

- ❖ VALUATION & INDUSTRIAL CONSULTANTS FOR TECHNO - ECONOMIC FEASIBILITY & PROJECT - FINANCE.
- ❖ CONSULTANTS FOR PROJECTS INCLUDING MEGA-INFRASTRUCTURE PROJECTS.
- ❖ MONITORING AGENCY OF BANKS & FINANCIAL INSTITUTIONS FOR REHABILITATION / MODERNIZING OF INDUSTRIES
- ❖ ON THE APPROVED PANEL OF VALUERS/STOCK AUDITORS/TECHNICAL INDUSTRIAL CONSULTANTS.

- | | | |
|---|------------------------|------------------------------|
| 1. STATE BANK OF INDIA | 2. ALLAHABAD BANK | 3. BANK OF BARODA |
| 4. BANK OF MAHARASHTRA | 5. CANARA BANK | 6. ORIENTAL BANK OF COMMERCE |
| 7. CORPORATION BANK | 8. DENA BANK | 9. JANKALYAN BANK |
| 10. INDIAN OVERSEAS BANK | 11. N. K. G. S. B BANK | 12. UCO BANK |
| 13. VIJAYA BANK | 14. SYNDICATE BANK | 15. PUNJAB NATIONAL BANK |
| 16. I.C.I.C.I. BANK | 17. I. D. B. I. BANK | 18. UNION BANK OF INDIA |
| 19. SARASWAT BANK | 20. MSFC | 21. AMERICAN EXPRESS BANK |
| 22. DOMBIVILI NAGRI SAHAKARI BANK | | 23. SHAMRAO VITHAL BANK LTD |
| 24. STATE BANK OF BIKANER AND JAIPUR OFFICIAL LIQUIDATOR, HIGH COURT OF MUMBAI. | | |

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VALUATION REPORT OF LAND AND DEVELOPMENT RIGHTS OWNED BY

M/S. ESSEL INFRAPROJECTS LTD

LAND AT SURVEY NO. - 269, HISSA NO. - 0, VILLAGE - GORAI,
BORIVALI (WEST), MUMBAI - 400 091.

IN CONNECTION WITH FINANCIAL DEALING WITH
BANK OF MAHARASHTRA, VIRAR BRANCH, MUMBAI

- =====
- M. C. BHIDE CHIEF EXECUTIVE
 B.E.(Civil) Hons. L.L.B., F.I.L.B.E., F.I.E.(IND) M.A.C.I.(U.S.A.) M.L.C.I. M.A.C.C.E., F.I.C.A., F.I.V., F.I.W.A., F.I.P.W.E.,
 M.A.C.E.(I) I.R.S.E.(Retd.)
 CONSULTING ENGINEER & VALUER PROJECT & CONSTRUCTION MANAGEMENT CONSULTANT
 GOVT. APPROVED VALUER, REGISTRATION NO. CAT-1-18 OF 1988 PANEL VALUER FOR MUMBAI HIGH
 COURT, LIQUIDATOR AND BANKS FOR LAND AND BUILDINGS, PLANT & MACHINERY ETC. FORMER CHIEF
 ENGINEER INDIAN RAILWAYS. JT. PRESIDENT I S S E.
- 1) Main Office :- 9, Gr. Fl. Greenfield Premises, Raikar Marg., Mahim, Mumbai 400 016. Tel : 2444 2190/91/2812 /
FAX 2444 2746 Res: 2446 5613 /2444 0830
- 2) Virar office :- Basement, No. 22, Mirza Nagar, Opp. Railway Bridge, Virar (East) District Thane 401303.
Tel. (95250) 2520693 / 2521703 apte.sunil@gmail.com
- 3) Pune Office :- Gr. Fl. Flat No. 1 Gaurav Apt. Opp. Sangam Press, Kothrud, Pune 411038 Tel: 25436714 Mobile No:-
9823051981 Tele/Fax 2541 1878 E-mail: avinashbhide@yahoo.com
- 4) Nashik Office :- Flat No.3, Pradhan Park, M.G. Road, Nashik 422 001. Telefax:0253-2313367 Mob: 9850751098
- 5) Dhule Office :- Ganpule Datta Mandir Complex, Office No. 01, Lane No. 04, Dhule Tel No:- (02562)
235993, Mob:- 9881249394, E-mail:- sangraml@yahoo.com
- 6) Pen Office :- Hajare Niwas Opp. Subodh Vidyalaya Kasar Ali Pen District Raigad Tel 94238 37588 (R)
02143 254175 Email raj_kardel@yahoo.com
- 7) Ichalkaranji Office :- Lokmanya Nagar, Behind Dayal Marble, Korochi, Ichalkaranji - 416 115, Mob: 9730334388
- 8) Nagpur Office :- Bungalow No 8, Rajat Villa, Behind Jayashree Talkies, Old Cotton Market, Nagpur 440 018
- 9) Aurangabad Office :- Nanda Deep, Jijamata Colony, Aurangabad - 431 001. Tel. : 0240-528737
- 10) Chennai Office :- "Manasam" Old No. 2, New No. 4, Fourth Cross, Sixth Street, Surendranagar, Adambakkam, Chennai
600088. Tel:-044-22456099/6563. E-mail: mngadre@hotmail.com
- 11) Hyderabad Office :- Unit No 120, Y.M.C.A Complex, 1st Flr, Nr. Uco Bank, S. P. Road, Secunderabad 500 003. Tel. :
040-27701741 Mobile No:- 94400-61510 / 93945 - 61510 Fax:- 040 -
- 12) Kolkatta Office :- 7, Waterloo Street Kolkatta 700 069.
- 13) Delhi Office :- 16a/20 W. E. A. Main Ajmal Khan Road, Karol Bagh, New Delhi 110 005
- 14) Goa Office :- "Gandhar", Alto Torda, Alto Torda, Alto Porvorim, Goa - 403 521, Tel No 0832-241262
- 15) Vadodara Office :- M/S. M. & M. Brothers, 601, Silver Apartments, Elora Park, Subhanpura Road, Vadodara -
390023 Mobile No:- 94267 62480 Tel: (O) 0265 - 2291327 msjogdand2000@yahoo.com
C/O Shri. Srinivas Mendke, House No. 385A, Sudama Nagar, Indore (MP) 452009,
I/M/S. Super Tech Corporation, 6 Stadium Shopping Centre, Jalgaon 425 001. Mob: 98230 07884 Fax:
2234584 Tel: 2234884 E-Mail: Vijaitraders@yahoo.co.in 2| G. F. Parvati Apt 257, Bahram Peth,
Jalgaon 425001, Ph:-2223604 Mobile:-9822004038 E-mail k_shriharsh@yahoo.com

VALUATION REPORT

PARTY :-

M/S. ESSEL INFRAPROJECTS LTD

LAND AT SURVEY NO. - 269, HISSA NO. - 0.

VILLAGE - GORAI, BORIVALI (WEST).

MUMBAI - 400 091..

PROPERTY :-

LAND AND DEVELOPMENT RIGHTS AT SURVEY

NO. - 269, HISSA NO. - 0, VILLAGE - GORAI.

BORIVALI (WEST), MUMBAI - 400 091..

REFERENCE DATE :-

20TH APRIL, 2012.

VALUER :-

M/S. BHIDE ASSOCIATES

OFFICE NO.9, GROUND FLOOR

GREEN FIELD CO-OPERATIVE HSG.

SOC., R.A. RAIKAR MARG OFF.

SHALADEVI TEMPLE MAHIM

(W), MUMBAI - 400 016.

VALUATION REPORT

1. PARTY :- M/S. ESSEL INFRAPROJECTS LTD
LAND AT SURVEY NO. - 269, HISSA NO. - 0,
VILLAGE - GORAI, BORIVALI (WEST),
MUMBAI - 400 091.
2. OWNER :- M/S. ESSEL INFRASPROJECTS LIMITED .
3. DATE OF INSPECTION :- 21ST APRIL, 2012 (MR. ANIL NAIK ALONG WITH
MR. CHETAN SHARMA)
4. VALUATION BANK OF MAHARASTRA,
INSTRUCTED BY :- VIRAR BRANCH MUMBAI.
5. PURPOSE OF TO ASCERTAIN THE PRESENT MARKET
VALUATION :- VALUE OF LAND AND DEVELOPMENT RIGHTS AT
SURVEY NO. - 269, HISSA NO. - 0, VILLAGE -
GORAI, BORIVALI (WEST), MUMBAI - 400 091..IN
CONNECTION WITH FINANCIAL DEALING WITH
BANK OF MAHARASHTRA, VIRAR BRANCH,
MUMBAI.

BHIDE ASSOCIATES

LOCATION:-

THIS PROPERTY IS 15.00 KMS AWAY FROM
BHAYANDER RAILWAY STATION ON WESTERN
LINE OF WEST SIDE.

DOCUMENTS REFERRED:-

- 1) MUTATION ENTRY
 - 2) 712 EXTRACT OF LAND
- (COPIES IN THIS REPORT)

BHIDE ASSOCIATES**(ANNEXURE I)**

	Name of registered valuer:- M/S. Bhide Associates	:	Registration No. Cat-I-18 Of 1988. MCB/BA/VLN/BOM/722-06/2012/12507
1.	General	:	
2.	Purpose for which valuation is made	:	To ascertain the present market value of Land
3	Date as on which valuation is made	:	21 st April, 2012 (Mr. Anil Naik)
4	Name of the owner / owners	:	M/s. ESSEL INFRAPROJECTS LIMITED .
5	If the property is under Joint Ownership / Co-owner-ship, Share of each such owner. Are the shares undivided?	:	Owner 100%
6	Brief description of the property	:	Enclosed In Report
7	Location, Street, Ward No.	:	Gorai Village, Borivali (West) Mumbai - 400 091.
8	Survey / Plot No of land	:	Survey No - 269
9	Is the property situated in residential / commercial / mixed area / industrial area	:	Vast Open Land With Hilly Terrains
10	Classification of locality - high class / middle class / poor class	:	Middle Class
11	Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc	:	All civic amenities near by
12	Means and proximity to surface communication by which the locality is served Land:	:	By Bus, Auto, Trains
13	Area of land supported by documentary proof, shape, dimensions and physical features.	:	Photographs Enclosed.
14	Roads, streets or lanes on which the land is abutting.	:	This Property Is 15.00 Kms Away From Bhayander Railway Station on West Side.
15	Is it leasehold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease:	:	Freehold

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	(i) Initial premium (ii) Ground rent payable per annum. (iii) Unearned increase payable to the lessor in the event of sale or transfer.		
16	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	:	NO
17	Are there any agreements of easements? If so, attach copies.	:	NO
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars.	:	NO
19	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	:	NO
20	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification.	:	NO
21	Attach a dimensioned site plan	:	-
22	Improvements: Attach plans and elevations of all structures standing on the land and a lay-out plan.	:	-
23	Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used).	:	Land
24	(i) is the building owner - Occupied / tenanted / both? (ii) If partly owner-occupied, specify portion and extent of area under owner-occupation.	:	Land

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25	What is the Floor Space Index permissible and percentage actually utilized?	:	
26	Rents: (i) Names of tenants / lessees, etc. (ii) Portions in their occupation (iii) Monthly or annual rent/ compensation / license fee, etc. paid by each. (iv) Gross amount received for the whole property.	:	NA
27	Are any of the occupants related to, or close business associates of, the owner?	:	NA
28	Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in wardrobes, etc., or for service charges? If so, give details.	:	-
29	Give details of water and electricity charges, if any, to be borne by the owner.	:	
30	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars.	:	Land
31	If a lift is installed, who is to bear the cost of maintenance and operation - owner or tenant?	:	
32	If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenant?	:	
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. - owner or tenant?	:	
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	:	-
35	Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium.	:	
36	Is any dispute between landlord and tenant regarding rent pending in a court of law?	:	

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37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	:	
38	Sales: Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold.	:	-
39	Land rate adopted in this valuation	:	See Details
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate.	:	Rate based on local enquires.
41	Cost of construction: Year of commencement of construction and year of completion.	:	
42	What was the method of construction – by contract / by employing labour directly / both?	:	
43	For items of work done on contract, produce copies of agreements.	:	-
44	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	:	-

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PART II - VALUATION

Here the registered valuer should discuss in details his approach to valuation of the property and indicate how the value has the value has been arrived at, supported by necessary calculation.

VALUATION

PLOT AREA = 450 ACRES 39 GUNTHAS AS UNDER

S. NO.	ACRES	GUNTHAS
269, H. NO. 0	440	14
269, H. NO. 0 (POT KHARABA)	10	25
TOTAL	18039 GUNTHAS	

IE 196,44,471 SQ FT

SEE DETAILS ENCLOSED.

PART III - DECLARATION

I hereby declare that –

- (a) the information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;
- (c) I have personally inspected the property on 21/4/2012

Prashant

(PRASHANT RAUT)
Chief Associate, Bhide Associates
Regd. Valuer: CCIT-Th/350/16/22/3/2010-11

ANNEXURE TO FORM-0-1

TECHNICAL FOR THE PREMISES

1.	No. of floors and height of each floor	:	Land
2	Location and Plinth Area	:	Land At Survey No. - 269. Hissa No. - 0. Village - Gorai. Borivali (West), Mumbai - 400 091
3	Year of Construction	:	
4	Estimated future life	:	
5	Type of Construction	:	Not Applicable
6	Type of foundation	:	
7	WALLS	:	Fencing
	a) External Walls	:	
	b) Partitions	:	
8	Door and Windows (floor - wise)	:	Not applicable
9	Flooring (floor-wise)	:	
10	Finishing and Maintenance	:	
11	Roofing and terracing	:	
12	Special architectural or decorative features	:	
13	a) Internal wiring - surface or conduit	:	Not applicable
	b) Class of fitting superior / ordinary poor	:	
14	a) Sanitary installations	:	
	b) Class of fittings superior colored / superior white / ordinary	:	
15	Compound Wall	:	Land
16	No. of lifts and capacity	:	
17	Underground Sump	:	
18	a) Capacity	:	
	b) Type of construction	:	Not applicable

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19	Overhead Tank	:	
	a) Where located	:	
	b) Capacity	:	
	c) Type of construction	:	
20	Pumps Nos and their horsepower	:	
21	Roads and paving within the compound, approx area	:	
22	Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity	:	Not applicable
23	Regards to Aesthetics and Environment	:	Open & Airy
24	Safety considerations fires, earthquakes and tides	:	

BACKGROUND-

M/S. PAN INDIA INFRASTRUCTURES PVT LTD (PIPL) WAS INCORPORATED IN THE YEAR 2000 AS A WHOLLY OWNED SUBSIDIARY OF ESSEL INFRAPROJECTS LTD. (EIL), WITH REGISTERED OFFICE AT WORLI, MUMBAI. EIL IS THE HOLDING COMPANY FOR THE GROUP'S INFRASTRUCTURE PROJECTS AND BIDS FOR VARIOUS INFRASTRUCTURE PROJECTS, WHICH ARE THEN EXECUTED THROUGH PROJECT SPECIFIC SPVS. THESE SPVS AWARD PROJECT EXECUTION/ MANAGEMENT CONTRACTS TO EPC SUBSIDIARY OF THE COMPANY I.E. PIPL. PIPL IN TURN EXECUTES THESE PROJECTS THROUGH THIRD PARTY CONTRACTORS BY DIVIDING THE PROJECTS INTO OPTIMUM SEGMENTS.

CURRENTLY, PIPL HAS ENTERED INTO AN AGREEMENT WITH EIL/SPV'S FOR COMPLETION OF VARIOUS ROAD PROJECTS, A SPORTS CITY, A FAMILY RECREATION CENTRE, AN EDUCATION COMPLEX ETC AND THE ORDER BOOK STANDS AT AN IMPRESSIVE FIGURE OF APPROX RS. 15000 CRORES. THE ORDER BOOK IS SET TO GROW FURTHER AS MORE AND MORE PROJECTS ARE AWARDED.

PIPL IS A REPUTED COMPANY IN THE ESSEL GROUP OF COMPANIES WHICH HAS SEVERAL REPUTED COMPANIES UNDER ITS BANNER. NOTABLE AMONG THEM ARE ZEE TV, ESSEL WORLD, DISH TV AND MANY MORE.

ESSEL WORLD, AT GORAI / UTIAN, BHAYANDER IS WORLD RENOWNED FOR ITS JOY RIDES, PLAY EQUIPMENTS & WATER KINGDOM. IT ATTRACTS TOURISTS FROM ALL OVER THE WORLD, NOT JUST INDIA. GENERALLY A TOURIST, WHO VISITS MUMBAI, ALSO VISITS ESSEL WORLD.

THE LAND UNDER VALUATION IS JUST ADJOINING ESSEL WORLD & WATER KINGDOM.

THIS LAND IS N.A FOR DEVELOPMENT TO AMUSEMENT PARKS & COMMERCIAL USE.

BHIDE ASSOCIATES

THIS LAND IS N.A FOR DEVELOPMENT INTO AMUSEMENT PARKS & COMMERCIAL USE.

ESTIMATED INCOME

THE PREVAILING MARKET RATES OF VILLAS IN THIS AREA VARY FROM
RS. 3750/- TO RS. 4250/- PER SQ FT

WE CAN TAKE AN AVERAGE RATE OF RS. 4,000/- PER SQ FT

HENCE THE TOTAL INCOME EXPECTED IN

RS. 4,000/- X 196,44,471 SQ FT

SAY RS. 7858 CRORES

ESTIMATED EXPENDITURE

1) COST OF CONSTRUCTION WORK OF VILLAS.

= 196,44,471 SQ FT X RS. 2,000/-

= RS. 3929 CRORES.

2) GROUND DEVELOPMENT COST

= 196,44,471 X RS. 500/-

= RS. 982 CRORES

3) ARCHITECT AND PMC FEES

= 7.5% OF CONSTRUCTION COST

= RS. 3929 CRORES X 7.5%

= RS. 295 CRORES

4) ADMINISTRATIVE X MAREKETING COST

= 5% OF CONSTRUCTION COST

= RS. 3929 CRORES X 5%

= RS. 196 CRORES

5) SELLING AND ADVERTISEMENT EXPENSES

= 2% OF TOTAL INCOME

= RS. 7858 X 2%

= RS. 157 CRORES

6) MUNICIPAL CHARGES

= RS. 200/- PER SQ FT X 196.44.471 SQ FT

= RS. 393 CRORES

7) COST OF FINANCING WITH INTEREST

= RS. 250 CRORES

TOTAL COST OF THE PROJECT

= RS. (3929 + 982 + 295 + 196 + 157 + 393 + 250) CRORES

= RS. 6202 CRORES

HENCE NET PROJECT WILL BE

= TOTAL INCOME - TOTAL COST OF PROJECT

= RS. 7858 CRORES - RS. 6202 CRORES

= RS. 1656 CRORES

SINCE THIS PROFIT WILL BE REALISED AFTER 3 YEARS WE WILL WORK OUT THE PROFIT BY ADOPTING DISCOUNTED CASH FLOW FACTOR ASSUMING 14% INTEREST AND A PERIOD OF 3 YEARS. THIS FACTOR WORKS OUT TO 0.675. HENCE THE PROFIT WILL BE RS. 1118 CRORES.

HENCE TOTAL VALUATION OF LAND OWNED BY M/S. ESSEL INFRAPROJECTS LIMITED AT SURVEY NO :- 269, HISSA NO :- 0, VILLAGE :- GORAI, BORIVALI (WEST), MUMBAI :- 400 091, IS RS. 1118 CRORES

prash

(PRASHANT RAUT)
Chief Associate, Bhide Associates
Regd. Valuer: CCIT-Th/350/16/22/3/2010-11

DECLARATION

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.
- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.

BHIDE ASSOCIATES

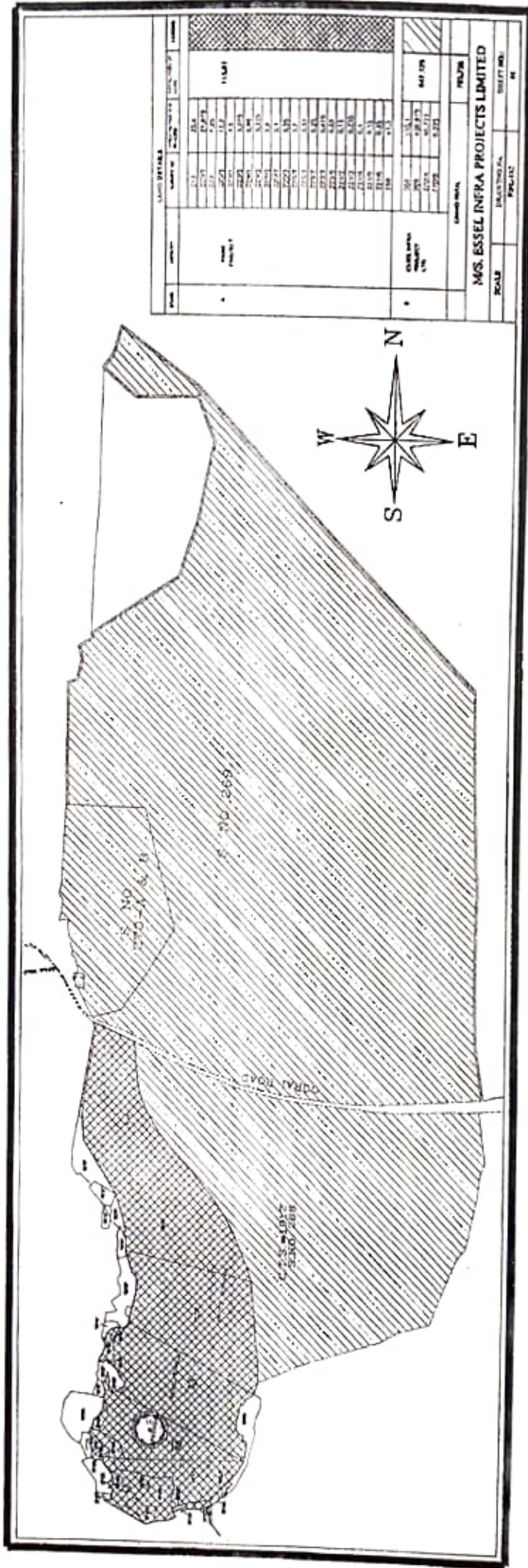
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE AREA MEASUREMENT OR TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.

DATE : 21ST APRIL, 2012.
PLACE : MUMBAI



(M. C. BHIDE)
Registered Valuer
Registration No.CAT-I-18 of 1988

SCHEDULE - 1



PLAN OF PARK UNDERTAKING - CLAUSE 1.6(C)(1)

मोने :- जोरात
तासुका :- कोरठ वली

हक्काचे पत्रक (नुमुना नं. ६)

11

वेदणीचा अनुक्रम नं.	हक्काचा प्रकार	फेरफार झालेले स.नं. हि.नं.	तयारगीने अंमलदाराची मंहा किंवा योग
११३३	दाखल गरीब ३१-५-१९९७ कायदा दाखल केलेल्या सर्व वरीलगांरी जागिरी मा. आयुक्त शाहेब नोमोन विभागा यालाकरीर आदेश क्रमांक RB/DAK-२/२५०/II CR-९५८/१९८८ दिनांक १३-९-८८ प्रदादाफ्त अल्काट दशाचे नावे फेरफार क्रमांक १९५० ने मरव्यात आली होती त्या क्रिस्टल मे. एखकेर, आयुझमेरंट (पारफिब) इ लि यानी केटेनया अपीयावत माननीय महजुद अंशी बाहेब यालाकरीर आदेश क्रमांक आटीरख/२७६/१९८८/म-९ ता.१७-५-१९९० ने मा. आयुक्त शाहेब नोमोन विभागा योथा आदेश रड नबर मा उपविभागीय आधिकारी साहेब दयाया आदेश क्रमांक २६ नबर मा उपविभागीय आदेशा मध्ये मा. उच्च न्यायालय मरव्यात आले प्रथमो गवेथ उदरव्या आदेशा मध्ये मा. उच्च न्यायालय मुंबई योम नुंस्टि १२७२ च्या आदेशाचे मे. स्पॉट बिडवर्षी प्रा. वि. आयु. ना वाया रूमि दूरसा करणे करीता नोट केरु अफे गवेथ मे. सर्व स्पॉट बिडवर्षी प्रा. वि. ही कंपनी अस्तित्, आयुझमेरंट पारि (इ) लि मिटे मध्ये सापरीट झालेकी आहे तशी मा. उच्च न्यायालय यालाकरीर ता. १३ जुलै, १९९९ चोली मारी पिटिशान न २२/१९८८ ने पाख झालेकी आहे त्याप्रमाणे त्या मे नोव नोट फेरफार क्रमांक ११७५ ने गोपी झालेकी आहे तदनुसर असेव, आयुझमेरंट पारि (इ) लि मिटे मरव्यात मे. अंशालाकरीर एट अंशिक मंत्रालय मरव्यात मुंबई योम नुंस्टे मरव्यात क्रमांक १९५९ मरव्यात.	२६८-० २६९-० २७०-३ २७०-३	तयारगीने अंमलदाराची मंहा किंवा योग मा महजुद अंशी योम क्रांकि आदेश क्रमांक आटीरख १९५०/१९८८/प्रक्र ३१५/७९ २९-१-९७ दाखल गरीब तयारगीने अंमलदाराची मंहा किंवा योग दना क्र २२/१९८८ मरव्यात तयारकेर, त्याच मरव्यात रुलि एट अंशिक मंत्रालय मरव्यात मुंबई योम नुंस्टे दाखल क्र ११/११००९ पाटिका ता. १३/५/१९९० आटीरख क्रमांक १०२५/१०२९ पाटिका ३१-५-९७ मे. अ. क. टा. ३१-५-९७ मंजूर सा. ३०-५-९७ तयारकेर अंशिक

तयारगीने अंमलदाराची मंहा किंवा योग

अस्तित् बरुकुप खरी नक्कल एव असे तयार तारीख

(हक्काचा प्रकार)

(11)

नोदणीया
संख्या
मंडल

मंडल
११३१

हस्ताक्षर प्रमाण

नावाला कर्णवत मन्सु पान इंदिया पत्रिका लिमिटेड जोसे नांवे नोंद फेरफार क्रमांक २४८४
ने जोशी इच्छेई आहे व्यापाराले नं २१/११००६ गाठिका २० दफ्तरि १९९८ व्हा खरीकित
रालि ६८८ दोऊए आहे प्रमाणे पान इंदिया पत्रिका लिमिटेड जोसे नांवे नोंद म्खो-४४४ गाठिका
४४४ अवे ईअरी, त्राननीय मंडपुळ मंत्री दशोमे म्खीइ आहेरा क्रमांक आरटीयका २००६/
५० क्र ३३०७/११-६ दिनांक २९-४-०६ तलेस तो इअर क्रमांक/गा हा कोर/ आरटीयका/
नामि/१०२५/दि. २९-५-०६ तलेस तो इअर क्रमांक/गा हा कोर/१०/१०६ दिनांक ३१-५-०६ म्खोले अवे
अवे.

साक्षर

Handwritten signature

TALATI SAZAA GORAI
TEHSIL - BORIVALI

गाथ २ तालीया ७०-०६०७

BHIDE ASSOCIATES

VALUATION REPORT OF LAND AT

12507 / 2012

**SURVEY NO. - 269, HISSA NO. - 0, VILLAGE - GORAI, BORIVALI (WEST),
MUMBAI - 400 091**



1) PHOTO SHOWING VIEW OF LAND



2) PHOTO SHOWING ANOTHER VIEW OF LAND