



गावाचे नाव : मलबार

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 9,500,000.00 वा.भा. रु. 11,763,840.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 530 वर्णन: फ्लॅट नं 14- सी 14 वा माळा अभिलाषा विल्डींग व ओपन कार पार्किंग स्पेस नं पी -2 1 ला माळा विभागाचे नाव - मलबार व खंवाला हिल डिव्हिजन, उपविभागाचे नाव - 8/68 - भूभाग : पश्चिमेस खंवाला हिलच्या मध्यापासून पुर्वेकडे असलेला उभा उताराचा भाग, पुर्वेस जावजी दादाजी मार्ग, हाजी अली चौकापर्यंत, उत्तरेस हाजी अली चौक व दक्षिणेस ऑगस्ट क्रांती मार्ग यामधील भुभाग. सदर मिळकत सि.टी.एस. नंबर - 530 मध्ये आहे.
(1)बांधीव मिळकतीचे क्षेत्रफळ 96 चौ.मी. आहे.
- (3)क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) दिपक आर शाह तर्फे मुखत्यार रमेश एस शाह (मुखत्यार नं 867/99); घर/फ्लॅट नं: ए -12 ; गल्ली/रस्ता: 77 ताडदेव रोड; ईमारतीचे नाव: अरविंद कुंज; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: 34; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नाजुदेवी पारसमल जैन; घर/फ्लॅट नं: -; गल्ली/रस्ता: 302 मॅजस्टिक शॉपिंग सेंटर; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: गिरगाव रोड; तालुका: -; पिन: 4; पॅन नम्बर: -.
(2) विनोद पारसमल जैन; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: 4; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 27/11/2002
- (8) नोंदणीचा 02/12/2002
- (9) अनुक्रमांक, खंड व पृष्ठ 7010 /2002
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 899870.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20000.00
- (12) शेरा



श्री. रवी निरम
यांना त्याचे ता. 12/4/22 च्या अर्जानुसार
क्र. 7010/02 नक्कल दिली तारीख 19/4/22
सहदुय्यम निबंधक मुंबई शहर क. १

संगणक खरी प्रत.,

सहदुय्यम निबंधक
मुंबई शहर क. १

THE ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Section 9 (1) of the Maharashtra Co-op. Hsg. Soc. Act, 1960 - Maharashtra Act XXIV of 1961.)
(Regn. No. Bom/W-D/HSG/TC/5864/93-94 of 94 Dt. 27-1-94)
46, August Kranti Marg, Mumbai - 400 036.

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares of Rs. 50/- each

Members Register No. 5

Certificate No. 46

THIS IS TO CERTIFY that Shri/Smt. DEEPAK R. SHAI

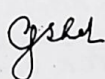
of Flat No. H-C is/are the Registered holder of 5 (Five) Shares numbered from 236 to


230 both inclusive of Rs. 50/- (Rs. Fifty Only) each in the "ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD". Subject to the provisions of the bye-laws of the Society and that the sum of

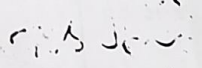
Rs. 250/- has been paid in respect of the said Shares.

GIVEN under the Common Seal of the said Society at MUMBAI this 15th day of AUGUST 1997

For ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.


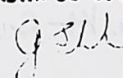
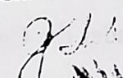
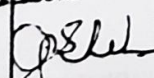
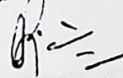

Chairman


Hon. Secretary


Authorised Signatory

Note : No transfer of the Shares comprised in this Certificate will be Registered until this Certificate has been delivered at the Society's Office.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Member's Folio No.	To Whom Transferred	Chairman's Initial	At S
1-2-03	85	2/10	SMT. NAJUBEVI PARASMAL JAIN AND SHRE VENOD PARASMAL JAIN		
1-11-05	101	2/10	SHRI. VINOD PARASMAL JAIN	 HON. CHAIRMAN	
			<p style="text-align: right;">FOR ABHILASHA CO-OPERATIVE</p> <p>Lien Registered under sr. no. 26 of 17-2-06 in favour of Central Bank of India Opera House Br, Bhaskar Mansion 1st floor, 437 Dr. D. B. Marg. Mumbai - 4</p>	 HON. CHAIRMAN	
3-12-07			<p>THE ABOVE LIEN HAS BEEN CANCELLED AS PER BANK LETTER DATED 15/10/2007</p> <p style="text-align: center;">Abhilasha Co-op. Hou. Soc. Ltd.</p> <p style="text-align: center;">  Chairman  Hon. Secretary </p>		

Authorised
Signatory



Monday, December 02, 2002

1:16:17 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6235

दिनांक 02/12/2002

गावाचे नाव मलवार

दरतऐवजाचा अनुक्रमांक ववइ1 - 07010 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

साटर करणाराचे नाव: नाजुदयी पारसमल जैन

नोंदणी फी :- 20000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 440.00
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण रु. 20440.00

आपणास हा दस्त अंदाजे 1:33PM ह्या वेळेस मिळेल

मुख्य निबंधक

मुंबई शहर 1 (फोर्ट)

सह निबंधक

मुंबई शहर क्र. १.

बाजार मुल्य: 11763640 रु. मोबदला: 9500000 रु.
भरलेले मुद्रांक शुल्क: 934100 रु.

ACTIVE HOUSING SOC

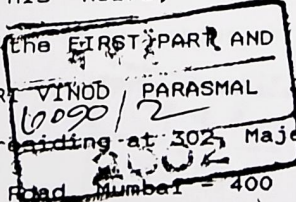
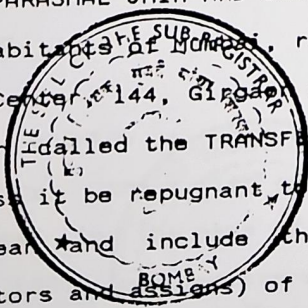
HON. SECRET

ACTIVE HOUSING SOC

HON. SECRET

AGREEMENT FOR TRANSFER

THIS AGREEMENT is made at Mumbai on this 29th day of November, 2002 BETWEEN SHRI DEEPAK RAMESH SHAH, of Mumbai, Indian Inhabitants through his Constituted Attorney Shri Ramesh S. Shah, residing at A-12, Arvind Kunj, 77, Tardeo Road, Mumbai - 400 034, hereinafter called the TRANSFER (which expression shall unless it be repugnant to the context or meaning thereof mean and includes his heirs, executors, administrators and assigns) of the FIRST PART AND NAJUDEVI PARASMAL JAIN AND SHRI VINOD PARASMAL JAIN Indian Inhabitants of Mumbai, residing at 302, Majestic shopping Center, 144, Girgaon Road, Mumbai - 400 002 hereinafter called the TRANSFEREES (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.



GENERAL STAMP
OFFICE
TOWN HALL
FORT, MUMBAI
MAHARASHTRA
INDIA
R. 0934100 PB 105
NOV 27 2002
0306 OFFICIAL REGISTER
103095
NOV 27 2002
MAHARASHTRA

12/11/02
R. 934100/1-15 Nine 144 Party from previous one number only

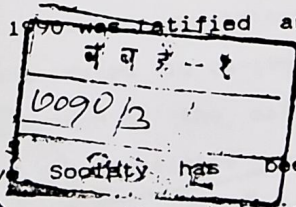
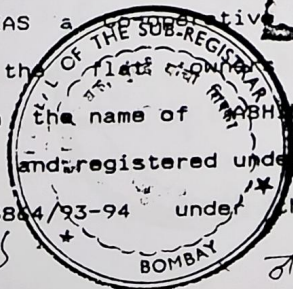
M. M. Pednekar
Proper Officer
Mumbai

WHEREAS by an Agreement for Sale dated 18th April, 1990 entered into between M/s. Chetan Associates, a partnership firm carrying business at Surya Mahal, 3rd Floor, Burjorji Bharucha Marg, Mumbai - 400 001, therein and hereinafter referred to as "the Builders" (the party of the First Part therein) and DEEPAK RAMESH SHAH (through his father and natural guardian Shri Ramesh S. Shah the Original Purchaser therein), the Builders agreed to sell Flat No. 14-C on the 14th Floor of the building "Abhilasha" in 'B' wing having carpet area of 80 Sq.mtrs for the consideration of Rs. 25,00,005/- (Rupees Twenty Five Lacs and Five only) subject to the terms and conditions contained therein and the Transferor herein paid the entire consideration to the Building and after making the full payment of the consideration obtained physical possession of the said Flat from the said Builders.

WHEREAS under the letter of Allotment dated 24-07-1990 the Transferor was also allotted with one Open Car Parking on podium No P-2 on the First Floor Parking and allotted parking No. F-4. *area 120 Sq Feet. Building*

WHEREAS by a Deed of Confirmation dated 30th January, 1998 executed by and between the Builders of the one part and the Transferor of the other part, the said Agreement dated 18th April, 1990 was ratified and confirmed.

WHEREAS a Co-operative Society has been formed by the flat owners of the building "Abhilasha" in the name of ABHILASHA CO-OP. HOUSING SOCIETY LTD." and registered under Registration No. BOM/WD/HSG/TO/5864/93-94 under the provisions of

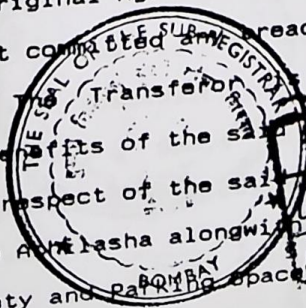


Maharashtra Co-op. Society Act, 1960 hereinafter referred to as "the Society" and the said society is managing the affairs and management of the said Building and the Transferor is one of the member of the Society and is holding Five Shares of Rs. 50/- each of the Society bearing Share Certificate No. 46 and bearing distinctive nos. 226 to 230.

WHEREAS The Transferees have approached The Transferor herein and shown their willingness to purchase the said Flat No. 14-C on 14th Floor of "ABHILASHA" alongwith Five Shares of the said Society and Parking Space from the Transferor who has agreed to sell the Flat No. 14-C on 14th Floor of Abhilasha alongwith Five Shares of the said Society and Parking Space to the Transferees on the terms and conditions hereinafter appearing :

IT IS HEREBY AGREED BY AND BETWEEN THE TRANSFEROR AND TRANSFEREES AS UNDER :-

1. The Transferor hereby declares that the said Original Agreement dated 18-04-1990 and Deed of Confirmation dated 30th January, 1998 made between the Builders and the Transferor herein are valid, binding and subsisting and are in no way terminated. The Transferor further declares that he has complied with all the terms and conditions of the said Original Agreement dated 18-04-1990 and he has not committed any breach of the said Agreement. The Transferor is entitled to transfer the benefits of the said agreement - dated 18-04-1990 in respect of the said Flat No. 14-C on 14th Floor in Abhilasha alongwith Five Shares of the said Society and Parking space No. F-4 on P-2



05. 07/3

and in no way prevented from transferring his right, title and interest and the benefits in respect thereof.

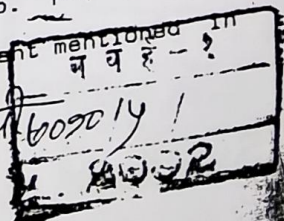
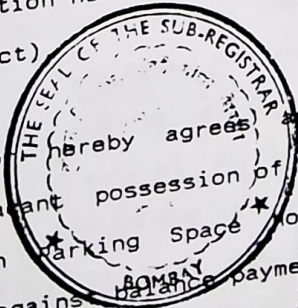
2. The Transferor has agreed to sell and the Transferees have agreed to purchase the said Five Shares of Abhilasha Co-op. Housing Society alongwith Flat no. 14-C on 14th Floor admeasuring Carpet Area of 88 Sq.mtrs hereinafter referred to as "the said Flat" with Parking Space No. F-4 in Abhilasha Building, 46, August Kranti Marg, Mumbai - 400 036 alongwith his right, title and interest under the said Agreement for total consideration of Rs. 95,00,000/- (Rupees Ninety Five Lacs only).

3. The Transferees shall pay to the Transferor the total consideration of Rs. 95,00,000/- in following manner :-

a) Rs. 40,00,000/- on or before execution of these presents, the payment and receipt whereof the Transferor doth hereby admit and confirm.

b) Rs. 55,00,000/- within 15 days from the date of execution hereof (time being the essence of contract)

4. The Transferor hereby agrees and confirms to hand over vacant possession of the said flat together with parking space No. F-4 to the Transferees against the balance payment mentioned in clause 3(b) hereof.

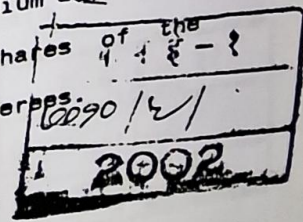
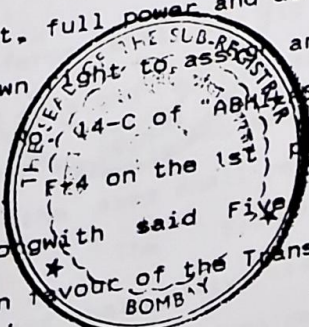


5. All the amounts paid towards the said Flat by the Transferor to the Builders or Society shall be deemed to be transferred in the name of the Transferees alongwith the said Share Certificate and Flat No. 14-C including Parking Space.

6. The Transferees have seen the original documents in respect of the said Flat. All the Original Documents shall be delivered by the Transferor to the Transferees on execution of these presents. The Transferees hereby agree to abide by all the Rules and Regulations and Resolutions of the Society and shall submit necessary Application to the Society with all required papers and documents for transfer of the Share Certificate alongwith the said Flat and Parking Space no. F-4 on 1st podium i.e. P-2 floor.

7. The Transferor hereby agrees confirms and declares that :-

a) Notwithstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming from, under or in trust for the Transferor made, committed and knowingly suffered to the contrary, the Transferor has good right, full power and absolute authority in his own right to, assign and transfer the said Flat 14-C of "ABHIR SHA" and Parking Space No. F-4 on the 1st Podium i.e. P-2 Floor alongwith said Five Shares of the Society in favour of the Transferees.



Handwritten initials or signature.

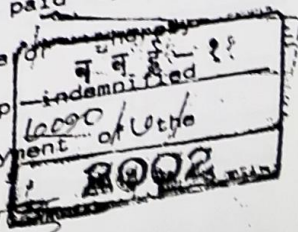
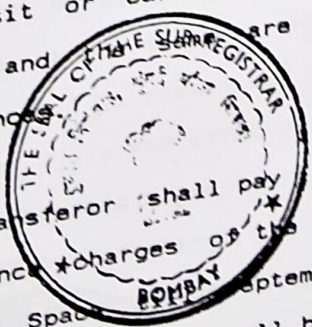
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b) That neither the Transferor nor any one on his behalf has done, committed or omitted any act, deed, matter or thing whereby the rights and benefits in respect of the said Flat No. 14-C or Share Certificate have become or may be prejudicially affected in any manner whatsoever.

c) That neither the Transferor nor the society or any person claiming by, from, or, under, in trust for him or any of them have created any charge, mortgage, lien in respect of the said flat or any part thereof and there is no notice of lispendence or attachment pending or subsisting in respect of the Flat No. 14-C on 14th Floor and Share Certificate of Society issued to him.

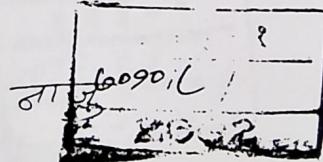
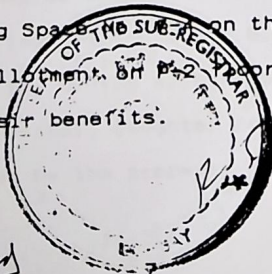
d) That Transferor has not entered into any Agreement or Document for sale, dispose off, alienate, encumbrances, lien, lease, mortgage or charge of the said Share Certificate and Flat No. 14-C of Abhilasha or any part thereof nor has he received any amount by way of deposit or earnest money in respect thereof and the same are free from all encumbrances.

e) That Transferor shall pay to the Society maintenance charges of the said Flat and Parking Space thereafter the same shall be paid by the Transferees. The Transferor shall indemnify and shall always keep the Transferees against non payment of the same.



same. The Transferees further agree to pay from October, 2002 and shall regularly and punctually pay all outgoings including Municipal Taxes, Water Charges, Electricity Charges, Maintenance Charges etc. payable in respect of the said Flat No. 14-C as and when demanded by the Society and that the Transferees, hereby agree to indemnify and keep indemnified the Transferor against non-payment of the same and Transferor shall not be liable for any demand after the date of handing over possession.

8. The Transfer charges/fees payable to the society will be borne and paid equally by doth the parties herein.
9. All costs and charges of stamp duty and registration charges etc. shall be borne by Transferees for this transaction.
10. The Transferor hereby agrees and covenants with the Transferees that the Transferor shall from time to time or at all time hereafter at the request and cost of the Transferees do and execute all such acts, deeds, matters, things, papers or documents as shall be reasonably required by the Transferees for fully and effectually transferring and assigning the said Share Certificate alongwith Flat No. 14-C on 14th Floor of "ABHILASHA" and Parking Space on the 1st podium floor i.e. P-2 allotment on P-2 floor unto the Transferees for their benefits.

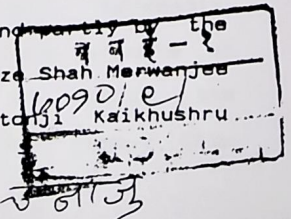
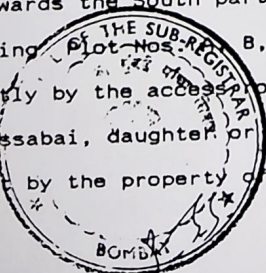


FIRST SCHEDULE OF THE PROPERTY

All those pieces or parcels of leasehold land or ground being sub-divided Plot Nos. G and H containing by admeasurement in aggregate 5,050.00 sq.yds. equivalent to 4,222.34 sq. mtrs. or thereabout situate at Gowalia Tank Road in the City of Bombay and in Registration District and Sub-District of Bombay City and Bombay Suburban and registered in the books of the Collector of Land Revenue under Old Nos. 662, 299, 300, 639/505, 144 New Nos. A/3072, 2033, 2039, 11A/2039, 2065, D/2485, 1318 Old Survey No. 62 8-9-10/7057 of Malabar & Cumballa Hill Division assessed by the Assessor & Collector of Municipal Rates & Taxes under D-Ward bearing following numbers :-

D-3381	(3A) 46A
D-3668(IRA)	37-A-A
D-3381	(3C) 46AC
D-3381	(3D) 46AD
D-3381	(1-3) 46D-46H
D-3367	(IC) 9D

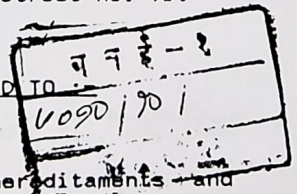
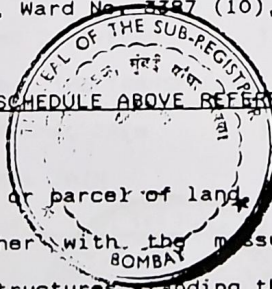
and bounded as follows : that is to say - on or towards the East by the Property belonging to L.P.D'Souza, on or towards the West Partly by the Property belonging to Readymoney Agiary Trust and partly by the Property of Charandas Chaturbhuj, On or towards the North by the Property of Gangadhar Shastri and On or towards the South partly by the remaining property bearing Plot Nos. B, C retained by the Vendor and partly by the access road and partly by the property of Dossabai, daughter of Feroze Shah Merwanjee and beyond that by the property of Pestonji Kaikhushru Banaji.



SECOND SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of freehold land or ground admeasuring 466 sq.yds. equivalent to 389.68 sq.mtrs. or thereabout situate at Gowalia Tank Road, without the Fort and in the Registration Sub-District of Bombay registered in the Books of the Collector of Land Revenue under Old Nos. 144, New No. 1318, Old Survey No. 53 and New Survey No. 3/7056 and Cadastral Survey No. 530 of Malabar & Cumballa Hill Division and bounded as Follows :- that is to say : on or towards the east by the property of Louis P.D'Souza, on or towards the West and South by the property firstly described in the Deed of Assignment and Conveyance dated 16th July, 1984 and On or towards North by the property thirdly described in the Deed of Assignment and Conveyance dated 16th July, 1984 with all the buildings and messuages standing thereon and assessed by the Collector and Assessor of Municipal Rates and Taxes under D-Ward formerly under Nos. 3381 (7A) and 3387 (IC) and Street Nos. 38 and 90 and now under D-Ward Nos. 381 (1-2-3) Street No. 46-46H, Ward No. 3381 (3A), Street No. 46AC, Ward No. 3381 (3D), Street No. 46AD, 3381 (7A), Street No. 42-44-46-46A, Ward No. 3381 (7B). Street No. 46B, Ward No. 3381 (7C), Street No. 46C, Ward No. 3384-85, Ward No. 3387 (10), Street No. 9D.

THIRD SCHEDULE ABOVE REFERRED TO :



All that piece or parcel of land, hereditaments and premises together with the messuages, tenements, buildings and structures standing thereon situate at Gowalia Tank Road, Bombay - 400 036 within the Registration District and Sub-District of Bombay City

[Handwritten signature]

9 P.S.

नाज

and Bombay Suburban registered by the Collector of Land Revenue under Collector's Old No. 636, New No. 2926, Old Survey No. 53, New Survey No. 7056 and bearing Cadestral Survey No. 529 and 1/528 or Malabar & Cumballa Hill Division containing by admeasurement 2,937 sq.yds. equivalent to 2,455.69 sq.mtrs. and assessed by the Assessor & Collector of Bombay Municipal Corporation under D-Ward No. 3380 (1A) and 3381 (B), Street No. 1-2-2 and bounded as follows :- that is to say :- On or towards the East by the property bearing C.S.No. 525, On or towards the West partly by the property bearing C.S.No. 530 (part) belonging No. M/s. Chetan & Others and partly by the property bearing C.S.No. 530 (part) belonging to Mrs. Shreedevi S.Patil, On or towards the South by the August Kranti Marg and On or towards the North by the property bearing C.S.No. 655 known as Yamuna Chawl and Krishna Chawl.

SIGNED, SEALED AND DELIVERED)

by the withinnamed "THE TRANSFEROR")

SHRI DEEPAK RAMESH SHAH)

through his Constituted Attorney)

SHIR RAMESH S. SHAH)

in the presence of _____)

Ramesh S. Shah

SIGNED, SEALED AND DELIVERED)

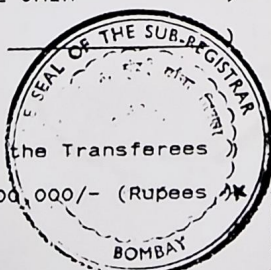
by the withinnamed "THE TRANSFEREES")

SMT. NAJUDEVI PARASMAL JAIN)

SHRI VINOD PARASMAL JAIN)

in the presence of _____)

नाजु देवी जैन
Vinod



RECEIVED from the Transferees

the sum of Rs. 40,00,000/- (Rupees)

6090/99

Fourty Lacs only) being full/part)
payment of the said Flat No. 14-C)
on 14th Floor of "ABHILASHA", 46,)
August Kranti Marg, Mumbai - 400 036)

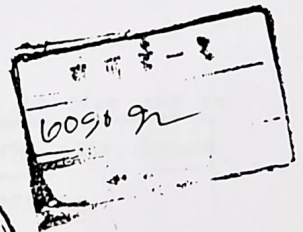
<u>Date</u>	<u>Cheque No.</u>	<u>Name of Bank and Branch</u>	<u>Amount(Rs.)</u>
29-10-2002	390027	Central Bank of India Opera House Branch	20,00,000/-
21-11-2002	388744	- Do -	20,00,000/-

			40,00,000/-

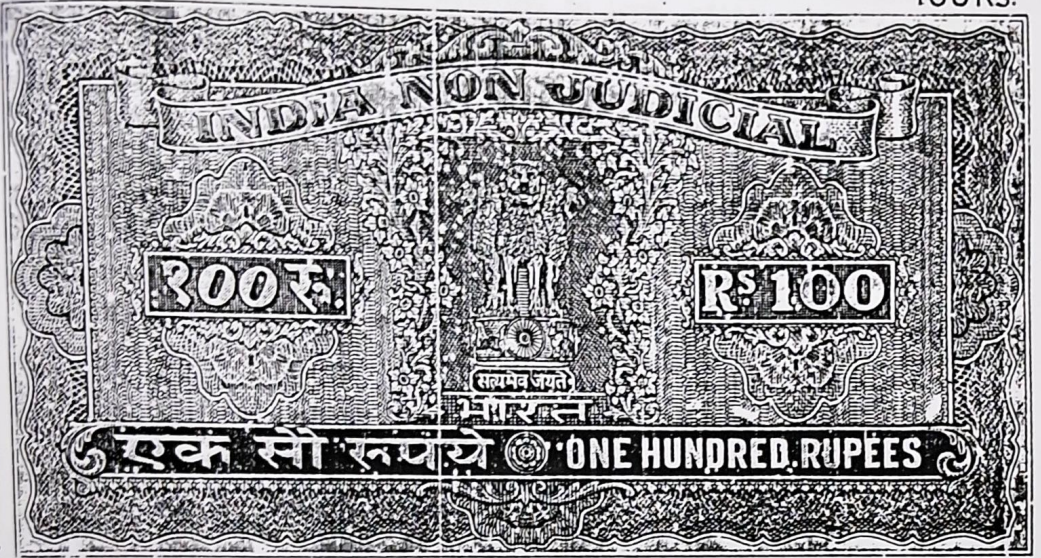
I say Received.

Ramesh S. Shah.

(RAMESH S. SHAH.)
Constituted Attorney of
(DEEPAK R. SHAH)



100Rs.



क्रमांक.....243 दिनांक..... 18 AUG 1999

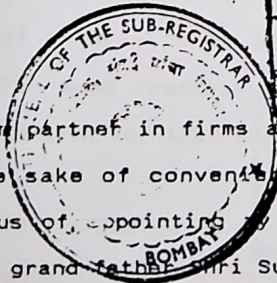
श्री. सुहास रंजित सलुंके
अद्वैत विद्यालय सर्विस, तळ सडला,
प्रकाश भवन, 73-77, न. गा. रोड,
पोस्टी. मुंबई-400 023.
यांनी हा अविष्कृत मुद्रांक देणार,
सुवेची धोऱ्योनात...DEEPAK.....B...SHAH
यांना दिल्या.
वरपाता क्र. अलखाना/१०९६/२८

Deepak
मुद्रांक विभाग

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I DEEPAK RAMESH
SHAH of Mumbai Inhabitant SEND GREETINGS :

WHEREAS I am going out of India time to time and as
such I am unable to attend day to day work, facts, deeds,
matter and things



10090 92

AND WHEREAS I am partner in firms and owning premises/
properties, for the sake of convenience and for better
utility I am desirous of appointing my father Shri Ramesh
Sumermal Shah and my grand father Shri Sumermal H. Shah as

Deepak

my true and lawful Attorney to look after manage, my business affairs and attend to carry on all acts deeds matters and things for me and on my behalf.

NOW, KNOW YE ALL AND THESE PRESENTS WITNESSETH that I DEEPAK RAMESH SHAH do hereby appoint and constitute the said (1) RAMESH SUMERMAL SHAH and (2) SHRI SUMERMAL H. SHAH jointly and severally as my true and lawful Attorney for me and on my behalf to do the following acts, deeds, matters and things that is to say :-

1. To represent me and carry on the business of the Firm where I am a Partner, and or sign on my behalf in all or any of the deeds, documents, Deed of Retirement, Deed of Partnership etc, as and when require.

To operate my Bank Account and/or to open new Account or accounts in any nationalised banks in my name.

To sign and execute any documents Agreements including Agreement for Sale of flats/shops/garages/units etc. in respect of any or all Buildings developed and/or constructed by or belonging to ^{me or} the Firms, in which I am Partner.

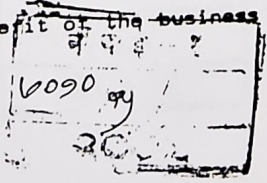
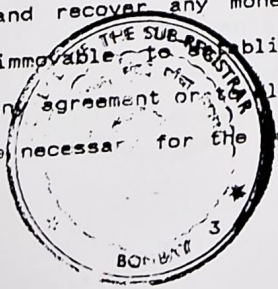
4. To purchase the flats, shops, premises and properties on my name to give on live and licence or let out to borow any sum of money with or without security, and make payments for such transecti~~ons~~ and do necessary act as may be required for that purposes.
5. To sign cheque for me and on my behalf in respect of my

existing Bank Accounts or that of any further or other Bank Accounts that may be opened.

6. For all or any of the purposes herein contained to enter into and execute agreements, deeds of any nature, such as deed of conveyance, deed of mortgage, deed of lease or sub lease, hire purchase agreement or any other deed or document required to be executed by or in favour of the Firm.
7. To apply for any share/debenture of any Limited Companies or such other securities and also to sell transfer all or any of the shares securities and to sign all transfer forms writings and to receive payments in respect thereof for me and on my behalf.

To lodge for registration all deeds executed by me or by the said attorney which require registration under the law and to do all other acts and things required for completing registration and to pay stamp duties and registration charges in respect thereof, and admit the execution thereof before Registering Authority.

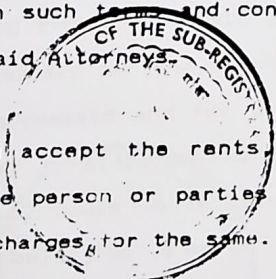
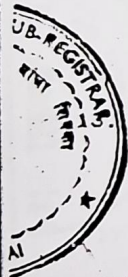
9. To commence and prosecute any suit, or other civil or criminal proceedings or legal action in any civil or criminal court or any court of law or Tribunals or Government offices having quasi judicial power or forums and to protect and safe guard my interest and properties and recover any moneys or other property movable or immovable to establish any legal right or to enforce any agreement or to claim and recover damages as may be necessary for the benefit of the business



[Handwritten signature]

of the firm.

10. To appear on my behalf and represent my interest before any or all Government Departments, Tax Authorities and also to file Returns for me and on my behalf and do necessary acts for obtaining necessary permission from Appropriate Authorities, Certificate U/s. 230 A of Income Tax Act, 1961 for sale and transfer.
 11. To defend any suit or other legal proceedings against me and the firm in which I am partner.
 12. For the purposes aforesaid, to sign, declare, verify or affirm plaints, written statements of defense, petitions, affidavits and other papers and applications as may be required from time to time.
- To appoint advocates as and when required for advice or for conducting any matter of litigation or dispute for above purposes and to pay their fees.
14. To grant lease and/or license or to permit any party or person to conduct any trade, business and profession into or upon any of my premises or any part thereof as the said attorneys may from time to time decide and determine and on such terms and conditions as may be settled by the said Attorneys.
 15. To received and accept the rents, compensation or premiums from the person or parties and to issue the receipts and discharges for the same.



708-2
10090/121
2002

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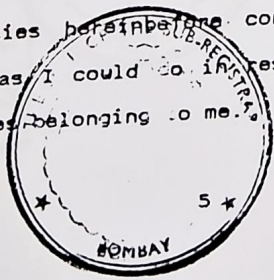
16. To receive and accept consideration for sale, transfer or assignment or surrender of the said premises and properties and to issue receipts and discharges in that regards.

17. To obtain vacant possession of the premises or properties thereof from the employees and agents and other persons or parties holding the same on behalf of the me and for that purpose to sign the necessary papers and documents.

18. To ask, receive and recover from all the concerned persons all charges, benefits, compensation, profits and sums or money now due or owing and payable or at any time hereafter to become due owing and payable in respect of the said properties/premises mentioned in the hereunder written in any manner whatsoever and also in non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.

19. To pay or allow to pay all rents, taxes, rates, assessments, charges deductions expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the properties belonging to me.

20. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could do in respect of the premises and properties belonging to me.



[Handwritten signature]

श.सं. - ३
७०९०१९० /
३०३२

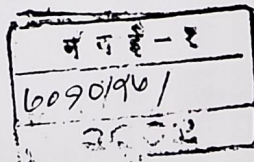
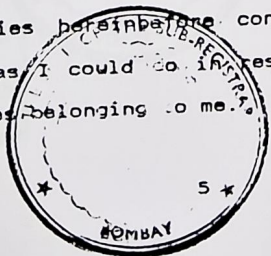
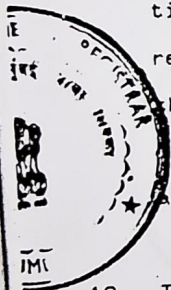
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20. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as I could do in respect of the premises and properties belonging to me.



[Handwritten signature]

बदल मुख्यालयनामा आज तारीख 20/4/02 रोधी

सी. दि. १११ ३१० २११ २११ २११

२११ ३१० २११ २११ २११

घांती माझी समस्त साशकित करून दिला व त्याच्या

पोस्टखीतिपयी १. श्री. सुकेश जेठ केशरी

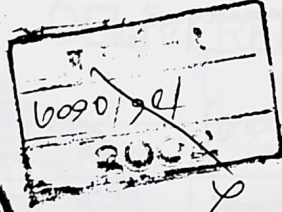
घांती माझी पोस्टी पटविली. २०/४/०२ मिनाडी.

तारीख २०/४/०२

२००२/१११ २११

२००२/१११ २११
२००२/१११ २११
२००२/१११ २११

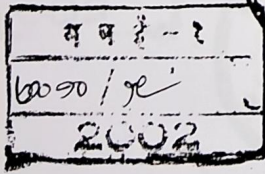
२००२/१११ २११



२००२/१११ २११

दुय्यम निबंधक मुंबई

वरील मुख्यालयनामा आज तारीख २०/४/०२ रोधी



दुय्यम निबंधक मुंबई

21. And I agreed to ratify all such lawful acts and things done and executed by my attorneys pursuant to these presents.

In WITNESS WHEREOF I SHRI DEEPAK RAMESH SHAH have signed and subscribed my hand on this 20th day of August 1999.

Signed and delivered)
by the withinnamed)
DEEPAK RAMESH SHAH)
in the presence of)

Before me,

Identified by me.

Advocate High Court, Bombay.
BABU YOHANNAN
Advocate, High Court,
Bombay;

THE SE
18
UMB



448-2
6090/96/
2002

GENERAL STAMP OFFICE
TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 82

Receipt Date : 27/11/2002

DELIVERED

Received From : NAJUDEV P JAIN

On Account of : 102-(11)

Counter No. : 1

Mode of Payment	DD/PO/CHO/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	------------------------------	------	--------------------	-----------	-----------------

PO	19589	27/11/2002		0	467050.00
----	-------	------------	--	---	-----------

Bank Name : CENTRAL BANK OF INDIA (CBI)
Branch Name : OPERA HOUSE (OPH)

Case No. :

DELIVERED

Lot No. :

Lot Date :

Total D. O. : -

Sr. No.

Description of Franchise

Denomination

Amount (In Rs.)



6000/20
2002



DELIVERED

Total :

Rs. : 467050.00

Rupees : Four Lakh Sixty Seven Thousand Five -
ty Only

Signature / Designation

Cashier / Accountant



दस्त गोषवारा भाग - 2

बवडा

दस्त क्रमांक (7010/2002)

दस्त क्र. [बवडा-7010-2002] चा गोषवारा
याजार मुल्य : 11763840 मोबदला 9500000 भरलेले मुद्रांक शुल्क : 934100

पावती क्र.: 6235 दिनांक: 02/12/2002

पावतीचे वर्णन

नांव: नाजुदेवी पारसमल जैन

दस्त हजर केल्याचा दिनांक : 02/12/2002 01:16 PM

निष्पादनाचा दिनांक : 27/11/2002

दस्त हजर करणा-गावी सही :

नाजुदेवी जैन

20000 : नोंदणी फी

440 : नक्कल (अ. 11(1)), पृष्ठांकनाची न (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित: फी

20440: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 02/12/2002 01:16 PM

शिकका क्र. 2 ची वेळ : (फी) 02/12/2002 01:18 PM

शिकका क्र. 3 ची वेळ : (कमुली) 02/12/2002 01:19 PM

शिकका क्र. 4 ची वेळ : (आळख) 02/12/2002 01:20 PM

दस्त नोंद केल्याचा दिनांक : 02/12/2002 01:22 PM

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

ओळख :

खातील इराग असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) सुरेश एम जैन ,घर/फ्लॅट नं: -

गल्ली/रस्ता: मॅजस्टिक शांतिंग सेंटर

ईमारतीचे नाव:-

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: गिरगाव

तालुका: -

पिन: 4

2) एम एम जैन ,घर/फ्लॅट नं: -

गल्ली/रस्ता: एम आर रोड

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

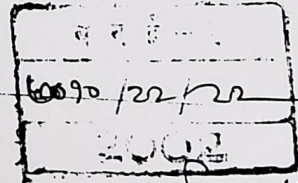
पिन: -

दु. निबंधकाची सही

मुंबई शहर 1 (फोर्ट)

प्रमाणित करणेत येते की वा

घासपडे एकूण.....पाने आहेत



दस्ता क्रमांक बवडा-7-6090/20

नोंदला.

हारीब।

हारीब

बविलाची सुनावणी करण्याबंदीस
बिबंधकाचे सर्व अधिकार बसवजे
साह दुर्यम. निबंधक
मुंबई शहर क्र. १.

साह दुर्यम निबंधक
मुंबई शहर क्र. १.



8/65 G.S. 530, 509, 1/528

Rate, 11,400/-
x 1.10
80 Sq feet carpet

814P 96 ✓
305.6

~~Parting~~
200

~~Parting~~
120

11.5
3062

629000

342000
34200

11764000
72940200

72941000

861120
3825A

899820

+ 34200

955280

38250

994030
62700

1056730

Dated this _____ day of November, 20____

BETWEEN
Shri Deepak R. Shah .. Transferor

AND
Shri Najudevi P. Jain
and Shri Vinod P. Jain .. Transferees

AGREEMENT FOR TRANSFER
Flat No.14-C on 14th Floor
"ABHILASHA" 46, August Kranti Marg
Mumbai - 400 036.

~~870~~
1056730

870 934070

M.L.Chaturvedi, LL.M.,
Advocate, High Court,
C/o. H.S.Cox & Co.,
52, Dr. V.B.Gandhi Marg,
Kalaghoda, Fort,
Mumbai - 400 023.

D. Y. WANI & CO.

Advocates & legal Consultants
Email : dywaniandco@gmail.com

Offices		
8, Blaze Business Centre, Birla Mansion, 1 st floor 134, Nagindas Master Road Fort, Mumbai - 400,001 Mob No. 98 19 90 90 92	L-254, Dreams, The Mall L B S Marg Bhandup (West) Mumbai - 400,078 Mob No. 98 19 92 90 92	268, SS- 3, Sector No .3 Koparkhairne Navi Mumbai PIN - 400 709 Mob. No . 98 19 92 90 90

14/05/2022

Ref: CENT/ LSR/2022

To,
Chief Manager
Central Bank of India
Opera House
Mumbai

Sir,

Sub: Legal Scrutiny Report in respect of Property of Intended Mortgagor:

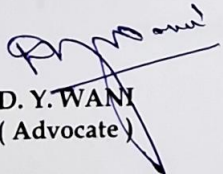
Mr. Vinod Parasmal Jain ✓

The Certified copy of

Deed of Transfer dated 14/06/2013, Whereby Mr. Dilip Parasmal Jain and Mr. Gumanmal Dhoked have transferred their 50% right, title and interest in Flat to and in favour of Mr. Vinod Parasmal Jain which is registered on 19/06/2013 under Serial No. BBE-3/3004/2013

is obtained

It is compared and tilled with the Original Agreement and therefore it is Genuine Document


D. Y. WANI
(Advocate)



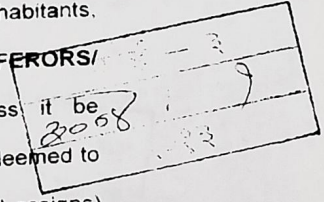
महाराष्ट्र MAHARASHTRA
 न्याय मंडल कार्यालय, मुंबई
 प. नं. विवेकता क्र. ५९
 23 MAY 2013
 स. नं. ऑफिसरी
 28.5.13

सो. अरुणा वरुण वाशिर्डे
 परवाना धारक मुद्रांक विक्रेता क्र. ५९ 002818 HH 894406
 १४ बी, खोखली वाडी, खंडेराव बिल्डिंग,
 तळपजला, रूम नं. ७, गिरगांव, मुंबई-४.
 क. दिनांक
 12 JUN 2013
 दिलीप जी. पारसमल
 का मुद्रांक विक्रेता.

श्रीमती प्र. शि. कांबळे



ARTICLES OF AGREEMENT made at Mumbai on this
14th day of June, 2013 (Four Thousand Thirteen)
 BETWEEN Mr. DILIP PARASMAL JAIN and Mr.
 GUMANMAL DHOKED, both Indian inhabitants,
 hereinafter referred to as 'THE TRANSFERORS/
 EXECUTORS' (which expression shall unless it be
 repugnant to the context or meaning thereof be deemed to
 include their heirs, executors, administrators and assigns)
 of the ONE PART, AND Mr. VINOD PARASMAL JAIN,
 Indian Inhabitant, of Mumbai, hereinafter called 'THE
 TRANSFEREE/BENEFICIARY' (which expression shall



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unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

A. One Smt. NAJUDEVI PARASMAL JAIN, (since deceased) was a co-owner of 50% right, title, interest and share in a Residential flat being Flat No. 14-C on the Fourteenth floor of the building known as 'Abhilasha', in the B-wing admeasuring— 80 sq. mts.

LA

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[Signature]

[Signature]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES.

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

22 MAY 2013
2, 5/13

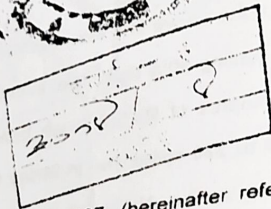
श्री. अशोक कल्याण महाराज
A. K. Maharaaj, Kalyan, Dist. Thane
Maharashtra, Pin 421 302, India
Date: 22.5.13
No. 10281 / 100 896655
Gillip Jain
Jt. Engineer, etc.



Carpet with dimensions 10' x 10' to be sold
Promissory

B. By virtue of the shares this was also holding jointly as
co-owner having 50% right, the interest in and over
the five shares of Rs. 50/- each bearing distinctive
nos. 125 to 129 comprised in Share Certificate No.
46 issued by the APJILKASH Co-operative Housing
Society Limited, (Regd. No. 8/AM/11-
DMS/10/1984) on 21.01.1984 was 15%

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August, 1997. (hereinafter referred to as 'the Said Shares' for the sake of brevity).

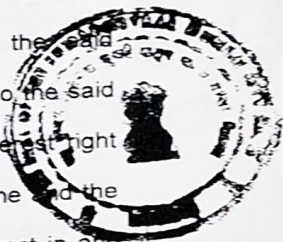
C. The said **Mrs. Najudevi Parasmal Jain** expired on 14th day of May, 2005. (Photocopy of the Death Certificate attached hereto).

D. The said **Mrs. Najudevi Parasmal Jain** had during her life time made a Will by which she had demised her entire right, interest and claim in and over the said 50% share in the residential flat being 14-C on the 14th floor of the building known as Abhilasha and

consequently thereto in the said shares issued by the Said Society in favour of her son Mr. Vinod Parasmal Jain, absolutely.

E. The Transferors herein in their capacity as Executors of the Will applied for Probate to the Hon. Bombay High Court and consequent thereupon the Hon. Bombay High Court granted Probate on 7th day of March, 2006 to the Executors to execute the Will of the deceased **Mrs. Najudevi Parasmal Jain**. (A photocopy of the same attached hereto).

F. The Beneficiary, Mr. Vinod Parasmal Jain, in respect of the Said 50% share in the said premises and the said shares applied to the said Society for the transmission of the interest right title of the deceased mother to his name and the accordingly deceased's right title interest in and over the said premises and the said shares were transferred in the name of the Transferee/Beneficiary herein i.e. Mr. Vinod Parasmal Jain on 11-11-2005.



of the	2
Mr. Vinod	J
Parasmal	

G. The Transferee/Beneficiary wants to incorporate above said changes in the records of the office of the Sub registrar of Assurances and accordingly the parties hereto have agreed to execute these presents.

5 J P S



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

1. The Transferors doth hereby confirm that pursuant to the probate of the Will of deceased **Smt. Najudevi Parasmal Jain** they have transferred/transmitted and assigned to The Beneficiary/Transferee and The Beneficiary/Transferee doth hereby confirm that he has taken from The Transferors/Executors the transfer of deceased's 50% co-ownership right, title, interest and share in the said premises being Residential Flat No. 14-C on the Fourteenth floor of the building known as 'Abhilasha', in B-wing adjacent to Angkor 80 sq. mts. Carpet area and by virtue of and as incidental to such transfer The Transferee has become entitled to all the benefits, privileges and advantages arising out of and by virtue of the membership of the said Society inclusive of the exclusive right to occupation and enjoyment of the said Flat No. 14-C.

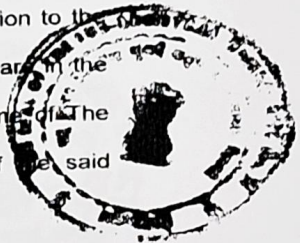
2. The Transferors doth hereby further confirm that pursuant to the probate the Beneficiary/Transferee herein applied to the said society for transfer of the deceased member **Mrs. Najudevi Parasmal Jain's 50% share and interest** in the said premises and the said shares to his name and accordingly the society transferred the said 50% share and interest in the said premises and the said shares to the name of the Beneficiary/Transferee herein

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on 11th November, 2005. (Photocopy of the transferred Share Certificate attached herewith.)

3. The Transferors they have hand over and delivered to The Transferee all the Original documents and papers pertaining to the said premises AND the Instrument of transfer of interest in the said premises and the Said Shares as prescribed by the Said Society duly signed by The Transferors and The Transferee, who being the Co-Owner of the remaining 50% of the said premises and the said shares and they had given their no objection to the Society for transferring the deceased's 50% share in the Said Premises & the Said Shares, to the name of The Transferee and making him 100% Owner of the said premises and the said shares.



4. The Transferors doth hereby further confirm that all rights, benefits and advantages enjoyed by the deceased member as a joint member of the Said Society including right of occupation and enjoyment of the said Premises being Flat No. 14-C, has stood relinquished, surrendered and released unto and to the benefit of The Transferee absolutely forever to the end and intent that The Transferors shall not have nor shall they claim any right, title, interest, claim or demand whatsoever in respect of the said Premises.

respect of	3008	4
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5. The parties hereto have agreed that the party of the other part would discharge all the debts and liabilities in respect

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of the said shares and the said premises including share of Municipal Taxes, Electricity and Water Charges and Maintenance charges and other outgoings payable to the said society from the date of transmission of shares and premises to his name absolutely.

6. The Transferors shall as and when required by The Transferee, execute such instrument, assurances and other papers as may be necessary for effectually vacating the right, benefit and privileges as was available to the deceased in respect of the said premises and to the Transferee absolutely and for implementing the terms of the agreement.

7. The Transferors agree that all deposits standing to the credit of the Transferee in the books of the Said Society including Sinking Fund Contribution shall stand transferred to the credit of the Transferee. The

Transferors further agree that any deposit lying with any Company and/or authority/ies like BEST, Municipal Corporation of Greater Mumbai etc. in respect of the Said Premises shall also stand transferred to the credit of the Transferee.

8. The parties hereto are executing this Transfer Deed to enable the appropriate authorities including Collector's officers, City Survey Office, Sub-Registrar of Assurances, Talati, Tahsidar, Municipal Corporation, and any other authority for mutations of their records so as to show the



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Beneficiary i.e. Mr. Vinod Parasmal Jain, as the lawful owner of the said premises and the said shares.

9. The parties hereto hereby indemnify and keep indemnified and harmless the Sub-Registrar of Assurances, Collector and Officers in Collector's office, City Survey Office, City Survey and Land Records Office, Office of the Assessor and Collector, Talati, Tahsidar, Municipal Corporation, and any other government or semi government authority or authorities including their office bearers, employees, staff from and against any loss, damage, action, claim, demand, suit or other legal proceedings and undertake to bear all expenses, costs, charges and expenses of any nature that may be incurred or sustained by them on account of their acts and steps in mutating their records by incorporating the name of the Beneficiary/Transferee in respect of the said premises in terms aforesaid in their respective records.



THE SHEDULE OF THE PROPERTY

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3008	8

50% Share, right, title and interest of the deceased member in the Residential Flat being Flat No. 14-C admeasuring 80.00 Sq. mts. Carpet Area on the Fourteenth floor of the building, known as "ABHILASHA" comprising of Ground plus _____ Upper Floors, with Lift, situated at 46, August Kranti Marg, Mumbai-400036, lying in the Registration District and Sub District of Mullabar and Cumballa Hill Division Mumbai City, bearing C.T.S. no. 1/528, 529, 530.

H. P. J.



IN WITNESS WHEREOF The Transferors and The Transferee have set and subscribed their respective hands and seal the day and year first hereinabove written.

SIGNED AND DELIVERED)
by the within named)
TRANSFERORS/EXECUTORS)
Mr. DILIP PARASMAL JAIN)
Mr. GUMANMAL DHOKED)
in the presence of Sunah M. Jang)

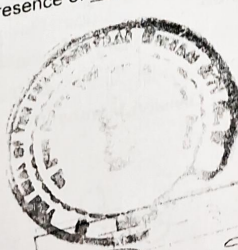


Sunah M. Jang



SIGNED AND DELIVERED)
by the within named)
TRANSFEE/BENEFICIARY)
Mr. VINOD PARASMAL JAIN)
in the presence of Sunah M. Jang)

Sunah M. Jang



2008 90

In the High Court of Judicature at Bombay

Testamentary and Intestate Jurisdiction

Petition No. 640 of 2005.

PROBATE

Act XXXIX of 1925, Section 307.

(1) Subject to the provisions of Sub-section (2), an executor or administrator has the power to dispose of the property of a deceased person, in the manner in which he may think fit.

(2) If the deceased was a Hindu, Mohammedan, Buddhist, Sikh or Jain or an exempted person, the general power conferred by sub-section (1) shall be subject to the following restrictions and conditions, namely:—

(i) The power of an executor to dispose of immovable property so vested in him is subject to any restriction which may be imposed in this behalf by the Will appointing him, unless probate has been granted to him and the Court which granted the probate permits him by an order in writing, notwithstanding the restriction, to dispose of any immovable property specified in the order in a manner permitted by the order.

(ii) An administrator may not, without the previous permission of the Court by which the letters of administration were granted,—

(a) mortgage, charge or transfer, sale, gift, exchange, or otherwise, any immovable property or the benefit vested in him under section 211; or

(b) lease any such property for a term exceeding five years.

(c) a disposal of property by gift, sale, mortgage, or otherwise, in the event of clause (a) or clause (b) being voidable, in the instance of any other person interested in the property.

N.B. Annexed to the grant is a copy of the schedule of assets of the deceased as disclosed by the petitioner in his petition.

Order: Rs. 4,23,12,051/- after deducting debts and funeral expenses. Probate Court Fee Rs. 75,000/-.

BE IT KNOWN that this day being the Twenty Second day of MARCH, Two Thousand Six, the last Will and Testament (a copy whereof is hereunto annexed) of late Smt. Najudevi Parasmal Jain, wife of Parasmal Jain, Hindu Inhabitant of Bombay, a Housewife who died at Bombay on or about the Fourteenth day of May Two Thousand Five is proved and registered before this Court, and that Administration of the Property and Credits of the said deceased and in any way concerning her Will is granted to ⁽¹⁾ Dilip Parasmal Jain and ⁽²⁾ Gumanmalji Dhokad being ~~named~~ named under the said Will of the deceased ~~to have effect~~ throughout the State of Maharashtra



having undertaken to administer the same and to make a full and true inventory of the said Property and Credits and exhibit the same in this Court within six months from the date of this grant, or within such further time as the Court may from time to time appoint, and also to render to this Court a true account of the said Property and Credits within one year from the same date, or within such further time as the Court may from time to time appoint.

Witness Shri KSHITIJ RAMESHBHAI VYAS,

Chief Justice at Bombay aforesaid this

day of MARCH, 2006.

Stamp box containing the date: 2006 37

REGISTRAR (O.S.)

By the Court,

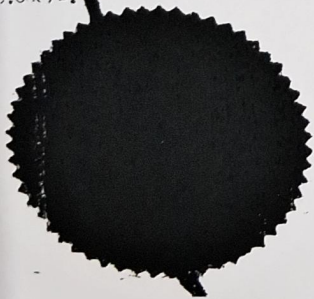
A. RODRIGUES

Prothonotary and Senior Master.

Sealer

The 22nd day of MARCH, 2006.

Shri F. C. Kinikar,
Advocate for Petitioner.



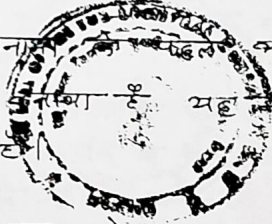
वसीयतनामा

02-04-2004

मैं नाजुदेवी जैन w/o श्री चारुमलजी जैन इम्र
६२ वर्ष स्वस्थ दिमाग से मेरी चल अचल
सम्पति का वसीयतनामा करती हूँ।

मेरा स्वास्थ्य बराबर नहीं होने की वजह
से मेरी सम्पति का वसीयतनामा करती हूँ
मुझे कहीं पॉच साल वर्ष में मधुमेह रोग से
पिड़ित व ग्रस्त हूँ तथा खाई पर निर्भर
रहना पड़ता है।

मैंने इस वसीयतनामा को कोई
वसीयतनामा नहीं किया है यह मेरा
अंतिम वसीयतनामा है।



मैं मेरा वसीयतनामा को लागू करने
के लिए निम्नलिखित लोगों को नियुक्त
करती हूँ।

1. विलीप जैन (पुत्र)
2. गुणमलजी धोकर

3004 92



मेरी सम्पत्ति का (चल व अचल) हस्तान्तरण
व्यवधाननामा में निचे लिखे मुजब करती हूँ।

1. पृथ्वी एपार्टमेंट का घर (मेरा 3/4 भाग
मेरी छोटी बहू श्रीमती लक्ष्मीबाई विनोद जैन
को देती हूँ) पता नं 2/4, 21, अल्लामाऊट रोड
बम्बई 26.

2. अनिलबाबा का घर (मेरा 50% हिस्सा इस
घर में है वो हिस्सा मेरे पुत्र विनोद जैन
को देती हूँ। पता: 9, अश्विनी नगर
नगर क्रांति मार्ग बम्बई 26.

उपर लिखे मुजब सम्पत्ति को छोड़कर जो
भी चल व अचल सम्पत्ति (बैंक व सिक्योरिटी
लुकर के बाद) मेरे पति श्री पारसमलजी जैन
को देती है तथा उनका सम्पूर्ण हक रहेगा। अचल
सम्पत्ति अथवा लिखी सम्पत्ति को छोड़कर चल
सम्पत्ति में सोना-चाँदी, शेयर, पी.पी.एफ, रिजर्व
बैंक के रितीज अॉड, बिमा प्रिवेश व इकम
किसी भी फर्म में मेरी जमा टो उनका हक मेरे
मृत्यु के बाद व्यवधाननामा के अनुसार मेरे पति
श्री पारसमलजी जैन का ही रहेगा।

✓

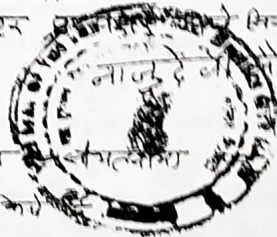
3001

Najudevi Jain


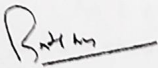
मेरे मृत्यु के बाद मेरे भाई बहिन बेटीश
 व अन्य अम्बालीशो का भाई हकु नहीं रहेगा।

मह वसीयतनामा मे-शुण उन्नय्य दिनामा
 समप्र बनाया है तथा किसी के जी वज्जान मे
 आकर नहीं किया है। मेरी इच्छातुकार ही
 वसीयतनामा किया है।

मेरी मृत्यु के बाद ही वसीयतनामा नाम
 होना तथा मुझे इसको कभी भी केर बदल
 करने का सम्मर्ण हकु है।
 मैंने यह वसीयतनामा पर अपने मित्रों
 के समक्ष किया है।



श्रीमती नाजुदेवी जैन वसीयतनामा
 हस्ताक्षर हमारे समक्ष किया है।

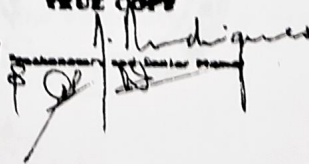
1.  (JAYANTIMAL BARUA)
2.  (DINEESH. C. SINGHS)

दिनांक 2 अप्रैल 2004.

REGISTRATION NO.	910
DATE	2 APR 2004

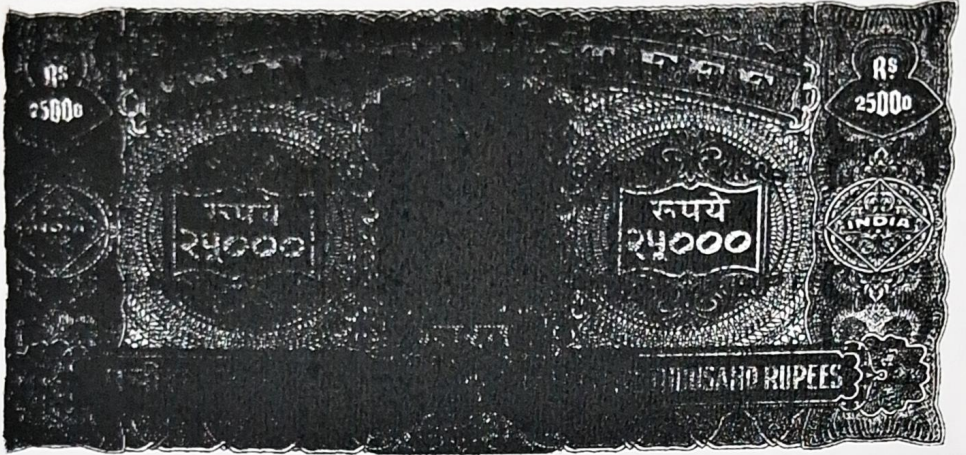
TRUE COPY

Registered (03)





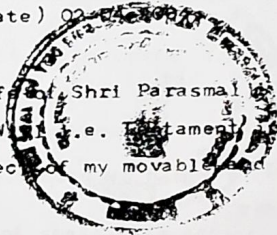
25000 Rs.



(Translation of a Will i.e. Testament in Hindi written on three letters heads).

WILL i.e. Testament

(Date)



I, Najudevi Jain wife of Shri Parasmal Jain, aged 62, am making this Will i.e. Testament, in a sound state of my mind in respect of my movable and immovable properties.



As I am not keeping good health, therefore I am making this Will i.e. Testament of mine. I am suffering from diabetes for about last five-seven years and I have to depend on medicines.

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I have not made any other Will i.e. Testament prior to this Will. This is my last Will i.e. Testament.

I hereby appoint the executors of my Will i.e. Testament whose names are as under.

1. Dilip Jain (Son)
2. Gumanmali Dhokad.



जमाद-सु
शुभ-शुभ, शुभ
दिनांक.

श्री/श्री/श्रीमती/श्रीमती
बाबा विठ्ठल स्वामीय शुक मुदा
..... वा विद्वत्.

17 AUG 2005

MARIVARTMAN AW

Bequeath
17/8/05
शुभ शुभ

I bequeath my properties (movable and immovable) as under.

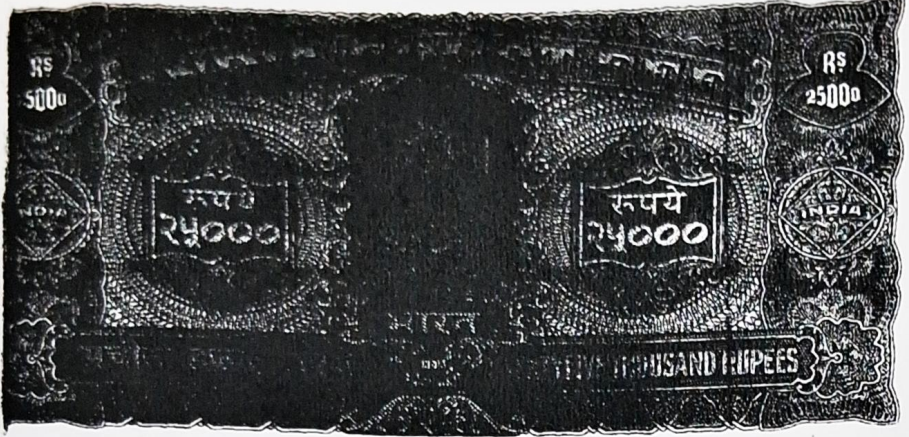
- I bequeath my 3/4th share in Prithvi apartment, situated at : B 2/4, 21, Altamount Road, Bombay 26, to my younger daughter-in-law Smt. Laxmibala Vinod Jain.
- I bequeath my 50% share in the flat 'Abhilasha', situated at : 14 C, Abhilasha, 46, August Kranti Marg, Mumbai-36, to my son Vinod Jain.

Save and except the properties mentioned hereinabove I bequeath all my other movable and immovable properties to my husband Shri Parasmah Jain subject to paying of all the dues payable to banks and other creditors. He shall have absolute right in respect thereof. Save and except the immovable properties mentioned hereinabove I bequeath all my movable properties comprising of Gold, Silver, shares, P.F.F., L.S.I. Relief Bonds, Insurance Policies and whatever amount I have deposited in any firm whatsoever, to my husband Shri Parasmah Jain, who alone shall have the absolute right in concurrence with this Will i.e. Testament after my death.

...After



25000 Rs.



After my death, my brother, sister, daughters and my other relatives shall not have any right (in respect of my property).

I have made this Will i.e. Testament in full accordance of my mind and with due deliberation and understanding with my free will and pleasure and without any kind of force and coercion from any body.



This Will i.e. Testament shall take effect after my death. I shall have right to make changes in this document whenever I deem proper.

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I have subscribed my signature on this Will i.e. Testament in the presence of the following witnesses.

Sd/- Najudevi Jain

Smt. Najudevi Jain has affixed her signature on this Will in our presence.

1. Sd/- (JAYANTHIAL BAFNA)



न्यायाधीश
 वरिष्ठ न्यायाधीश
 विभाग :
 न्यायाधीश/न्यायाधीश
 कोर्टा निमित्त न्यायाधीश कोर्टा मुलाक
 & MADRAS HIGH COURT
 MRS. RATHINATHI ADVOCATE
 या विभाग
 19 AUG 2005

19 AUG 2005

2. 10... (DINESH S. SINCHI)
 Date : 2nd April 2004.

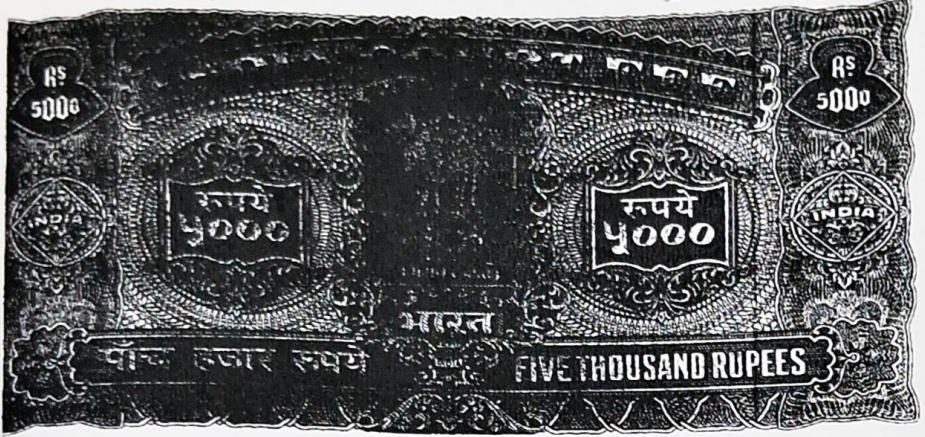
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 Chief Translator and) Mis W 17 A True Translation
 Interpreter's Office) fs.06 Sd/- Illegible
 High Court, Bombay For Chief Translator
 11th October, 2004

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 TRUE COPY
 ROBERT GUES
 REGISTRAR (O.S.)
 PROTHONOTARY AND SENIOR MASTER.

8008 22-

... SCHEDULE

5000 Rs.



SCHEDULE :

Valuation of Moveable and Immoveable properties of Deceased

IN THE STATE OF MAHARASHTRA

1. Cash in Hand.
2. Amount standing to the credit of the deceased in Central Bank of India, having office at Opera House Branch, Mumbai under Saving Bank Account No. 11292 for sum of

<p>3000 23</p>

3. Gold & Diamond Ornaments (Rs. 8,50,494/-) and Silver Utensils (Rs. 1,00,384/-) as per Valuation Reports dated 20.07.05 and 21.10.05 prepared by Valuers Lalitkumar Umedmal Jain being Registered Valuer bearing No. CAT/VAL/218 of 1988 dated 22nd day of March 1995 for a sum of



SI
Kethina mara...
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...

...

10.5% of Kakan Railway Bonds having
Registered Office at Bombay, for sum of Rs.10,000.00
Government Securities Rs.1,250.00
bearing 7.5% p.a.



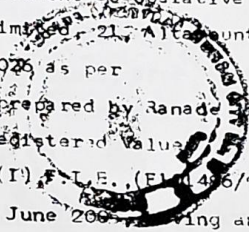
5. An Immovable property being Flat No.
14 B situated and lying at "B" Wing
Housing Society Limited, 14th Floor,
... Plot Nos. G and
... Jank Road, Mumbai as per
... Report prepared by Ranade
... registered Valuers
... Eng. I. S. E. (F101486/2)
dated 27th day of ... 2005, having an
area of 00.90 square meters carpet or
1150.10 square feet built up of
1,056.12 square feet super built up
having market value of sum of
3,00,000/- 26
Rs.1,00,000/- 1/2 share thereof-
The above property is self-occupied
and does not fetch any rent.

Rs.54,95,500.00

5000 Rs.



6. An Immovable Property being Flat No.B-2, situated and lying at 4th Floor, Prithvi Apartment Co-operative Housing Society Limited, 21, Alford Road, Mumbai-400 026 as per Valuation Report prepared by Ranade Associate being Registered Valuer Bearing No.C.Eng.(I) F.I.E., (FI/436/9) dated 27th day of June 2007 having an area of 2,242 square foot built up having Market value of Sum of Rs.1,96,18,000.00 3/4 share thereof -
- The Property is self-occupied and does not fetch any rent.



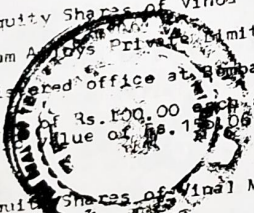
3004	3
24	

7. 2,650 Equity Shares of Guru Rajendra Metals Private Limited having its Registered Office at Bombay and of the face value of Rs.100.00 each and present intrinsic value of Rs.382.54 each.



MRS. RATHNA MASJUMRAN
ADVOCATE-HIGH COURT

9. 5,000 Equity Shares of Jugraj Tejraj Agency Private Limited having its Registered Office at Bombay and of the face value of Rs.100.00 each and present intrinsic value of Rs.157.17 each. Rs.7,85,850.00
10. 5,000 Equity Shares of Vinod Aluminium Alloys Private Limited having its registered office at Bombay and of face value of Rs.100.00 each and present intrinsic value of Rs.11.32 each. Rs.2,34,090.00
10. 5,000 Equity Shares of Vinod Metals Limited having its Registered Office at Bombay and having face value of Rs.10.00 each and present intrinsic value of Rs.11.32 each. Rs.56,600.00
11. Amount receivable from Jugraj Tejraj Agency Private Limited having its Registered Office at Bombay for sum of Rs.1,09,52,866.00



3008

✓

5000 Rs.



12. Amount receivable from Jugraj Tejraj & Sons having its Registered Office at Bombay for sum of Rs. 35,934.00

13. Amount receivable from Sauraj Wire Products having its Registered Office at Bombay for sum of Rs. 5,985.00



14. Amount receivable from Metals Private Limited having its Registered Office at Bombay for sum of Rs. 69,44,622.00

3008 26

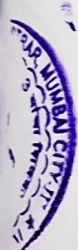
Less: Interest payable Rs. 19,120.50 Rs. 69,25,501.50

15. Amount standing to the credit of the Deceased by way of 9% 1(One) RBI Bonds Rs. 5,00,000.00

1
क्रमांक (6944/2004)
3
दिनांक 24/08/2004
राजेंद्र मेटल्स प्रा लि व संयातक

की
अ. 11(1), पृष्ठांकनाची नक्कल
छायाचित्रण (अ. 13) ->

3008
हाहर (कांठ)



का. 62
 उच्च न्यायालय,
 दिल्ली
 एडवोकेट जनरल
 श्री. राजेश्वर मारवाड़ी
 मिस. राजेश्वर मारवाड़ी
 उच्च न्यायालय

16. Amount standing to the credit of the Deceased by way of 8% 1(ne) RBI Bond.

Rs. 2,00,000.00

17. Amount standing to the credit of the Deceased in Public Provident fund with State Bank of India, Bombay Main Branch, Account No. 19/2000 and Ledger Folio No. 5 for sum

Rs. 13,22,495.00

18. Amount standing to the credit of the deceased in Bima Nives (Single Premium) Life Insurance Policy Bearing No. 890989615 for sum of

Rs. 4,42,480.00

3208 25 TOTAL...

Rs. 4,36,78,560.50

A. RODRIGUES
 REGISTRAR (O.S.)
 PROTHONOTARY AND SENIOR MASTER.





HIGH COURT
T. & I. J.

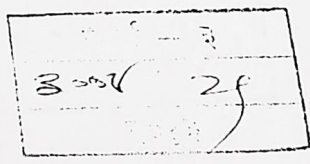
PETITION NO. 640 OF 2005

Smt. Majudevi Parasmal Jain. Deceased.

Dilip Parasmal Jain & Anr. Petitioners.



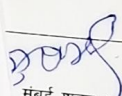
Mr. P.G. Kinikar,
Advocate for the Petitioners.



पवडा
स्त क्रमांक (6944/2004)
3

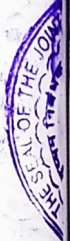
7113 दिनांक: 24/08/2004
नि
गुरु राजेंद्र मेटल्स प्रा लि चे संचालक
जैन

दणी फी
कल (अ. 11(1)), पृष्ठाकनाची नक्कल
) व छायाचित्रण (अ. 13) ->


मुंबई शहर (फोर्ट)

संख्या ८/१
दण्ड शाखा, मराठवाडा
कोर्टाचे निदेश
म. उच्च न्यायालय, कोर्टाचे निदेश
M.P. AUG 2009

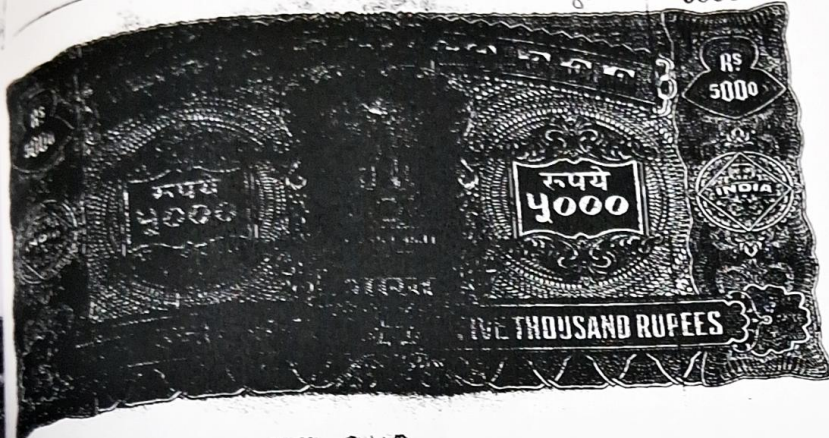
19 AUG 2009



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४३

5000 Rs.



HIGH COURT

P. & I. J.

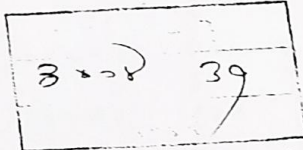
PETITION NO. 640 OF 2005

Smt. Najudevi Parasmal Jain. Deceased.

Dilip Parasmal Jain. Petitioners.



Mr. H.G. Aminkar,
Advocate for the Petitioners.



ववई 1

स्त क्रमांक (6944/2004)

3

7113 दिनांक:24/08/2004

र्षन
ई गुरु राजेंद्र मेटल्स प्रा लि चे संचालक
जैन

नोंदणी फी
क्कल (अ. 11(1)), पृष्ठांकनाची नक्कल

12) व छायाचित्रण (अ. 13) ->

हो, मुंबई शहर (फोर्ट)



THE ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.
 (Registered under Section 9 (1) of the Maharashtra Co-op. Hsg. Soc. Act, 1960 - Maharashtra Act XXIV of 1961)
 (Regn. No. Bom/W/D/HSG/TC/586093/4 of 94 Dt. 27.1.94)
 46, August Kranti Marg, Mumbai - 400 036.

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares of Rs. 50/- each

Certificate No. 46

Members Register No. 5

THIS IS TO CERTIFY that Shri/Smt. DEEPAK R. SHAH

is the registered holder of 5 (Five) Shares numbered from 226 to

230 both inclusive of Rs. 50/- (Rs. Fifty Only) each in the "ABHILASHA CO-OPERATIVE

HOUSING SOCIETY LTD. Subject to the provisions of the bye-laws of the Society and that the sum of

Rs. 250/- has been paid in respect of the said Shares

GIVEN under the authority of the Board of Directors of the Society at MUMBAI this 15th day of Aug. 1997

For ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature]
 Chairman

[Signature]
 Hon. Secretary

[Signature]
 Authorised Signatory

3100
 Note: No transfer of the Shares completed in this Certificate will be Registered until this Certificate has been delivered at the Society's Office.

6944/2004)

दि. 24/08/2004

संस्थान प्रालि च संयत्न

)), पुष्पाकनायी नव

रण (अ. 13) ->

[Signature]
 (फोट)

Memorandum of the transfer of shares within mentioned Shares



Date of Transfer	Transfer No.	Member's Folio No.	To Whom Transferred	Chairman's Initial	Authorised Signatory
18-12-03	80	210	SHRI MADHURVE PHARMACY AND SHRI VENOJ PHARMACY	[Signature]	[Signature]
11-11-06	101	2/10	SURI VINOD PHARMACY	[Signature]	[Signature]
			<p>Joint Registered in the name of SHRI MADHURVE PHARMACY AND SHRI VENOJ PHARMACY. The above lien has been cancelled as per bank letter dated 15/12/06.</p> <p>Abhishta Co-op. Hou. Soc. Ltd. Chairman</p> <p>[Signature] Hon. Secretary</p>		



2000

3

PERMANENT ACCOUNT NUMBER
AAHPJ8834E

नाम (NAME)
DILIP KUMAR JAIN

पिता का नाम (FATHER'S NAME)
PARAS MAL JAIN

जन्म तिथि (DATE OF BIRTH)
30-08-1967

अधिकारी (OFFICER)
DIRECTOR OF INCOME TAX (SYSTEMS)

[Signature]

PERMANENT ACCOUNT NUMBER
AAAPD7411L

नाम (NAME)
GUMAN MAL DHOKED

पिता का नाम (FATHER'S NAME)
KOAL CHAND DHOKED

जन्म तिथि (DATE OF BIRTH)
18-02-1989

अधिकारी (OFFICER)
DIRECTOR OF INCOME TAX (SYSTEMS)

[Signature]

PERMANENT ACCOUNT NUMBER
AAAPJ7897E

नाम (NAME)
VINOD KUMAR JAIN

पिता का नाम (FATHER'S NAME)
PARAS MAL JAIN

जन्म तिथि (DATE OF BIRTH)
15-08-1971

अधिकारी (OFFICER)
DIRECTOR OF INCOME TAX (SYSTEMS)

[Signature]



3008	34
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क्रमांक (6944/2004)
3 दिनांक: 24/08/2004

राजेंद्र मेटल्स प्रा लि चे संचालक

1 पी (अ. 11(1)), पृष्ठांकनाची नक्कल

1 छायाचित्रण (अ. 13) ->

[Signature]
[बई शहर 1 (फोर्ट)]

सर्वकार विभाग
EMPLOYMENT DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BURESH BI JAIN

MOHANLAL JAIN

04/01/1987

Permanent Account Number

AKMPJ1641P



Buresh Jain

44/2004)

24/08/2004

प्रति चे संचालक

पुष्टाकनाची नफकल

I (अ. 13) ->

7

✓ (फॉट)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20090191438
 Valid Till: 04-06-2028 (NT) DOV: 05-05-2009

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 DOV: DOV
 MCWG: 05-08-2008
 LMV: 05-08-2008

DOB: 30-07-1988 DG
 Name: SHASHANK JAIN
 SEX: M
 Address: VINOD KUMAR JAIN
 MALAD (W),
 MUMBAI,
 PIN: 400084

Signature & ID of Issuing Authority: MH02 2009144

Signature/Thumb Impression of Holder



3008 300



Alpolic



87955

0683-MUMBAI - MALAD (S.V. ROAD)

Valid for three months from date of issue

Date 19 06 20 13

THE JOIER SUB REGISTRAR, MUMBAI CITY-I
On demand pay
One Thousand only
एक हजार रुपये

को या इसके आदेश पर Or Order

अदा करी ₹ 1,000.00

To Whose Bank Account
Kotak Mahindra Bank Ltd.

Final Sale

Pinal G. Shah

B 15851

Please Cut Along This Line

Payable At *** Not Over INR. 1,000.00 ***

भुवनेश्वर (0683)

(D-24000 B/MUM)



#0878551#

303V 3P

004)

18/2004

लि चे संचालक

टांकनाची नक्कल

7. 13) ->

(फाटी)



दस्त गोषवारा भाग - 2

बवड्हा
दस्त क्रमांक (6944/2004)
3

दस्त क्र. [बवड्हा-6944-2004] चा गोषवारा
बाजार मुल्य :6103338 गोषदला 5500000 भरलेले गुद्रांक शुल्क : 289000

दस्त हजर केल्याचा दिनांक :24/08/2004 12:31 PM
निष्पादनाचा दिनांक : 20/08/2004
दस्त हजर करणा-याची सही :

Parmul Jain

दस्ताचा प्रकार :25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 24/08/2004 12:31 PM
शिवका क्र. 2 ची वेळ : (फी) 24/08/2004 12:33 PM
शिवका क्र. 3 ची वेळ : (कबुली) 24/08/2004 12:33 PM
शिवका क्र. 4 ची वेळ : (ओळख) 24/08/2004 12:34 PM

दस्त नोंद केल्याचा दिनांक : 24/08/2004 12:34 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशा ओळखतात,
व त्यांची ओळख पटवितात.

1) दिलीप- जैन ,घर/फ्लॅट नं: 14 सी
गल्ली/रस्ता: ए के मार्ग
ईमारतीचे नाव: अमिलाषा
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: मुं
तालुका: -
पिन: -

Dhp Jain

2) सुरेंद्र- मेहता ,घर/फ्लॅट नं: -
गल्ली/रस्ता: गोरेगावकर रोड
ईमारतीचे नाव: शिवतापी
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: मुं
तालुका: -
पिन: -

Surendra

प्रमाणित करणेत येने कीव्य
दस्तावे पदवृण ... पाणे आहेव

सह दुय्यम निबंधक
मुंबई शहर क. १

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



बवड्हा - 2 - 6944/2004
दस्तावे क्रमांक १
बोदला,
बापिल:
अपिलाची सुनावणी करण्याखेरीब
नि. पाणे नोंद घेणार असलेख
सह दुय्यम क. १
मुंबई शहर क. १

म. का. प्र. २०००/२००१-२००२-०३-०४-०५-०६-०७-०८-०९-१०-११-१२-१३-१४-१५-१६-१७-१८-१९-२०-२१-२२-२३-२४-२५-२६-२७-२८-२९-३० (दिनांक)

नुसुना म. को. नि. ६
(नियम १४२ पन्ना १)

नौदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य

दिल्ले वसुध एक दिवस अगोदर २ भाजोपदेन
या कार्यावधान देण्यात यावे अथवा टाऊन नंबर
१११ भरण्यात येईल.

२
१३/१०६
६१०२००२००१

या डिपॉझिटी कोषापासून / उपकोषापासून भाव्यात आलेल्या गेज स्पॉन्जे वस्तू
भावीय स्टेट बँकेमध्ये / भावीय स्टेट बँकेचे शाखेमध्ये



२३९४/९

भण्डा करणान्याने भावक्याने विभागीय अधिकार्याने किंवा कोषापासून प्राप्तक्याने	कोषापासून/ उपकोषापासून/ भावीय स्टेट बँकेने/ भावीय स्टेट बँकेने/ हेदाधार स्टेट बँकेने भावक्याने
निव्व्यावर्तने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने याच पदव्यास आणिल्या Dilip JAIN. 302, Magesthe Shopping Centre 144, GirGreen Rd. New ban 4.	वस्तुम मिळालेने.
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	शय्ये (आकड्यात) 30,000-00 शय्ये (शब्दात) Thirty Thousand only.
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	नौदण्यार. 23 FEB 2006
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	देशीय/देशीय/ भारतीय रिझर्व बँके क. सुवई-409/001/0 कोषापासून/ उपकोषापासून/ भावीय स्टेट बँकेने/ हेदाधार स्टेट बँकेने भावक्याने
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	दिनांक 23 FEB 2006
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	नकद पाद दुआ. माघकृत हस्ताक्षरणात रुपये 30,000/-
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	दिनांक.
भण्डा करणान्याने वस्तुम भाव्यात आलेने आठ त्या व्यक्तीने भण्डा करणान्याने वस्तुम दस्तऐवज नौदणी की	महाराष्ट्र राज्य निबंधक मुंबई शहर, क्र. १.

Original documents

13:18
285399
12006
ASHTRA

only



March 07, 2006

8 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2389

गावाचे नाव गिरगाव

दिनांक 07/03/2006

दस्तऐवजाचा अनुक्रमांक बबई - 02354 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दिलीप पारसमल जैन

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 280.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (14)

एकूण रु. 30280.00

आपणास हा दस्त अंदाजे 10:55AM ह्या वेळेस मिळेल

[Signature]
दुय्यम निंबधक
मुंबई शहर 1 (फोर्ट)

बाजार मूल्य: 3915408 रु. मोबदला: 1500000 रु.

भरलेले मुद्रांक शुल्क: 205500 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 10; रक्कम: 30000 रु.; दिनांक: 23/02/2006

[Signature: Dilip Jain]



Authorised Signatory
Pratibha Shetty

FORICICI Bank Ltd

[Signature]
i.C.I.C.I. Bank Ltd.,
Raja Bahadur Marston, 50,
Bombay Samachar Marg,
Fort, Mumbai - 400 001
D-5/STP/1/C.R.1011/19/2005/
748 TO 751

this the 22nd day of

[Handwritten initials]
~~January~~ Two Thousand Six BETWEEN MESSRS JUGRAJ TEJRAJ & SONS, a
FEB partnership firm registered under the Indian Partnership Act, 1932 and having its
Registered Office at Office No. 303, 3rd Floor in Majestic Shopping Centre, situated
at 144, Girgaon Road, Mumbai 400 004, hereinafter referred to as THE
"VENDORS" (which expression shall, unless repugnant to the context or meaning
thereof, mean and include their partners and heirs and executors and administrators

[Handwritten initials]

बबई-1
23/03/06
२००६

INDIA
29436
162588
R0205600-P85399
Stamp Duty
MAHARASHTRA
13:18
FEB 21 2006

[Handwritten note:] Rs Two Lacs Five Thousand & Six Hundred only

Officer

29490

(For Bank's Use only)

Drawn on Bank Central Bank
of Mumbai
open Transit
A/c.

DD / Cheque No. 029604

Received With Thanks
Rs. 205600/- Towards
Payment of Stamps Duty

Mumbai - 400 004.
144 Girgaon Road
Majestic Shopping Centre,
Name of Stamp duty paying party :
DILIP JAIN.

Total	Rs	205600
Franks Value	Rs	205600
Service Charges	Rs	10.00

Pay to: I.C.I. Bank A/c Stamp only
Date: 21/02/2006

Deposit Br. Fort CMD
Date: 21/02/2006

Customer Copy

ICICI BANK LTD, FORT FRANKING DEPOSIT SLIP



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this the 22nd day of

January Two Thousand Six BETWEEN MESSRS JUGRAJ TEJRAJ & SONS, a
 FEB
 partnership firm registered under the Indian Partnership Act, 1932 and having its
 Registered Office at Office No. 303, 3rd Floor in Majestic Shopping Centre, situated
 at 144, Girgaon Road, Mumbai 400 004, hereinafter referred to as "THE
 VENDORS" (which expression shall, unless repugnant to the context or meaning
 thereof, mean and include their partners and heirs and executors and administrators

Handwritten initials and marks

Handwritten initials and marks

1
 2348/2
 2006

Authorised Signatory
Prameel Sheety

For I.C.I. Bank Ltd.

I.C.I. Bank Ltd.
Raja Bahadur Mansion, 50,
Bombay Sarvachar Marg,
Fort, Mumbai - 400 001
D-5/STP/V/C.R.1011/19/2005/
748 TO 751

29450
 162988
 R.D.205600/- PB5399
 FEB 21 2006
 STAMP DUTY MAHARASHTRA

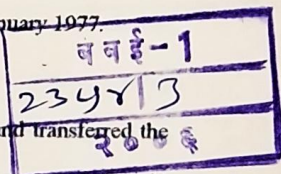
Rs Two Lacs Five Thousand & Six Hundred only

of the last surviving partner) of the ONE PART AND (1) SHRI DILIPKUMAR PARASMAL JAIN of Mumbai, aged 39 years and (2) SHRI VINODKUMAR PARASMAL JAIN of Mumbai, aged 32 years, both residing at Flat No. B/2, 4th Floor, Prithvi Apartments, 21, Altamount Road, Mumbai 400026, hereinafter referred to as "THE PURCHASERS" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, administrators and assigns of the OTHER PART.



WHEREAS

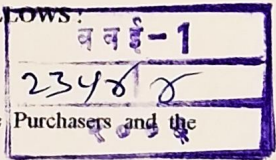
- a. By an Agreement for Sale dated 17th January 1977 entered into by and between The Gowani Theatres Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956, therein referred to as the Builders of the First Part and M/s. Jai Bharat Bearing Company, a partnership firm, therein referred to as the Purchasers, of the Second Part, the Builders sold and transferred to M/s. Jai Bharat Bearing Company, Office premises No. 303, 3rd Floor in building Majestic Shopping Centre situated at 144, Girgaon Road, Mumbai 400 004, hereinafter referred to as "the said office premises", for the consideration and subject to the terms and conditions contained in the said Agreement dated 17th January 1977.
- b. Subsequently M/s. Jai Bharat Bearing Company sold and transferred the said office premises to the Vendors herein and the transfer of the said office premises was duly confirmed by the Builders who endorsed the said transfer, on the original copy of the said Agreement dated 17th January 1977. In the premises the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled to the said Office premises.



[Handwritten signatures and initials]

- c. The Purchasers of all the premises in the said building Majestic Shopping Centre formed a society known as Majestic Shopping Centre Premises Co-operative Society Ltd. and got the same registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/W-D/GNL/(0)366/93-94 dated 10.6.1994, hereinafter referred to as "the said Society".
- d. The said Society has admitted the Vendors herein as its Member and has issued Share Certificate bearing No. 172 in respect of 10 shares of Rs.50/- each, having Distinctive Nos. 1096 to 1105 and the Vendors are as such, registered members and shareholders of the said Society.
- e. The Vendors have now agreed to sell and transfer the said Office premises to the Purchasers for the total consideration and subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:



1. The Vendors agree to sell and transfer to the Purchasers and the Purchasers agree to purchase and acquire from the Vendors the said Office premises No. 303, 3rd Floor, Majestic Shopping Centre, situated at 144, Girgaon Road, Mumbai 400004 admeasuring 350 sq. ft. built-up area together with the said 10 shares of Rs.50/- each bearing distinctive Nos.1096 to 1105 in the capital of the Society for the total consideration of Rs. 15,00,000/- (Rupees Fifteen Lacs only) and subject to the terms and conditions mentioned hereinafter. The



[Handwritten signatures and initials]

- c. The Purchasers of all the premises in the said building Majestic Shopping Centre formed a society known as Majestic Shopping Centre Premises Co-operative Society Ltd. and got the same registered under the provisions of Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/W-D/GNL/(0)366/93-94 dated 10.6.1994, hereinafter referred to as "the said Society".
- d. The said Society has admitted the Vendors herein as its Member and has issued Share Certificate bearing No. 172 in respect of 10 shares of Rs.50/- each, having Distinctive Nos. 1096 to 1105 and the Vendors are as such, registered members and shareholders of the said Society.
- e. The Vendors have now agreed to sell and transfer the said Office premises to the Purchasers for the total consideration and subject to the terms and conditions mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

व.व.ई-1
2348/8

1. The Vendors agree to sell and transfer to the Purchasers and the Purchasers agree to purchase and acquire from the Vendors the said Office premises No. 303, 3rd Floor, Majestic Shopping Centre, situated at 144, Girgaon Road, Mumbai 400004 admeasuring 350 sq. ft. built-up area together with the said 10 shares of Rs.50/- each bearing distinctive Nos.1096 to 1105 in the capital of the Society for the total consideration of Rs. 15,00,000/- (Rupees Fifteen Lacs only) and subject to the terms and conditions mentioned hereinafter. The



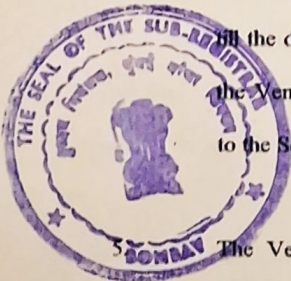
DP *W* *2nd*

Purchasers have paid the entire consideration to the Vendors on or before the execution hereof.

2. The Vendors declare that the area of the said office premises is approximately 350 sq. ft. (built-up). The Purchasers agree that the Purchasers are purchasing the office premises on as is where is basis and will not raise any query or objection regarding the correctness of the area at any time in future as they have accepted the area after verification. Likewise the Purchasers also declare that they are purchasing the said office premises after satisfying themselves about the condition and workmanship of the same and they will not raise any objection about the workmanship or condition of the said premises at any time in future.

3. The Vendors declare that they have not raised any loan on the security of the said office premises from any private party or financial institution and that the said office premises is free from all encumbrances of any nature whatsoever and that their title to the said office premises is clear and marketable.

4. It is agreed between the parties that the bills of maintenance charges till the date of execution hereof up to December, 2005 will be paid by the Vendors and thereafter all charges will be paid by the Purchasers to the Society.



498-1
2348/4
2004

The Vendors agree to write to the B.E.S. & T. Undertaking for transfer of electric meters from their name to the names of the

DP
MA
gnd

Purchasers. For this purpose they agree to sign all necessary forms and papers.

6. The Vendors agree that all deposit amounts which are lying with the said society in their name will now belong to the Purchasers. The price of the office premises is inclusive of all such deposits.
7. Stamp duty and registration charges in respect of this agreement will be borne and paid by the Purchasers alone. Likewise it is also further agreed by the Purchasers that the transfer charges or donation payable to the said society will also be borne and paid by them alone.

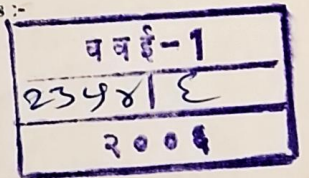
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED



Office No. 303 situated on the 3rd floor of the building **Majestic Shopping Centre**, 144, Girgaon Road, Bombay 400004, admeasuring about 350 sq. ft. (built up area). The said building has been constructed on the piece of land which bears C.S. No. 1458 of Girgaum Division and admeasures 2590 square yards or thereabouts (2218.88 square meters). The property falls in 'D' Ward of the Municipal Corporation of Greater Bombay, in the registration District and Sub-District of Bombay City and Bombay suburban and is bounded as follows :-

North : By Girgaum Road
South : By the property of Khatau Makanji
East : Partly by the property of Umarshi Dharamji



and partly by the property of Vishwanath Madan and
West : By the property of Khatau Makanji

SIGNED, SEALED AND DELIVERED)

by the withinnamed VENDORS)

M/S. JUGRAJ TEJRAJ & SONS)

in the presence of)

Suresh M. Jain

J. M. Tejraj

SIGNED, SEALED AND DELIVERED)

by the withinnamed PURCHASERS)

1. DILIPKUMAR PARASMAL JAIN)

2. VINODKUMAR PARASMAL JAIN)

in the presence of....)

Suresh M. Jain

Dilip Jain
Vinod Jain

RECEIPT

RECEIVED from the Purchasers herein a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs only) in full and final payment of the consideration under this Agreement vide Cheque No. 498988 and Cheque No. 496637 both dated 25th October, 2005 for Rs. 7,50,000/- each drawn on Central Bank of India, Opera House Branch.

WE SAY RECEIVED

J. M. Tejraj

JUGRAJ TEJRAJ & SONS
VENDORS

ववई-1
234816
२००५





Majestic Shopping Centre, Premises Co-op. Society Ltd.

(Registration No. BOM/W-D/GNL(O)/366/93-94 dt. 10-6-1994)

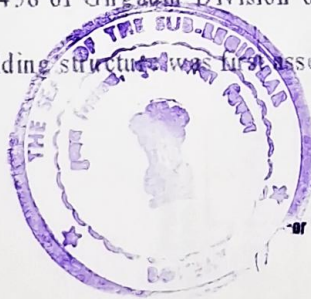
144, J. S. S. Road, Girgaum, Mumbai - 400 004.

Ref. No. _____

Date _____

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that Office no 302 in the building. The building is of Basement, Ground + 10 upper floors having lift facility. The C.T.S. No of the plot is 1458 of Girgaum Division on which this building is situated. The original building structure was first assessed to tax prior to 1961-62.

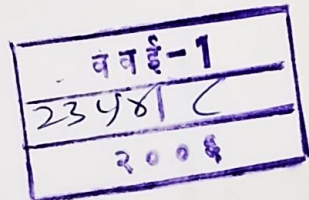


for MAJESTIC SHOPPING CENTRE PREMISES CO-OP. SOCIETY LTD.

Mumbai.

Date : 18th December, 2005

[Signature]
Secretary
Jt. - Secretary



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Stamp Office, Mumbai

महाराष्ट्र MAHARASHTRA

सौ. अरुणा अरुण वाशिडे

N 491992

10 FEB 2006

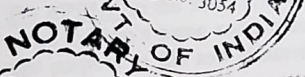
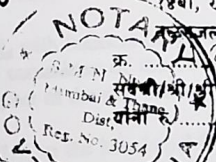
★ परवाना धारक मुद्रांक विक्रेता क्र. ५९ ★

24 FEB 2006

59

श्री. अरुण जला, रूप नं. ७, गिरगाव, मुंबई-४

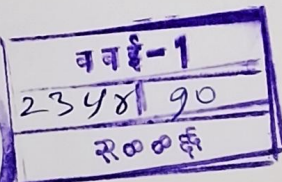
FOR JUGRAJ TEJRAJ & SONS.



POWER OF ATTORNEY

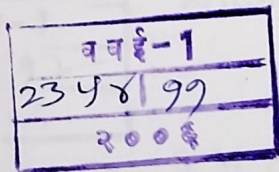
TO ALL TO WHOM THESE PRESENTS SHALL COME, that M/s.Jugraj Tejraj & Sons a partnership firm registered under The Partnership Act 1932 & having its registered office at 302, Majestic Shopping Centre, 144, Girgaon Road, Mumbai - 400 004 hereby constitute & appoint Mr.Gumanmal Dhoked (Partner of firm) as the Firms attorney in our name & on our behalf to do execute all & any of the following acts, deed, duties & things in the course of Agreement for sale of the above stated property.

Handwritten signatures and initials



- INDIA *
- 1) **TO MANAGE** and take care of and possession of the said office and to receive receipts, claims, refunds, if any and pay any legal dues, property taxes, outgoing, in respect of the said office and to obtain discharges, issue instructions, directions for the purpose of management until the society of the office Purchaser in the said building is formed and registered.
 - 2) **TO MAKE** Sign, execute any agreement, declaration, confirmation, assurances, instrument and assigns etc., and present the same for registration and admit the execution before the concerned competent registering authority at Mumbai as the case may be and pay the registration charges and complete all the formality for registration of the agreement or other documents in respect of the said office.
 - 3) **TO APPEAR** and represent before Government, Semi-Government Bodies, Legal Authorities, Constituted under the Statute, Officers and Courts including Municipality and Revenue Authorities, Sub-registrar of co-operative society and to correspond with all such authorities and to complete the necessary formalities as may be required for the completion of the absolute transfer in respect of the said office.
 - 4) **TO DECLARE** and affirm and file plaints, complaints, applications, written statements, points of defences, vakalatnamas, affidavits, replied or other documents before any judicial, quasi-judicial or officers in legal or other proceedings in respect of the said office.
 - 5) **TO DEAL** with builders of the building, managing committee or the members of the managing committee of the society for the completion of the entire transactions of sale in respect of the said office to Firm's name.
 - 6) **TO APPLY** to the Municipal Council or any other authority for transferring the said office to Firm's name and for assessment of the house tax or any other taxes and for that purpose to file and affidavit, declaration, give necessary statement in respect of the said office.
 - 7) **IN GENERAL** to do all other acts, deeds, matters and things whatsoever in or about Firm's said office and to take care of the affairs of said office.

Pure main D. gund



THE SCHEDULE ABOVE REFERRED TO

Office bearing No.303, on the 3rd Floor, admeasuring 350 Square Feet (Built up area), in building known as Majestic Shopping Centre, 144, Girgaon Road, Mumbai - 400 004, lying being and situate at Girgaon, Mumbai- 400 004.

SIGNED AND DELIVERED by the)

Withinnamed)

For Paras Mal Jain, H. U. F.

PARASMAL JAIN H.U.F.



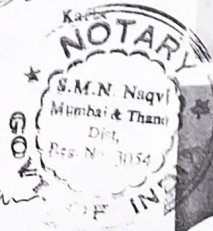
Parasmal Jain



DILIP JAIN



Dilip Jain



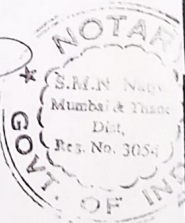
MANJU MEHTA



Manju Mehta



GUMANMAL DHOKED



EXECUTANT

Accepted by me.

Gumanmal K. Dhoked

(MR. GUMANMAL K. DHOKED)

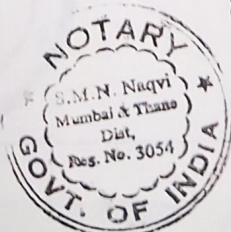
बक-1
2348192
2009

ATTESTED

In the presence of _____

1- *Dinesh S. Singhi*
(DINESH. S. SINGHI)

2- *Suresh M. Jain*
(SURESH M. JAIN)



S. M. N. Naqvi
NOTARY
Government of India
Mumbai & Thane Dist

दुय्यम निबंधकः

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

ववड्डी

दस्त क्र 2354/2006

93

क्रमांक : 2354/2006

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: दिलीप पारसमल जैन
पत्ता: घर/फ्लॅट नं: बी 2, 4 था मजला
गल्ली/रस्ता: अल्टामाऊट रोड
ईमारतीचे नाव: पृथ्वी अपार्टमेंट
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मुं
तालुका: -
पिन: 25
पॅन नम्बर: ए

लिहून घेणार

वय 39

सही

Dilip Jain



2 नाव: विनोद पारसमल जैन
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: ए ए ए पी जे 7897 ई

लिहून घेणार

वय 32

सही

Vinod Jain



3 नाव: जुगराज तेजराज आणि सन्तस तर्फे गुमानमल .
घोकड
पत्ता: घर/फ्लॅट नं: 302
गल्ली/रस्ता: मेजेस्टीक शॉपिंग सेंटर
ईमारतीचे नाव: 144 गिरगाव रोड
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मुं
तालुका:

लिहून देणार

वय 37

सही

Jm. Shetkar



अनुमते
सह दुय्यम निबंधक
मुंबई शहर क्र. १.



दस्त गोषवारा भाग - 2

बबई

दस्त क्रमांक (2354/2006)

१४

पावती क्र.: 2389 दिनांक: 07/03/2006
पावतीचे वर्णन
नांव: दिलीप पारसमल जैन

दस्त क्र. [बबई-2354-2006] चा गोषवारा
बाजार मुल्य : 3915408 मोबदला 1500000 भरतेले मुद्रांक शुल्क : 205500

दस्त हजार केल्याचा दिनांक : 07/03/2006 10:38 AM
निष्पादनाचा दिनांक : 22/02/2006
दस्त हजार करणा-याची सही :

Dhp Jan

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/03/2006 10:38 AM
शिक्का क्र. 2 ची वेळ : (फी) 07/03/2006 10:40 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 07/03/2006 10:43 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 07/03/2006 10:43 AM

दस्त नोंद केल्याचा दिनांक : 07/03/2006 10:43 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,

व त्यांची ओळख पटवितात.

1) सुरेश मोहनलाल जैन, घर/फ्लॅट नं: 302

गल्ली/रस्ता: 144 गिरगाव रोड

ईमारतीचे नाव: मेजेस्टीक शॉपिंग सेंटर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मु

तालुका: -

पिन: -

2) हरिचंद्र झा, घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

हरिचंद्र झा

[Signature]

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



प्रमाणित करण्यात येत की, या
दस्तामध्ये एकूण.....१४..... पाने आहेत

दस्ताक क्रमांक १, बंबई-१, 2354/2006

नोंदला:

देनांक: 7 MAR 2006

सह. दुय्यम निबंधक मुंबई शहर.
अपीलची सुनावणी करण्या खेरीज
निबंधकाचे सर्व अधिकार असलेला

OFFICE ADDRESS :

Flat No. 501, Fifth Floor,
Gopala Residency Co-op. Housing Society Ltd.,
Opp. MAFCO Market Office, MAFCO Road,
Plot No. 27, Sector No. 24,
Vashi, Navi Mumbai - 400 703.
Mobile : 9527296002, 7385365556
e-mail : kadam.ashok3@gmail.com
ajinkyakdhumal@yahoo.com

ASHOK D. KADAM

B. E. (Civil), MIE, FIV.
Govt. Approved Valuer (Reg.No. CAT-I/144)
Registered Valuer (Reg.No. IBBI/RV/04/2019/12601)
Chartered Engineer (Reg.No. M-138150-9)
Fellow-Institution of Valuers (Reg.No. F-14020)

AJINKYA K. DHUMAL

D.C.E., B. E. (Civil)

Ref. No. KAA/CBI/064/2022

Date : 12/04/2022

To,
The Branch Manager,
Central Bank of India,
Branch : Opera House, Mumbai.

Sub. : Valuation report for bank loan.

Client name : 1) Smt. Najudevi Parasmal Jain
2) Mr. Vinod Parasmal Jain.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.- Flat in apartment named " **The Abhilasha Co-op. Housing Society Ltd.**" Flat No.14-C @ 14th floor in C.T.S.No.530,529,1/528, 525, Near August Kranti Maidan, 46 August Kranti Road, Gowalia Tank, Grant Road (W), Malbar & Cumbala Hill, Tal.- Mumbai, Dist.- Mumbai -400036.

Market value : **Rs.6,62,81,000.00**
(Rs. Six Crore Sixty Two Lakh Eighty One Thousand Only.)

Realizable value : **Rs. 5,96,52,000.00**
(Rs. Five Crore Ninety Six Lakh Fifty Two Thousand Only.)

Distress value : **Rs. 5,30,24,000.00**
(Rs. Five Crore Thirty Lakh Twenty Four Thousand Only.)

Govt. value : **Rs. 4,52,02,858.00**
(Rs. Four Crore Fifty Two Lakh Two Thousand Eight Hundred Fifty Eight Only.)

This report has 09 pages + 03 photograph page.

Thanking you.

Yours faithfully,



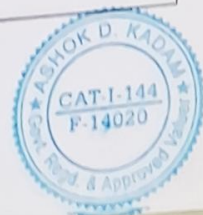
[Signature]
ASHOK D. KADAM
B E (CIVIL), MIE, FIV
PANEL VALUER,
CENTRAL BANK OF INDIA

FORMAT M
VALUATION REPORT (IN RESPECT OF FLAT)

I. GENERAL		
1.	Purpose for which the valuation is made	To find out the fair market value for loan/Housing purposes in Central Bank of India, Branch - Opera House, Mumbai.
2.	a) Date of inspection	: 11/04/2022.
	b) Date on which the valuation is made	: 12/04/2022.
3.	List of documents produced for perusal	
	i)	: Regd. agreement for sale no.BBE-01/07010/2002 dated 02/12/2002.
	ii)	: Occupancy certificate issued by BMC dated 30/03/1999.
	ii)	: Share certificate dated- 11/11/2005.
4.a)	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	1) Smt. Najudevi Parasmal Jain 2) Mr. Vinod Parasmal Jain. Joint ownership with undivided shares
5.	Brief description of the property	: R.C.C. Flat No.14-C @ 14 th floor.
6.	Location of property	
	a) Plot No. / Survey No.	: C.T.S.No.530,529,1/528,525.
	b) Door No.	: Flat No.14-C @ 14 th floor.
	c) T.S. No. / Village	: Village – Malbar & Cumbala Hill.
	d) Ward / Taluka	: Mumbai.
	e) Mandal / District	: Mumbai.
	f) Date of issue & validity of layout of approved plan.	: The sanction building plan was not available for our perusal but occupancy certificate was obtained from competent authority.
	g) Approved plan issuing authority	: --
	h) Whether genuineness or authenticity of approved plan is verified	: --
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: No.
7	Postal address of the property	: As above.
8	City / Town	: Village – Malbar & Cumbala Hill.
	Residential area	: Yes.
	Commercial area	: No.
	Industrial area	: No.
9	Classification of the area	: High class.
	i) High / Middle / Poor	: Urban.
	ii) Urban / Semi Urban / Rural	: Urban.
10	Coming under Corporation limit / Village Panchayat / Municipality	: Lies within Brihan Mumbai Municipal Corporation limits.
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	: N.A.
12	Boundaries of the property (Orally)	: Flat No.14-C.
	East	: By open space.
	West	: By open space.



	South	:	By open space.
	North	:	By passage & flat no.14-D.
13	Dimensions of the site	:	A As per the Deed
		:	B Actual
	North	:	
	South	:	
	East	:	
	West	:	
14	Extent of the site	:	As per agreement- Carpet area of 3BHK flat – 80 Sq.mt. Add 40% extra for saleable area Thus, Saleable -80 x 1.40 = 112 Sq.mt.(1205.12 Sq.ft.)
14.	Latitude & Longitude	:	Latitude - 18.963088N, Longitude – 72.811905E.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	As per agreement- Carpet area of 3BHK flat – 80 Sq.mt. Add 40% extra for saleable area Thus, Saleable -80 x 1.40 = 112 Sq.mt.(1205.12 Sq.ft.)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenanted. (Details was not available for our perusal)
II. APARTMENT BUILDING			
Sr. No.	Description	:	Remarks.
1	Nature of the apartment	:	Multi storied R.C.C. framed structure.
2	Location	:	C.T.S.No.530,529,1/528,525.
	T.S. No.	:	
	Block No.	:	
	Ward No.	:	
	Village / Municipality / Corporation	:	Village – Malbar & Cumbala Hill.
	Door No., Street or Road (Pin Code)	:	400036.
3	Description of the locality Residential / Commercial / Mixed	:	Residential.
4	Year of Construction	:	1999 (As per Occupancy certificate issued by BMC dated -30/03/1999).
5	Number of floors	:	Parking floor + 18.
6	Type of structure	:	Multi storied R.C.C. framed structure
7	Number of dwelling units in the building.	:	32 flats.
8	Quality of construction	:	Good.
9	Appearance of the building	:	Good.
10	Maintenance of the building	:	Good.
11	Facilities available	:	Yes.(2 Nos.)
	Lift	:	Yes.
	Protected water supply	:	Yes.
	Underground sewerage	:	Yes.
	Car Parking – Open / Covered	:	Covered parking.
	Is compound wall existing?	:	Yes.
	Is pavement laid around the Building?	:	Cement concrete.
III FLAT			
1	The floor in which the flat is situated	:	Flat is located @ 14 th floor.
2	Door No. of the flat	:	Flat No.14-C @ 14 th floor.
3	Specifications of the flat	:	



	Roof	:	R.C.C. slab for roofing.
	Flooring	:	Marbonite tiles for flooring.
	Doors	:	J.W. frame with flush doors.
	Windows	:	Al. sliding with m.s. grill.
	Fittings	:	Conduit electric wiring.
	Finishing	:	Cement plaster with painting.
4	House Tax	:	Tax receipt was not available for our perusal.
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service connection No.	:	Electricity bill was not available for our perusal
	Meter Card is in the name of	:	1) Smt. Najudevi Parasmal Jain. 2) Mr. Vinod Parasmal Jain.
6	How is the maintenance of the flat?	:	Good.
7	Sale Deed executed in the name of (agreement for sale)	:	1) Smt. Najudevi Parasmal Jain 2) Mr. Vinod Parasmal Jain.
8	What is the undivided area of land as per Sale Deed?	:	Pl. refer legal report.
9	What is the plinth area of the flat?	:	As per agreement- Carpet area of 3BHK flat – 80 Sq.mt. Add 40% extra for saleable area Thus, Saleable -80 x 1.40 = 112 Sq.mt.(1205.12 Sq.ft.)
10	What is the floor space index (app.)	:	--
11	What is the Carpet Area of the flat?	:	As per agreement- Carpet area of 3BHK flat – 80 Sq.mt.
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?	:	Let out.
15	If rented, what is the monthly rent?	:	Approximately Rs.140000 to Rs.150000/ Month.
16	Remarks if any	:	No.
IV MARKETABILITY			
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Flat is located in residential area.
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits.
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?	:	Rs.50000 to 55000/Sq.ft.
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 (given details).	:	Rs.60000 to 65000/Sq.ft.
3	Break – up for the rate	:	
	i) Building + Services	:	} Rs.55000/Sq.ft.
	ii) Land + others	:	



	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Govt. value of new flat - Rs.524150/Sq.mt. (Rs.48713/Sq.ft.) Depreciation factor -23% Thus, 1205.12 x Rs.48713/Sq.ft. x 0.77 = Rs. 4,52,02,858.00
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: Rs.55000/Sq.ft.
	Depreciated cost of flat with Services (v(3)i)	: Rs.55000/Sq.ft.
	Age of the building	: 23 years old.
	Life of the building estimated	: 37 years under normal condition.
	Depreciation percentage assuming the salvage value as 10%	: Depreciation factor -23/60 = 0.38
	Depreciated rate of the building	: Rs.55000/Sq.ft.
b	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	: Rs.55000/Sq.ft.
	Rate for Land & other V (3) ii	: Rs.55000/Sq.ft.
	Total Composite Rate	

VII. DETAILS OF VALUATION :

Sl. No.	Description	Qty.	Rate Per unit (Rs.)	Estimated Value (Rs.)
		1205.12 Sq.ft.	Rs.55000/Sq.ft.	Rs.6,62,81,600.00
1.	Present value of the flat			
2.	Wardrobes			
3.	Showcases /almirahs			
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			Rs.6,62,81,600.00
10.	Others			Rs.6,62,81,000.00
	TOTAL SAY			

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.5,12,45,000.00 (Rs. Thirty Eight Lakh Three Thousand Only)** and

Realizable value = 10 % less than FMV
= Rs.6,62,81,000.00 x 0.90 = Rs.5,96,52,900.00 Say Rs.5,96,52,000.00

Distress value = 20% less than FMV
= Rs.6,62,81,000.00 x 0.80 = Rs.5,30,24,800.00 Say Rs.5,30,24,000.00

Book value (Purchase cost) = As per Agreement
= Rs. 95,00,000.00

Insurance Value (Replacement) = Saleable area x Construction rate per Sq.ft.
Flat 1205.12 Sq.ft. x Rs.2500/Sq.ft. = Rs. 30,12,800.00 Say Rs.30,12,000.00



**ANNEXURE -I
DECLARATION FROM VALUERS**

hereby declare that-

- a. The information furnished in my valuation report dated 12/04/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - b. I have no direct or indirect interest in the property valued;
 - c. I have inspected the property on 11/04/2022. The work is not sub-contracted to any other valuer and carried out by myself.
 - d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
 - e. I have not been found guilty of misconduct in my professional capacity.
 - f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
 - g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
 - h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
 - i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
 - j. I am the proprietor who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is to be purchased by Smt. Najudevi Parasmal Jain & Mr. Vinod Parasmal Jain. This is based on information given by owners & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose - To know the fair market value of the property for bank loan purpose. Appointing authority -The Branch Manager, Central Bank of India, Branch - Opera House, Mumbai.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Ashok D. Kadam.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment - 11/04/2022. Valuation date - 11/04/2022. Date of report - 12/04/2022.
6	Inspections and/or investigations undertaken;	Site inspection was carried on 11/04/2022 along with the Mr. Suresh Jain.
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with Mr. Suresh Jain & the valuation is worked out by composite rate method.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.



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.

No such circumstances were noticed.

Date : 12 / 04 / 2022

Place : Vashi, Navi Mumbai.



A.D.E.
12/04/22
ASHOK D. KADAM
B.E. (CIVIL), MIE, FIV
PANEL VALUER,
CENTRAL BANK OF INDIA.

CODE OF CONDUCT

Integrity & Fairness :

1. A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he provides true & adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence & due care :

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by a valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest :

12. A valuer shall act with objectivity in his professional dealings by ensuring that his decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he or any of his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities & Exchange Board of India (Prohibitions of Insider Trading) Regulation 2015 or till the time the valuation report becomes public whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or clients needs.
18. As an independent valuer, the valuer shall not charge the success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during last five years.

Confidentiality :

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his knowledge without proper & specific authority or unless there is a legal or professional right or duty to disclose.



Information management :

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken the reasons for taking the decision and the information & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his decision & actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer organization with which he is registered or any statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the tribunal, Appellate Tribunal, the registered valuers organization with which he is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or a for peer review. In the even of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & hospitality :

25. A valuer or his relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation : For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself or to obtain or retain an advantage in the conduct of profession for himself.

Remuneration & costs :

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability & restrictions :

29. A valuer shall refrain from accepting too many assignments if he is unlikely to be able to devote adequate time to each of his assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date : 12 / 04 / 2022

Place : Vashi, Navi Mumbai

The undersigned has inspected the property detailed in the Valuation Report dated 12/4/22 on 20/4/22 We are satisfied that the fair and reasonable market value of the property is Rs. 6.56 Cr (Rupees Six crore fifty six Lacs only).



AS
12/04/22
ASHOK D. KADAM
B.E. (CIVIL), MIE, FIV
PANEL VALUER,
CENTRAL BANK OF INDIA

Signature
(Name of the Branch Manager)





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20222023 ▾

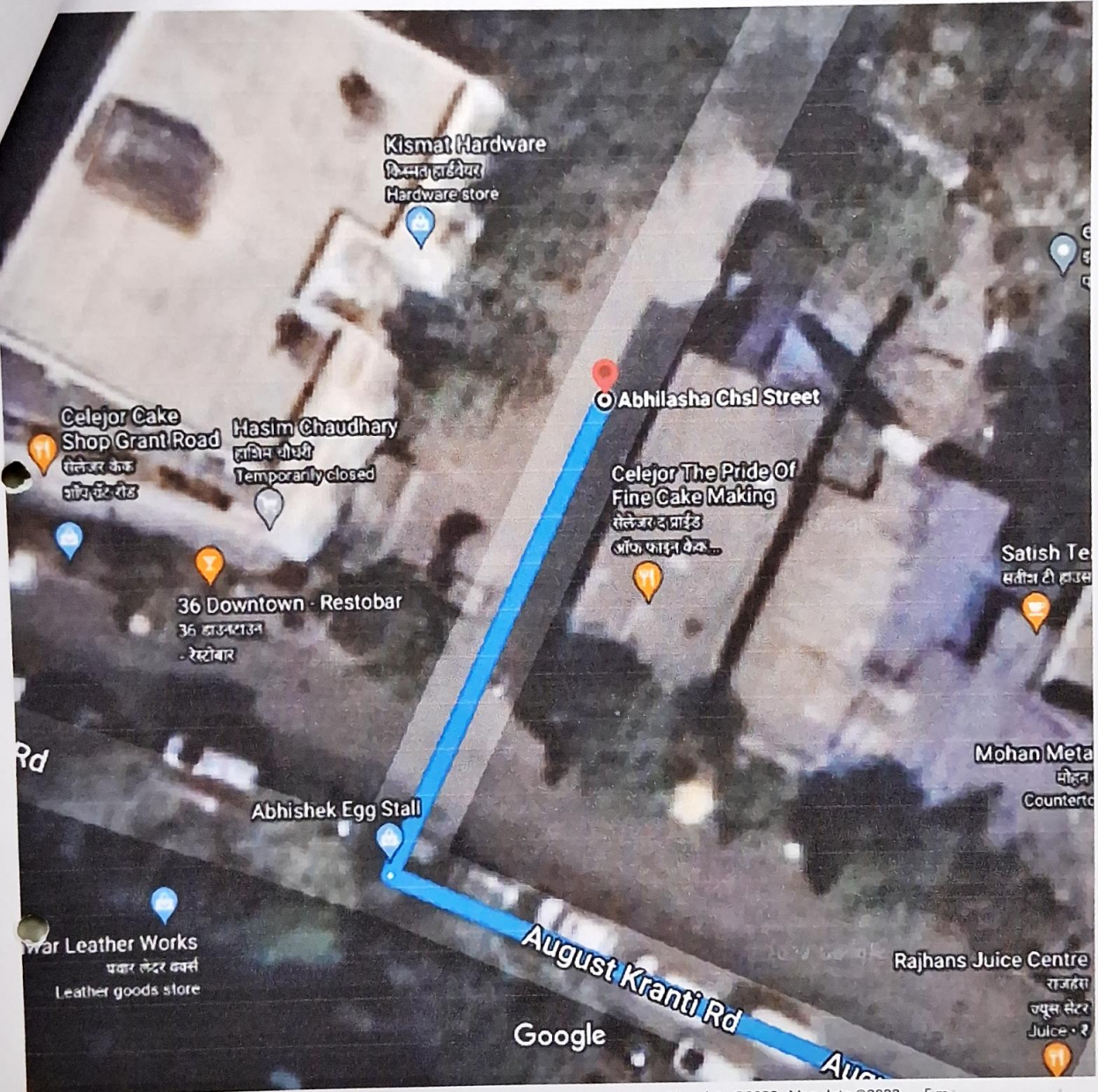
Annual Statement of Rates

Language
English ▾

Selected District मुंबई(मेन) ▾
 Select Village मलबार व खंबाला हिल डिव्हिजन ▾
 Search By Survey No Location
 Enter Survey No 530

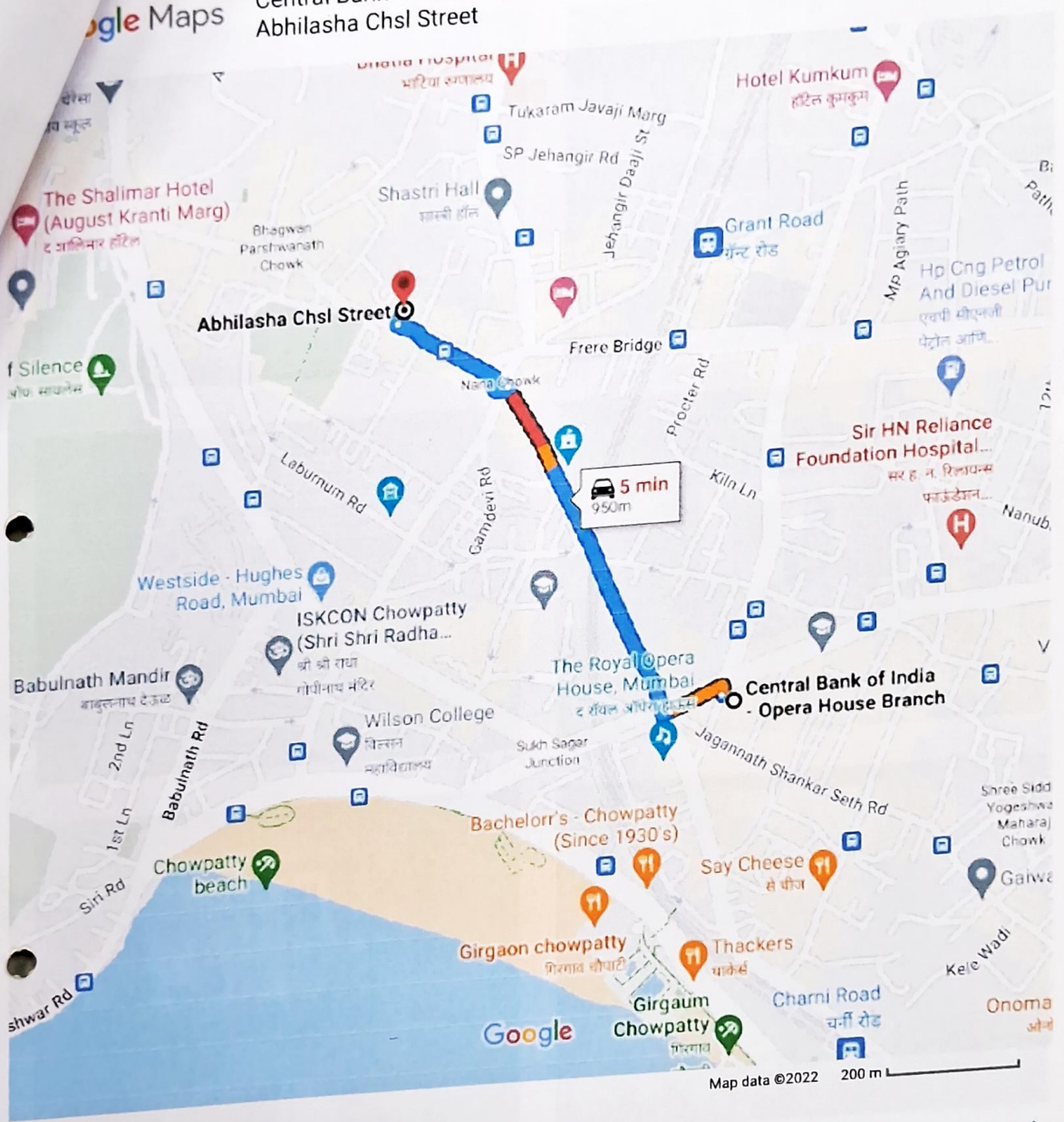
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7/64A -रस्ता : ऑगस्ट क्रांती रोड (नाना चौकापासून ते फॉरजेट रोड जंक्शन पर्यंत)	278610	524150	602770	682300	524150	चौरस मीटर	मि.टी.एम. नंबर





Drive 1.0 km, 5 min

Central Bank of India - Opera House Branch to Abhilasha Chsl Street





SHOK D. K. D. KAD
 CAT-I-144
 F-14020
 Govt. of Karnataka
 & Approval Value

C-D

FLOOR - 1	SHRI RAMESH K. SHYAM	SHRI RAMESH K. SHYAM
FLOOR - 2	SHRI RAMESH K. SHYAM	SHRI RAMESH K. SHYAM
FLOOR - 3	SHRI RAMESH K. SHYAM	SHRI RAMESH K. SHYAM
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FLOOR - 30	SHRI RAMESH K. SHYAM	SHRI RAMESH K. SHYAM



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