



BHARAT DIAMOND BOURSE



DIAMOND CENTRE OF THE WORLD

(Incorporated under Section 25 of the Companies Act, 1956)

Registered Office: 391, Dr. Dadasaheb Bhadkamkar Marg, Swastik Cinema Building, Mumbai - 400 004.

Administrative Office: G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

SHARE CERTIFICATE

SHARE CERT. ISSUED IN LIEU OF
ORIGINAL CERT. NO. D/1166
ON SPLIT-UP OF SHARES

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned shares(s) bearing the distinctive number(s) herein specified in the above Company subject to the Memorandum and Articles of Association of the Company and the amount endorsed hereon has been paid-up on each such share

Equity Shares each of

Rs. 1,000/-

Amount paid-up per share

Rs. 1,000/-

Registered Folio No. 0470

Certificate No. D/1166A

Name(s) of Holder(s) : SHIVAM

No. of Share(s) held : 931

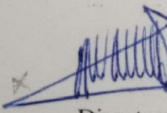
Distinctive No.(s) of Share(s) From : 0713379 To 0714309

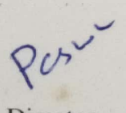
Given under the Common Seal of the Company on this

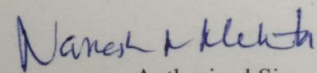
5 JUL 2014

The holder of this share certificate is entitled to the occupancy rights over the Office Premise No. DE8090A on the 8th floor of Tower D of the Bharat Diamond Bourse Complex at Bandra Kurla Complex Mumbai.

U51398MH1984NPL033787


Director


Director


Authorised Signatory

NOTE: No transfer of the above share(s) will be registered unless accompanied by this certificate



Friday, July 23, 2010

11:30:50 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7525

दिनांक 23/07/2010

गावाचे नोंदणी कोलेकल्याण

दस्तावेजाचा अनुक्रमांक वदर 9 - 07513 - 2010

दस्तावेजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव: शिवम तर्फे भागीदार समरेश आर पालशेतकर

नोंदणी फी	:-	15800.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	420.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)		
एकूण	रु.	16220.00

आपणास हा दस्त अंदाजे 11:45AM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 3 (अंधेरी)

सह. दुय्यम निबंधक अंधेरी-३,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: 1579000 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 78981 रु.
देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: बैक ऑफ इंडिया;
डीडी/धनाकर्ष क्रमांक: 101866; रक्कम: 15800 रु.; दिनांक: 21/07/2010

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 23/7/10

of Association of the Company.

4. The Company has, in accordance with the Intimation of Disapproval ("IOD") and Commencement Certificate ("CC") granted by the concerned authority constructed a commercial office complex comprising of eight towers known as "Bharat Diamond Bourse Complex" on the said Plot, having several offices and

Lease Rights

office premises and

Lease dated 1st day
Metropolitan Region
of two pieces of the
-Block Bandra Kurla
yan, Taluka Andheri,
red to as "the said

under provisions of
ated with the main
of Gem & Jewellery
and other facilities in

Memorandum and Articles of Association
construction of the Bourse comprising of buildings
in accordance with the provisions of the Articles

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BHARAT DIAMOND BOURSE



OBJECT OFFICE

Date 23 JUL 2010

3641967

G-1579000/-

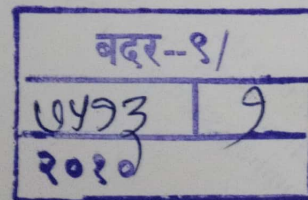
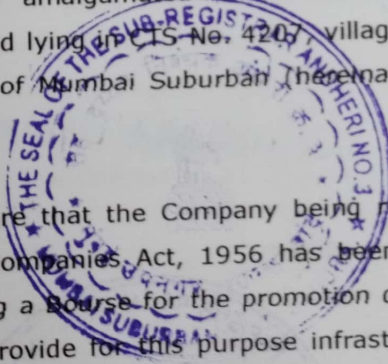
S-789811-

SHIVAM

105, SHREEJI DARSHAN,
2, TATA ROAD, OPERA HOUSE,
MUMBAI - 400 004.

Re: **Allotment of Equity Shares and Grant of Occupancy Rights**

1. We refer to your Application No. **181/4726** for allotment of office premises and in pursuance thereof provisional allotment made by us.
2. You are aware that the Company had by two Agreements to Lease dated 1st day of March, 1993 and 18th day of May, 1993 with Mumbai Metropolitan Region Development Authority (MMRDA) agreed to acquire lease of two pieces of the land which were duly amalgamated into Plot No. C-28 at G -Block Bandra Kurla Complex, situated and lying in CTS No. 4207 village Kolekalyan, Taluka Andheri, Registration District of Mumbai Suburban, hereinafter referred to as "**the said Plot**").
3. You are further aware that the Company being registered under provisions of Section 25 of the Companies Act, 1956 has been incorporated with the main object of establishing a Bourse for the promotion of exports of Gem & Jewellery from India and to provide for this purpose infrastructure and other facilities in India for Indian and overseas buyers and sellers of Gem & Jewellery. The Company has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of buildings thereon to be used and occupied in accordance with the provisions of the Articles of Association of the Company.
4. The Company has, in accordance with the Intimation of Disapproval ("IOD") and Commencement Certificate ("CC") granted by the concerned authority constructed a commercial office complex comprising of eight towers known as "**Bharat Diamond Bourse Complex**" on the said Plot, having several offices and



premises therein to be occupied and used in terms of the objects, articles, rules and regulations of the Company, MMRDA and MCGM from time to time and has obtained Occupancy Certificate ("OC"). Copies of the OC are annexed hereto and marked as Annexure "A".

5. You are aware that the entire lease premium paid by the Company to MMRDA for the acquisition of the said Plot and other related matters, and the entire cost of construction of the Bharat Diamond Bourse Complex, has been borne and paid by the Company from and out of the funds contributed by the proposed allottees of the office premises and other tenements in the Bharat Diamond Bourse Complex including yourself.

6. You are hereby informed that Bharat Diamond Bourse has executed and registered the Lease Deed dated 31st March, 2010, with MMRDA in respect of the said Plot, under Registration No. BDR9-03277-2010 dated 31st March, 2010. Copy of Index II is attached herewith as Annexure "B". You have been shown as one of the proposed allottee at Sr. No. 967 in the above referred lease deed, in respect of Premises Bearing No. DE8090 admeasuring 1039 square feet carpet area as certified by M/s United Engineers equivalent to 1484 sq. ft. saleable/built up area in D Tower, East Wing, 8th Floor and 26 numbers of car parking space in the compound of the building bearing No. as per schedule B, of the "Bharat Diamond Bourse Complex" and which is more particularly described hereunder and demarcated on the Plan thereof hereto annexed and marked as Annexure "C" (hereinafter referred to as "the Stipulated Premises").

7. Pursuant to the resolution passed by the Managing Committee at its meeting held on 9/4/10 the Managing Committee has:

(a) Allotted Block of Shares comprising of the 1484 Equity Shares bearing Distinctive Nos. 0713379 to 0714862 (both inclusive) held under Share Certificate No. D/1166 in respect of the premises allotted to you and allotted Block of Shares comprising of the 200 Equity Shares as per schedule B, under Share Certificate No. as per Schedule BP/0935 in respect of 2 (Two) Car Parking Spaces allotted to you and which is more particularly described hereunder, (hereinafter collectively referred to as "the Block of Shares") on the terms and conditions set out in the said Resolution and on the terms and conditions set out in the Articles of Association of the Company.

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(b) Passed necessary resolution in terms of the Articles of Association of the Company, so that by virtue of your holding the aforesaid Block of Shares, you are entitled to occupancy rights in respect of the Stipulated Premises, subject however to the compliance by you of the terms and conditions set out in the Articles of Association of the Company.

8. We hereby deliver and hand over to you vacant, quiet and peaceful possession of the Stipulated Premises which now onwards you are entitled to peaceably possess, occupy, use and enjoy as a rightful allottee thereof, but subject however to the provisions of the Articles of Association of the Company and as per the Terms and conditions of the Lease Deed dated 31st March, 2010.

9. Commencing from the notified date, you will be liable to pay all outgoings (including maintenance charges), taxes, cess, etc. levied by the Company and/or the concerned authorities in respect of the Stipulated Premises from time to time. You will also be liable to deposit with the Company and/or various utility providers amounts as may be decided by the Managing Committee in respect of the Stipulated Premises and will be liable to pay the same on such date/s as may be decided by the Managing Committee.

10. The share certificates representing the aforesaid Block of Shares shall be delivered to you in due course of time.

11. Nothing contained herein is intended to be construed as a grant, demise or assignment in law of the said Plot or any part thereof. The Allottees shall have no claim save and except occupancy rights in respect of the Stipulated Premises hereby granted to him/her/them and all rights of ownership in all open spaces, lobbies, lifts, staircases, common terraces and land etc. will remain and vest with the Company.

Description of the Stipulated Premises

All that Premises Bearing No: **DE8090** admeasuring **1039** square feet carpet area equivalent to **1484** sq. ft. saleable/built up area in **D** Tower, **East** Wing, **8th** Floor and **2** numbers of car parking space in the compound of the building bearing No. as per schedule B, of the "Bharat Diamond Bourse Complex" constructed in the year 2009 on all that piece and parcel of Land bearing Plot No. C-28 at G -Block Bandra Kurla Complex,

U493	12
957-91	
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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगरपालिका क्षेत्र विकास प्राधिकरण

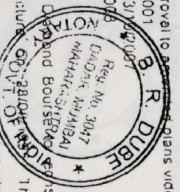
No. TOP(P-2)BKC-27(CC)/G/2/18/T/4/ 1423 /2008 Date 7 FEB 2008

The Executive Engineer,
Building Proposals-Suburbs,
MCGM Office, H&K Ward,
K Park, Marg, Bandra (West),
Mumbai - 400 050

Approval to amended plans and NOC for Occupation for Tower no. 4 in the proposed Commercial Building on plot no. C-28 allotted to Bharat Diamond Bourse in 'G' block of Bandra Kurla Complex.

- (1) MMRDA's CC for superstructure dt. 28/08/1995 and approval to amended plans vide letter No TOP (P-2) BKC-27(CC)/G/2/13/4/19/2001, dt. 23/10/2001
- (2) MMRDA's NOC for Occupation for Tower T-2 & T-3 dt. 03/7/2006
- (3) MMRDA's NOC for Occupation for Tower T-1 dt. 15/01/2006

MMRDA has earlier issued Commencement Certificate to Bharat Diamond Bourse for construction of basement on 12/07/1995 & for construction of the superstructure on 23/10/2001. The revised Commencement Certificate was issued vide letter dt. 23/10/2001 along with amended plans for the proposed development on the plot under reference.



In view of reference to MMRDA's above mentioned Commencement Certificate and the Architect's request for occupation of the Tower no. 4, the building inspection was undertaken by the officer's of MMRDA. The Metropolitan Commissioner, MMRDA has approved the deviations in the as-built plans shown separately as indicated on duly authenticated drawing nos. ARK/BDB/MT/4/01 to ARK/BDB/MT/4/24 (total 24nos. of drawings) of Tower no. 4 enclosed herewith. The same as per the DCR for superstructure, Kurla Complex. The total built up area of the building is 23,197.06 sq. m. The total area of the plot is 1,51,893.24 sq. m. The earlier approved 23,197.06 sq. m. area is within the total permissible built up area of 23,197.06 sq. m. (the built-up area of the Tower no. 1 is 982.84 sq. m. + built up area of 168.71 sq. m. = 1,151.55 sq. m. + the built up area of the Tower no. 2 is 25,146.00 sq. m. + the built up area of the Tower no. 4 is 982.84 sq. m. = 26,674.84 sq. m.) for the plot under reference 29784 95sqm = 92987.20 sq. m.)

The Metropolitan Commissioner has granted the necessary sanction for the deficiency in the building plan as per DCR (41b) of the MCGM as applicable to the Bandra-Kurla Complex. Notified the deficiency in premium as per MCGM's circular dt. 23/03/2006. The applicant has to pay the deficiency in premium for the remaining Towers open spaces (i.e. Tower 4. The premium for the deficiency in open spaces will be recovered as per condition no. 4(7) of this letter.

- In view of this, MMRDA has no objection to issue the Occupation Certificate for building under reference as per the plans enclosed herewith subject to the following conditions that:
- The applicant shall obtain the revised NOC for the Ground & First Floor of Tower 4, from MCGM for the as built plans prior to the issuance of the NOC for Occupation by the MCGM.
 - The conditions of NOC dated 16/03/2000 and (1) above from Chief Fire Officer, MCGM shall be complied with.
 - The MCGM shall check the executed work on site as per MCGM's requirements and procedure before issuing the Occupation certificate.
 - The drainage and water supply arrangement shall be in accordance with the overall arrangement made by MCGM.

Made by MCGM, Bandra (East), Mumbai - 400 051
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051
www.mmrda.mumbai.org

3090
9800 1987

शहर-९/१
10/23
शहर-९/१

- (6) The applicant shall pay the premium for the excess built-up area of all the towers prior to NOC for the OC for the last Tower at the rate that will be decided by the MC, MMRDA
- (7) The applicant shall pay the premium for the deficiency in open spaces (if any) for all the tower will be calculated and communicated by MMRDA prior to issuance of NOC for OC for the resp tower
- (8) The applicant shall pay additional premium for the extended period of completion of construction building/s as decided by the Authority along with the interest applicable from the date of Auth decision

Thanking You

FOR BHARAT DIAMOND BOURSE

Re: L & L

Director / Secretary

Yours faithfully,

(Signature)
(U V Lukhake),
Chief,

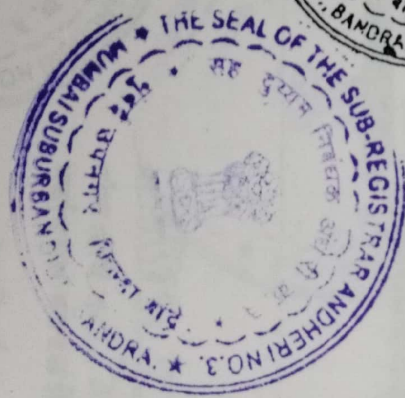
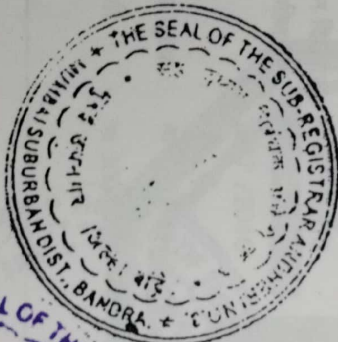
Town & Country Planning Division.

Certified True Copy

Encl: 2 Set of Drawings

Copy to:

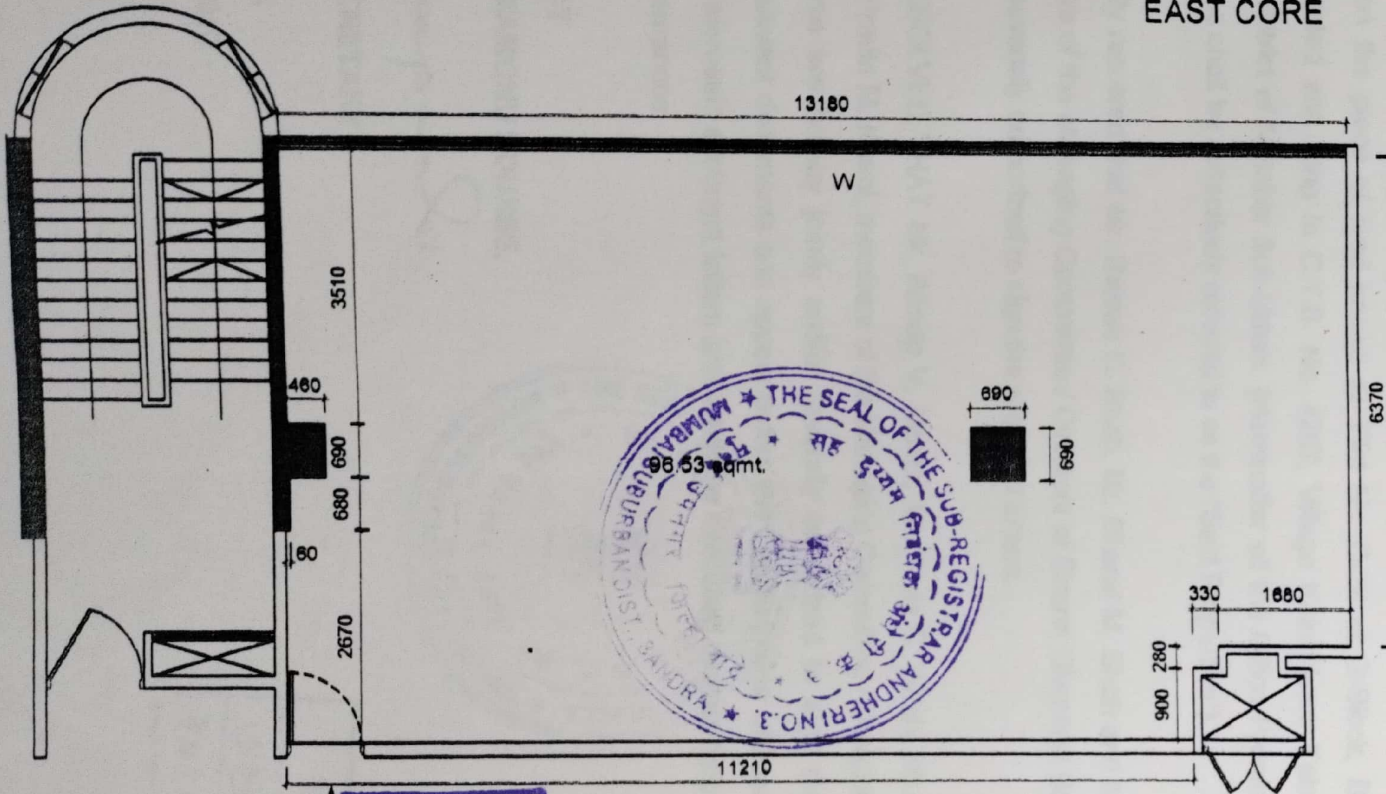
- 1) The Project Director, Bharat Diamond Bourse, Ground Floor, Construction Site Tower no. H, 'G' Block, Bandra Kuria Complex, Bandra(E), Mumbai-400 051
- 2) Architect Reza Kabul, Plot No. 78, 2nd Floor, Turner Road, Bandra (W), Mumbai-400 050



भारत-१/
अनुप
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भारत-१/
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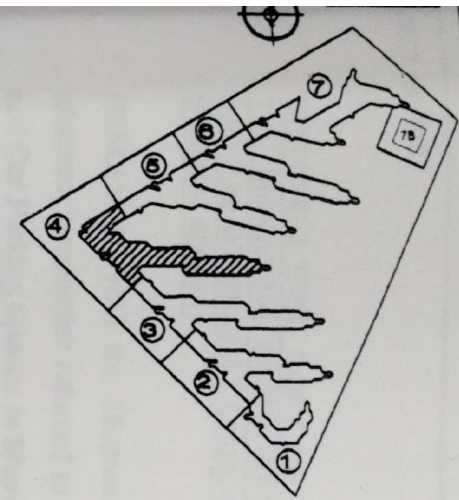
TOWER-4, FLOOR-8
EAST CORE



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BKT-8/1
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ALL DIMENSIONS ARE IN mm

AS-BUILT AREA DIAGRAM
OF THE OFFICE AT THE TIME
OF TAKING MEASUREMENT.

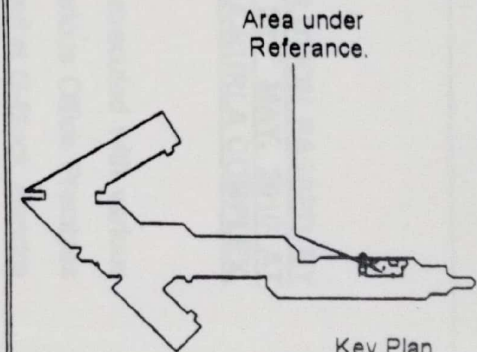


Not to Scale

NOTE:

- 1 MARGINAL AREA DIFFERENCE MAY BE SEEN AS HUMAN ERROR WHILE DRAFTING & CALCULATION.
- 2 IF THERE ARE ANY DISCREPANCY IT MAY BE BROUGHT INTO THE NOTICE OF BDB IMMEDIATELY.
- 3 ACTUAL DIMENSIONS SHOULD BE VERIFIED AT SITE.

TOWER-4



Area under Reference.

Key Plan
Not to Scale

967

BHARAT DIAMOND BOURSE



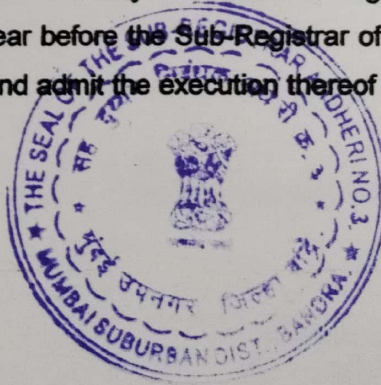
OBJECT OFFICE

CERTIFIED TRUE COPY OF THE EXTRACTS OF THE RESOLUTION PASSED BY THE MANAGING COMMITTEE AT ITS MEETING HELD ON 22ND MAY, 2010 AT 3.00 P.M. AT BHARAT DIAMOND BOURSE, TOWER H, BANDRA-KURLA COMPLEX, MUMBAI 400051:

RESOLVED THAT the Allotment Letters be entered into and be executed with various allottees, hereinafter referred to as "the Allottees" in respect of various Office Premises and Car Parking Spaces in Bharat Diamond Bourse Complex situated at G-Block, Bandra Kurla Complex, Ground Floor, Bandra (East), Mumbai – 400 051 and the buildings area constructed on the piece of land known as Plot No. C-28 at G-Block, Bandra Kurla Complex, situated and lying in C.T.S. No. 4207, Village Kolkalyan, Taluka Andheri, Registration District of Mumbai Sub-Urban. (Hereinafter all the Office Premises and Car Parking Spaces shall be collectively referred to as the "Said Properties").

It was originally resolved that Mr. Rajesh C. Shah, Mr. Bharat M. Shah and Mr. Pravin J. Patel, members of the Managing Committee / Directors of Bharat Diamond Bourse would jointly and/or severally authorized to sign the allotment letters.

FURTHER RESOLVED THAT Mr. Anoop V. Mehta, Mr. Arun C. Shah, Mr. Prakash C. Shah and Mr. Pravin M. Kheni, members of the Managing Committee / Directors of Bharat Diamond Bourse are hereby jointly and/or severally authorized to sign the allotment letters, other relevant documents and appear before the Sub-Registrar of Assurances for registering the aforesaid allotment letters and admit the execution thereof before the Sub-Registrar of Assurances.



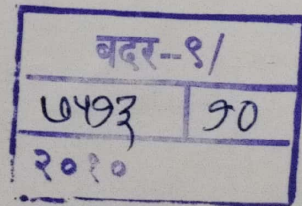
TRUE EXTRACT

For BHARAT DIAMOND BOURSE,

K. J. Kapse

COMPANY SECRETARY

Place : Mumbai
Date : 16.07.2010





23/07/2010
11:31:40 am

दुय्यम निबंधक:
अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर७

दस्त क्र 7513/2010

दस्त क्रमांक : 7513/2010

दस्तावा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1

नाव: शिवम तर्फे भागीदार समरेश आर पालशेतकर

लिहून घेणार

पत्ता: घर/फ्लॅट नं.: 105 श्री जी दर्शन

2 टाटा रोड

अपेरा हाऊस मु 4

वय 29

गल्ली/रस्ता: -

सही

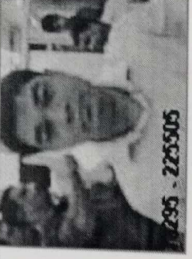
ईमारतीचे नाव: -

Shivam

ईमारत नं.: -

पेट/वसाहत: ---

शहर/गाव:-



2

नाव: भारत डायमंड बोर्स तर्फे संचालक

लिहून देणार

पत्ता: भारत डायमंड बोर्स

काँम्य बी के

सी, बांद्रा पू 51

वय 57

गल्ली/रस्ता: -

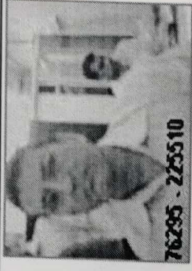
सही

ईमारतीचे नाव: -

ईमारत नं.: --

पेट/वसाहत: -

शहर



वदर--९/
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दस्त गोषवारा भाग - 2

वदर९
दस्त क्रमांक (7513/2010)

दस्त क्र. [वदर९-7513-2010] चा गोषवारा
बाजार मुल्य :1579000 मोबदला 0 भरलेले मुद्रांक शुल्क : 78981

पावती क्र.:7525 दिनांक:23/07/2010
पावतीचे वर्णन
नांव: शिवम तर्फे भागीदार समरेश आर
पालशेतकर - -

दस्त हजर केल्याचा दिनांक :23/07/2010 11:27 AM
निष्पादनाचा दिनांक : 23/07/2010
दस्त हजर करणा-याची सही :

15800 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

16220: एकूण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/07/2010 11:27 AM
शिक्का क्र. 2 ची वेळ : (फ्री) 23/07/2010 11:30 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 23/07/2010 11:31 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 23/07/2010 11:31 AM

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्त नोंद केल्याचा दिनांक : 23/07/2010 11:31 AM

ओळख :

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

1) अनंत पावस्कर - - ,घर/फ्लॉट नं: भारत डायमंड बोर्स कॉम्प बी के सी , बांद्रा पू
51

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) रस्तेगरी वफादार - - ,घर/फ्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता:

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

वदर--९/
७५१३ २९
२०१०



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण २९ पाने आहेत.

साह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

वदर ९/७५१३ /२०१०
पुस्तक क्रमांक १, क्रमांक
नोंदली. 23 JUL 2010
दिनांक :

साह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



Certified copy of
LSR NO. 852/16.

967
G Block, Bandra-Kurla Complex,
Ground Floor, Construction Site Tower No. H,
Next to ICICI Bldg., Off Bandra-Kurla Link Road,
Bandra (East), Mumbai - 400 051.
Tel. : 022-2652 2220 • Fax : 022-2652 2205
E-mail : bdbindia@vsnl.net

BHARAT DIAMOND BOURSE



PROJECT OFFICE

Date 23 JUL 2010

364/1967

SHIVAM

105, SHREEJI DARSHAN,
2, TATA ROAD, OPERA HOUSE,
MUMBAI - 400 004.

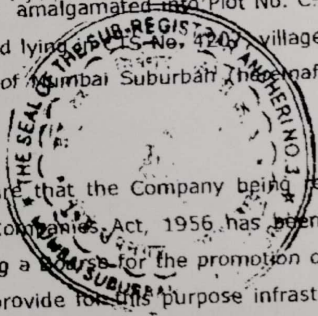


G-1574000/-

S-789811-

Re: Allotment of Equity Shares and Grant of Occupancy Rights

1. We refer to your Application No. 181/4726 for allotment of office premises and in pursuance thereof provisional allotment made by us.
2. You are aware that the Company had by two Agreements to Lease dated 1st day of March, 1993 and 18th day of May, 1993 with Mumbai Metropolitan Region Development Authority (MMRDA) agreed to acquire lease of two pieces of the land which were duly amalgamated into Plot No. C-28 at G-Block Bandra Kurla Complex, situated and lying in S.No. 4203 village Kolekalyan, Taluka Andheri, Registration, District of Mumbai Suburban (hereinafter referred to as "the said Plot").
3. You are further aware that the Company being registered under provisions of Section 25 of the Companies Act, 1956 has been incorporated with the main object of establishing a Bourse for the promotion of exports of Gem & Jewellery from India and to provide for this purpose infrastructure and other facilities in India for Indian and overseas buyers and sellers of Gem & Jewellery. The Company has in pursuance of its Memorandum and Articles of Association acquired the said Plot for the construction of the Bourse comprising of buildings thereon to be used and occupied in accordance with the provisions of the Articles of Association of the Company.
4. The Company has, in accordance with the Intimation of Disapproval ("IOD") and Commencement Certificate ("CC") granted by the concerned authority constructed a commercial office complex comprising of eight towers known as "Bharat Diamond Bourse Complex" on the said Plot, having several offices and



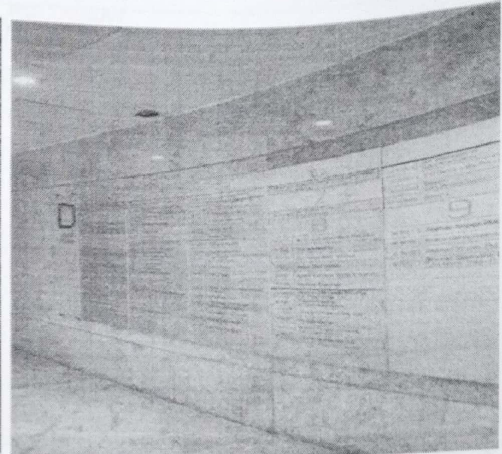
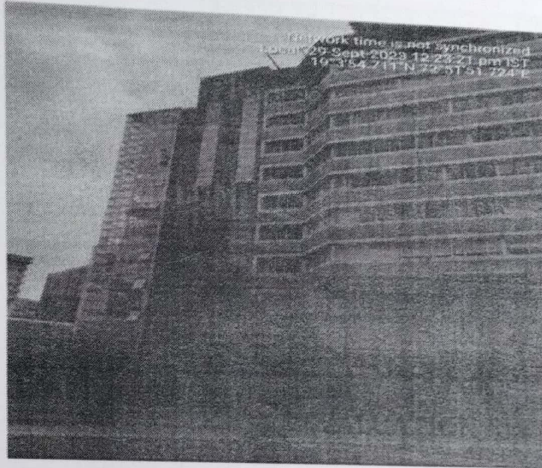
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10493	9
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Regd. Office : 391 - Dr. D. B. Marg, Mumbai - 400 004. Tel.: 2382 0174 / 2382 6904 • Fax : 2385 6849

VALUATION REPORT

OF

**OFFICE NO. DE8090-A, 8th FLOOR, D-TOWER
'BHARAT DIAMOND BOURSE COMPLEX', ZONE NO. 31, SUBZONE NO. 31/173,
CTS No. 4207, PLOT NO. C-28, G BLOCK OF VILLAGE - KOLEKALYAN, BANDRA-
KURLA COMPLEX (BKC), BANDRA EAST, MUMBAI- 400051**



PURCHASED BY

**M/s. SHIVAM
(PARTNER- MR. SAMRESH R. PALSHETKAR)**

**CENTRAL BANK OF INDIA
CORPORATE FINANCE BRANCH
BANDRA KURLA COMPLEX**

14.1	Latitude, Longitude & Co-ordinates of office	: Latitude : 19°3'53.802" N Longitude : 72°51'51.63" E
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	: NA
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Tenant Occupied (M/s. Decent Impex)
II. APARTMENT BUILDING		
1.	Nature of the Apartment	
2.	Location	: Commercial
	T.S. No.	: BKC, Bandra East
	Block No.	: -
	Ward No.	: -
	Village/ Municipality / Corporation	: Office No. DE-8090A
	Door No., Street or Road (Pin Code)	: Zone No. 31, Subzone No. 31/173
3.	Description of the locality Residential / Commercial / Mixed	: Village - Kolkalyan : 400051
4.	Year of Construction	: Commercial
5.	Number of Floors	: 2008
6.	Type of Structure	: Basement + Ground + 9 Upper Floors
7.	Number of Dwelling units in the building	: RCC frame structure
8.	Quality of Construction	: -
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	: Good
	Lift	
	Protected Water Supply	: 3 Lifts
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Yes
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III Office		
1.	The floor on which the office is situated	: -
2.	Door No. of the office	: 8 th Floor
3.	Specifications of the office	: Office No. DE-8090A
	Roof	
	Flooring	: RCC
	Doors	: Vitrified Tiles Flooring
	Windows	: Wooden & Glass Door
	Fittings	: Aluminum Sliding Window
	Finishing	: Concealed
4.	House Tax	: Good
	Assessment No.	: NA
	Tax paid in the name of	: NA
	Tax amount	: NA
5.	Electricity Service Connection no. Meter Card is in the name of	: NA
6.	How is the maintenance of the office?	: NA
	Sale Agreement executed in the name of	: Good
8.	What is the undivided area of land as per Sale Deed?	: M/s. Shivam (Partner: Samresh R. Palsetkar)
9.	What is the plinth area of the office?	: NA
: Built Up Area: 931 sq. ft. (As per Maintenance Bill)		

1.	What is the floor space index (app.)	: NA
1.	What is the Carpet Area of the office?	: Carpet Area: 665 sq. ft. (As per Measurement)
2.	Is it Posh/ I class / Medium / Ordinary?	: I Class
3.	Is it being used for Residential or Commercial Purpose?	: Commercial
4.	Is it Owner-occupied or let out?	: Tenant Occupied (M/s. Decent Impex)
5.	If rented, what is the monthly rent?	: Rs. 130000/- to Rs. 140000/- per month
IV MARKETABILITY		
1.	How is the marketability?	: Good
2.	What are the factors favoring an extra Potential Value?	: Property situated at 2.5-3 km from Kurla Railway Station. All civic amenities available nearby. Land mark - Near City & ICICI Bank
3.	Any negative factors are observed which affect the market value in general?	: No
V Rate		
1.	After analyzing the comparable sale instances what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	: Prevailing rate Rs. 41,000/- to Rs. 43,000/- per sq. ft. on built up area Rate adopted Rs. 42,000/- per sq. ft. on built up area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: Rs. 41,000/- to Rs. 43,000/- per sq. ft. on built up area
3.	Break-up for the rate	: Composite method is adopted for valuation
	i) Building + Services	: NA
	ii) Land + Others	: NA
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 345060 per sq. mtr.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	: NA
	Replacement cost of flat with Services (v (3)i)	: NA
	Age of the building	: 15 Years
	Residual Life of the building estimated	: 45 Years
	Depreciation percentage assuming the salvage value as 10%	: NA
	Depreciated Ratio of the building	: NA
b.	Total composite rate arrived for valuation	: Rs. 42,000/- per sq. ft.
	Depreciated building rate VI (a)	: NA
	Rate for Land & other V (3)ii	: NA
	Total Composite Rate	: Rs. 42,000/- per sq. ft.
C.	Remark	: 1. We have received Sale Agreement of office no. DE 8090. But on site is divided into two offices DE8090A & DE8090B. Total Area of office DE 8090 is Saleable/Built-up 1484 sq. ft. (DE8090A= 931 sq. ft. + DE8090B = 553 sq. ft.) 2. Built up Area considered for office DE 8090A as per maintenance bill is 931 sq. ft.

VII. Details of Valuation:

Sr. No.	Description	Built Up Area	Rate per sq. ft. Rs.	Estimated Value Rs.
1	Present value of the office	931 sq. ft.	Rs. 42,000/-	Rs. 3,91,02,000
2	Car Parking	1 No.	LS	Rs. 10,00,000
	Total			Rs. 4,01,02,000/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 4,01,02,000/- (Rupees Four Crore One Lakhs Two Thousands Only)**

The book value of the above property as per Index II : NA

Net Realizable Value is **Rs. 3,60,91,800/- (Rupees Three Crore Sixty Lakh Ninety One Thousands Eight Hundred Only)**

The distress value **Rs. 3,20,81,600/- (Rupees Three Crore Twenty Lakhs Eighty One Thousands Six Hundred Only)**

Insurable value: **Rs. 18,62,000/- (Rupees Eighteen Lakhs Sixty Two Thousand Only)**

Place: **Mumbai**
Date: **30/09/2023**

For, M. C. Jain & Associates

Dipti Jain
(Partner)

The under signed has inspected the property detailed in the Valuation Report dated _____ on _____ (Rs. _____ only).
We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only).

Signature

(Name of the Branch Manager with office Seal)