red colour in the plan submitted by you on 20-1-76 is hereby granted upto 31-3-1977. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to following conditions :-

1. That the certificate u/s. 270A of B.M.C. Act shall be obtained from A.E.W.W.P. and certified copy of the same submitted to this office.
2. That all terms and conditions of the approved layout/-subdivision/amalgamation shall be complied with.
3. That the 25% area shown in red should be kept reserved for shifting industries from non-confirming zone on 3rd floor.



Yours faithfully

Sd/-

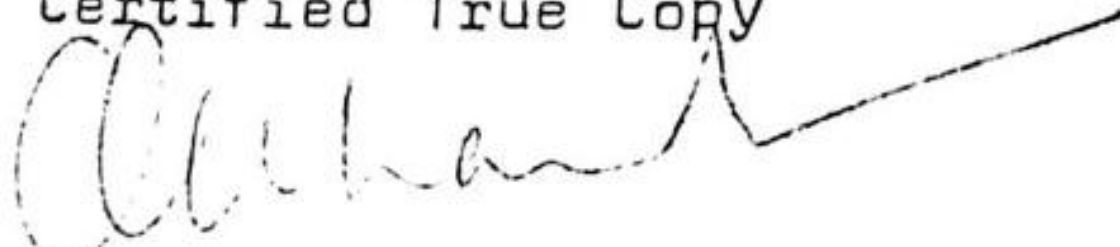
Asstt. Engineer Bldg. Proposals ZII-P.

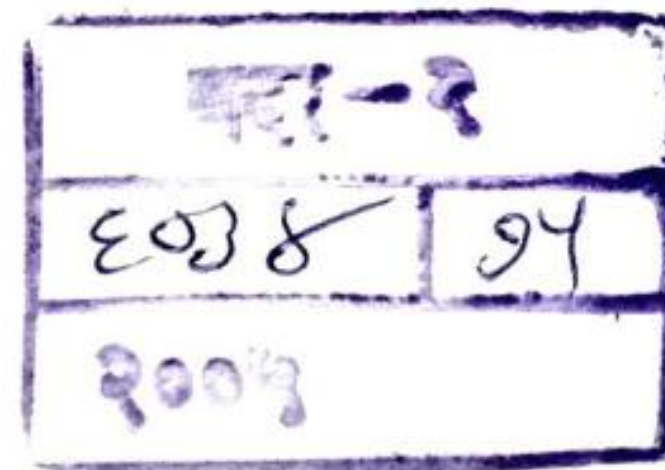
- Copy to: 1. Owner Smt. B. A. Nathani  
2. E. E. V.  
3. A. E. W. W. P.  
4. A. A. & C. P.  
5. A. H. S. R. III.  
6. W. O. P. for information

Sd/- 5.4.76

A.E.B.P.ZII P.

Certified True Copy

  
( R. G. CHAWLA ).



Unit No: 256

Share Certificate No.

168

No. of Shares

~~5~~ (Five) / 10 (Ten)

Share Ledger Folio No.

**GURU GOBIND SINGH INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.**  
**BOMBAY.**

(Registered under Section 9 (I) of the Maharashtra Co-operative Societies Act, 1960)

Reg. No. BOM/GEN/1048 of 1978

**AUTHORISED SHARE CAPITAL Rs. 7,00,000**

Divided into 14,000 Equity Shares of Rs. 50/- Each

This is to Certify that ~~Shri/Shrimati/Kumari~~ Messrs. \_\_\_\_\_

*Godhraj Export Corporation*

of Bombay is/are the Registered holder(s) of ~~5~~ (Five) / 10 (Ten)

fully paid up shares of Rs. 50 (Rupees Fifty Only) each Numbered

from 1151 to 1160 inclusive in **Guru Gobind Singh**

**Industrial Premises Co-op. Society Ltd.** Bombay Subject to the

rules, regulations and bye-laws of the said Society and that a sum of Rupees

500=00 only each has been paid up in respect of the said share.

**Rs. 500=00.**

Given under the Common seal of the said Society at Bombay.

on this 30<sup>th</sup> day of March 1979



*[Signature]*  
Hon. Secretary

*[Signature]*  
Clerk

Scanned by TapScanner

15-2-89

Vide M.C.  
Resolution  
NO. 2 dated  
15-2-89

M/s. choudhary plasto  
CRAFTS

*[Handwritten signature]*  
*[Handwritten signature]*

22-6-94

Vide M.C.  
Resoln. NO  
III dated  
22-6-94

Mrs. Indira T.  
chandraseeni

Secretary  
Chairman  
19/1/96  
For Guru Gobind

3-8-04

Vide M.C.  
Resolutions  
NO 3 dated  
3-8-2004

SMT. SAVITA BEN  
K. MEVADA

Secretary  
Chairman

2-5-07

Vide M.C.  
Resoln NO  
II dated  
2-5-07

M/s. XTRON TRADERS

Secretary  
Chairman

# GURU GOBIND SINGH INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED

(Reg. No. BOM/GEN/1048 of 22-3-1978)

GURU GOBIND SINGH INDUSTRIAL ESTATE, OFF WESTERN EXPRESS HIGHWAY, GOREGAON-EAST, MUMBAI-400063.

PHONE : 26854310

Our Ref. No. GGSICS/647/2005

Date 17-11-2005.

## TO WHOM SOEVER IT MAY CONCERN

This is to certify that M/s. Indo Saigon Agency is the Builder of Guru Gobind Singh Industrial Estate, Off Western Express Highway, Goregaon(E), Mumbai.63. We understand from our records that, the Builder have sold the occupancy right of Unit No.256 to M/s. Godraj Export Corporation in the past.

For Guru Gobind Singh Industrial  
Premises, co-operative society  
Ltd,

  
HON. SECRETARY.



# GURU GOBIND SINGH INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED

(Reg. No. BOM/GEN/1048 of 22-3-1978)

GURU GOBIND SINGH INDUSTRIAL ESTATE, OFF WESTERN EXPRESS HIGHWAY, GOREGAON- EAST, MUMBAI-400063.

PHONE : ~~872 83 10~~ 26 95 43 10

Our Ref. No. GGSICS/310/2004.

Date 27-6-2004.

To,  
Smt. Savitaben Kantilal Mervada,  
F- 221 Raj Arcade,  
Mahavir Nagar,  
Kandivli(West),  
Mumbai. 400 067

Sub:- N.O.C for purchase of Occupancy right  
& Ten shares of Unit No.256

Dear Madam,

This is in reference to your request letter for purchase of Occupancy right and Ten shares of Unit No.256 from Smt. Indra T Chandnani, 256 Guru Gobind Singh Industrial Estate, Goregaon(E), Mumbai.400 063.

The Managing committee has no objection in your above said purchase of Gala.No.256 for the purpose you have mentioned in your request. This was decided in the Managing committee Meeting held on 26-6-2004. The Transfer of shares will be effected only after registration of documents as per Maharashtra Government's rules and regulations.

Thanking you,

Yours faithfully,  
For Guru Gobind Singh Industrial  
Premises, co-operative society Ltd,

  
Non-SECRETARY.

# VALUATION REPORT



## **M/S. XTRON TRADERS**

Unit No. 256 on 2<sup>nd</sup> Floor, "C" Wing at Guru Gobind Singh Industrial Premises Co-Op. Soc. Ltd.,  
Off. Western Express Highway, Goregaon (East),  
Mumbai – 400 063.

## **M. B. SABNIS & CO.**

**Architects, Govt. Regd. Valuers & Interior Designers**

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**207, 2<sup>nd</sup> Floor, Jagruti Industrial Premises Co-Op. Soc. Ltd.  
367, Pandit Satavalekar Marg, Mogul Lane, Mahim (W),  
Mumbai – 400 016.**

Tel : 24327306 Fax : 91- 22 – 24327366  
Email: [mbsabnisandcompany@gmail.com](mailto:mbsabnisandcompany@gmail.com)

# M. B. SABNIS & CO.

ARCHITECTS, GOVT. REGD. VALUERS & INTERIOR DESIGNERS  
Regd. Architects & Govt. Regd. Valuers for Immovable Properties, Plant & Machinery

PADMA D. MULAY  
G. D. ARCH. F. I. V. A. I. I. A.

DILIP V. MULAY  
D. C. E. VALUER

## FORM O-1

### PART - 1 QUESTIONNAIRE

Ref. No. 12676-B/Janseva Bank.

Date : 15<sup>th</sup> December, 2018.

Ref.: Valuation of Unit No. 256 on 2<sup>nd</sup> Floor, "C" Wing,  
At Guru Gobind Singh Industrial Premises Co-Op.  
Soc. Ltd., Off. Western Express Highway, Goregaon  
(East), Mumbai - 400063, belonging to M/s. Xtron  
Traders.

Name of the Registered Valuer

Registration No.

MRS. PADMA D. MULAY

CAT. I/128 OF 1988  
CAT. ED/I-736 OF 1975

#### GENERAL :

1. Purpose for which Valuation is made : Fair Market Value for availing bank facility.
2. Date as on which Valuation is made : 15<sup>th</sup> December, 2018.
3. Name of the Owner / Owners : M/s. Xtron Traders
4. If the property is under joint ownership co-ownership, share of each such owner. Are the share undivided? : Owned by above named company
5. Brief description of the property : Immovable Property at Goregaon - (East).
6. Location, Street, Ward No. : Off. Western Express Highway, 'P-South' ward.



207, 2nd FLOOR, JAGRUTI INDUSTRIAL PREMISES CO-OP. SOCIETY LTD., 367, PANDIT SATAVALEKAR MARG  
(MOGUL LANE), MAHIM (W), MUMBAI - 400 016.

Tel. : 2432 73 06 • Tele-Fax : 2432 73 66 E-mail : mbsabnisandco@hotmail.com

**Ref. No. 12676-B/Janseva Bank.**

7. Survey/Plot No. of Land : C.T.S. No.219 (P), 222(P), 213 (P), of Village Goregaon.
8. Is the property situated in Residential/Commercial/Mixed Area/Industrial Area. : Mixed Type Area.
9. Classification of locality High class/ Middle class/ Poor class. : Middle Class.
10. Proximity to civic amenities, like Schools, Hospitals, Offices, Market, Cinemas etc. : Within reasonable reach.
11. Means and proximity to surface communication by which the locality is served : Train, Bus, Taxi, Auto.

**LAND :**

12. Area of land supported by documentary proof shape dimensions and physical features : -----
13. Roads, street, or lanes on which the land is abutting : 9.00Mt. Wide D.P. Road. Off Western Express Highway
14. It is freehold or leasehold Land? : Freehold Tenure.
15. If leasehold the name of Lessor/ Lessee nature of Lease date of Commencement and terms of Renewal of Lease : Not Applicable
- i) Initial Premium : Not Applicable
- ii) Ground rent payable per annum : Not Applicable
- iii) Unearned increase payable to the Lessor in the event of sale or transfer. : Not Applicable

**Ref. No. 12676-B/Janseva Bank.**

16. Is there any restrictive covenant in regard to use of land ? If so attach copy of the covenant. : For Industrial purpose only.
17. Are there any agreements of easements? If so, attach copies : Details Not Provided.
18. Does the land falls in an area included in any Town planning of Government of any Statutory Body? If so, give particulars. : Falls under D.C. Regulations of M.C.G.M.
19. Has any contribution been made Towards development or is any Demand for such contribution Still outstanding? : Not Known.
20. Has the whole or part of the land been notified for acquisition by Government or Statutory Body? Date of the notification. : No.
21. Attach a dimensioned site plan : -----

**IMPROVEMENTS :-**

22. Attach plans and elevations all structures standing on the land and layout plan. : Refer Photographs.
23. Furnish Technical details of the building on a separate sheet (The Annexure to this Form may be used.) : See Annexure to Form 0-1.
24. i) Is the Building owner - occupied / tenanted/both? : Tenanted.
- ii) If partly owner occupied specify portion and extent of area under owner occupation. : Entire Unit No. 256.



**Ref. No. 12676-B/Janseva Bank.**

25. a) What is the floor Space Index permissible. : 1.00
- b) And percentage actually utilized : In Majority.
- RENTS :**
26. i) Name of tenants/ lessees / licencees, etc. : Details Not Provided.
- ii) Portions in their occupation : Entire Unit No. 256.
- iii) Monthly or annual rent / compensation licencee fee etc. paid by each : Details Not Provided.
- iv) Gross amount received for the whole property. : Details Not Provided.
27. Are any of the occupants related to, or close business associates of the owner? : Details Not Provided.
28. Is separate amount being recovered for The use of fixtures like fans geysers, Refrigerators cooking ranges, built-in Wardrobes etc. or for service charges? If so, give details. : Details Not Provided.
29. Give details of water and Electricity charges, if any, to be borne by the owner. : Borne by the occupant as per the actual consumption.
30. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. : Borne by the owner as per society bill.

**Ref. No.12676-B/Janseva Bank.**

31. If a lift is installed, who is to bear the cost of maintenance and operation-owner or the tenant? : Yes; its maintenance cost is borne by the owner as per Society bill.
32. If a pump is installed, who has to bear the cost maintenance and operation owner or tenant? : Yes; its maintenance cost is borne by the owner as per Society bill.
33. Who has to bear the cost of electricity Charges for lighting of common space Like entrance hall, stairs, passages, Compound etc., owner or tenant? : Borne by the owner as per society bill.
34. What is the amount of property tax? Who is to bear it? Give details with documentary proof: : Details not provided.
35. Is the building insured? If so, give the Policy No., amount for which it is insured and the annual premium. : Not Known.
36. Is any dispute between landlord and tenant regarding rent pending in a court of law? : Not Applicable.
37. Has any Standard Rent been fixed for the premises under any law relating to the control of rent? : Not Applicable.

**SALES :**

38. Give instances of sales of immovable property, in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold: : Refer Part II.



**Ref. No. 12676-B/Janseva Bank.**

39. Land rate adopted in this Valuation : Refer Part II.
40. If sale instances are not available or not relied upon the basis of arriving : Refer Part II.

**COST OF CONSTRUCTION :**

41. Year of commencement of Construction and year of completion. : In @1976.
42. What was the method of construction by contract/ by employing directly/ both? : Not Known, as it is purchased from the Resale.
43. For items of work done on contract / produce copies of agreements. : No Known, as it is purchased from the Resale.
44. For items of work done by engaging Labour directly, give basic rates of Materials and labour supported by Documentary proof. : Not Known, as it is purchased from the Resale.

XXXXXX



**Ref. No. 12676-B/Janseva Bank.**

**ANSWER TO QUESTION NO. 5**

The property under reference is valuation of Unit No. 256 on 2<sup>nd</sup> Floor, "C" Wing, Guru Gobind Singh Industrial Premises Co-Op. Soc. Ltd., Off. Western Express Highway, Goregaon (East), Mumbai – 400063, belonging to M/s. Xtron Traders. It was inspected on 15<sup>th</sup> December, 2018 under the instructions from The Senior Manager, Credit Department of Janseva Sahakari Bank Ltd., Borivali – (West) to arrive at its fair market value as on date of inspection for the purpose of availing bank facility.

It is situated at @15-20 minutes drive way on East side of the Goregaon Railway Station of Western Railway & also accessible from Ram Mandir Station. All the other civic amenities such as school, college, market etc. are within reasonable reach. There is a fair demand for the premises in the surrounding vicinity from the middle class of the society with the rapid growth of surrounding area. It is located close to Jaycoach Factory.

The land on which the building stands in which the property under reference is situated is bearing C.T.S. No. 219 (P), 222 (P), 213 (P) of Village Goregaon - (East). It is of freehold tenure. It's larger width abuts on the 9.00mt. wide D.P. Road off Western Express Highway from which it is accessible. There is a fair demand for the properties in the surrounding area.

Its bounded as follows :-

- On North : By Ghas Bazar Slub Area.  
On East : By Railway Boundary.  
On West : By Shreyas Industrial Estate.  
On South : By D.P. Road.

The Industrial premises is situated on 2<sup>nd</sup> floor of the building in wing 'C'. The building is a R.C.C. frame structure with R.C.C. columns, beams, slabs etc. with 1 No. of Material Lift. It is consisting of Ground + 3 Upper Floors. It is constructed in @1976 and I assess its future lift at @18 years with preventive maintenance.



**PART – III**

**DECLARATION**

I hereby declare that –

- a) The information furnished in part I is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the Property Valued.
- c) I / my associates have personally inspected the property On 15<sup>th</sup> December, 2018.
- d) I have not been convicted of any offense and Sentenced to a term of imprisonment.
- e) I have not been found guilty of misconduct in My professional capacity.

*Date* : 15<sup>th</sup> December, 2018.

*Place* : MUMBAI.

**Signature of the Registered Valuer**



**MRS. PADMA D. MULAY  
CAT. I / 128 OF 1988  
CAT. ED / I -736 OF 1975.  
Govt. Regd. Valuer**

Ref. No. 12676-B/Janseva Bank.

: - 7 - A :

The unit is rectangular shape area. It is provided with PVC Carpet flooring, Teakwood flush type doors, M.S. Rolling shutter, concealed electrical wiring with standard fittings & fixtures. There is no independent toilet for this premises but occupants has to make use of common toilet facility provided per floor. Average floor height is @12'.0" taking advantage of greater height. Mezzanine floor is constructed over entire unit with MS verticles joists and particals board flooring, lower level is used as workshop & upper level is used as workshop and godown.

The built up area of unit as per documentary evidence furnished by the owner is @710.00Sq.ft. The unit was occupied by tenant as on date of inspection but I was asked to assess its value considering it was owner occupied premises without any encumbrances for the purpose of valuation.. The Occupation Certificate was issued under No. CE/824/BSII/AP dt. 5<sup>th</sup> April, 1976 by The Asst. Engineer Bldg. Proposal ZII-P.

**A) Fair Market Value :-**

In view of the facts detailed above and purpose of valuation I am working out its value on the basis of prevailing market rate in the adjoining area. Further considering the size, shape & location of the property, type of construction, age of the structure together with the amenities provided etc. and on the basis of secondary information gathered from inquiry made with the Local Estate Agents, and Market Survey etc. I am estimating @Rs.16,500/- per Sq.ft. of sellable area as a fair & reasonable rate for the purpose of valuation.

Since, the properties are sold on super built up area as per current market trend with the loading on carpet area which varies from developer to developer. I am hence, considering the common areas such as staircase, lift, lift lobbies etc. I am adopting @40% average loading on carpet area for working out sellable area for the purpose of valuation, which works out as follows :-

Built Up Area of Unit No.256 = 710.00Sq.ft.

∴ Carpet Area =  $710.00 \div 1.20 = 591.66$ Sq.ft.

∴ Sellable Area =  $591.66 \times 1.40 = 828.32$ Sq.ft.



*Ref. No.*

: - 7 - B :

**Ref. No. 12676-B/Janseva Bank.**

Estimated at @Rs.16,500/- per Sq.ft. of sellable area  
∴ 828.32 x 16,500.00 = Rs. 1,36,67,280.00

**Rs. 1,36,68,000/- .....(A)**

**B) Value as per Govt. Rates:**

As per C.T.S No. & location, in our opinion the property falls in Zone 56/261 at Page No.139 as per Govt. Stamp Duty Ready Reckoner 2018-19, where the rate for Industrial Premises is Rs.1,29,100/- per Sq.Mt.& Developed Land Rate is Rs.64,600/- per sq.mt.

Industrial Premises is	Rs.1,29,100/- per Sq.Mt. of built up area.
Developed Land Rate .....	<u>Rs. 64,600/-</u> Rs. 64,500/-

Less:- Depreciation @40% for the age of the Structure of @42 years	<u>Rs. 25,800/-</u> Rs. 38,700/-
--	-------------------------------------

Add : Land Rate	<u>Rs. 64,600/-</u> Rs.1,03,300/- Per Sq.Mt.
-----------------	---

i.e. Rs.9,596.00 Per Sq.ft Say Rs. 9,600/- per Sq.ft.

Built Up Area of Unit No.256 = 710.00Sq.ft.

Estimated at @Rs. 9,600/- per Sq.ft. of built up area

∴ 710.00 x 9,600.00 = **Rs. 68,16,000/- .....(B)**

**C) Realizable Sale Value :**

∴ Rs.1,36,68,000.00 x 0.90 = Rs. 1,23,01,200.00

**Say Rs.1,23,02,000/-..... (C)**

**D) Distress Sale Value :**

For working out Distress Sale Value, I am allowing 20% discount in the fair market value.

∴ Rs. 1,36,68,000.00 x 0.80 = Rs.1,09,34,400.00

**Say Rs.1,09,35,000/-.....(D)**

: - 7 - C :

**Ref. No. 12676-B/Janseva Bank.**

I am therefore of the opinion that the estimated fair market value of the above referred property as detailed above as on **15<sup>th</sup> December, 2018** is **Rs.1,36,68,000/-** The value as per Govt. rate is **Rs. 68,16,000/-** Realizable sale Value would be **Rs.1,23,02,000/-** the distress sale value would be **Rs.1,09,35,000/-** only.



**MRS. PADMA D. MULAY**  
**CAT. I - 128 OF 1988**  
**CAT. ED/ I - 736 OF 1975.**  
**Govt. Regd. Valuer**



Ref. No. 12676-B/Janseva Bank.

ANNEXURE TO FORM O-1

1. No. of floors and height of each floor : Ground + 3 Upper Floors.
2. Plinth area floor-wise : Built Up Area = 710.00Sq.ft.
3. Year of construction : @ 1976.
4. Estimated future life : @18 years with preventive maintenance.
5. Type of construction – load bearing walls/ R.C.C. frame/steel frame : R.C.C. Frame structure.
6. Type of foundations : R.C.C. Footings.
7. Walls :
  - a) Basement and plinth : 9" thick Brick Walls
  - b) Ground floor : 9" thick Brick Walls.
  - c) Superstructure above ground floor : 9" thick Brick Walls.
8. Partitions : 4 ½" thick Brick Walls.
9. Doors and windows (floor-wise)
  - a) Ground floor : M.S. Rolling Shutters, T.W. Flush Type Doors.
  - b) First Floor : M.S. Rolling Shutters, T.W. Flush Type Doors.
  - c) Second floor : M.S. Rolling Shutters, T.W. Flush Type Doors.



**Ref. No. 12676-B/Janseva Bank.**

- |     |   |   |                         |
|-----|---|---|-------------------------|
| 10. | Flooring (Floor – wise)                             | : | P.C.C. Bedding.         |
|     | a) Ground floor                                     | : | R.C.C. Slab.            |
|     | b) First floor                                      | : | R.C.C. Slab.            |
|     | c) Second Floor                                     | : |                         |
| 11. | Finishing (floor – wise)                            | : |                         |
|     | a) Ground Floor                                     | : | PVC Carpet Flooring     |
|     | b) First Floor                                      | : | PVC Carpet Flooring     |
|     | c) Second Floor                                     | : | PVC Carpet Flooring.    |
| 12. | Proofing and terracing                              | : | I.P.S.                  |
| 13. | Special architectural or decorative features if any | : | Nil.                    |
| 14. | i) Internal wiring surface or conduit               | : | Concealed.              |
|     | ii) Class of fittings Superior / ordinary/Poor      | : | Standard.               |
| 15. | Sanitary Installations:                             | : | Common Toilet facility. |
|     | a) i) No. of water closets                          | : | -----                   |
|     | ii) No. of lavatory basins                          | : | -----                   |
|     | iii) No. of urinals                                 | : | -----                   |
|     | iv) No. of Sinks                                    | : | -----                   |
|     | v) No. of Bath tubs                                 | : | -----                   |

Ref. No. 12676-B/Janseva Bank. :- 11 - :

- vi) No. of bidets : -----
- vii) No. of geysers : -----
- b) Class of fittings Superior/  
coloured superior white/ ordinary : White / Standard.
16. Compound wall :
- i) Height and length : 6' ft in Height.
- ii) Type of construction : 9" Thick Brick Wall.
17. No. of lifts and capacity : 1 No. Material Lift.
18. Underground sump-capacity and  
type of construction. : R.C.C. capacity as per  
Municipal Norms.
19. Overhead tank
- i) Where located : Over Terrace.
- ii) Capacity : As per Municipal Norms
- iii) Type of construction : R.C.C.
20. Pumps No. and their horse power : 2 Nos.
21. Road and pavings within the  
compound Approximate area and  
type of paving. : Concreted.
22. Sewage disposal - whether connected  
to public sewers. If septic tanks are  
provided No. and capacity. : To Municipal Sewer.



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**GURU GOBIND SINGH INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.**

(Reg. No. BOM/GEN/1048 of 1978)

All replies addressed to Hon. Sec.)

Guru Gobind Singh Industrial Estate  
Western Express Highway,  
Goregaon (East),  
BOMBAY-400 063.

Date : 4-8-2004

**LETTER OF ACCEPTANCE OF TRANSFER**

To

Shri/Smt./Kum./M/s. Indra T Chandnani (Unit No. 256) (Transferor)

Sir(s)/Madam,

With reference to your application for transfer of your shares and interest in the capital of the Society to Shri/Smt./Kumari/M/s. Savitaben K Mevada, we have to inform you that the same was placed before the meeting of the Managing Committee/~~Annual General Meeting~~/~~Special General Meeting~~ of the Society held on 3-8-2004 and we are happy to inform you that the Managing Committee/~~Annual General Meeting~~/~~Special General Meeting~~ of the Society has been pleased to accept your application for transfer of shares and interest in the capital of the Society to Shri/Smt./Kum./M/s. Savitaben K Mevada who is also duly admitted to the membership of the Society.

Yours faithfully,

  
Hon. Secretary.

Copy forwarded with compliments to

Shri/Smt./Kum./M/s. Savitaben K Mevada (Unit No. 256) (transferee) for information.

K. Keluskar

Xetia dha