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Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Rajul Patel**

Residential Flat No. 153/B, 15th Floor, Wing - B, "Heera Panna Co-Op. Hsg. Soc. Ltd. ", Bhulabhai Desai Road, Hajiali, Tardeo, Village - Malabar & Cumballa Hill, Taluka - Mumbai, District - Mumbai Main, PIN - 400 026, State - Maharashtra, Country - India.

Latitude Longitude : 18°58'39.4"N 72°48'38.4"E

Valuation Prepared For:

Mrs. Rajul Patel



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 153/B, 15th Floor, Wing - B, "Heera Panna Co-Op. Hsg. Soc. Ltd. ", Bhulabhai Desai Road, Hajjali, Tardeo, Village - Malabar & Cumballa Hill, Taluka - Mumbai, District - Mumbai Main, PIN - 400 026, State - Maharashtra, Country - India belongs to **Mrs. Rajul Patel**.

Boundaries of the property

North : Bhulabhai Desai Road
South : Wing - A
East : Tardeo Road
West : Internal Road & Seagull Apartments

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 10,04,40,000.00 (Rupees Ten Crore Four Lakh Forty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.06 18:01:00 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Encl.: Valuation report



Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Market Value Purpose.
2	a) Date of inspection : 04.02.2025
	b) Date of which the valuation is made : 06.02.2025
3	List of documents produced for perusal: I) Copy of Court Order No.- Dated 07.06.2023. II) Copy of Court Order No.- Dated 15.03.2019. III) Copy of Occupancy Certificate No.EB / 6340 / 1 Dated 14.01.1976 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Society Maintenance Bill No.24-25/ 10-12 / 0104 Dated 15.11.2024 in the name of Rajul Patel issued by Heera Panna Co-Op. Hsg. Soc. Ltd. V) Copy of Society Share Certificate No.104 issued by Heera Panna Co-Op. Hsg. Soc. Ltd And Mrs. Rajul Patel(The Purchaser).
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Rajul Patel Residential Flat No. 153/B, 15 th Floor, Wing - B, " Heera Panna Co-Op. Hsg. Soc. Ltd. ", Bhulabhai Desai Road, Hajiali, Tardeo, Village - Malabar & Cumballa Hill, Taluka - Mumbai, District - Mumbai Main, PIN - 400 026, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Sadanand Tumma (Estate Agent) Mobile No. 9820431071 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 15 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 3 Toilet. The property is at 1.4 Km. distance from Mumbai Central Railway Station.
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 153/B
c)	C.T.S. No. / Village : CTS No - 738, Village - Malabar & Cumballa Hill
d)	Ward / Taluka : Taluka - Mumbai
e)	Mandal / District : District - Mumbai Main



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f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 153/B, 15 th Floor, Wing - B, "Heera Panna Co-Op. Hsg. Soc. Ltd. ", Bhulabhai Desai Road, Hajjali, Tardeo, Village - Malabar & Cumballa Hill, Taluka - Mumbai, District - Mumbai Main, PIN - 400 026, State - Maharashtra, Country - India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Malabar & Cumballa Hill Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Bhulabhai Desai Road	Details not available
	South	:	Wing - A	Details not available
	East	:	Tardeo Road	Details not available
	West	:	Internal Road & Seagull Apartments	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-

	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1169.40 (Area as per Site measurement)	
			Built Up Area in Sq. Ft. = 1395.00 (Area As Per Society Maintenance Bill)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°58'39.4"N 72°48'38.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1395.00 (Area As Per Society Maintenance Bill)	
16	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	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 738	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Malabar & Cumballa Hill, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 153/B, 15 th Floor, Wing - B, " Heera Panna Co-Op. Hsg. Soc. Ltd. ", Bhulabhai Desai Road, Hajjali, Tardeo, Village - Malabar & Cumballa Hill, Taluka - Mumbai, District - Mumbai Main, PIN - 400 026, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1976 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 20 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	15 th Floor is having 3 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available			
	Lift	:	3 Lifts	
	Protected Water Supply	:	Municipal Water Supply	

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	15 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 153/B
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Internal renovation work under progress
	Doors	:	Internal renovation work under progress
	Windows	:	Internal renovation work under progress
	Fittings	:	Internal renovation work under progress
	Finishing	:	Internal Flat Renovation work was in progress
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Internal renovation work was in progress
7.	Sale Deed executed in the name of	:	Mrs. Rajul Patel
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1395.00 (Area as per Society Maintenance Bill)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1169.40 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 1124.00 Balcony Area in Sq. Ft. = 45.00
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied



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15.	If rented, what is the monthly rent?	:	₹ 2,09,300/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 84307/- to ₹ 86179/- per Sq. Ft. on Carpet Area ₹ 70256/- to ₹ 71816/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 72,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 69,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 9,13,242/- per Sq. M. i.e. ₹ 84,843/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 6,67,006/- per Sq. M. i.e. ₹ 61,967/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	No justification require as variation is less than 20%
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	49 years
	Life of the building estimated	:	11 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-

	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 69,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 72,000/- per Sq. Ft.
	Remarks	:	As per site inspection, flat internal renovation work was in progress.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1395.00 Sq. Ft.	72,000.00	10,04,40,000.00
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 / Car Parking			
	Total value of the property			10,04,40,000.00
	Realizable value of the property			9,03,96,000.00
	Distress value of the property			8,03,52,000.00
	Insurable value of the property (1395.00 X 2,800.00)			39,06,000.00
	Guideline value of the property (1395.00 X 61,967.00)			8,64,43,965.00



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Actual Site Photographs



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Actual Site Photographs



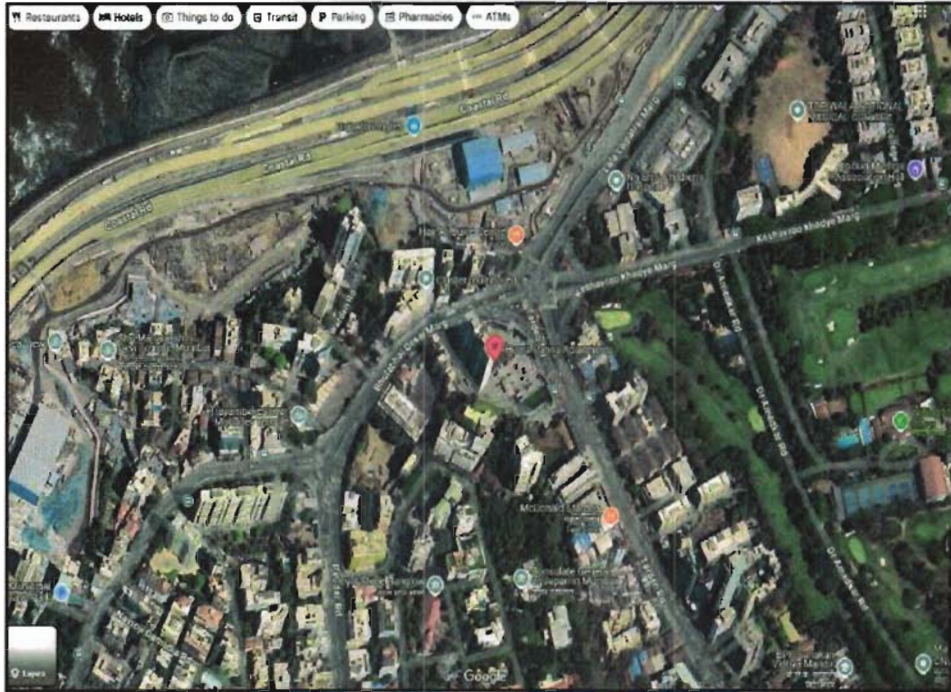
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Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 18°58'39.4"N 72°48'38.4"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Mumbai Central - 1.4 Km.).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai Help on Division

District Name: मुंबई(मन) Zone Name: 7-महाराष्ट्र व इतरांचा मंडळ

Attribute: वि.पि.एम. नगर T30 SubZone Name: रस्ता - फुलवाडी देसाई रोड

Open Land	Residence	Office	Shop	Industry	Unit
410720	830220	994250	1107800	889610	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	830220			
Increase by 10% on Flat Located on 15 th Floor	83022			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	9,13,242.00	Sq. Mtr.	84,843.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	410720			
The difference between land rate and building rate(A-B=C)	502,522.00			
Percentage after Depreciation as per table(D)	49%			
Rate to be adopted after considering depreciation [B + (C X D)]	6,67,006.00	Sq. Mtr.	61,967.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	771.00	925.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹84,306.00	₹70,255.00	-

99acres Buy ▾ Mumbai South X Add more 🔍

Heera Panna Apartment ❤️

Tardeo, Mumbai

Ready To Move

₹ 6.5 Cr + Charges

PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment 3 BHK Apartment

Built Up Area: 925 sq.ft. (85.94 sq.m) ▾

₹ 6.5 Cr + Charges Price on Request

More about Heera Panna Apartment

Heera Panna Apartment in Tardeo, Mumbai is a ready-to-move housing society. It offers apartments in varied budget range. These units are a perfect combination of comfort and style, specifically designed to suit your requirements and conveniences. The... [more](#)

Properties for rent in this project [View all 1 Properties](#)

Showing for All Options ▾ in Heera Panna Apartment for Rent

Price Indicators

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	369.00	442.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹86,179.00	₹71,816.00	-

7429509 07-01-2024 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सत् दु.नि.मुंबई शहर 5 दस्ता क्रमांक : 7429/2023 नोदणी Regn 63m
गावाचे नाव : मतदार		
(1)विलेखाचा प्रकार	सेल डीज	
(2)नोबदला	31800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	31857095 5	
(4) भू-मापन,प्लॉटडिन्स व घरक्रमांक(असल्यास)	1) घालिकेचे नाव.मुंबई मनपाहृतर वर्णन : इतर माहिती: प्लॉट नं. 9,तळ मजला, हीरा पत्रा, हीरा पत्रा शॉपिंग सेंटर कॉ-ऑप प्रीमायसेस सोसायटी लि.हाजी अली कॉर्नर भुलाभी टेसाई रोड,मुंबई - 400026,क्षेत्रफळ - 443 चौ. फुट. बिल्ट- आय..... व इतर सर्व माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 738(part) :))	
(5) क्षेत्रफळ	41.15 चौ मीटर	
(6)आकारणी किंवा जुनी ट्रेण्पात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव :-अजयल इक्वॉल कर्पाठिया - - वय -52 पत्ता -प्लॉट नं. 101/ए, माळा नं. - इमारतीचे नाव -भरती अपार्टमेंट, ब्लॉक नं. भरती रावन रोड, रोड नं. कार्टर रोड, बांद्रा (पश्चिम), मुंबई, महाराष्ट्र, मुंबई पिन कोड -400050 पॅन नं.-AADPK6557F 2) नाव -नबीला अजयल कर्पाठिया - - वय -49 पत्ता -प्लॉट नं 242, माळा नं 24 वा मजला, इमारतीचे नाव -कायपतरु इन्स्टीट्यूट, ब्लॉक नं. डॉ. आमदराव नायर रोड, रोड नं. आशीपाठा, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400008 पॅन नं -AAFPK0789H	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मोहम्मद आसिफ खान - - वय -38, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव 301, डी 2 ए विंग रानी प्लाझा समग्रुहीन नार जरीमरी कुर्ला प मु, ब्लॉक नं. - रोड नं. - महाराष्ट्र, MUMBAI पिन कोड -400008 पॅन नं -AMGPK4837P	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/05/2023	
(10)दस्ता नोदणी केल्याचा दिनांक	26/05/2023	
(11)अनुक्रमांक, खंठ व पृष्ठ	7429/2023	
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	1911600	
(13)बाजारभावाप्रमाणे नोदणी मूल्य	30000	
(14)शेरा		
मूल्यांकनासाठी विचारत घेतलेला तपशील :-		
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹10,04,40,000.00 (Rupees Ten Crore Four Lakh Forty Thousand Only)**.

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by from vide dated .
2	purpose of valuation and appointing authority	As per the request from Mrs. Rajul Patel, to assess Fair Market Value value of the property for Market Value purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Saiprasad Patil - Valuation Engineer Vinita Surve - Technical Manager Pradnya Rasam - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 04.02.2025 Valuation Date - 06.02.2025 Date of Report - 06.02.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on - 04.02.2025
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **6th February 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1395.00 Sq. Ft. Built Up Area** in the name of **Mrs. Rajul Patel**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Rajul Patel**. For



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the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **1395.00 Sq. Ft. Built Up Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.



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Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **1395.00 Sq. Ft. Built Up Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Non SARFAESI** purpose as on dated **6th February 2025**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are :

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Non SARFAESI purpose at **₹10,04,40,000.00 (Rupees Ten Crore Four Lakh Forty Thousand Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.06 18:01:16 +05'30'

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366



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Court Order



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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

INTERIM APPLICATION (L) NO. 5361 OF 2021
IN
COMM. EXECUTION APPLICATION NO. 25 OF 2022
IN
COMMERCIAL SUIT NO. 679 OF 2017

Raju Patel ...Applicant/Plaintiff
Vs.
Ajay Mody and Ors. ...Respondents/Defendants

WITH
INTERIM APPLICATION (L) NO. 11964 OF 2022
IN
COMM. EXECUTION APPLICATION NO. 25 OF 2022

Chandrakant Mody and Anr. ...Applicants/
Orig. Deft. Nos.2 & 3

In the matter between

Raju Patel ...Claimant/Plaintiff
Vs.
Ajay Mody and Ors. ...Respondents/Defendants

Mr. Ashwin Shete, Mr. Abhay Dhodiwal, Mr. Ashok Pandey i/b.
Jayakar & Partners, for the Applicant / Orig. Plaintiff.
Mr. P. Ranjan a/w. Mr. Santosh Salekar i/b. Halai & Co., for the
Respondent No.1.

CORAM : MANISH PITALE, J.
DATE : 7 JUNE 2023

P.C.

Mamta Kale

page 1 of 8

. Heard learned counsel for the applicant and the respondent No.1. There is no appearance on behalf of respondent Nos.2 and 3.

2. The learned counsel for the applicant invited attention of this Court to the orders passed in the present proceedings. It is brought to the notice of this Court that the suit filed by the applicant was decreed on 15/3/2019 in terms of prayer clauses (a),(e),(f) and (g), whereby specific directions were issued against the respondents. This included the specific direction against the respondent No.1 to pay an amount of Rs.30,63,72,360/- alongwith 18% interest per annum from the date of filing of the suit till realisation of the amount and also a direction to all the respondents to hand over vacant and peaceful possession of the property given by way of security by the said respondent i.e. Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai – 400 026.

3. It was further brought to the notice of this Court that the respondents challenged the said decree by filing Commercial Appeal No.358/2019 and moved a notice of motion for interim reliefs. The said notice of motion was disposed of on 24/1/2020 by the Division Bench of this Court. The relevant portion of the order of the Division Bench of this Court reads as follows:

4. Being a money decree, we stay the operation of the impugned decree in so far as prayer (f) made in the

plaint has been decreed. We do not stay the operation of the remaining decree.

5. However, the decree would not be executed for a period of 60 days from today which time we grant to the appellants to pay the decretal amount. Needless to state if the decretal amount as per decree relatable to prayer (a) is deposited in the court, the decree cannot be executed with respect to prayers (e) and (g) also which has been granted. The decretal amount deposited is permitted to be withdrawn by the respondent on furnishing security for 50% of the amount to the satisfaction of the Prothonotary and Senior Master of this court.

6. We clarify that in the absence of the decretal amount as per prayer (a) not being deposited, should the respondent execute the decree and in such eventuality the appellants would hand over vacant physical possession of the property referred to in prayer (f) to the plaintiff.

7. Needless to state that if the decree is put in the execution, such defence as may be available for the execution of the decree may be availed of by the appellants.

8. Notice of Motion is disposed of.

4. It is relevant to note that this Court passed order on 6/4/2021 in Interim Application (L) No.5361/2021 granting ad-interim order in terms of prayer clauses (a) and (b) which required the respondents to disclose their movable and immovable assets, including bank accounts etc. and an injunction restraining the respondents from transferring or creating any third party rights in the properties so disclosed. It is a matter of record that respondents did not file such affidavit of disclosure. On 2/5/2023, this Court took note of the chronology of events in the present case and also the fact that respondent Nos.2 and 3 filed Interim Application No.11964/2022, seeking recall of the aforementioned order dated 6/4/2021, passed by this Court directing the respondents to file disclosure affidavit. The said application alongwith the Interim Application No.5361/2021 was directed to be listed today and a specific statement was made on behalf of the respondent No.1 that without prejudice to the rights and contentions of the said respondent, physical possession of the said flat referred to in the decree would be handed over to the plaintiff within twelve weeks of the date of the order. It is relevant to note that a period of about five weeks has already expired.

5. The learned counsel for the applicant in Interim Application No.5361/2021 i.e. decree holder was at pains to point out that despite the decree having been passed against the respondents as far back on 15/3/2019 and the respondents having

failed to deposit the amount as directed by the Division Bench of this Court while disposing of the notice of motion, the decree holder is struggling to enjoy the fruits of the decree.

6. It is pointed out that not only the respondent No.1 but respondent Nos. 2 and 3, as per the decree, are obliged to hand over peaceful possession of the said flat, particularly for the reason that they were signatories to the agreement and the flat was given as security and also because the decree specifically directs all the respondents to hand over possession of the said flat. It is submitted that the order of the Division Bench specifically clarifies that in the event respondents fail to deposit the decretal amount, the respondents would be required to hand over physical possession of the said flat. Therefore, it was submitted that, not only the respondent No.1 but the respondent Nos.2 and 3 ought to hand over physical possession of the said flat.

7. In so far as the application filed by the respondent Nos. 2 and 3 for recall of the order dated 6/4/2021 is concerned, it was submitted on behalf of the decree holder that the said application is without any merits, for the reason that the respondent Nos.2 and 3 cannot claim ignorance of the proceedings, particularly when they joined respondent No.1 in filing commercial appeal filed before this Court, which is pending. On this basis, it was submitted that the said application deserved to be dismissed.

8. The learned counsel for respondent No.1 submitted that the aforesaid application seeking recall of the order dated 6/4/2021 has been filed on behalf of respondent Nos.2 and 3 and he has nothing to submit in that regard. It is noted that there is no appearance on behalf of the respondent Nos.2 and 3 when the application is called out for hearing.

9. This Court is of the opinion that Interim Application (L) No.11964/2022 is wholly misconceived and does not deserve consideration. It is an admitted position that the order dated 6/4/2021 has not been challenged by the respondents. The respondent Nos.2 and 3 have stated in the application that being senior citizens they were not aware of the documents that were got signed from them and that therefore, they cannot be asked to file disclosure affidavit as directed as per order dated 6/4/2021. The respondent Nos. 2 and 3 appear to be creating an impression that they were unaware about the proceedings in the matter. This Court is of the opinion that the documents on record are absolutely clear. The respondent Nos. 2 and 3 have joined respondent No.1 in filing the aforesaid appeal, which is pending before the Division Bench. They were represented by counsel when the notice of motion was argued before the Division Bench and therefore, it is obvious that they cannot claim ignorance about the aforesaid proceedings and their implication.

10. As noted hereinabove, none appears on behalf of the

respondent Nos.2 and 3 to press the aforesaid application.

11. In any case, this Court is of the opinion that the said application is absolutely without merit and is wholly misconceived and accordingly Interim Application (L) No.11964/2022 is dismissed. In so far as the prayer made on behalf of the applicant in Interim Application (L) No.5361/2021, to the effect that respondent Nos.2 and 3 also need to be directed to hand over possession of the flat is concerned, this Court is of the opinion that there is indeed substance in the said contention raised on behalf of the applicant / decree holder. The decree passed by the learned Single Judge of this Court clearly directs all the respondents to hand over physical possession of the flat in question. The order dated 24/1/2020 passed by the Division Bench of this Court specifically clarifies that if the respondents failed to deposit the decretal amount, they would have to hand over physical possession of the flat. Therefore, there can be no impediment in directing the respondent Nos. 2 and 3 to hand over physical possession of the said flat. The respondent No.1 has already made statement about handing over possession of the said flat as recorded in the order dated 2/5/2023 passed by this Court. In view of the above, the respondent Nos.2 and 3 are directed to hand over physical possession of the Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai – 400 026, alongwith respondent No.1 within the time period recorded

in the order dated 2/5/2023.

12. The respondent No.1 shall abide by the statements made in the affidavit dated 24/3/2023 filed before this Court.

13. List the matter for compliance on 8/8/2023.

MANISH PITALE, J.

Court Order

2019:BHC-OS:6722



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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY AND ORIGINAL CIVIL JURISDICTION
COMMERCIAL SUIT NO.679 OF 2017

Rajul Patel & Anr ..Plaintiffs
Vs.
Ajay Mody & Ors ..Defendants

Mr. Abhay Dhadiwal I/b Jaykar & Partners for Plaintiffs
Mr. Ajinkya Patil I/b Naik Patil Salvi Associates for Defendant No.1
Mr. N. C. Parekh a/w Mr. Nirav Marjadi and Ms Janhavi Doshi I/b
Mansukhlal Hiralal and Co. for Defendant Nos.2 and 3

CORAM : K.R.SHRIRAM, J.
DATE : 15th MARCH, 2019

P.C.:

1 Paragraph 7 of order dated 5th March 2019 reads as under:

"7 Mr. Dhadiwala, counsel for plaintiffs states that the writ of summons had been served before December 2017. Mr. Mookhi and Mr. Shah do not dispute that. No written statement is on record. The time prescribed under Order 8 Rule 1 of the Code of Civil Procedure 1908 expired long ago. As held by the Apex Court in its judgment dated 12th February 2019 in Civil Appeal No.1638 of 2019 in the matter of M/s. SCG Contracts India Private Limited V/s. K.S. Chamankar Infrastructure Private Limited and Ors., defendants have forfeited their right to file written statement.

2 Order 8 Rule 10 of the CPC provides that when any party from whom a written statement is required under Rule 1 fails to present the same within the time permitted, the court shall pronounce the judgment against him or make such order in relation to the suit as it thinks fit. Considering the facts of the case, I see no reason why plaintiff should be directed to lead

Meera Jadhav

oral evidence.

3 Plaintiff is a housewife and the widow of one late Mr. Vikram Patel, who expired in the year 2008. Defendant No.1 is a financial broker and stock broker. Defendant no.2 and defendant no.3 are the father and mother of defendant no.1. Plaintiff/her husband handed over to defendant no.1 share certificates of 28,200 equity shares of Siemens India Ltd. (said shares). The said shares were to be kept in safe custody of defendant no.1 to be dealt with as and when required. Subsequently, in 2001 plaintiff along with her late husband Mr. Vikram Patel, agreed to pay and paid a sum of Rs.2,75,00,000/- to defendant no.1 for purchase of shares of various companies. From time to time, plaintiff/and her husband late Mr. Vikram Patel, gave further sums of money to defendant no.1 for short term trades in the stock market and share certificates were always retained by defendant no.1. Unfortunately, on 23rd May 2008, Mr. Vikram Patel, husband of plaintiff died. Subsequently, plaintiff noticed that certain shares of companies in which they had invested, had stopped giving dividends and it came to light that defendant no.1 has been playing a fraud on plaintiff and Mr. Vikram Patel. Defendant no.1 informed plaintiff that he did not hold any shares and that they were sold off in the year 1999 unauthorisedly and illegally. It came to light that defendant no.1 hypothecated plaintiff's share as security for some loan from HDFC Bank and he had also submitted a fake

Meera Jadhav



NOC from plaintiff. It appears that the bank sold plaintiff's shares of Siemens India Ltd at Rs.615/- per share and the bonus shares that were allotted to the shareholders. It is stated that 28,200 shares of Siemens India Ltd had, due to change in face value become 2,82,000 shares, which were worth Rs.17,34,30,000/- as of year 2008. From the subsequent monies given by plaintiff and her late husband Mr. Vikram Patel, it is stated in the plaint that defendant no.1 admitted that if he had invested further amounts given between 1999-2008 and value of those shares as of the year 2008 would have aggregated to a sum of Rs.7,65,34,623/- and this includes Rs.2,75,00,000/- that was given, as mentioned earlier. It is plaintiff's case that, therefore, the amount that was payable by defendant no.1 is Rs.24,99,64,623/-. It is also stated that the total amount repayable would have been in excess of Rs.25,00,00,00/-.

4 Defendant no.1 and plaintiff executed an Articles of Agreement and Memorandum of Understanding, both dated 25th July 2008, along with supplement Memorandum of Understanding dated 10th November 2008. Under these agreements, defendant no.1 admitted, confirmed and acknowledged his liability to compensate plaintiff in the sum of Rs.25,00,00,00/- along with additional incremental compensation of Rs.3,00,00,00/- as settlement of plaintiff's claim. There was, therefore, an admission by defendant no.1 to pay a sum of Rs.28,00,00,00/- to plaintiff.

Meera Jadhav



This amount was to be settled by making regular monthly payments. Defendant no.1 also agreed to achieve yearly milestones of payments to be made towards repayment. Defendant no.1 also deposited shares/cheques worth Rs.5,00,000,00/- with plaintiff and the balance amounts were to be paid on or before 30th June 2014. The said minimum yearly withdrawals under the agreement, plaintiff was entitled to, is also mentioned in paragraph 17 of the plaint. Defendant no.1 also gave a flat situate in Mumbai being Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai 400 026, (the said flat), as additional security and the said flat is in the name of defendant nos.2 and 3. It was given as security with the consent of defendant nos.2 and 3, who have also signed the said agreements.

5 There are communications annexed to the plaint written by defendants' advocates admitting liability also. There is a reference to the three agreements in the letters from defendants' advocate, copies whereof are annexed to the plaint. Defendants have paid a sum of Rs.7,71,04,396/- as per the particulars of claim annexed to the plaint. It is stated in the plaint that defendant no.1 had agreed that the remaining unpaid amount would be paid along with interest accrued @ 18% p.a. Plaintiff therefore, is seeking the decree in the sum of Rs.30,63,72,360/- together with interest @ 18% p.a. from the date of suit until payment/realization. Plaintiff is also seeking

Mera Jadhav



a prayer to sell the said flat under the order and directions of this court and the sale proceeds be adjusted towards the outstanding payable to plaintiff and pending the disposal, hand over peaceful possession of the said flat.

6 Having considered the averments made in the plaint and the fact that defendants have also admitted their liability to plaintiff and have given the said flat as additional security, plaintiff is entitled to a decree in terms of prayer clauses (a) and if amounts are not paid within three weeks then in terms of prayer clauses (e), (f) and (g) and the same read as under:

“(a) That this Hon'ble Court be pleased to pass an order and Decree directing the Defendant No.1 to pay the Plaintiffs a sum of Rs.30,63,72,360/- (Rupees Thirty Crores Sixty Three Lakhs Seventy Two Thousand Three Hundred and Sixty Only) together with interest thereon @18% p.a. from the date of the filing of this Suit upto realization of monies thereof, as per the particulars of Claim (Exhibit H hereto)

(e) That in the alternative to prayers (a) to (d), this Hon'ble Court be pleased to permit the Plaintiffs to sell the property being Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai 400 026, and that the Defendant No.1 be further ordered and directed to appropriate the outstanding amount due and payable to the Plaintiffs under prayer (a) pursuant to the sale of the said Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai 400 026, and realization of monies thereof by the Plaintiffs.

(f) That this Hon'ble Court be pleased to direct the Defendant Nos.1, 2 and 3 to hand over the vacant and peaceful possession to the Plaintiffs, of the property being Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai 400 026, given as security towards Defendant Nos.1's liability of payment of outstanding dues.

(g) That this Hon'ble Court may be pleased to restrain by an order and permanent injunction of this Hon'ble Court the Defendants and/or their servants, agents, representatives and/or any other person claiming through them from alienating,

Meera Jadhav



encumbering, handing over and/or otherwise creating any kind of third party, rights/interest in respect of the property being Flat No.153/B, Heera Panna Building, Bhulabhai Desai Road, Mumbai 400 026, the share certificates of which bear Distinctive Nos.515 to 520 and are in the name of Defendant Nos.2 and 3."

7 Suit stands decreed accordingly with costs of Rs.1,00,000/- against defendant no.1. Decree be drawn up in terms of the above order. Suit stands disposed.

8 Refund of court fees, if any, with accordance with rules.

(K.R. SHRIRAM, J.)

Meera Jadhav

Occupancy Certificate

BMPP-3171-75-10,00,000

Gen-102/51-1

Municipal Corporation Of Greater Bombay

महानगरपालिका

No. EB/6340/A

Dated :-

To
Shri P.P. Karani,
Architect,
C/o. M/s. Karani & Sanghol,
Elphinstone Cricket Club Building,
1st floor, 17, Marzban Road,
Bombay-1.

Sub :- Proposed building on Plot C.S.No.738
at the junction of Bhulabhai Desai Road
and Tardao Road. for M/s. J.F. Builders-Heera Panna

Sir,

Ref :- Your letter dated 29th December 1975.

STRONG PREJUDICE

By the direction of Dy. City Engineer (Zone-I), I have to inform you that there is No Objection to permit occupy the above building (Residential portion Ground + 20th floors) subject to the following conditions:-

- (1) Rust bin should be constructed within 15 days of the occupation of the building.
- (2) Third lift in each wing should be commissioned within one month of the occupation.
- (3) Recreation Ground should be fully developed before making occupation for shopping structure.

This Occupation is granted without prejudice to the right of the Corporation for taking any action deemed fit including action under Section 353-A, 471, 472 of the Bombay Municipal Corporation Act and forfeiting of the security deposit if any of the above conditions are not complied with within the stipulated period.

Yours faithfully,

[Signature]
Executive Engineer
Building Proposals-(City).

[Signature]
mbg./14.1.76.

- Copy to :-
- (1) Owner - C/o. Architect.
 - (2) W.O.D. Ward/A.P.(B.&E.)D. Ward.
 - (3) E.R.V.
 - (4) A.P.W.D. Ward.
 - (5) M.I.D. Ward.
 - (6) I.A.S.C.D. Ward.

COPY OF PROPOSALS ISSUED
UNDER BY OFFICE OF ENGINEER

[Signature]
Executive Engineer
Building Proposals-(City).

[Signature]
mbg./14.1.76.441176

CERTIFIED TRUE COPY.

[Signature]
Executive Engineer
Building Proposals-(City).

Society Maintenance Bill

Maintenance Bill

(TAX INVOICE)

HEERA PANNA CHS LTD

C. S. No. 738, Bhulabhai Desai Road, Haji Ali, Mumbai, Maharashtra-400 026.

Society Reg. No. BOM/WD/HSG/TC/376/85-86

Bill To : B-153 Rajul Patel Mobile No. : +919967542255	Tax Invoice No. 24-25/10-12/0104 Invoice Date: 15/11/2024 Due Date: 31/12/2024 Bill Period : October-December, 2024 Area 1,395		
Income Accounts	HSN/SAC	Amount (Rs.)	Amount (Rs.)
A) GST Not Applicable/Exemption:			
Property Tax		2,869.00	
Water/Electricity Charges		2,796.00	
B) GST Applicable:			
Maintenance Fees	999599	13,608.00	5,665.00
Sinking Fund	999599	192.00	
Late Payment Interest (01/07/2024 to 28/09/2024)	999599	5,390.00	
	CGST 9%		19,190.00
	SGST 9%		-
	Round Off		-
Total Current Charges (A+B) Amount			24,855.00
Credit Balance Available			-
Arrears Principal Amount			-
Arrears Interest Amount			73,027.00
Total Net Amount Payable Rs....			97,882.00

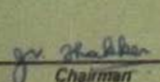
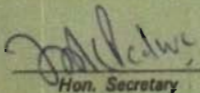
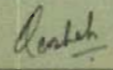
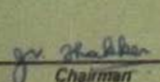
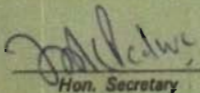
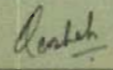
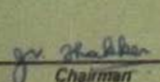
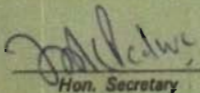
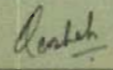
1. Kindly note that Interest @ 21% per annum on Late Payment will be levied.
2. Kindly mention your bill no and flat no along with your name on the reverse of the cheque.
3. In case of any queries please contact Society Office within 30 days of the receipt of the Bill.
4. For detailed break up of your outstanding you may contact Society Office.
5. To make Payment through NEFT for Maintenance Charges Society's Bank Particulars are
IFSC: BKID0000028, A/c No.002810100017754 - Bank of India, Branch - Mahalaxmi Br.,
Name - Heera Panna CHS Ltd.
6. From Maintenance Payment Received First Interest Amount Due Shall be Deducted. Than the Balance Amount Will Be Adjusted in Principal Account.
7. GSTIN : 27AACFH7760C1Z1 State Code : 27 PAN No.: AACFH7760C
8. This is a DEMAND NOTE under society byelaws No. 65.
9. E. & O. E.


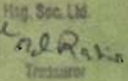
**** This is a Computer Generated Bill and Receipt, Therefore no Signature is Required ****

Receipt :

Ch. No:- 1MPS-4272219084590 Ch. Date:- 28-09-2024 Amount:- 1,26,051.00
Bank Name:-

Society Share Certificate

heera panna co-operative housing society limited REGD. NO. BOM/WO/HSO/TC/378,85-86 bhulabhai desai road, hajiali, bombay-400 026.	Register Folio <u>104</u> Share Certificate No. <u>104</u> No. of Shares <u>5 (FIVE)</u> Member's Register No. <u>104</u>			
<p>Authorised Share Capital Rs. 5,00,000/- Divided into 10,000/- Shares of Rs. 50/- (Rupees Fifty) each.</p> <p>This is to Certify that <u>Mn./Mrs./M/s. SHRI CHANDRAKANT RATILAL MODY & SMT. HASHIMATI CHANDRAKANT MODY</u> of <u>FLAT No 153-B</u> is/are the Registered Holder(s) of <u>5 (FIVE)</u> SHARES of Rs. 50/- (Fifty) each numbered from <u>516</u> to <u>520</u> both inclusive of the heera panna co-operative housing society limited subject to the Bye-Laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.</p> <p style="text-align: center;">GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY, AT BOMBAY THIS <u>31ST</u> DAY OF <u>MARCH</u> 19 <u>86</u>.</p> <table style="width: 100%; text-align: center;"><tr><td style="width: 33%;"> Chairman</td><td style="width: 33%;"> Hon. Secretary</td><td style="width: 33%;"> Hon. Treasurer</td></tr></table>		 Chairman	 Hon. Secretary	 Hon. Treasurer
 Chairman	 Hon. Secretary	 Hon. Treasurer		

MEMORANDUM OF TRANSFER				
Date	Transfer No.	Name of Transferee	Register Folio	Signature of Authorised Signatory
<u>7/5/20</u>	<u>1234</u>	<u>Mrs. Rajni Patel</u>		<p>For Heera Panna Co-Op. Hsg. Soc. Ltd</p>  Chairman
				 Treasurer