

R.G. DIWANJI

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Shell Colony Road, Next to Jenny Photo Studio, Chembur (East), Mumbai 400071.

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Diwanji and Associates
CONSULTING ENGINEERS

Thane Office : Flat No. 6, First Floor, "Devkinandan" Bldg.,
Noori Baba Road, Near Makhamali Talao, Panchpakhadi,
Thane (W), District Thane - 400601 | Tel.: 022-25430997

Ref No: VS/D&A/RGD/2019-20/DEC-031

Date: 9th December, 2019

To,
The Asst. Gen. Manager,
State Bank of India
Branch: Diamond Branch
D-3, West Core, Bharat Diamond Bourse,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400051
Phone No. 26752302
Email - sbi.09276@sbi.co.in

Subject: Valuation Report of Property located at Walkeshwar, Mumbai for Old Loan Account with Bank.

Name of Client : M/s. Ankit Gems

Respected Sir,

Please find the Valuation Report in Bank's prescribed format.


Description of the Property : Flat No. 702 & 703, Seventh Floor, "**Teenbatti Premises**" Co. Op. Hsg. Soc. Ltd. (Soc. Reg. No. BOM /GEN/1236/1979), Shivam Apartment, Cadastral Survey No. 176 of Malabar Hill & Cumballa Hill Division, Doongarshi Road, Teenbatti, Walkeshwar, Mumbai - 400 006

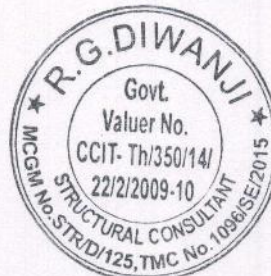
Fair Market Value of the Property as on date	: Rs. 9,95,00,000/- (Rupees Nine Crore Ninety Five Lakh(s) Only)
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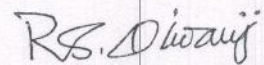
This Report contains 24 Nos. of pages including photographs, Location Map, extracts from Agreement & Copies of Sale Advertisements etc.

Thanking You,

Yours Faithfully,
FOR DIWANJI & ASSOCIATES


S. N. GOLE
(CHIEF VALUER)




R. G. DIWANJI
(PANEL VALUER)



Ref No: VS/D&A/RGD/2019-20/DEC-031

Date: 9th December, 2019**Format - C****STATE BANK OF INDIA**

[Branch: Diamond, Bandra (East), Mumbai]

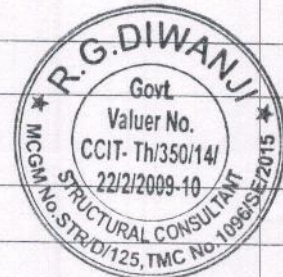
VALUATION REPORT**(IN RESPECT OF RESIDENTIAL FLATS)**

(To be filled in by the Approved Valuer)

Name & Address of Valuer**DIWANJI AND ASSOCIATES****(Mr. R. G. DIWANJI)**

Office No. 302, Third Floor, "The Central" Building,
Shell Colony Road (Station Road),
Next to Jenny Photo Studio,
Chembur (East), Mumbai - 400071
Tel. No.022 - 25246448 & 8655108989 / 8655552316
Email : rgdiwanjivaluers@gmail.com

I. GENERAL	
1. Purpose for which the valuation is Made	: To ascertain the Fair Market Value as on date of property for Old Loan Account with State Bank of India, Branch: Diamond, Bandra (East), Mumbai
2. a) Date of Inspection	: 06/12/2019.
b) Date on which the valuation is made	: 09/12/2019.
3. List of Documents produced for perusal.	
<u>For Flat No. 702</u> <ul style="list-style-type: none"> Sale Deed dated 20/03/1993 between Mr. Keshavlal Thakarsi Gandhi & Mrs. Jasumati Keshavla Gandhi (The Vendors) & Mrs. Meenaben Arunkumar Shah (The Purchaser). (Agreement Value Rs. 51,50,000/- in the year 1993) Society Share Certificate No. 35 dated 24/07/1980 having shares from 181 to 185 on the name of Mr. Suresh Shantilal Shah & Mrs. Taramati Shantilal Shah Transferred on 07/06/1993 in the name of Mrs. Meenaben Arunkumar Shah & Master Amit Arunkumar Shah Society Maintenance Bill No. 67 dated 02/07/2016 <u>For Flat No. 703</u> <ul style="list-style-type: none"> Agreement for sale dated 20/10/1979 between Mr. Khurshedehar Machershaw Khan (The Vendor) & Mr. Arunkumar Chimanlal Shah (The Purchaser) 	





- Deed of Declaration dated 26/09/2003 made by Mr. ArunkumarChimanlal Shah, registered at the Sub-registrar's Office Mumbai City 1 (Fort) having Sr. No. BBE1-06807-2003
- Registration Receipt No. 6955 dated 26/09/2003.
- Society Share Certificate No. 54 dated 15/11/1981 having shares from 291 to 300 on the name of Mr. Arunkumar C. Shah.
- Society Maintenance Bill No. 68 dated 02/07/2016.

4.	Name of the owner(s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership)	: Flat No. 702 is owned by: Master Amit Arunkumar Shah (Minor), Represented by Guardian Mrs. Meenaben Arunkumar Shah Flat No. 703 is owned by: Mr. Arunkumar C. Shah
5.	Brief description of the property	: The Property under Valuation is 2 Nos of Residential Flats on 7 th Floor of the Residential Building. Both the Flats are internally amalgamated and having common entrance door. The Building in which the said Flat is situated is consist of Ground + 7 Upper Floors Building. The Documented Built Up Area of the Flat No. 702 is 692 sft & Built Up Area of the Flat No. 703 is 583 sft. Thus Total Built Up Area of both the Flats together is 1275 sft as per the Society Maintenance Bill. The Flat is well furnished & provided with Decorative POP False Ceiling & good quality furniture & fixture. It is having internal specifications such as Partly Italian Marble & partly marble flooring, Anodized Aluminum frame glazed sliding windows, Wooden frame with solid core flush doors, Concealed Wiring with good quality electrical fittings, Concealed plumbing with good quality sanitary fixtures, Ceramic tiles flooring in bathroom with glazed tiles dado on walls, Granite Kitchen Platform with glazed tiles dado on walls, Good Quality Paint Internally etc. The said Building was constructed in the Year 1977-1978 or thereabout . The Building is having amenities such as Security Services and Car Parking Space etc.
6.	Location of the property	
a)	Plot No./ Survey No.	: Cadastral Survey No. 176 of Malabar Hill & Cumballa Hill Division.
b)	Door No./ Flat No.	: Flat No. 702 & 703, Seventh Floor.
c)	T.S. No./ Village	: Malabar Hill & Cumballa Hill Division.
d)	Ward/Taluka	: 'D' Ward
e)	Mandal / District	: Mumbai.

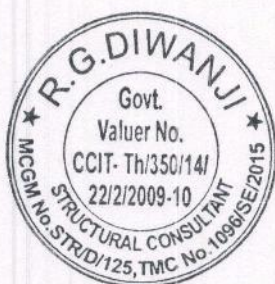




f)	Date of Issue and validity of Layout of Approved Map / Plan	:	Sanctioned Building Plan is not made available for our perusal.
g)	Approved Map /Plan issuing Authority	:	
h)	Whether genuineness or authenticity of approved Map / Plan is verified	:	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	
7.	Postal address of the property	:	Flat No. 702 & 703, Seventh Floor, " Teenbatti Premises " Co. Op. Hsg. Soc. Ltd., Doongarshi Road, Teenbatti, Walkeshwar, Mumbai – 400 006
	Nearby Landmark	:	Near Teenbatti Naka.
8.	<u>City/Town</u>	:	It is a Residential Area.
	Residential area	:	
	Commercial area	:	
	Industrial area	:	
9.	<u>Classification of the area</u>	:	
	i) High/Middle/Poor	:	Upper Class.
	ii) Urban/Semi-Urban/Rural	:	Urban Area.
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	The area falls under limits of Municipal Corporation of Greater Mumbai.
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under Agency area/ scheduled area/cantonment area	:	No.
12.	<u>Boundaries of the property</u>	:	
	On or towards North	:	By Doongarshi Road.
	On or towards South	:	By Soham Tower.
	On or towards East	:	By Asmita Apartment No. 1 & 2.
	On or towards West	:	By Veena Apartment.
13.	<u>Dimensions of the site</u>	:	As per Deed
	North	:	Refer Sr. No. 13 (a) & (b) Below.
	South	:	
	East	:	
	West	:	
		:	As per Visit / Actuals

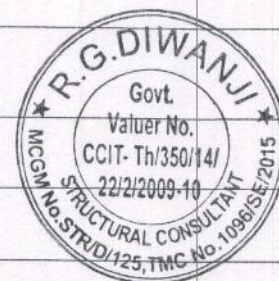


14.	Extent of the site	: A] Documented Built Up Area of the Flat No. 702 = 692 sft B] Documented Built Up Area of the Flat No. 703 = 583 sft Total Built Up Area of Both the Flats = 1275 sft (Flat No. 702 & 703 are internally amalgamated & having Common entrance from Flat No. 702. The Total Measured Carpet Area of the both the Flats together as per D.C. Regulations of Municipal Corporation of Greater Mumbai, 1991 = 1002 sft including Balcony etc.)
14.1	Longitude and latitude & Co-Ordinates of the Flat	: <u>Longitude</u> : 72°47'46.7"E & <u>Latitude</u> : 18°56'51.4"N
15.	Extent of the site considered for Valuation (lease of 13 A & 13B)	: Same as Sr. No. 14 above.
16.	Whether occupied by the owner/ Tenant? If occupied by tenant since how long? Rent received per month.	: The Flat was vacant at the time of inspection.
II APARTMENT BUILDING		
<u>Sr. No.</u>	<u>Description</u>	<u>Remarks</u>
1.	Nature of the Apartment	: Residential Building.
2.	<u>Location</u>	
a)	T.S. no./ Plot No.	: Cadastral Survey No. 176 of Malabar Hill & Cumballa Hill Division
b)	Block No./ Flat No.	: Refer Sr. No. 6(b) of I.
c)	Ward No.	: 'D' Ward.
d)	Village/Municipality/ Corporation	: The area falls under limits of Municipal Corporation of Greater Mumbai.
e)	Door No. Street or Road (Pin Code)	: Doongarshi Road, Teenbatti, Walkeshwar, Mumbai – 400 006
3.	<u>Description of the Locality</u> (Residential /commercial/Mixed)	: The Property is located in Teenbatti, Walkeshwar, Mumbai. It is located 3 to 4 Kms away from Grant Road as well as Charni Road Railway Station & it is abutted on Doongarshi Road. Walkeshwar is an affluent area in South Mumbai, India, at the north-western end of the Marine Drive loop, and is most famous for Walkeshwar Temple, Banganga Tank and Jain temples and is in close proximity to the Hanging Gardens. Raj Bhavan, the official residence of the Governor of Maharashtra. The area is well developed and having basic infrastructure facilities such as good approach roads, water supply, electricity, sewage and storm water drainage system, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc.





		are available within 2 to 3 Kms distance from the property. The area falls under the limits of Municipal Corporation of Greater Mumbai. The area is well connected with all parts of Mumbai by good network of Roads and Railways. Transportation means such as Buses & Taxis are available.	
4.	Year of Construction	: The Building was constructed in the Year 1977-1978 or thereabout.	
5.	Number of Floors	: It is a Ground + 7 Upper Floors Building.	
6.	Type of Structure	: RCC Frame Structure	
7.	Number of Dwelling units in the Building	: Total 28 Nos. of Flats in the Building.	
8.	Quality of Construction	: Good.	
9.	Appearance of the Building	: Good.	
10.	Maintenance of the Building	: It is well maintained & from internal macroscopic observation of the subject Flat it appears in good condition.	
11.	<u>Facilities available</u>		
a)	Lift	: 1 No. of Lift is available in Building.	
b)	Protected Water Supply	: Municipal water supply is available.	
c)	Underground Sewerage	: Connected to U/G Sewage Drainage System.	
d)	Car Parking –Open/Covered	: Car parking space is available in the Building.	
e)	Is Compound wall existing?	: Yes, the Building is bounded by 5 ft height masonry compound wall.	
f)	Is pavement laid around the Building?	: The open area around the Building is provided with cement concrete pavement.	
III	<u>FLAT /PREMISES</u>		
1.	The floor in which the flat /Gala is situated.	: The Flats are located on 7 th Floor.	
2.	Door No. of the flat	: Refer Sr. No. 6(b) of I.	
3.	<u>Specifications of the property</u>		
a)	Roof	: R.C.C. Slab.	
b)	Flooring	: Partly Italian Marble & partly marble flooring	
c)	Doors	: Wooden frame with solid core flush doors.	
d)	Windows	: Anodized Aluminum frame glazed sliding windows.	





e)	Fittings	:	Concealed Wiring with good quality electrical fittings & Concealed plumbing with good quality sanitary fixtures.
f)	Finishing	:	Good Quality Paint Internally.
4.	House Tax	:	Property tax will be as per standard norms of competent authority.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service Connection No.	:	Consumer No. 908462111031 of Flat No. 702.
	Meter Card is in the name of	:	Mrs. Meenaben Arunkumar Shah of Flat No. 702.
6.	How is the maintenance of the Flat?	:	The Flat is well maintained.
7.	Sale Deed executed in the name of	:	Flat No. 702 is owned by: Master Amit Arunkumar Shah (Minor), Represented by Guardian Mrs. Meenaben Arunkumar Shah Flat No. 703 is owned by: Mr. Arunkumar C. Shah
8.	What is the undivided area of land as per Sale Deed?	:	Not specified in Agreement.
9.	What is the plinth area of the flat?	:	Total <u>Built Up Area</u> of Both the Flats = 1275 sft
10.	What is the Floor Space Index (Approx.)	:	Permissible FSI will be as per D. C. Rules of Local Competent Authority.
11.	What is the Carpet Area of the flat?	:	Flat No. 702 & 703 are internally amalgamated & having Common entrance from Flat No. 702. The Total Measured Carpet Area of the both the Flats together as per D.C. Regulations of Municipal Corporation of Greater Mumbai, 1991 = 1002 sft including Balcony etc.)
12.	Is it Posh/I Class/Medium/Ordinary?	:	Upper Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14.	Is it Owner occupied or let out?	:	The Flat was vacant at the time of inspection.
15.	If rented, what is the monthly rent?	:	Not applicable.
IV.	<u>MARKETABILITY</u>		
1.	How is the marketability?	:	The Flat is situated in well developed area. Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available nearby. There is good demand for Residential Premises. Hence, it has good marketability.





2.	What are the factors favouring for an extra Potential Value?	:	Nothing specific.
3.	Any negative factors are observed which affect the market value in general?	:	Nothing specific.
V.	RATE		
01	After Analyzing the comparable sale instance, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the Areas)	:	Rs. 75,000/- to Rs. 85,000/- per sft on Built Up Area.
02	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)	:	Not applicable.
03	Break-up for the Rate		
i)	Building + Services	:	Refer Sr. No. 1 of Part VII below.
ii)	Land + Others	:	Value of land is not considered separately as this is ownership type of tenement. Value is based on composite rate of land & construction.
04	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Market Rate for New Residential Flat in this locality is Rs.8,16,700/- per sqm for Stamp Duty Purpose as per Ready Reckoner for year 2019-20.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a)	Depreciated building rate	:	Adopted Depreciated Market Rate for valuation.
b)	Replacement cost of the flat with Services	:	Total <u>Built Up Area</u> of Both the Flats = 1275 sft Considering the type and quality of construction, specifications of building materials used, internal height etc. a Replacement Rate of Rs. 3,500/- per sft is adopted.






		Hence, <u>Replacement Cost</u> of Premises for Insurance Purpose = Built up Area x Replacement Rate = 1275 sft x Rs. 3,500/- = Rs. 44,62,500/- Say ~ Rs. 45,00,000/- (Rupees Forty Five Lakh(s) Only)	
c)	Age of the Building	: The Building is 41 Years old.	
d)	Life of the building estimated	: Total Life of the Building estimated is 65 Years. The Building is 41 Years old & balance life of the Building is 24 Years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.	
e)	Depreciation percentage assuming the salvage value as 10%	} Adopted Depreciated Market Rate for valuation.	
f)	Depreciated Ratio of the building		
g)	Total Composite Rate arrived for valuation	: Refer Sr. No. 1 of Part VII below.	
h)	Depreciated Building Rate	: Not applicable.	
i)	Rate of Land & other	: Adopted Composite Market Rate Method.	
j)	Total Composite Rate	: Refer Sr. No. 1 of Part VII below.	
VII) DETAILS OF VALUATION			
1.	Fair Market value of the property	: Total <u>Built Up Area</u> of Both the Flats = 1275 sft <u>Factors Considered:</u> The Location, Internal condition of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties etc. (The Prevailing Market Rates in vicinity of subject property for similar type of properties having similar amenities and facilities, similar specification is in the range of Rs. 75,000/- to Rs.80,000/- per sft on Built Up Area) The Rate is justified by few Sale Advertisements of the similar type of Properties in the vicinity of the subject Property which are published on reputed Real Estate Websites & copy of the same is attached. The details of the Sale Advertisement i.e. Property description & Rate quoted is as below:	



Table – 1

Sr. No.	Property Description	Rate Quoted
1)	<p><u>Sale Advertisement No. 1</u> (Source: www.99sqft.in) 3 BHK Flat for Sale in Maker Apartment, Teenbatti, Walkeshwar Rd, Mumbai Price Quoted: Rs. 8,21,00,000/- (Built Up Area of Flat = 1088 sft)</p>	Rs. 75,459/- per sft on Built Up Area
2)	<p><u>Sale Advertisement No. 2</u> (Source: www.99sqft.in) 4 BHK Flat for Sale in Anupam CHSL, Walkeshwar Rd, Mumbai Price Quoted: Rs. 32,00,00,000/- (Carpet Area of the Flat = 3000 sft) Add 20 % for Built Up Area Hence <u>Built Up Area</u> of Flat = Carpet Area x 1.20 = 3000 sft x 1.20 = 3600 sft</p>	Rs. 88,888/- per sft on Built Up Area

	<p>From the above Sale Advertisements it is found that the outright Rates for Residential Flats in this locality is in the Range of Rs. 75,000/- to Rs. 88,000/- per sft on Built Up Area. Since the asking Price are negotiable, we have discounted the Prevailing Market Rate & in our opinion a Rate of Rs. 78,000/- per sft on Built Up Area is fair & reasonable for the subject Property.</p> <p>Hence Fair Market Value of premises as on date = Built up Area of flat x Market Rate Adopted = 1275 sft x Rs. 78,000/- = Rs. 9,94,50,000/- Say ~ Rs. 9,95,00,000/- (Rupees Nine Crore Ninety Five Lakh(s) Only)</p>
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<p>2. Fair Market Value of property as on date</p>	<p>: The Market Value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are –</p> <ul style="list-style-type: none"> a) It is a free will sale. b) It is an estimated amount and not a predetermined or an actual sale price. c) It is time-specific as on the given date. d) It depends on 'purpose of valuation. e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently. f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible. <p>= Rs. 9,95,00,000/- (Rupees Nine Crore Ninety Five Lakh(s) Only)</p>
<p>3. Realizable Value of Property as on date</p>	<p>: The value realizable by the bank is generally less than the market value because of various factors such as mode of payment (strictly by cheque) limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between RV and MV depends on various factors such as urban or rural property, user & location of the property etc. Considering characteristics of the subject property under valuation we consider reduction factor of 10 % will be appropriate. We are therefore, discounting 10 % in this case.</p> <p>Hence, <u>Realizable Value</u> of the property as on date = Fair Market Value of the property as on date x 0.90 = Rs. 9,95,00,000/- x 0.90 = Rs. 8,95,50,000/- Say ~ Rs. 8,96,00,000/- (Rupees Eight Crore Ninety Six Lakh(s) Only)</p>
<p>4. Forced / Distress Sale Value as on date</p>	<p>: It means the amount, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced / distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In our opinion, considering the characteristics of assets under valuation and present market trends, the reduction factor of 20% will be appropriate. We are discounting the above market value by 20%.</p>





Hence, Forced / Distress Sale value as on date
= Fair Market Value as on date x 0.80
= Rs. 9,95,00,000/- x 0.80
= Rs. 7,96,00,000/-
(Rupees Seven Crore Ninety Six Lakh(s) Only)

Summary

SR. No.	DESCRIPTION	QTY. (SFT)	RATE PER SFT (Rs.)	ESTIMATED VALUE (Rs.)
01.	Present Value of the Flat (Car Parking, if provided)	1275 sft	Rs. 78,000/-	Rs. 9,94,50,000/-
02.	Wardrobes	--	--	--
03.	Showcases/almirahs	--	--	--
04.	Kitchen arrangements	--	--	--
05.	Superfine finish	--	--	--
06.	Interior Decorations	--	--	--
07.	Electricity deposits/Electrical fittings etc.,	--	--	--
08.	Extra collapsible gates/grill works etc.,	--	--	--
09.	Potential Value, if any	--	--	--
10.	Others	--	--	--
Total				Rs. 9,94,50,000/-
Say ~				Rs. 9,95,00,000/-

As a result of my appraisal & analysis it is my considered opinion that the present Fair Market Value of property of the above property as on date in the prevailing condition with aforesaid specifications is Fair Market Value as on date **Rs. 9,95,00,000/- (Rupees Nine Crore Ninety Five Lakh(s) Only)**. The Book Value of above Property as of 20/03/1993 is Rs.51,50,000/- for Flat No. 702. Forced / Distress Sale Value as on date is Rs.7,96,00,000/- (Rupees Seven Crore Ninety Six Lakh(s) Only)

Remarks:

- The valuation is based on the site visit & the information given by the party/bank.
- The valuation is subject to clear and marketable title etc.
- Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and title verification of the property.



- D. This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London).
- E. Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- F. The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- G. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.

Date : 09/12/2019

Place : Chembur (East), Mumbai – 400 071

Visited by : Mr. Johnson Thomas



R.S. Diwanji

R. G. DIWANJI
PANEL VALUER

For: M/s. Ankit Gems dated 09/12/2019.

The undersigned have inspected the property detailed in the valuation Report dated

on we are satisfied that the and reasonable value of the property is

Rs. (Rs. Only)

by the approved valuer is realistic.

Branch Manager/

Officer-in-Charge of Advance Department

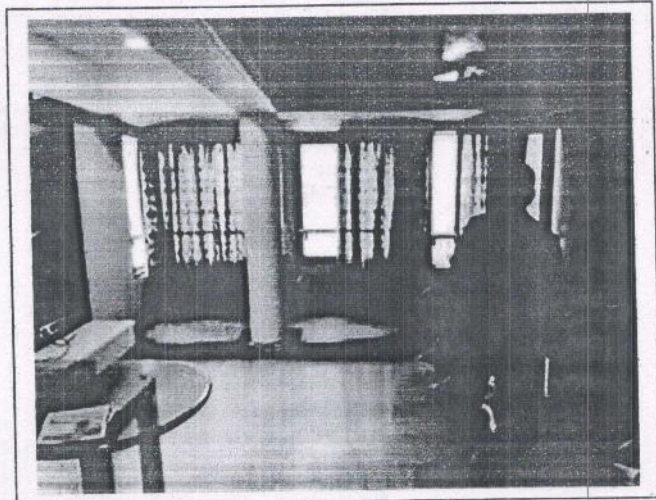
Date:

Name of Client

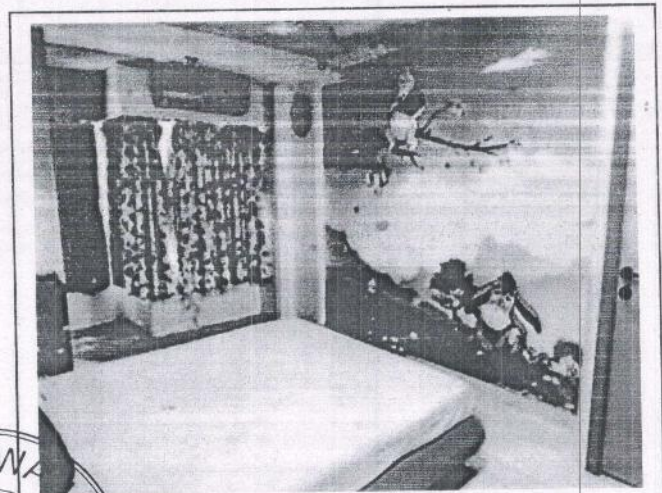
: M/s. Ankit Gems



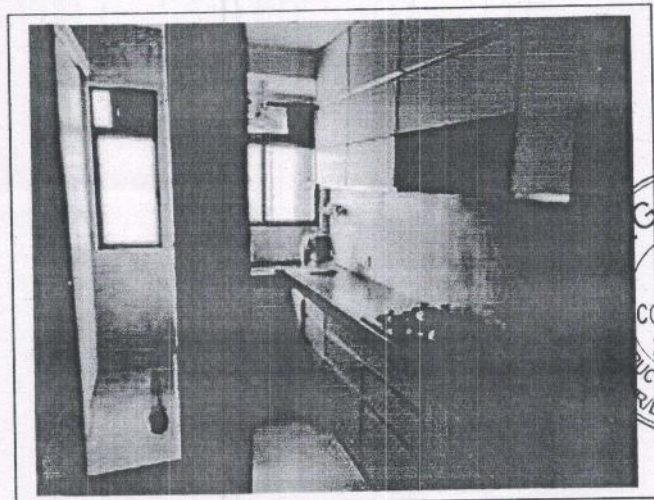
External View of Building



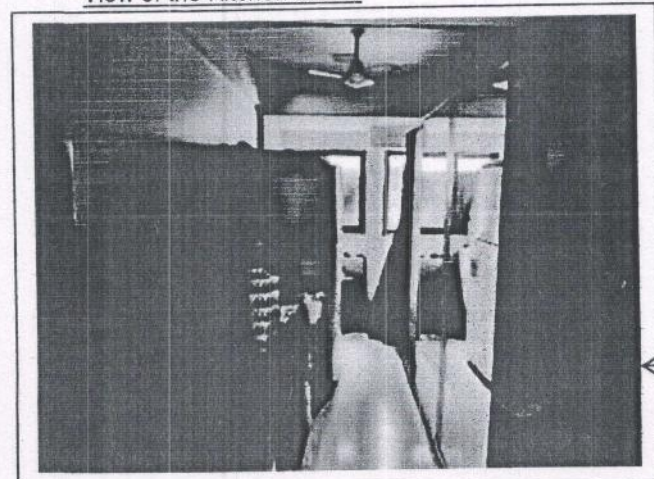
View of the Living Room



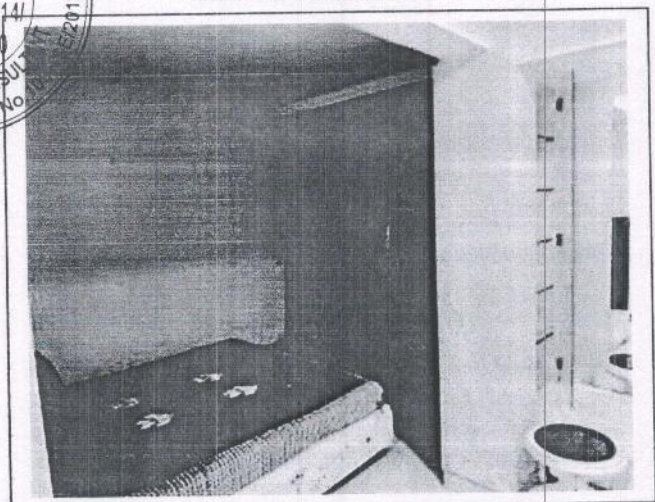
View of the Bed Room



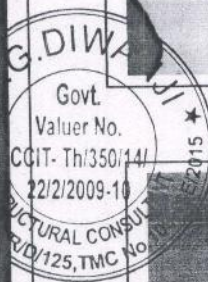
View of the Kitchen of Flat



Internal View of the Flat

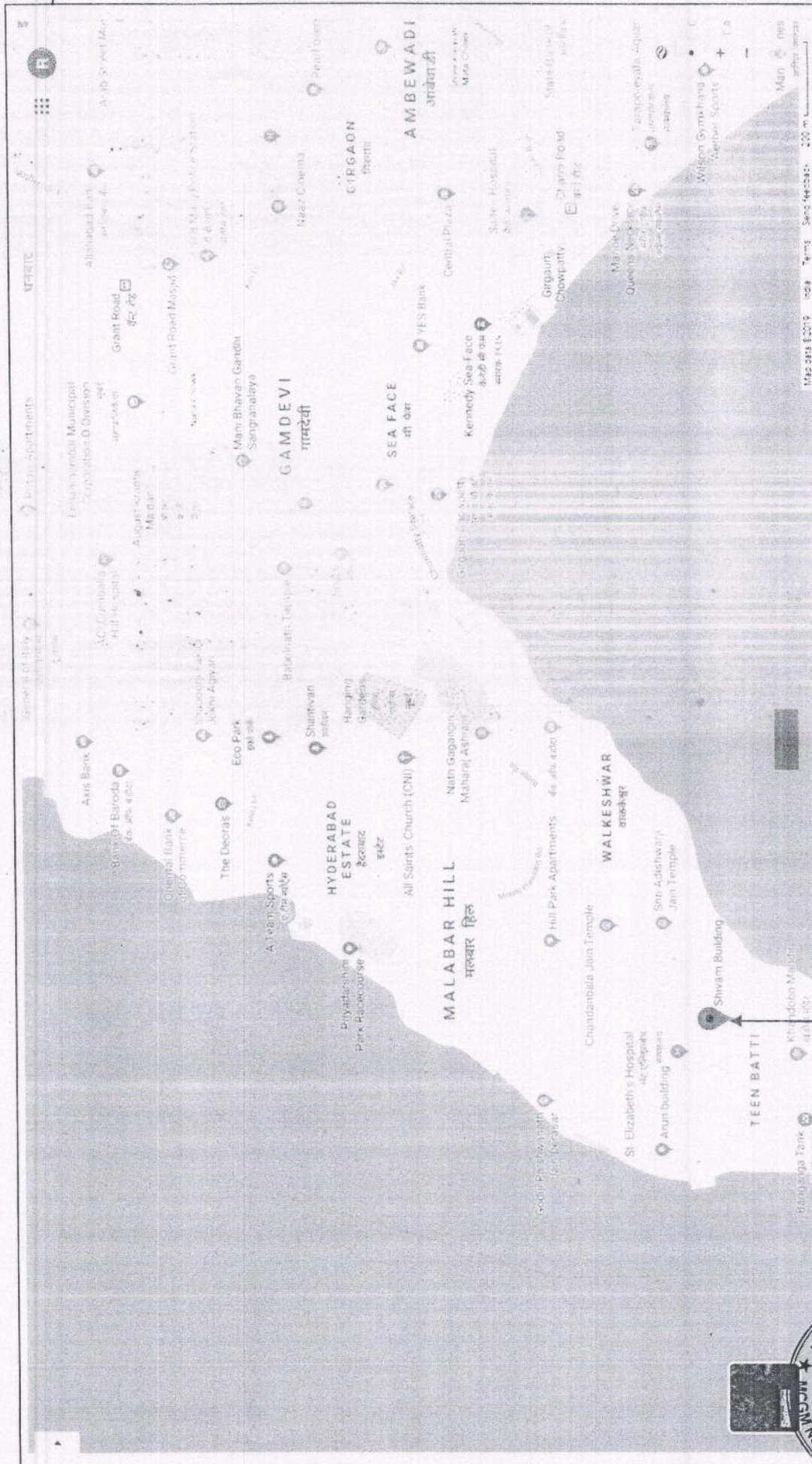


View of the Bed Room

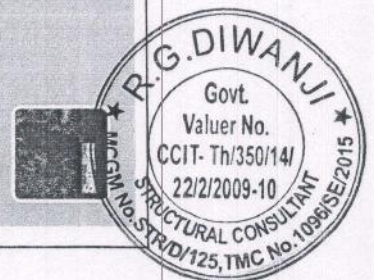




Location Map



Location of the property



TEENBATTI PREMISES CO-OPERATIVE SOCIETY LIMITED

Registration No. 804/GEN-1236 Dated: 15/03/1979
SHIVAJI BLDG. 176 DOCKLASHI ROAD TEENBATTI WALKESHWAR, MUMBAI-400008

BILL

Unit No. 702	Area 662 Sqft	Bill No. 67	02/07/2016
Name Mrs. MEENA A. SHAH		Bill Date	31/07/2016
Bill for July/August September		Due Date	
Sr.	PARTICULARS OF CHARGES	AMOUNT	
1	MUNICIPAL TAX AS PER RATEABLE	2,260.00	
2	MAINTENANCE CHARGES	7,500.00	
3	SINKING FUND	142.00	
	Total	9,902.00	
	Add Interest	0.00	
	Less Adjustment	0.00	
	Principal Arrears	497.00	
	Interest Arrears	0.00	
	Total Due Amount & Payable	10,499.00	
		₹	9,441.00

(Rupees Nine Thousand Four Hundred Forty One Only)

E.S.O.R.E

INTEREST @ 18% WILL BE CHARGED ON OUTSTANDING IF PAYMENT IS NOT MADE ON OR BEFORE THE END OF THE QUARTER.
RESERVE WILL BE ALLOWED IF PAYMENT MADE WITH IN 30 DAYS.
MAINTENANCE CHARGES ARE CHARGED EQUALLY.

POA BY AS
CHARGED 90,203A
BY 15/07/16
Pmt. Paid - amt

FOR TEENBATTI PREMISES CO-OPERATIVE SOCIETY LIMITED

Authorized Signature

RECEIPT

Date: 25/04/2016

Receipt No. 28

Received with Thanks From: MEENA A. SHAH

Unit No. 702

₹ 9,441.00

Sum of (Rupees Nine Thousand Four Hundred Forty One Only)

Towards Bill No. 33 Bill Date: 07/04/2016

By Cheque No. 022011

Dated On: 25/04/2016

Cheque on ALLAHABAD BANK

FOR TEENBATTI PREMISES CO-OPERATIVE SOCIETY LIMITED

Authorized Signature



35

[illegible]

Wine & Oil Chamberlain, 5444

Wagon Road.
Barber 40006.

DATE: 1944 25th 1944
 TIME: 10:00 AM
 PLACE: 10:00 AM
 NAME: 10:00 AM
 ADDRESS: 10:00 AM
 CITY: 10:00 AM
 STATE: 10:00 AM
 ZIP: 10:00 AM
 SIGNATURE: 10:00 AM
 MEDICAL SIGNATURE: 10:00 AM
 PHYSICIAN: 10:00 AM
 NURSE: 10:00 AM
 PHARMACEUTICAL: 10:00 AM
 LABORATORY: 10:00 AM
 RADIOLOGIST: 10:00 AM
 PATHOLOGIST: 10:00 AM
 CLINICAL: 10:00 AM
 SURGEON: 10:00 AM
 DENTIST: 10:00 AM
 OPTOMETRIST: 10:00 AM
 PODIATRIST: 10:00 AM
 VETERINARIAN: 10:00 AM
 OTHER: 10:00 AM

FOR TENDRATTI SKENISES
CO-OP. SOC. LTD.



2003
115
221-1

941-2	196	2009
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3. I/we agree that neither I/we myself/ourselves nor my/our employees or servants or representatives or any one in the premises shall do or cause to be done or cause to create any nuisance, annoyance, disturbance, hindrance to neighbours or anyone else in the property and will not use the premises for any illegal and unauthorized purpose.

4. I/we agree that I/we will not make any change or alterations or additions or alterations in the above premises and will not split or divide the premises or any common passage/s or any common wall/s or the property or any external wall/s of the property.

5. I/we have received the keys bearing No. _____ in duplicate in respect of the above premises.

Monday, dated this 20th day of October, 1983.

Yours truly,

A. C. Gule

Signature of Member/s.

Name : Anan Chandanlal Chel.

Address : 10, Poptara, Durgam Chaudhary, Hyderabad.

Sumit Kumar

20/10/2003



Original
पेज नं. 39 न.
पृष्ठ 32 न.

पावती

पावती क्र. : 6955

दिनांक 26/09/2003

संख्या : 06807 - 2003

RECEIVED
26/9/2003

1170.00

420.00

1590.00

नोटिफिकेशन

नकल (अ. 11(1)), एटाकनामी नकल (अ. 11(2)),
लजपत (अ. 12) व छायाचित्रण (अ. 13) -> एकादश वी (21)

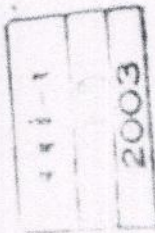
एकूण रु.

आपासून हा दस्त अंदाजे 4:15 PM हा वेळस निकेल

दुय्यम निवृत्त
मुद्रांक 1 (17)

वाजार मुला: 116000 रु. मोठला: 116000 रु.

मरलेले मुद्रांक मुल्य: 13000 रु.



DEED OF DECLARATION

THIS DEED OF DECLARATION is made and entered into at Mumbai on this 24th day of September 2003 by MR ARUN C SHAH residing at Flat No. 3, 2nd Floor, Shivam Apartment, Danderga Road, Wakeshwar, Mumbai-400 006 hereinafter called and referred to as "ALLOTEE/ CONVEYING PARTY" (which expression shall mean and include his heirs, executors, administrators and assigns) of the PARTY TO THIS DEED.

Rs Twenty Only

THAT by an Agreement dated 20th October 1979, Alotee have been allotted a Flat No. 3, on 2nd floor, Shivam, Danderga Road, Wakeshwar, Mumbai-400006 admeasuring 583 sq.ft. built up bearing C.S. No.176 of Mubair Cantonment Division of the



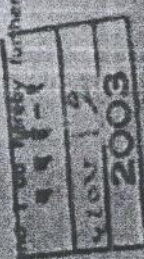
fees and conditions mentioned in the said Agreement dated 20th October 1979

We hereby state confirm and declare that, after the execution of the said Agreement dated 20th October 1979 we have not breached any of the conditions of Assurance, for registering the Agreement dated 20th October 1979 within the time limits granted for the purpose of registration of documents as per provisions of the said Agreement.

And we further state confirm and declare that I am now desirous to present the said Agreement dated 20th October 1979 for registration to the Registrar of Assurances and therefore have decided to bring the Agreement dated 20th October 1979 on the record of the Sub-Registrar of Assurances, by executing these presents.

AND WE FURTHER state confirm and declare that for the purpose of the Registration we got the Agreement dated 20th October 1979 certified.

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the desire and in consideration of the said premises, I the Alotee do hereby confirm the Agreement dated 20th October 1979 enclosed herewith and original Agreement dated 20th October 1979



confirm all the terms and conditions mentioned in the said Agreement dated 20th October 1979 in all respects and the said terms and conditions are binding on me. If the parties have appeared before the Sub-Registrar of Assurance, within time limit for presenting the said Agreement dated 20th October 1979 for registration and admitted execution thereof to an intent that the said Agreement dated 20th October 1979 shall take ab-initio effect in all respects herein mentioned as amply and effectively as if the said Agreement dated 20th October 1979 has been duly registered under the provisions of Registration Act.

SCHEDULE OF THE PROPERTY

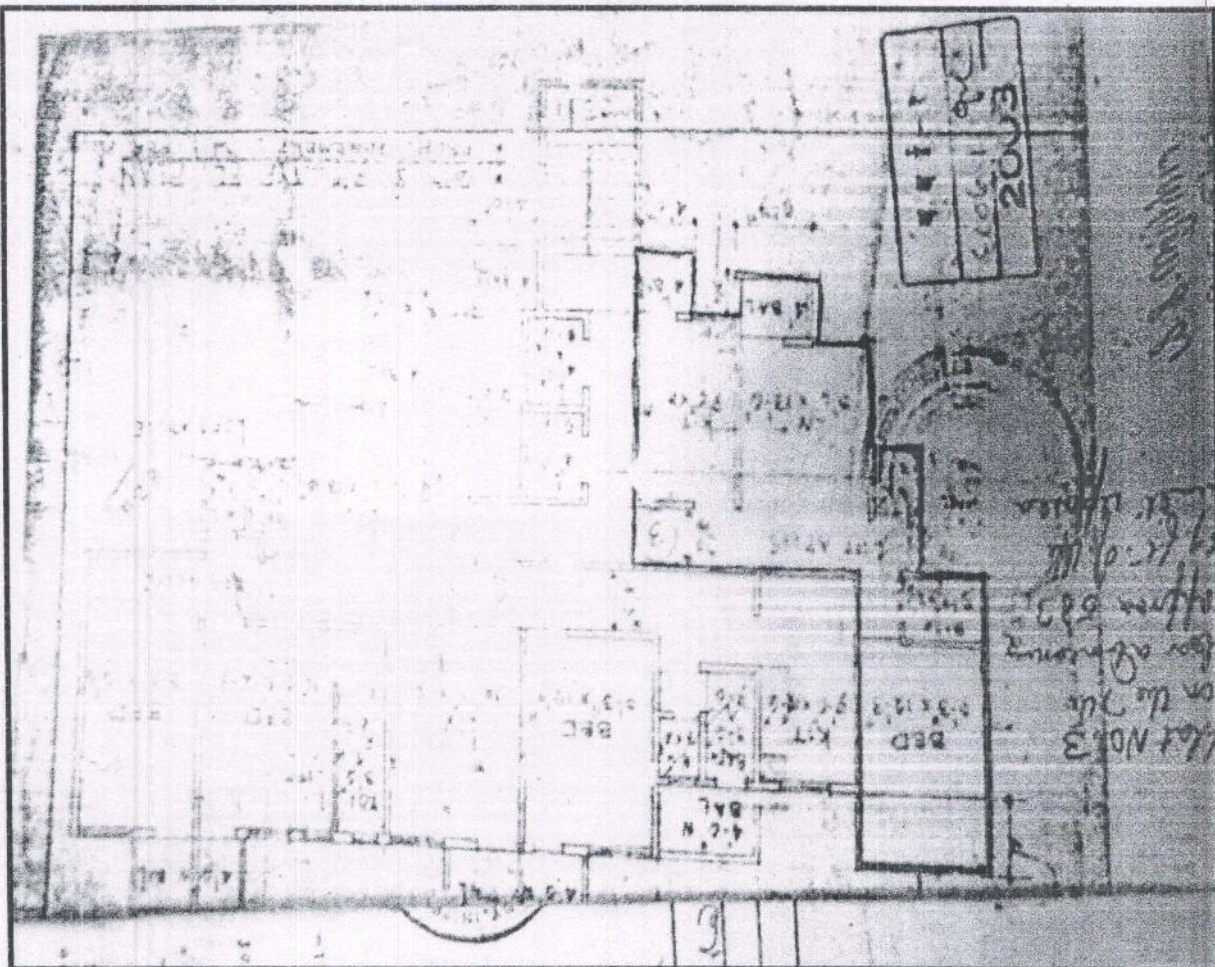
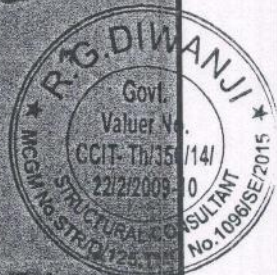
Flat No.3, on 7th floor, admeasuring 583 Sq.ft. (built up area) in the building known Shivam at Dongersi Road, Walkeshwar, Mumbai-400 006 bearing C.S. No.176 of Malbar Cumballa Hill Division.

IN WITNESS WHEREOF the Declarant do hereby have set and subscribed their hands and respective seals to this on the day and date first herein above written.

SIGNED SEAL AND DELIVERED

By the withinnamed Declarant

By the withinnamed Declarant



Sale Advertisement No. 1

99sqft.com

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PROPERTY FREE

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REQUIREMENT

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DEVELOPERS

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PROPERTY CODE

Browse By City

Property in Mumbai 3 BHK for Sale in Walkeshwar 3 BHK for Sale in Malabar Hill Walkeshwar 3 BHK for Sale in Malabar Hill Walkeshwar

3 BHK Flat for Sale in Maker Apartment Malabar Hill Walkeshwar Mumbai

Price : 8.21 Crs

- Config: 3 BHK Flat
- Bedroom: 3
- Bathroom: 2
- Area Size: 1038 Sq.ft
- Status: Ready To Move

Building: Maker Apartment

Property Code: SQFTL7550

Contact Agent

View Contact Number



Interested Property Details Images & Floor Plan Amenities Location Map Agent Details Review Similar Report Error

ABOUT PROPERTY

Type of Ownership: Co-operative society
Property Age: 0 to 5 years
Bedrooms: 3, Bathrooms: 2
Floor Number: 5
Furnishing: Un-Furnished
Facing: East
Unit Area: 1038 Sq.ft
Total Floors: 10
Car Parking: 1

Price: 8.21 Crs

PROPERTY DESCRIPTION

Maker Apartment is a beautiful venture. This project provides various amenities to enjoy. It is located at Walkeshwar Rd, Teen Eati, Walkeshwar, Mumbai. It offer 3 BHK flat for outright basis with an area of 1038 Sq. ft.



Rate Quoted Rs. 75,459/- per sft on Built Up Area

E4857-100