

# SHEKHAR L. THITE

## MUMBAI OFFICE :

Office No. 605, 6<sup>th</sup> Floor, "Kulkarni Heights", Next to Vartak Hall  
Behind Portuguese Church, K. W. Chitale Road,  
Dadar (W) Mumbai - 400 028 Phone : 24377398, 24382454, 24382455.  
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## SHEKHAR L. THITE

B.E., M.Tech., F.I.V., A.M.I.E.  
CEO

**CRISIL RATED VALUER**

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high performance capability.

• GOVT. APPROVED VALUERS • CHARTERED ENGINEERS • LENDER'S INDEPENDENT ENGINEER, TEV CONSULTANTS  
CORPORATION BANK, STAND CHART BANK, CANARA BANK, SARASWAT BANK, COSMOS BANK, BANK OF BARODA,  
UNION BANK, DENA BANK, PNB ETC. • ENLISTED IN THE DIRECTORY OF INDUSTRIAL CONSULTANTS MAINTAINED BY IDBI, IFCI & ICICI.

Ref No: 01/MFB15-007/PRC/L

**Silver jubilee Period  
(1983 - 2008)**

Date: 02/02/2015

To,  
The Branch Manager,  
**Andhra Bank,**  
Branch: Guntur,  
1<sup>st</sup> floor, Bolla Mansion  
Kalyani road, Guntur  
Tel No. 0863 235 5244

**Sub: Revaluation Report for Fair Market Value of property for Old Loan Account.**

**Client Name : M/s. Leaap International (P) Ltd.**

Dear Sir,

Please find enclosed herewith the subject Valuation Report (Given in bank's format).

Description of the property : Basement No. 11, 12, 13 & 14 Basement Floor,  
Building known as 'Sahar Cargo Estate'  
CTS No. 152A, Survey No. 25/3 of Village Sahar,  
V.M Shah Marg, Gamre Chowk, Greater Bombay  
Bank, J.B Nagar, Andheri (East), Mumbai - 400 099

**Fair Market Value of property as on date : ₹. 9,46,00,000/-  
(Rupees Nine Crore Forty Six Lakh (s) Only)**

This report contains 26 sheets (Including Copies mentioned in Annexure 1, Location Map & Photographs)

Kindly acknowledge.

Thanking you,

Yours faithfully,



*(Signature)*  
(L. M. SARVAYA)  
(CHIEF ENGINEER)

**ENGINEERS VALUATION REPORT****(To be accompanied by Annexure as applicable)**

1. Name of the Branch : Guntur
2. Zone : Guntur
3. Name of the Manager / Officer who Accompanied the Engineer. : The Branch Manager of Andhra Bank, Branch : Guntur
4. PURPOSE OF VALUATION : To ascertain the Fair Market Value as on date of (Specify whether it is a valuation for the first time, revaluation or Valuation for the purpose of initiating action under SARFAESI Act etc.) property for Old Loan Account with Andhra Bank, Branch : Guntur
5. In case of Revaluation, Date of Previous Valuation Amount of previous value : Revaluation  
Report Ref. No. 03/MDC12-278/PRC-I dated 24/12/2012  
F. M.V. = ₹. 8,79,00,000/-
6. Name of the Approved Engineer : Shekhar L. Thite Registration No. CAT-A-22-1988
7. Address : Office No. 605, 6<sup>th</sup> Floor, Kulkarni Heights", Next to Vartak Hall, Behind Portuguese Church, K. W. Chitale Road, Dadar (W), Mumbai – 400 028
8. Date of visit to the property : 27/01/2015
9. Name of the Borrower : The property is owned by M/s. Leaap International (P) Ltd.
10. Address : --
11. Telephone no. : Tel No. 66702423 8/ M- 9619433588
12. Nature of the Business : Details not known
13. Name & Address of the owner of property & Telephone no. (Affix Photo of the property Owner) : The property is owned by M/s. Leaap International (P) Ltd.
14. Details of property offered as Security. : This property is in the form of Warehouse premises on basement of the building situated in Middle class locality in Commercial cum Residential area.
15. Type of Property offered : Warehouse Unit
16. Ownership of the property : The property is owned by M/s. Leaap International (P) Ltd.
17. List of documents produced for perusal :
  - a) Title Deed / Sanctioned plan
  - b) Property Tax Receipt

Refer Sr. No. 24 below



- c) Electricity Bill  
d) Water Bill  
e) Others (Please specify)



Refer Sr. No. 24 below

18. Address of the property offered as security.  
(Photo to be enclosed)

Basement No. 11,12,13 & 14, Basement Floor, Building known as '**Sahar Cargo Estate**' CTS No. 152A, Survey No. 25/3 of Village Sahar, V M Shah Marg, Gamre Chowk, Greater Bombay Bank, J B Nagar, Andheri (East), Mumbai – 400 099

19. Postal address of the property

Basement No. 11,12,13 & 14, Basement Floor, Building known as '**Sahar Cargo Estate**' CTS No. 152A, Survey No. 25/3 of Village Sahar, V M Shah Marg, Gamre Chowk, Greater Bombay Bank, J B Nagar, Andheri (East), Mumbai – 400 099

20. Nearest land mark :

**Near Greater Bombay Bank**

21. Longitude and latitude :

Longitude : 72.86 E and Latitude 19.10 N

22. In case of joint ownership whether share is undivided / divided. If undivided share of each owner

Not Applicable

23. If Lease hold

It is ownership type of tenement on leasehold Land.

- i) Name of the lessor/lessee, :  
ii) Nature of the lease :  
iii) Date of commencement :  
iv) Terms of renewal :  
v) Rent per Annum :  
vi) Unexpired period of lease :

Detail not known

24. Documents Photographs :  
Produced Sale Deed / Lease  
Hold Rights etc. No. and date.

Photo copy of following document is provided to us & this valuation report should be read along with it:

**Basement No. 11**

- 📖 Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3557-2006 (Agreement Price ₹. 39,53,800/- & Govt. Market Value ₹ 39,12,500/- in the year 2006)

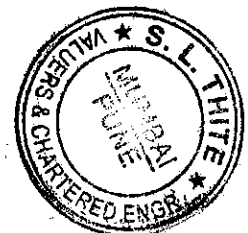
- 📖 Registration Receipt No. 3552 dated 20/04/2006

- 📖 Extract of Index I & II dated 20/04/2006

- 📖 Building Commencement Certificate bearing Ref No. CE/93/8/BSII/WS/AK dated 27/08/1983 issued by Municipal Corporation of Greater Mumbai.

- 📖 Building Occupancy Certificate bearing Ref No. CE/9318/BSII/AK dated 11/09/1997 issued by Municipal Corporation of Greater Mumbai.

- 📖 Old Valuation Report by M/s. Yardi Prabhu Consultants & Valuers Pvt Ltd bearing Ref No. VPCVL/2620/ANDHRA/2010-11 dated 27/07/2010



**Basement No. 12**

- Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3553-2006  
(Agreement Price ₹. 33,74,200/- & Govt. Market Value ₹ 33,40,000/- in the year 2006)

Registration Receipt No. 3553 dated 20/04/2006

Extract of Index I & II dated 20/04/2006

**Basement No. 13**

- Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3554-2006  
(Agreement Price ₹. 32,18,000/- & Govt. Market Value ₹ 31,85,500/- in the year 2006)

Registration Receipt No. 3554 dated 20/04/2006

Extract of Index I & II dated 20/04/2006

**Basement No. 14**

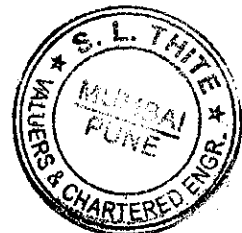
- Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3560-2006  
(Agreement Price ₹. 54,54,000/- & Govt. Market Value ₹ 31,85,500/- in the year 2006)

Registration Receipt No. 3555 dated 20/04/2006

Extract of Index I & II dated 20/04/2006

- Our Old Valuation Report bearing Ref. No. 03/MDC12-278/PRC-L dated 24/12/2012 which is on the record of the bank is made available for our perusal.  
(F.M.V. = ₹. 8,79,00,000/-)

25. Date of Purchase/ Year of Acquisition : The property is purchased on 20/04/2006
26. Value of property as per Regd. sale deed : Refer Sr. No. 24 above
27. Taxes paid upto :  
i) Land & Building Taxes :  
ii) Land revenue :  
iii) Wealth Tax : } Taxes are as per the standard norms of Local competent Authority
28. Agreement of easements (encroachments) if any and if so attach copies. : Details Not known
29. Location & description of the property
- i) Plot No. : --
- ii) Lay Out No. : --
- iii) SF/TS/RS No. : CTS No. 152A, Survey No. 25/3 of Village Sahar
- iv) Village / Block No. : Village Sahar



- v) Taluka / Ward No. : Mumbai Sub-Urban
- vi) Distance from the village, town, city, Municipal limits. : The area falls within the limits of Municipal Corporation of Greater Mumbai

30. **Boundaries of site (document)**

- On or towards North : By Municipal Market Building
- On or towards East : By D. P. Road
- On or towards West : By Partly by land bearing Survey No. 95, Hissa No. 2 CTS No. 146
- On or towards South : By Land bearing Survey No. 25, Hissa No. 2, CTS No. 151

31. Dimensions[should insist the owner to provide a sketch of land certified by surveyor /MRO]
- North :  
East :  
West :  
South :

Refer Sr. No. 28 below

32. Extent of Site : The statement is tabulated as below : -

Sr. No.	Premises No.	Documented Carpet area	Measured Carpet Area	Documented Built Up Area
1	Basement No. 11	1392 sft	1397 sft	1671 sft
2	Basement No. 12	1188 sft	1192 sft	1426 sft
3	Basement No. 13	1133 sft	1142 sft	1360 sft
4	Basement No. 14	1921 sft	1930 sft	2305 sft
		=====	=====	=====
	Total	5634 sft	5661 sft	6762 sft

33. Extent of site considered for Valuation purposes : Total Built Up Area of the Premises = 6762 sft

Annexure - III  
**VALUATION OF BASEMENT**

**Sr. No. Particulars**

1. Name of the Apartment : Sahar Cargo Estate
2. The floor in which the flat is situated : Premises are situated on basement floor
3. Door No. of flat / Municipal No. : Basement No. 11,12,13 & 14, on Basement Floor,
4. Specification of the Flat
- a) Type of Roof : R.C.C. Slab.
- b) Type of Flooring : Kota stone flooring
- c) Type of Doors : MS Rolling shutter at main entrance
- d) Type of windows : Air Vents



5. Type of Fitting  
a) Electrification : Conduit Wiring with ordinary quality electrical fittings.
- b) Plumbing : Common toilet facility
6. Type of Finishing : Oil paint internally.
7. Year of Construction : The building was constructed in the year 1997 or thereabout
8. No. of floors/ flats in the Block : Basement + Ground + 3 Upper floors
- a) As per sanctioned plan :  
b) As per physical inspection :
9. Particulars of Plan sanction and Date of expiry : Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made. However, Building Occupancy Certificate bearing Ref No. CE/9318/BSII/AK dated 11/09/1997 issued by Municipal Corporation of Greater Mumbai.
- a) Competent authority for granting approval as per local laws :  
b) Whether approval is accorded by the competent authority and applicable charges are paid? :
10. Are there any Deviations from approved plan : --
11. Permission obtained, if any, for the deviations. : --
12. Floor space (index) : As per D. C. Rules of Local Competent Authority.
13. Carpet area of the flat : Total Documented Carpet area of the premises = 5634 sft
14. Is it Posh/1<sup>st</sup> class/Medium/Ordinary : Middle class
15. **Boundaries of site (as per document)**  
On or towards North : By Municipal Market Building  
On or towards East : By D. P. Road  
On or towards West : By Partly by land bearing Survey No. 95, Hissa No. 2 CTS No. 146  
On or towards South : By Land bearing Survey No. 25, Hissa No. 2, CTS No. 151
16. Is it being used for residential or commercial. : Commercial use.
17. How is the marketability? : The Basement is situated in good developed area. Civic amenities such as Schools, Colleges, Markets, Banks, Shops and Hospitals etc. are available within 1 to 2 kms distance from the property. There is good demand for commercial premises. Hence, it has good marketability.



18. What are the factors favouring for an extra potential value. : \*Good developed area ,market , close to highway, near to domestic & international airport etc
19. Any negative factors are observed which affect the market value in general. : Nothing specific.
20. Maintenance : The building is well maintained & this opinion is based on macroscopic inspection of the subject property.
21. Facilities available :  
 i) Lift : Not Available  
 ii) Water Supply : Water supply is available.  
 iii) Underground sewerage : Connected to municipal sewer system  
 iv) Car Parking : Open car parking space is available.  
 v) All round compound wall : Masonry Compound wall 3 ft height approx is constructed.  
 vi) Pavement around the building : The open area around the building is provided with cement concrete paving.
22. **RATE**  
 i) After analyzing the comparable sale instances what is the composite rate for a flat with same specification in the adjoining locality. : ₹ 13,000/- to ₹ 16,000/- per sft  
 ii) Assuming it is a new construction, what is the adopted basic composite rate of flat under valuation after comparing with the specification and other factors with the flat under comparison. : --
23. **BREAK UP FOR THE RATE**  
 i) Building + Services : Adopted Composite Market Rate of ₹ 14,000/- per sft  
 ii) Land + Other : Value of land is not considered separately as this is ownership type of tenement. Value is based on composite rate of land & construction.
24. Depreciated building Rate : Adopted Depreciated Market Rate for Valuation
25. Replacement cost of flat with service (for insurance purpose) : Total Built Up Area of the Premises = 6762 sft  
 Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ₹ 3,500/- per sft is adopted.  
 Hence, Replacement Cost for insurance purpose.  
 = Built Up Area x Replacement Rate  
 = 6762 sft x ₹ 3,500/-  
 = ₹ 2,36,67,000/-



26. Age of building



The building is reportedly 18 years old. (This is based on Building Occupancy Certificate bearing Ref No. CE/9318/BSII/AK dated 11/09/1997 issued by Municipal Corporation of Greater Mumbai.)

27. The present condition of the building .

The building is in good condition.

28. Life of the building estimated :

About 47 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.

29. Dep. % assuming the salvage value as .....% :

Adopted Depreciated Market Rate for valuation.

30. Depreciated value of the building :

31. Total composite rate arrived for valuation :

Adopted Composite Market Rate of ₹.14,000/- per sft

32. Fair Market Value of premises as on date :

Total Built Up Area of the Premises = 6762 sft

Factors Considered: The Location, Internal condition of the Basement premises & amenities & facilities available, grade & age of building, current demand & supply etc,

(Prevailing Market Rates for Basement having similar amenities & loading factor are in the Range of ₹ 13,000/- to ₹ 17,000/- per sft)

For the same premises rates on Carpet area basis are highest, on **Super Built Up Area** basis they are lowest & on Built Up Area basis they are in-between.

**Note : About the Per Sft Rate Adopted Vis-à-vis the Saleable Area**

Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built Up Area (BUA) or Super Built Up Area (SBUA) etc are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular







project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'

In view of this, when we are giving opinion to the bank regarding **Value of the Security**, for us the **intrinsic value of the property** is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Market Rate Adopted = ₹ 14,000/- per sft.

Hence, Fair Market Value of Basement Premises

= Built Up Area x Market Rate Adopted

= 6762 sft x ₹ 14,000/-

= ₹. 9,46,68,000/-

Say ~ ₹. 9,46,00,000/-

33. Fair Market Value of :  
property as on date

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 –

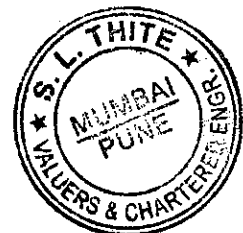
- It is a free will sale.
- It is an estimated amount and not a predetermined or an actual sale price.
- It is time-specific as on the given date.
- It depends on 'purpose of valuation.
- Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

= ₹. 9,46,00,000/-

(Rupees Nine Crore Forty Six Lakh (s) Only)

34. Forced / Distress value of :  
property as on date

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 some times 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%.

Hence, Forced / Distress Sale value as on date  
= Fair Market Value as on date x 0.80  
= ₹ 9,46,00,000/- x 0.80  
= ₹ 7,56,80,000/-  
Say ~ ₹ 7,57,00,000/-  
(Rupees Seven Crore Fifty Seven Lakh(s) Only)

#### **VALUATION DETAILS :**

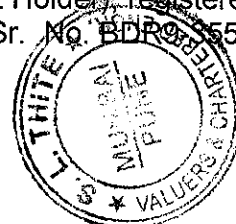
SR. No.	DESCRIPTION	QTY. (SFT)	RATE PER SFT (₹.)	ESTIMATED VALUE IN (₹.)
01.	Present Value of the Basement	6762 sft	₹ 14,000/-	₹ 9,46,68,000/-
02.	Car Parking	--	--	--
03.	Showcases/Almirahs/wardrobes	--	--	--
04.	Kitchen arrangements	--	--	--
05.	Superfine finish	--	--	--
06.	Interior Decorations	--	--	--
07.	Electricity deposits/ Electrical fittings etc.,	--	--	--
08.	Extra collapsible gates/grill works etc.,	--	--	--
09.	Potential Value, if any	--	--	--
10.	Others	--	--	--
Total				₹ 9,46,68,000/-
Say				₹ 9,46,00,000/-

#### **ASSUMPTIONS:**

1. The report is based on the information available to the valuer from various market sources hence opinion may defer subject to difference in information.
2. The report is prepared based on the prevailing regulation of the different laws applicable to the property.
3. The report is prepared assuming the absolute clear title of the property and without any let, hindrance, denial, encumbrance, suit, claims, demands or interruption to enjoy benefits arriving out of property.

#### **DECLARATION**

1. It is hereby certified that the present fair market value of the above property in my Opinion is ₹ 9,46,00,000/- (Rupees Nine Crore Forty Six Lakh (s) Only)
2. The property was physically inspected on 27/01/2015
3. The Connected title deed for the property under valuation is the Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder) registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR-9557-2006



Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3553-2006

Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3554-2006

Agreement for sale dated 20/04/2006 between M/s. Shah Desai & Associates (The Builder) and M/s. Leaap International (P) Ltd. (The Unit Holder), registered at The Sub-Registrar's Office, Andheri 3 (Andheri) having Sr. No. BDR9-3560-2006

**Note : At the time of inspection, the premises No. 11,12,13 & 14 are internally amalgamated and having common entrance**

Remarks :

- A) The valuation is based on the site visit & the information given by the party/bank.
- B) Sanctioned building plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.
- C) The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc.
- D) 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 not on the area or title verification of the property.
- E) Past Performance of Real Estate Market need not necessarily indicate the future trends.
- F) 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).
- G) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- H) 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.
- I) 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.

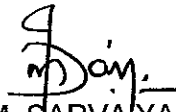


- In my opinion the Fair Market Value of property as on date is ₹ 9,46,00,000/-  
(Rupees Nine Crore Forty Six Lakh (s) Only) and forced /distress sale value  
₹ 7,57,00,000/- (Rupees Seven Crore Fifty Seven Lakh(s) Only) is reasonable

Date : 02/02/2015  
Place : Dadar, Mumbai – 400 028.

Visited by : Mr. Pramod R Chavan  
(Sr. Engineer )  
Verified by : Mr. L. M. Sarvaiya  
(Chief . Engineer )  
Entered by : Mr. Sudarshan S. Birje



  
(L. M. SARVAYA)  
(CHIEF ENGINEER)

For : M/s. Leaap International (P) Ltd. dated 02/02/2015

Signature of Manager /Officer  
(Who accompanied the approved valuer)

**ANNEXURE -1**

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any

- 1) Copy of Registration Receipt
- 2) Copy of Sale agreement details
- 3) Copy of Schedule of agreement
- 4) Copy of Typical Floor plan enclosed in the sale agreement
- 5) Copy of Building Occupancy Certificate
- 6) Copy of Building Commencement Certificate
- 7) Copy of Plot Survey Map

**पावती**

Original  
नॉटरी 30 म  
15/2/2015

मावती क्र. 3250  
दिनांक 20/04/2006

मावतीचा नाव : **विश्व**  
दस्तावेजाचा अनुक्रमांक : **03560**  
दस्तावेजाचा प्रकार : **2006**

मावती करणाऱ्याचे नाव : **विश्व इंटरनॅशनल प्रा. लि. मॉ. कोलोन मुंबई**

नॉटरी फी : **30000.00**  
नक्कास (अ. 11(1)), प्लॅटफॉर्मची नक्कास (अ. 11(2)) : **542.00**  
रजिस्ट्रार (अ. 12) व कायानिर्णय (अ. 13) - एकाच फी (32) : **30540.00**

एकूण : **30540.00**

मावतीचा हा दस्तावेज अंदाजे 5:24PM रोजी रजिस्ट्रार कार्यालयात देण्यात आला.

दुय्यम निवेदन  
दस्तावेज 2, 3, 4, 5, 6, 7

मावती मूल्य 5398500 रु. नॉटरी मूल्य 5454000 रु.  
नॉटरी मूल्य शुल्क 272700 रु.

दस्तावेजाचा प्रकार : **जमीन/प्लॉट/फ्लॉट**  
दस्तावेजाचा प्रकार : **प्लॉट/फ्लॉट**  
जमीन/प्लॉट/फ्लॉट : **03560** रजिस्ट्रार : **2006** रजिस्ट्रार : **2006**

20/4/06



बदर-१	३५६.००	२००६
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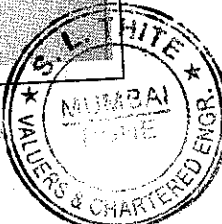
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# AGREEMENT

THIS AGREEMENT made at Mumbai this 20<sup>th</sup> day of April 2000 between Messrs. SHAI DESAI & ASSOCIATES a Partnership Firm having its office at Unique Apartments, Shop No. 1 & 2, E. V. Road, 10th, Vile Parle West, Mumbai - 400 056, hereinafter referred to as "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof, include the partners of the firm for the time being constituting the said firm and the partners or shareholders of the firm and the heirs, executors and administrators of the last survivor and their legal representatives of the one Part AND SHYAM ANJI KESAVJI BUDHARWADJI (C) Ltd. represented by its Managing Director, Mr. Kesavji Budharwadji (C) Ltd. represented by its Managing Director, Mr. Kesavji Budharwadji (C) Ltd. hereinafter referred to as "the Unit Holder" (which expression shall unless it be repugnant to the context or meaning thereof, include its/her heirs, executors and administrators and authorized assigns of the other Part

WHEREAS Pratikchandra M. Shah (a partner of the Builders) obtained From JOHNEY J. CONES and assignment of the Leasehold interest under a lease dated 17th June, 1959 in respect of a large piece of land at Village Sahar, Village Parale (East) Bombay, AND WHEREAS the freehold (reversionary) interest in the said large piece of land was purchased by C. M. Shah and Others (hereinafter referred to as the Owners) AND WHEREAS as a result of a settlement between the said Partners and the Owners on the one hand and the Owners on the other, the Owners executed a Supplemental Deed dated 4th August 1961 with the Partners of the Builders in which

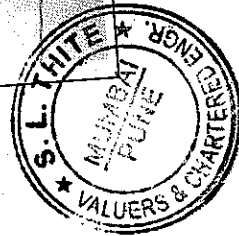
Shady/Letter







— 10 —





Thursday, April 20, 2006  
8:44:33 PM

Original  
मॉडेली 33 म  
मोडेली 33 म

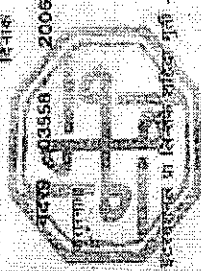
पावती

पावती क्र. : 3553  
दिनांक 20/04/2006

मागचे नाव बरतार

दस्तावेजाचा अनुक्रमीक

दस्तावेजाचा प्रकार



सदर करणाऱ्याचे नाव: विना इतरांपासून या स्थळाचे अधिकार मुक्ती

मॉडेली की

30000.00

मकतल (अ. 11(1)), मुद्रांकनाली नक्शा (अ. 11(2)).

640.00

रजवत (अ. 12) व कामचिजन (अ. 13) -> एकत्रित की (32)

एकूण रु.

30840.00

आपणास हा दस्त असावे 5:00PM हा वेळपर्यंत

दुकान निवडण  
असेल 3 (असेल)

वापार मुल्य: 3340000 रु. मोबदला: 33742000 रु. मॉडेली 33 म  
मरलेले मुद्रांक मुल्य: 165750 रु. मॉडेली 33 म

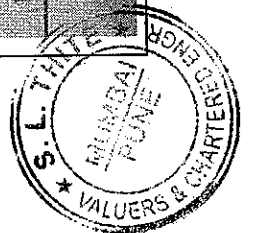
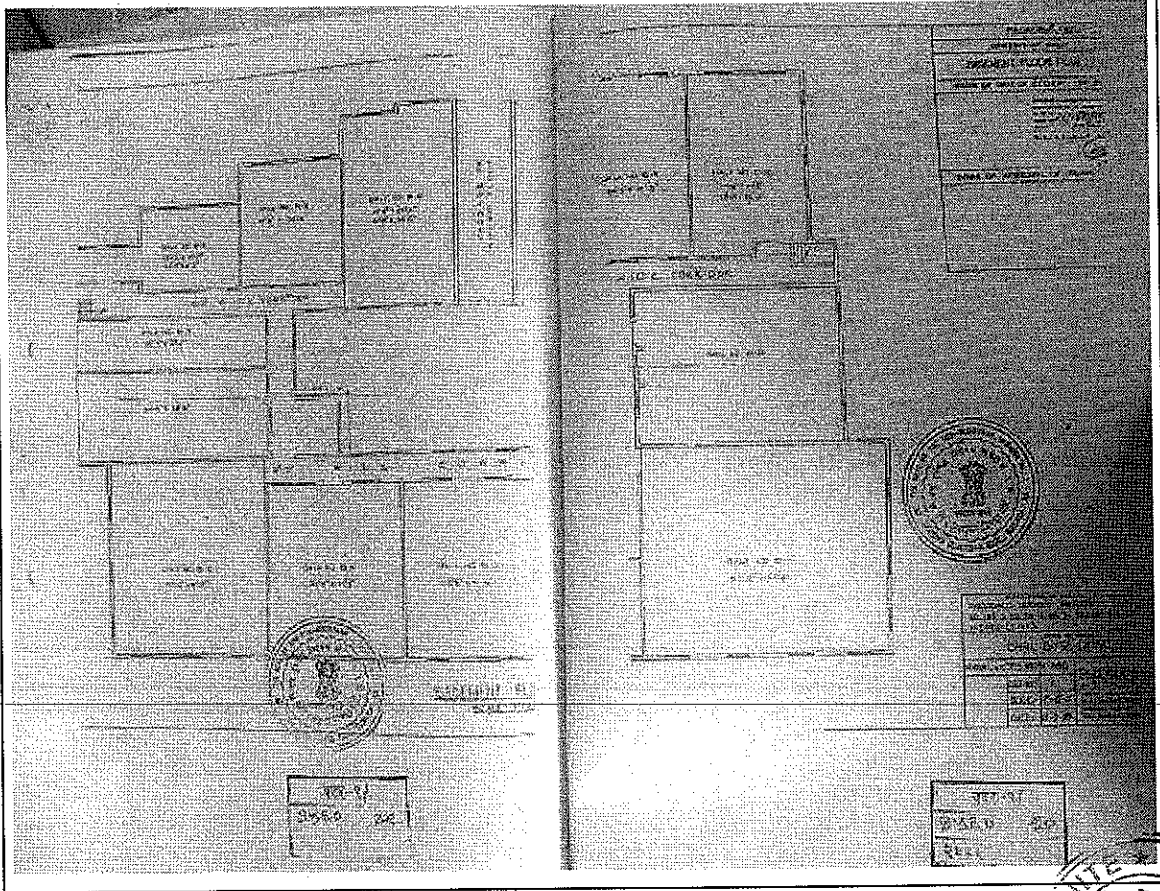
देवळाचा प्रकार: जीडी/अनामनी/मिर्ग

देवळेचे नाव व मालक: शुभादेव देव

जीडी/अनामनी क्रमांक: D40187, रजवत: 30000 म., दिनांक: 20/04/2006

REGISTERED ORIGINAL DOCUMENT

20/4/06



Whereas the said land marked "A" AND WHEREAS the names of the said Lessee (viz. Sahakar M. Shah & Others) of the said land have not yet been brought for the revenue records AND WHEREAS the Underholder demanded from the Builders and the Builders have given to the Underholder inspection of the Originals of such sanctioned building plans and the E.O.D. and commencement certificate and the occupation certificate in which the Underholder has hereby confirmed AND WHEREAS the said Lease dated 1<sup>st</sup> June, 1959 and the Duplicate Supplemental Agreement dated 27 August, 1961 and the Duplicate Conveyance dated 6th May, 1964 (said "other documents" required under "The Maharashtra Ownership Flats Act") have been referred to as the said Act) have been inspected by the Underholder AND WHEREAS the Certificate of Title dated 6th May, 1964 issued by the Builder's Solicitors has been produced by the Underholder (in view whereof is hereto annexed) AND WHEREAS right from the inception, the Builders had planned and provided in the complete building which the Builders would construct on the said land described in the Schedule hereunder written would have not merely a part of the 3<sup>rd</sup> upper floor but would have a basement, ground floor and an upper floor AND WHEREAS for the purpose of completing such full building (that is, not merely part of the 3<sup>rd</sup> upper floor and the full 4<sup>th</sup> upper floor) the Builders had planned to avail of not only a compensatory plot for the area which fell within the B.R. Road but also the use of the Transferable Development Rights (TDRs) in consonance with the provisions of the Development Control Regulations for Greater Bombay, 1961 AND WHEREAS the Builders have submitted to BMC for sanction building plans for setting further construction of the said building which has already been constructed and in respect of which a Completion Certificate has been issued by BMC, it is understood that the Builders are constructing the remaining portion of the 3<sup>rd</sup> upper floor and for some of the floors AND WHEREAS the Builders have named "The said Building" as "CARGO ESTATE" AND WHEREAS the Builders plan that the Builders would sell, on what is known as "Ownership Basis" as contemplated by the Maharashtra Ownership Flats Act, 1963 (M.O.F. Act) the different units in such building consisting of basement, ground floor and four upper floors, to the end and intent that ultimately the said land situated in the First Schedule hereunder written together with such building consisting of basement, ground floor and four upper floors would be submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 (MAO A.O. Act) and the Builders would form a Condominium (to be named "SAHAR CARGO ESTATE CONDOMINIUM") and with the further intention that the persons (unit-holders) who purchase from the Builders, on Ownership Basis, the units in such building would constitute from the Builders a body of "Apartment" in respect of such units and that a Co-operative Society would be formed for owning such units not a Co-operative Society or a Limited Company AND WHEREAS the Underholder has agreed to purchase from the Builders the said No. 12 on the 3<sup>rd</sup> floor of the said building (being A-2) hereinafter referred to as "the said Unit") upon and subject to the terms and conditions hereinafter contained



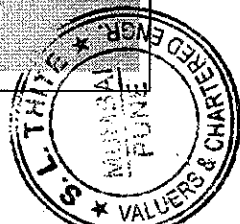
*Shahadehkhurthy*

<b>ICICI Bank</b>	
Customer Copy	
Drawn by Sahakar M. Shah	
Pay to: ICICI Bank Ltd. Mumbai	
Amount	Rs. 1,00,000/-
Interest	Rs. 0/-
Charges	Rs. 0/-
Total	Rs. 1,00,000/-
Name of Bank customer: <b>Shahadehkhurthy</b>	
Address: <b>1303 Bore Industrial Premises Sahakar Company, Chakrasa Road, Bore</b>	
TO: <b>Shahadehkhurthy</b>	
Drawn on: <b>16/05/2006</b> Bore	
Branch: <b>166357/2006</b>	
By: <b>Shahadehkhurthy</b>	

### AGREEMENT

THIS AGREEMENT made at Mumbai this 20<sup>th</sup> day of 2006, between M/s. SHAHDEH & ASSOCIATES a Partnership Firm having its office at Unique Apartments, Shop No. 1 & 2, S. V. Road, Bore, Vile Parle (West), Mumbai - 400 056, hereinafter referred to as "the Builders", which expression shall, unless it be repugnant to the context or meaning thereof, include the partners or person for the time being constituting the said firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor and their heirs or their assigns of the One Part AND SHRI SMT. M. S. SHAHDEH & ASSOCIATES, hereinafter referred to as "the Lessee", which expression shall, unless it be repugnant to the context or meaning thereof, include the Lessee and his heirs, executors and administrators, successors and permitted assigns of the Other Part

WHEREAS Prafulchandra M. Shah (a partner of "the Builders" from (J.M.P.) COMES and assignment of the partnership interest under a Deed dated 1<sup>st</sup> June, 1959 in respect of a large piece of land at Village Sahar, Vile Parle (West) Bombay, AND WHEREAS the freehold (ownership) interest in the said large piece of land was purchased by G. M. Shah and Others (hereinafter referred to as "the Owners") AND WHEREAS as a result of a settlement between the said Prafulchandra M. Shah and the Owners on the one hand and the Owners on the other, the Owners executed a Supplemental Deed dated 27 August, 1961 with the Partners of the Builders in which



Shadecol/Woolley

A circular stamp with the text "S. L. TAYLOR & CO. LIMITED" around the top inner edge, "GENERAL MANAGERS" around the bottom inner edge, and "CHARTERED ENGINEERS" around the outer edge. The center of the stamp contains the word "MUMBAI".



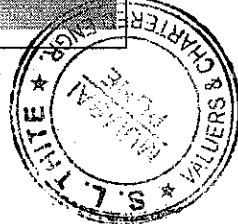


Mr. Phadke/Mr. Phadke

# AGREEMENT

[illegible]

WHEREAS, Pratibhandar M. Shah  
From JOHAN P. J. GOMES and assignment of the Leasehold interest under a Khat dated  
12th June, 1953, in respect of a large piece of land at Village Sahar, Vic. Parg. Leash  
Bambur, AND WHEREAS the freehold (Leasehold) interest in the said large piece of  
land was purchased by C. M. Shah and Others thereafter referred to as the  
Owners AND WHEREAS as a result of a settlement between the said Owners  
the Sahar on the one hand and the Owners on the other, the Owners  
Pratibhandar Dada and Pratibhandar Dada and Pratibhandar Dada and Pratibhandar Dada




Village 3  
situated at Sahar  
on the following conditions:  
viz: C.T. No. 137 Survey No. 25 —  
Plot No. and then Sahar

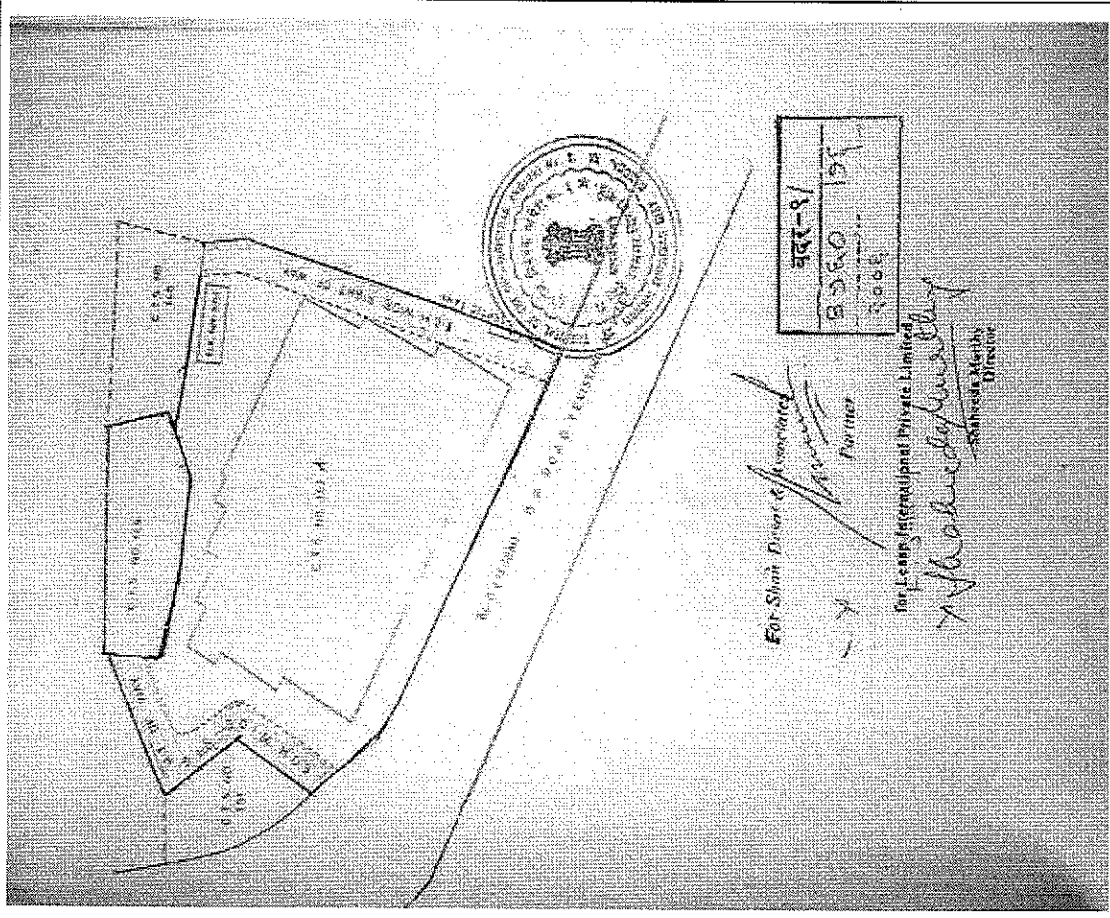
This certificate is liable to be revoked by the Municipal Corporation for Greater Bombay if (a) the Development Certificate issued under this permission is granted under this certificate without the consent of the user thereof is not in accordance with the provisions of any of the conditions subject to which the same was granted or (b) any of the restrictions imposed by the Corporation under the said Act are contravened at not complied with as far as they apply to the applicant through Grant of development certificate. In such an event shall be deemed to have occurred one of the grounds for revocation of section 23 of Act of 1906, the Municipal Corporation may exercise its power and functions of the said Act.

[illegible]

on the certificate but also in his business and industry and any other matters that may be pertinent to the conditions of this certificate shall be binding not only on the signatory but also on his business and industry and any other matters that may be pertinent to the conditions of this certificate.


 For all  
 3005  
 3005  
 3005


 The Ministry of Education, Government of India  
 has approved the appointment of Mr. A. K. Chatterjee  
 as Lecturer in the Department of Education, Government of India.  
 The Ministry of Education, Government of India  
 has approved the appointment of Mr. A. K. Chatterjee  
 as Lecturer in the Department of Education, Government of India.



वदर-९/	३५
६७६०	
२००६	

For Shain Davis & Associates  
Partner

For Lease, offered and Private Limited  
Shahadebhai  
 Shahadebhai  
 W. 10/10/10



Buy

All Res.

Type

Location

Property

Search

Min - Max

Bedroom

Toll Free 1800-41-99099 Mon - Sat 9:30AM to 6:00PM IST

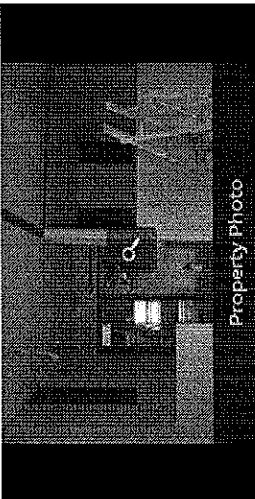
Home > Mumbai Andheri-Dahisar > J B Nagar > Offices/Space

## Commercial Office/Space for Sale in J B Nagar, Mumbai Andheri-Dahisar

Address: Bonaza Near Jbnagar Metro Station, Mumbai Andheri-Dahisar, J B Nagar, Mumbai Andheri-Dahisar, Mumbai

Posted on: Jan 31, 2015

Overview Photos & Videos Map Dealer Details



Property Photo

J B Nagar Photos (33)

Photos (4)

Sale Price: ₹ 90.94 Lac to 3.74 Crore @ ₹ 16999 per Sq.Ft.

Washroom : 1

Possession : Immediate

Property Age

: 10+ Year Old Property

Builtup Area : 535.00 - 2200.00

Sq.Ft.

Transaction Type : Resale

Property Ownership

: Freehold

Posted by Sushant Property India

Contact Dealer FREE

Shortlist

### Property Description

Office premises for sale at jbnagar metro station in big commercial complex at sahar plaza with one car parking. Ideal for ca, Layer and consultant. Located just adjacent to metro station. Neat and clean society. Easy access to highway, Railway, Metro etc. Call me for more details and site visit.

### Additional Details

Booking Amount : ₹ 200000/-

### Sale advertisement

Report Inaccurate/ Inappropriate listing  
If you find wrong information/  
Inappropriate content in this listing,  
please report it.

Save details to mobile

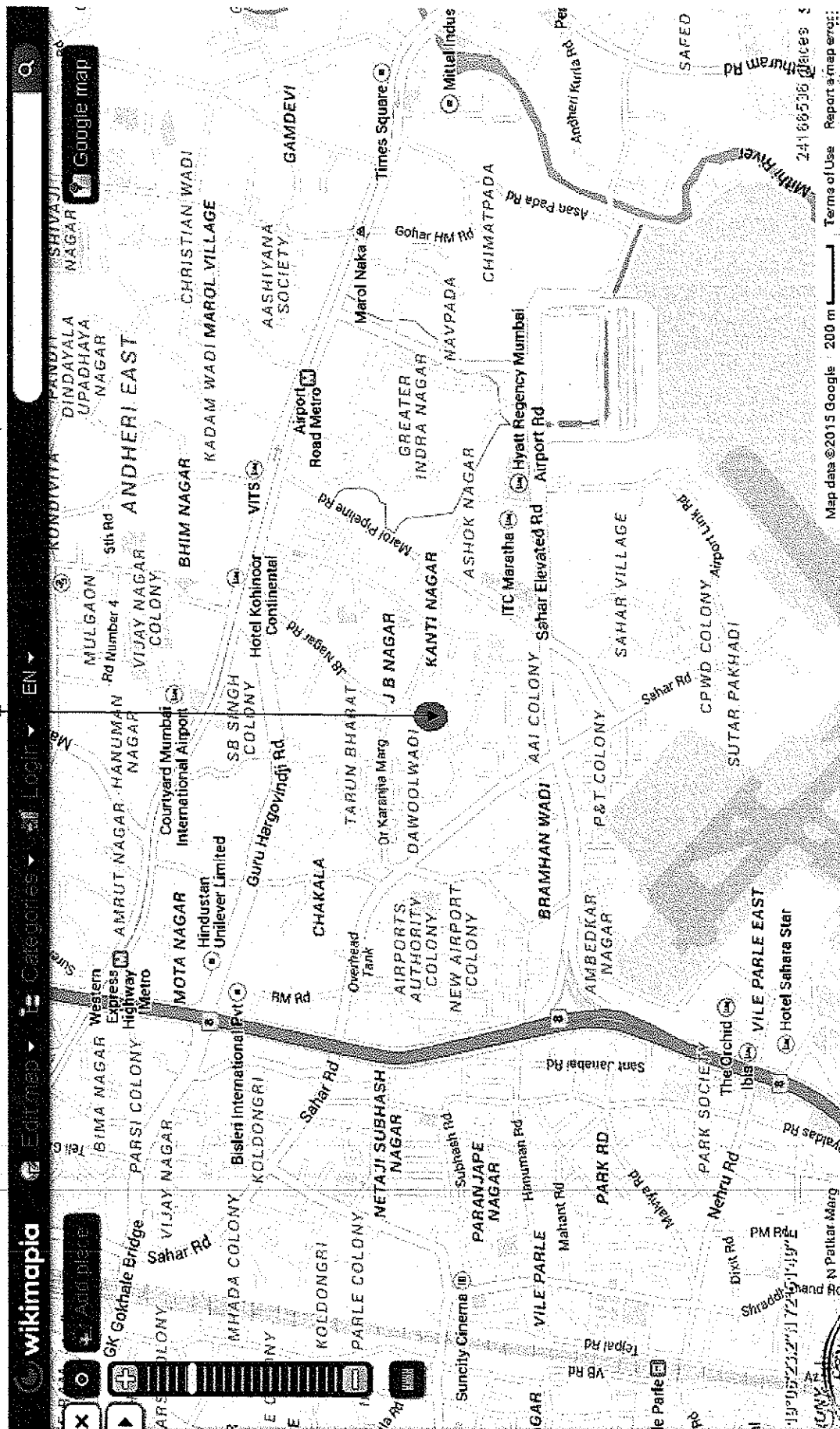
All properties of this Dealer

Deals by Dealer: 17353367



Date : 02/02/2015

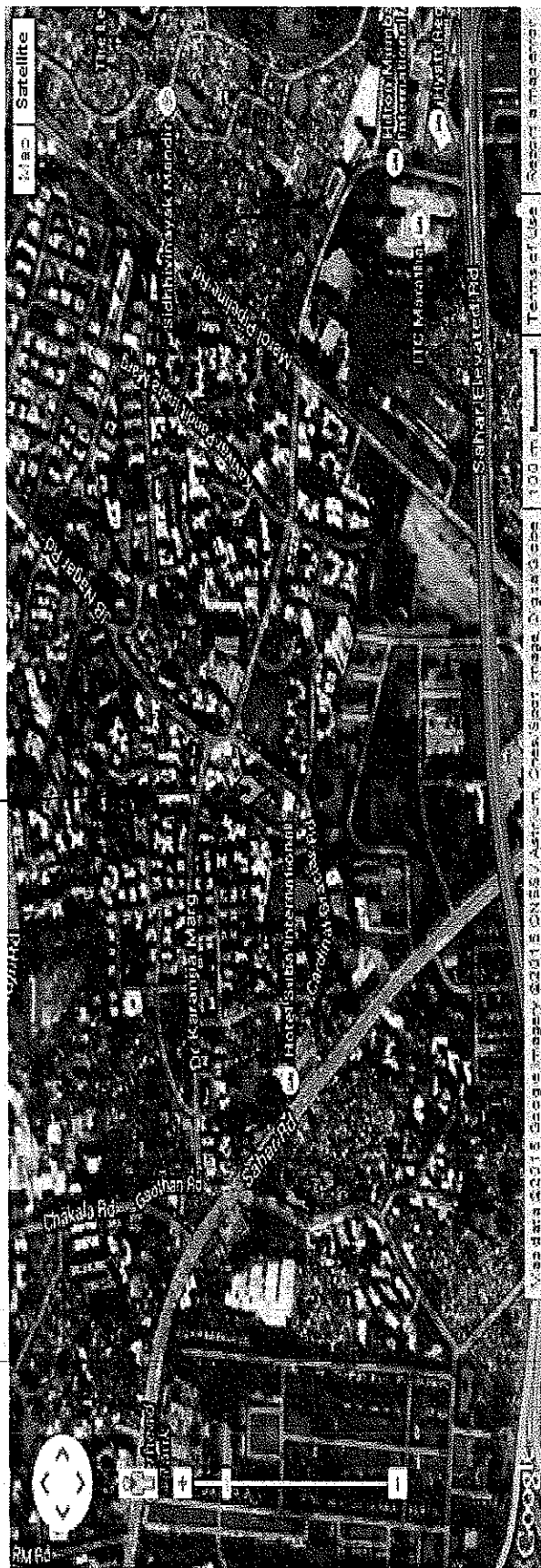
### Location Map





Location Map

itouchmap.com/latlong.html

 Google
**Latitude and Longitude of a Point**



**Get the Latitude and Longitude of a Point**

When you click on the map, move the marker or enter an address the latitude and longitude coordinates of the point are inserted in the boxes below.

Latitude:

19.106456

Longitude:

72.863624

**Show Point from Latitude and Longitude**

Use this if you know the latitude and longitude coordinates of a point and want to see where on the map the point is.

Use: **+** for W Lat or E Long    **-** for S Lat or W Long.

Example: +40.699060 -74.044636

Note: Your entry should not have any embedded spaces.

Decimal Deg. Latitude:

19.106456

Decimal Deg. Longitude:

72.863624



