Pratap B. Salunkhe
B.E.(Civil),M.I.E.,F.I.V.
- Govt. Regd. Valuer -CAT-1/35/2002-2003
- Chartered Engineer (INDIA) MI 27670-5
- Consulting Civil Engineer
- Project Management Consultant

Pratap B. Salunkhe
Chartered Engineer & Govt. Regd.Valuer

- Corporate & Regd. Office : 12/561, Opp. Sakharpe Hospital, Ichalkaranji - 416 115. Dist Kolhapur (M.S.) INDIATel.: 0230 2435911 Mobile: +91 94220 44887, +91 98606 04488
- Regional Office Pune : Flat No. 904, B2 Wing, Akshar Elementa, Near Balaji Institute, Bhumkar Chowk,Tathawade, Pune 411 033. Maharashtra, India. Cell: +919422044887,+919860604488
- Regional Office Mumbai :Room No. 16, Ground Floor, Swami Samarth CHS Ltd, Plot No. C-26, Sector No.14, Kalamboli Navi Mumbai - 410218 Cell: +919422044887, 98606 04488
- Regional Office Kolhapur :Office No. 204, A Wing, Sai Prasad Apartment, 5th Lane, Rajarampuri, Bus Root, Opp. Hotel Pahunchar, Kolhapur- 416008. Cell: +91 9422044887, +919370372209

Email: sankalpsiddhiurja@gmail.com, pratapbsalunkhe69@gmail.com,sankalpconstruction@rediffmail.com

Date : 23/10/2025

banwarilal

To,
The Branch Manager,
Central Bank Of India
Br. – Bhuleshwar

Subject : Valuation Report For Bank Loan NPA Purpose.

Particulars	Details
Property Owner	Mr. Banwarilal Kishanlal Sharma.
Property Address	Flat No. B/21, 3rd Floor, Wing-B, "Navyug Niwas", Navneet Co-operative Housing Society Ltd., CTS No. 262, Near Kumkum Hotel, Off. Minapura Cinema, D. B. Marg, Lamington Road, Grant Road (E), Village – Tardeo, Tal. – Mumbai, Dist. – Mumbai Suburban – 400007.
Fair Market Value	Rs.2,90,00,000/- Rs. Two Crore Ninety Lakh Only.
Realizable Value	Rs.2,61,00,000/- Rs. Two Crore Sixty One Lakh Only.
Distress Value	Rs.2,32,00,000/- Rs. Two Crore Thirty Two Lakh Only.

PRATAP B. SALUNKHE CAT-I/35/2002-2003 GOVT.REGD.VALUER

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Pratap B. Salunkhe

VALUATION REPORT FOR FLAT

I.	**GENERAL**				
1.	Purpose for which the valuation is made			To find out the fair market value of the property for bank loan NPA purposes in Central Bank of India, Branch – Bhuleshwar.	
2.	a)	Date of inspection	:	17/10/2025	
	b)	Date on which the valuation is made	:	23/10/2025	
3.	List of documents produced for perusal			1. Copy of Previous Valuation Report Dated 23/03/2023 issued by Ashok D. Kadam 2. Copy of Schedule page	
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)		:	**Mr. Banwarilal Kishanlal Sharma.** **Single Ownership**	
5.	Brief description of the property		:	The subject property is a 1 BHK residential flat.	
6.	Location of property				
	a)	Plot No. / Survey No.	:	CTS No. 262	
	b)	Door No.	:	Flat No. B/21	
	c)	T.S. No. / Village	:	Tardeo	
	d)	Ward / Taluka	:	Mumbai	
	e)	Mandal / District	:	Mumbai Mumbai	
	f)	Date of issue & validity of layout of approved plan.	:	The sanction building plan was not available for our perusal.	
	g)	Approved plan issuing authority	:	--	
	h)	Whether genuineness or authenticity of approved plan is verified	:	--	
	i)	Any other comments by our empaneled valuers on authentic of approved plan.	:	--	
7	Postal address of the property		:	Flat No. B/21, 3rd Floor, Wing-B, "Navyug Niwas", Navneet Co-operative Housing Society Ltd., CTS No. 262, Near Kumkum Hotel, Off. Minapura Cinema, D. B. Marg, Lamington Road, Grant Road (E), Village – Tardeo, Tal. – Mumbai, Dist. – Mumbai Suburban – 400007.	
8	City / Town		:	Tardeo	
	Residential area		:	Yes	
	Commercial area		:	No	
	Industrial area		:	No	
9	Classification of the area				
	i) High / Middle / Poor		:	Middle class	
	ii) Urban / Semi Urban / Rural		:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Brihan Mumbai Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.		:	N.A.	
12	Boundaries of the property		:	**As per site inspection**	
	East		:	Staircase	
	West		:	Wing-A	
	South		:	Open Space	
	North		:	Flat No. B/22	
13	Dimensions of the site		:	A	B
				As per the Deed	Actual
	North		:		
	South		:		

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	East	:		
	West	:		
14	Extent of the site	:	As per Previous Valuation Report – Carpet Area – 572 sft	
15	Latitude & Longitude	:	18.9646655,72.8180614	
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	572 sft	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner	
II.	**APARTMENT BUILDING**			
Sr. No.	Description	:	Remarks.	
1	Nature of the apartment	:	Multi storied R.C.C. framed structure.	
2	Location		Near Kumkum Hotel, Off. Minapura Cinema, D. B. Marg, Lamington Road, Grant Road (E), Village – Tardeo, Tal. – Mumbai, Dist. – Mumbai Suburban – 400007.	
	T.S. No.	:	--	
	Block No.	:	--	
	Ward No.	:	--	
	Village / Municipality / Corporation	:	Brihan Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Flat No. B/21, 3rd Floor, Wing-B, "Navyug Niwas", Navneet Co-operative Housing Society Ltd., CTS No. 262, Near Kumkum Hotel, Off. Minapura Cinema, D. B. Marg, Lamington Road, Grant Road (E), Village – Tardeo, Tal. – Mumbai, Dist. – Mumbai Suburban – 400007.	
3	Description of the locality Residential / Commercial / Mixed	:	Mixed	
4	Year of Construction	:	1965 (As Per Previous Valuation Report)	
5	Number of floors	:	G+7 Floors	
6	Type of structure	:	R.C.C. framed structure	
7	Number of dwelling units in the building.	:	07 flats per Floor Total 42 Flats	
8	Quality of construction	:	Good	
9	Appearance of the building	:	Good	
10	Maintenance of the building	:	Good	
11	Facilities available	:		
	Lift	:	Yes (1 lift)	
	Protected water supply	:	Yes	
	Underground sewerage	:	Yes	
	Car Parking – Open / Covered	:	Yes (Common Parking)	
	Is compound wall existing?	:	Yes	
	Is pavement laid around the Building?	:	Yes	
III	**FLAT**			
1	The floor in which the flat is situated	:	3rd Floor	
2	Door No. of the flat	:	Flat No. B/21	
3	Specifications of the flat			
	Roof	:	R.C.C. slab for roofing	
	Flooring	:	Vitrified tiles flooring	
	Doors	:	J.W. frame with flush doors	
	Windows	:	Al. sliding with m.s. grill	
	Fittings	:	Concealed electric wiring	
	Finishing	:	Cement plaster with painting	
4	House Tax	:	Details not made available	
	Assessment No.	:	--	
	Tax paid in the name of	:	--	



	Tax amount	:	--
5	Electricity Service connection No.	:	Details not made available
	Meter Card is in the name of	:	--
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Banwarilal Kishanlal Sharma.
8	What is the undivided area of land as per Sale Deed?	:	Pl. refer legal report.
9	What is the plinth area of the flat?	:	--
10	What is the floor space index (app.)	:	As per norms
11	What is the Carpet Area of the flat?	:	572 sft
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for residential or commercial purpose?	:	Residential
14	Is it owner-occupied or let out?	:	Owner
15	If rented, what is the monthly rent?	:	Approx. Rs.50,000/- to Rs.55,000/-
16	Remarks if any	:	No
IV	**MARKETABILITY**		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Flat are located in residential area
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits
V	**Rate**		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs.50,000 to 55,000/Sq.ft. for carpet area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs.50,000 to 55,000/Sq.ft. for carpet area.
3	Break – up for the rate		
	i) Building + Services	:	Rs.50,700/Sq.ft. for carpet area.
	ii) Land + others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Ready Reckoner Rate 2025-26 Rs.1,75,630/- per Sq.mt. (Rs.16,316/- per Sq.ft.) on Built-up area
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a	Depreciated building rate	:	Rs.50,700/Sq.ft. for carpet area.
	Depreciated cost of flat with Services (v(3)i)	:	Rs.50,700/Sq.ft. for carpet area.
	Age of the building	:	60 years.
	Life of the building estimated	:	15 years under normal condition.
	Depreciation percentage assuming the salvage value as 10%	:	Depreciation Factor – 60/75 = 0.8
	Depreciated rate of the building	:	Rs.50,700/Sq.ft. for carpet area.
B	Total composite rate arrived for valuation		Rs.50,700/Sq.ft. for carpet area.
	Depreciated building rate VI (a)	:	Rs.50,700/Sq.ft. for carpet area.
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	Rs.50,700/Sq.ft. for carpet area.

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VII. DETAILS OF VALUATION :

Sl. No.	Description	Carpet Area	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	**572 sft**	**Rs. 50,700/- sft**	**Rs.2,90,00,400/-**
2.	Wardrobes			
3.	Showcases /almirahs			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations			
7.	Electricity deposits/Electrical fittings etc.			
8.	Extra collapsible gates/ grill works etc.			
9.	Potential Value , if any			
10.	Parking			
	TOTAL			**Rs.2,90,00,400/-**
	SAY			**Rs.2,90,00,000/-**

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

Fair Market Value	**Rs.2,90,00,000/-**	**Rs. Two Crore Ninety Lakh Only.**
Realizable value	**Rs.2,61,00,000/-**	**Rs. Two Crore Sixty One Lakh Only.**
Distress value	**Rs.2,32,00,000/-**	**Rs. Two Crore Thirty Two Lakh Only.**
Book value (Purchase cost) As per Regd. Agreement	**Details not made available**	
Insurance Value 572 sft x Rs.2,500/- sft	**Rs.14,30,000/-**	**Rs. Fourteen Lakh Thirty Thousand Only.**

Remark : Property documents not provided to us. Report finalized on the basis of only previous valuation report.

PRATAP B. SALUNKHE ★ CAT-I/35/ 2002-2003 ★ GOVT.REGD.VALUER

ANNEXURE -I
DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 23/10/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. Our engineer/field executive Mr. Ajay Patil personally inspected the property on 17/10/2025. The work is not sub-contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

i. i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is owned by Mr. Banwarilal Kishanlal Sharma. This is based on information given by owners & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose – To know the fair market value of the property for bank loan NPA purpose. Appointing authority -The Branch Manager, Central Bank of India, Branch – Bhuleshwar.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Pratap B. Salunkhe.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment – 17/10/2025. Valuation date – 23/10/2025. Date of report - 23/10/2025
6	Inspections and/or investigations undertaken;	Site inspection was carried on 17/10/2025
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted by Mr. Ajay Patil along with Owner & the valuation is worked out by composite rate method.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. iii) Locality. ii) Supply & demand. iv) Construction quality.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	No such circumstances were noticed.

Date : 23/10/2025
Place : Kalamboli, Navi Mumbai.

PRATAP B. SALUNKHE CAT-I/35/ 2002-2003 GOVT.REGD.VALUER

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PRATAP B. SALUNKHE
PANEL VALUER,
CENTRAL BANK OF INDIA.

CODE OF CONDUCT

Integrity & Fairness :

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

Professional Competence & due care :

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

Independence and Disclosure of Interest :

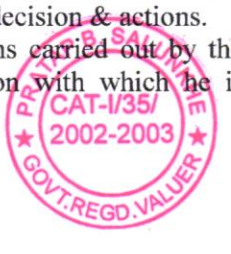
12. A valuer shall act with objectivity in his professional dealings by ensuring that his decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up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

Confidentiality :

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

Information management :

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken the reasons for taking the decision and the information & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriate of his decision & actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer organization with which he is registered or any statutory regulatory body.



23. A valuer shall provide all information and records as may be required by the authority, the tribunal, Appellate Tribunal, the registered valuers organization with which he is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or a for peer review. In the even of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & hospitality :

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

Remuneration & costs :

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

Occupation, employability & restrictions :

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

PRATAP B. SALUNKHE CAT-I/35/ 2002-2003 GOVT.REGD.VALUER

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PRATAP B. SALUNKHE

PANEL VALUER,
CENTRAL BANK OF INDIA.

Date : 23/10/2025

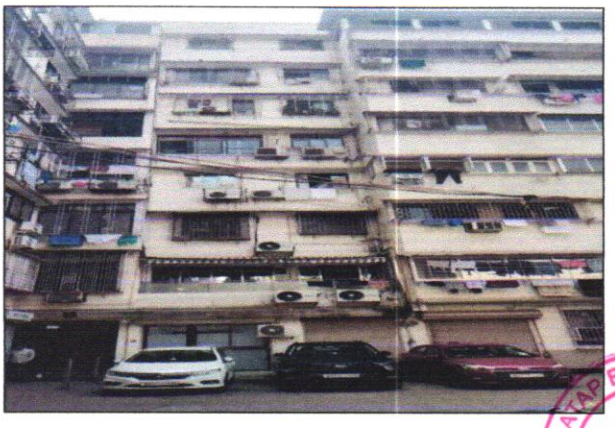
Place : Kalamboli, Navi Mumbai

The undersigned has inspected the property detailed in the Valuation Report dated 23/10/2025 on _____. We are satisfied that the fair and reasonable market value of the property is Rs. 290.0000/- (Rupees Two Crore Ninety Lakh only).

सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India Bhuleshwar Branch भुलेश्वर शाखा

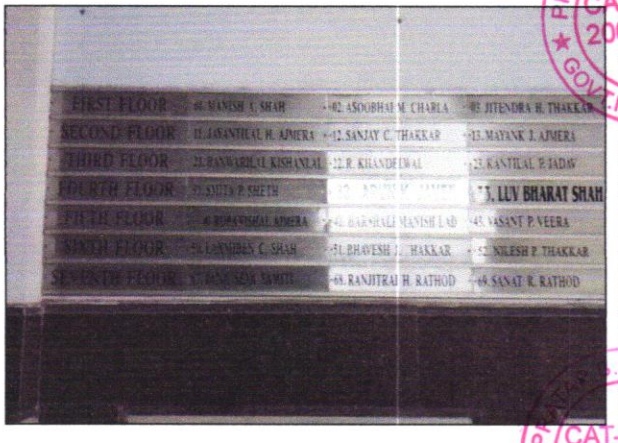
Signature
(Name of the Branch Manager)

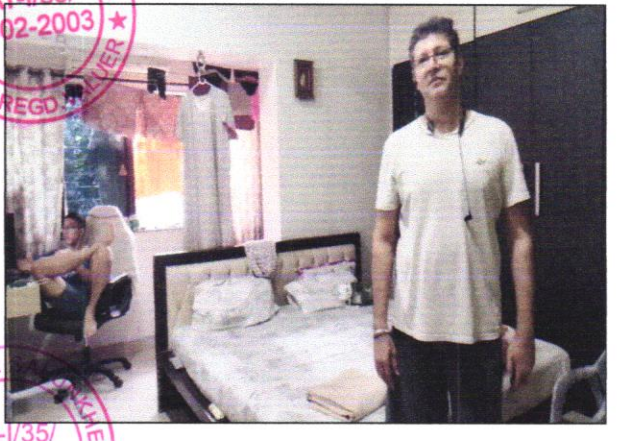
Property Photographs



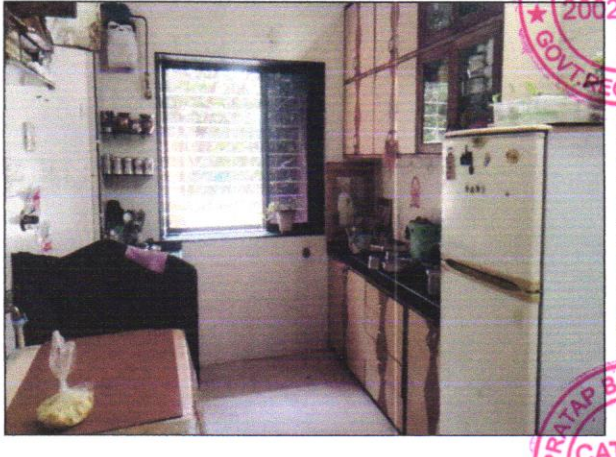


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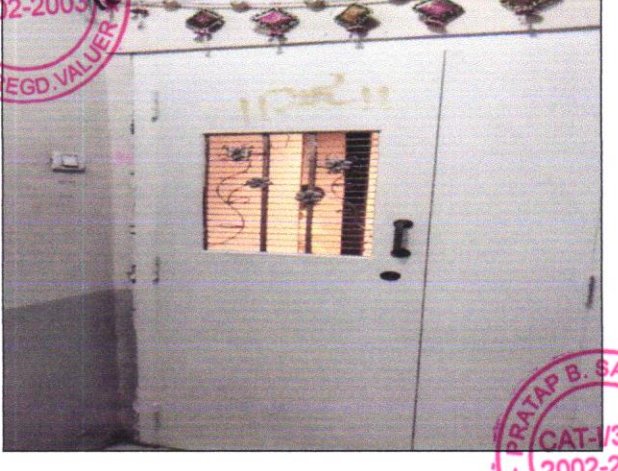
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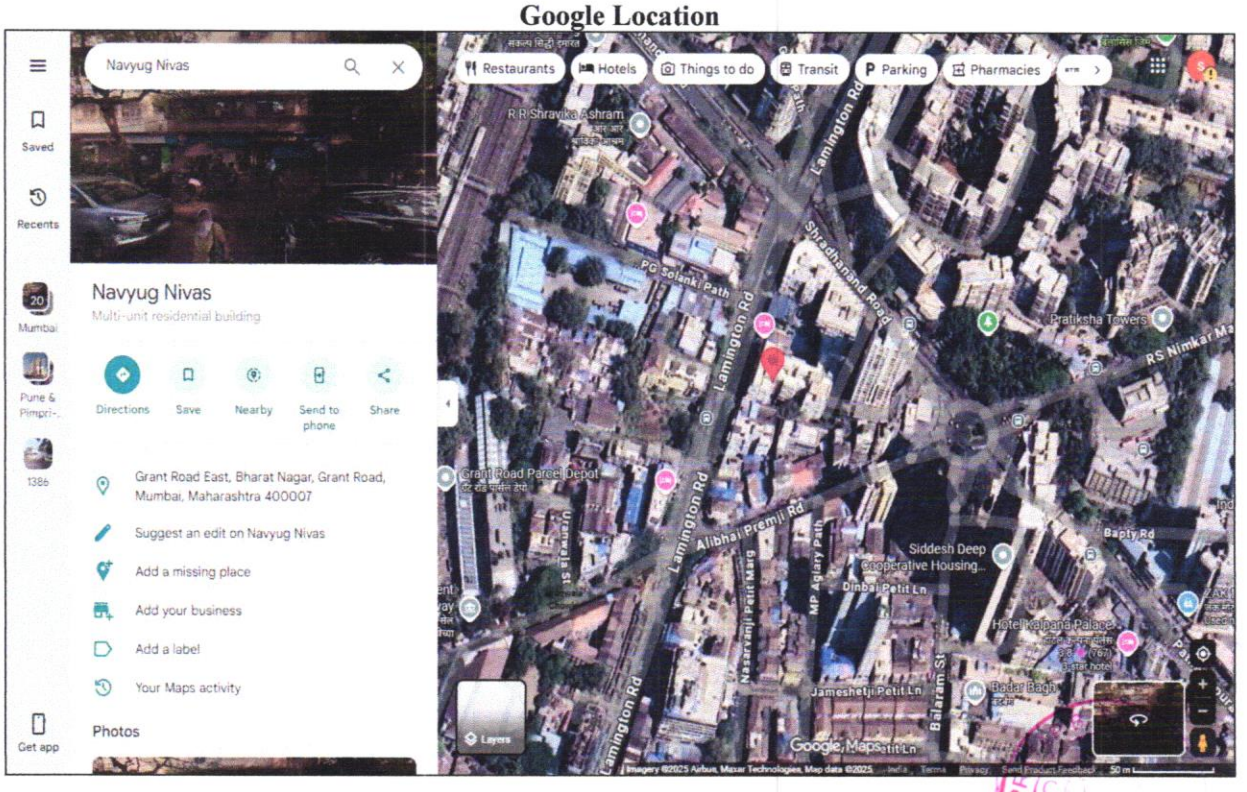
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Google Location



Government Rate

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home | Valuation Guidelines | User Manual

Year: 2025-2026 | Language: English

Selected District: Mumbai City

Select Village: ताडदेव डिव्हीजन

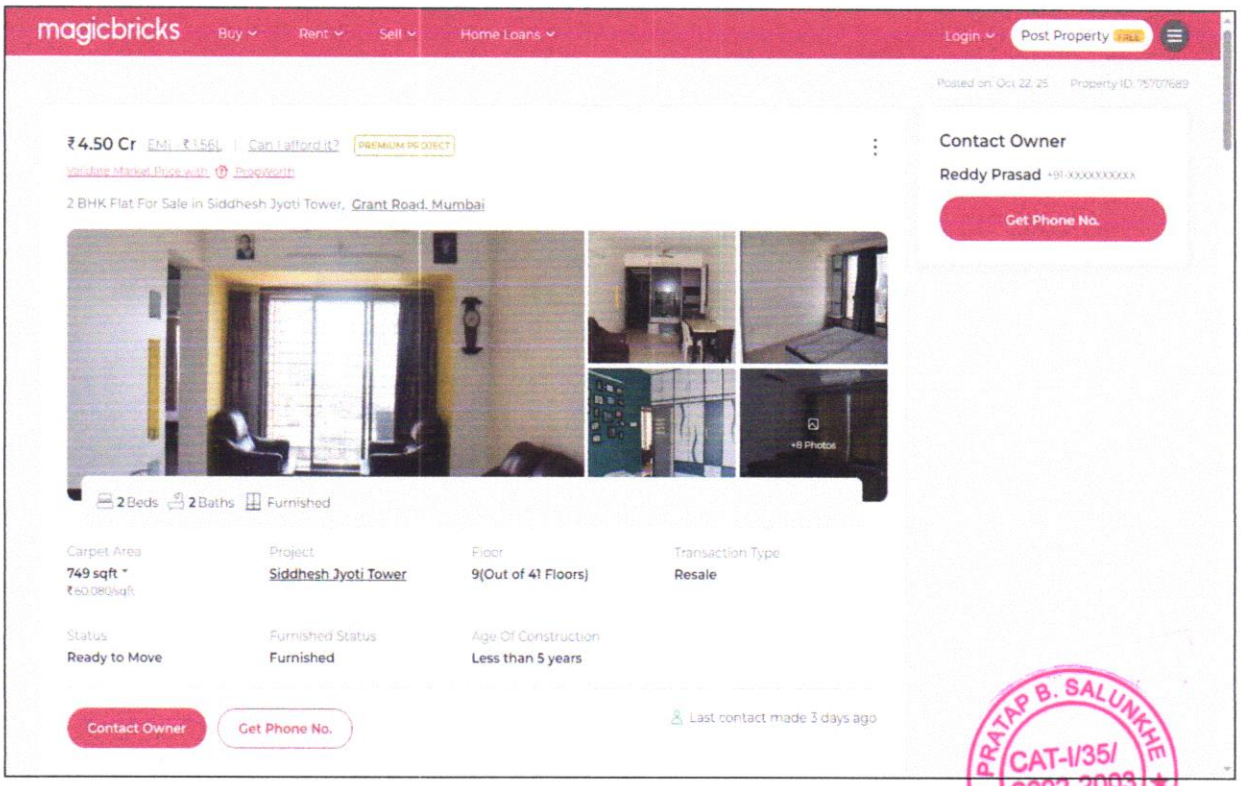
Search By: Survey No. / Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8/67-रस्ता: ताडदेव रोड - जावजी दादाजी रोड (नाना चौका पासून हाजीअली चौकापर्यंत)	183220	369160	481400	568500	369160	चौ. मीटर
SurveyNo	8/68 - भूभाग : पश्चिमेस पश्चिम रेल्वे लाईन, पुर्वेस शुक्लाजी स्ट्रीट,दक्षिणेस मौ.शौकत अली मार्ग व उत्तरेस जहांगीर बोमन बेहराम मार्ग यामधील भुभाग	84700	186630	214630	371700	186630	चौ. मीटर
SurveyNo	8/68A-रस्ता : दादासाहेब भडकमकर मार्ग (मौलाना शौकत अली रोड जंक्शन ते जहांगीर बोमन मार्ग जंक्शन पर्यंत)	125890	282620	325020	353280	282620	चौ. मीटर
SurveyNo	8/68B-भूभाग : उत्तरेस जहांगीर बोमन मार्ग, दक्षिनेस मौलाना शौकत अली मार्ग, पुर्वेस दादासाहेब भडकमकर मार्ग व पश्चिमेस पश्चिम रेल्वे यामधील भुभाग	93540	213100	245060	266370	213100	चौ. मीटर
SurveyNo	8/68C - रस्ता : मौलाना शौकत अली रोड (डॉ. दादासाहेब भडकमकर मार्ग (लॅमिंग्टन रोड) ते विभाग हद्दी पर्यंत.)	85590	175630	205300	371700	175630	चौ. मीटर

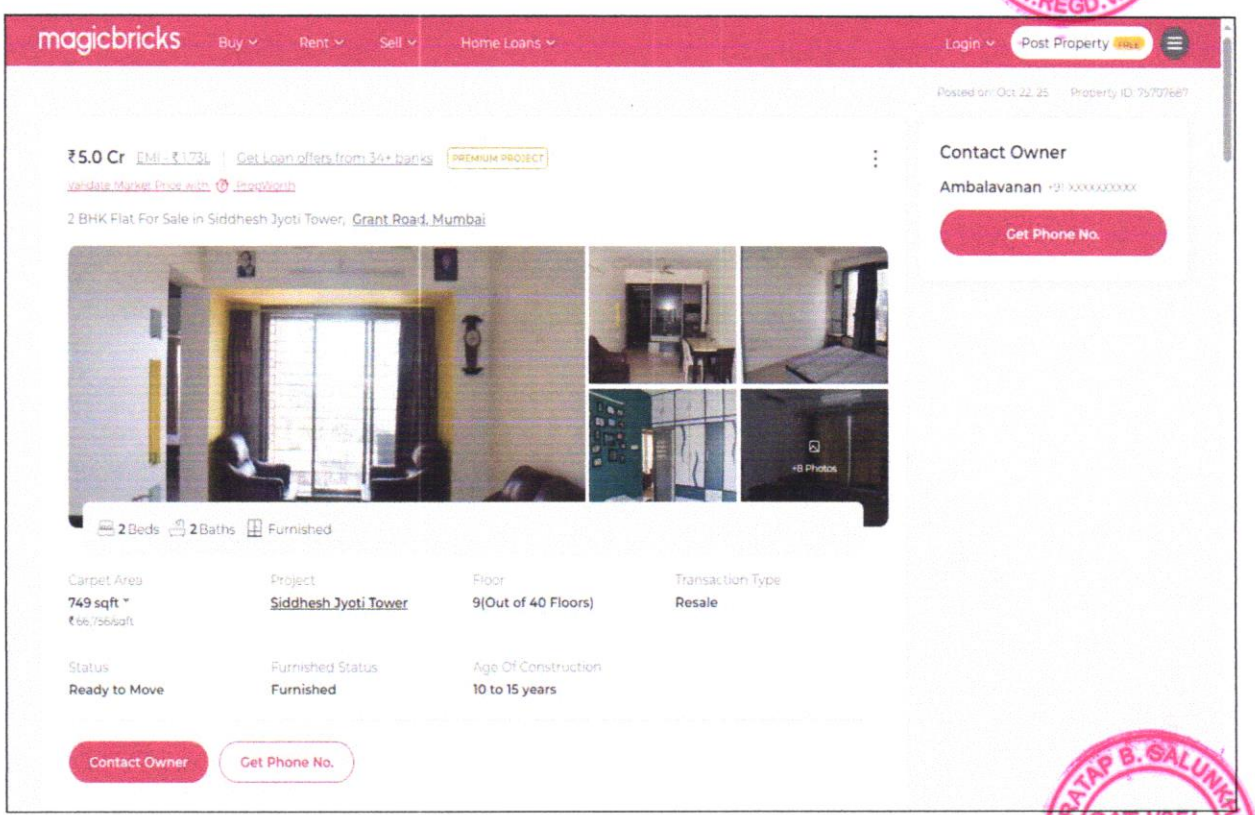
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P.P.B. SALUNKHE CAT-I/351 2002-2003 GOVT.REGD VALUER

Web Instances



Rate Rs.60,080/- sft on Carpet



Rate Rs.66,756/- sft on Carpet

27. The Party of the Second Part has inspected, read and understood the hereinbefore recited Conveyance, dated the 3rd day of October 1959 and it is clearly agreed and understood that the Party of the Second Part has agreed to acquire the premises as aforesaid subject to the terms and conditions therein contained and the Party of the Second Part shall not dispute the title of the Party of the First Part

28. Any delay, indulgence or negligence on the part of the Party of the First Part in enforcing the terms and conditions of these presents or any forebearance or the grant of the time to the Party of the Second Part shall not be construed as a waiver on the part of the Party of the First Part of the breach of any terms and conditions of these presents nor shall such waiver in any way prejudice the rights of the Party of the First Part.

29. On the execution of this agreement the Party of the Second Part shall pay to Messrs. Bharat Estate Agency, Bombay, who has brought this transaction brokerage at the rate of 2 percent on the purchase price herein mentioned in respect of the said premises.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day and year first hereinabove written

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRST : All that piece or parcel of Foras Freehold land or ground since redeemed together with the tenements, thereon belonging and situate on the eastern Side of Gilder Street (now known as Lamington Road) in the Island of Bombay in the Registration Sub-District of Bombay containing by admeasurement five thousand ninety six square yards or thereabouts registered in the Books of the Collector of Land Revenue under Old Nos. 487 and 513 and New No. 14007 and Old Survey Nos. 130, 135, New Survey No. 6979 assessed by the Assessor and Collector of Municipal Rates and Taxes under D. Ward Nos. 4457-4464 Street Nos. 165, 167, 167A, 167B Lamington Road and bearing Cadastral Survey No. 262 of Tardeo Division.

SECONDLY :-All that piece or parcel of vacant land of Foras Tenure situate lying and being at the junction of Falkland Road and Foras Road in the City and Island and Sub-Registration District of Bombay containing by admeasurement four hundred and twenty decimal fifty square yards or thereabouts and registered in the Books of the Collector of Land Revenue under New Survey No. 6976 (part) and bearing Cadastral Survey No. 1-2/261 of Tardeo Division and in the Books of the Collector of Municipal Rates and Taxes under D Ward Nos. 4900 (1) and (2) Old Street No. 34A and 34B and New Street No. 142.

The said properties are bounded as follows :—

On the West by Gilder Street (now known as Lamington Road) On the East by the Crawford Fountan (now by Municipal property Cadastral Survey No. 261) on the North partly by the property formerly belonging to Framji Shapurji Patuck and Hirjibhoy Shapurji Patuck (Cadastral Survey No. 259) and partly by the property of Abedin Kamrudin (Cadastral Survey No. 260) on the South partly by the properties of Khan Saheb Gulamabas Gulamali and Fidahusein Gulamali (Cadastral Survey No. 87) partly by the property of Gordhandas Dahyabhai Engineer (Cadastral Survey No. 87) partly by the property of Suleman Haji Ahmed Umar (Cadastral Survey Survey No. 87) and partly by the property of Bai Sarubai wife of Suleman Haji Ahmed Umar (Cadastral Survey No. 88).

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Foras or Freehold land situated on the Eastern Side of Gilder Street now known as Lamington Road in the Island and City of Bombay containing by admeasurement 2698 square yards or thereabouts and registered in the Books of the Collector of Land Revenue under Old Nos. 487 and 513 and New No. 1407, Old Survey Nos. 130 and 135, New No. 6979 and assessed by the Assessor and Collector of Municipal Rates and Taxes under D. Ward Nos. 4457, 4479, 166, 167, 167A and 167B Lamington Road, and Cadastral Survey No. 262 of Tardeo Division, Bombay and bounded as follows that is to say :

On or towards the WEST by Lamington Road;

On or towards the EAST by a plot belonging to the Party of the First Part;

On or towards the NORTH partly by property of the Party of the First part and partly by the property bearing C. S. No. 259 belonging to Framroze Patuck and Hirji Patuck; on or towards the South by the property bearing C. S. No. 86 of Tardeo Division; The property is delivered on the Plan hereto annexed and thereon surrounded by a red coloured boundary line and marked 'C'.

दस्त बजावणी - ३
१५५८ / / ११
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SIGNED SEALED AND DELIVERED
by the within named Messrs. NAVYUG
BUILDERS in the presence of.

FOR NAVYUG BUILDERS.
PARTNER.

SIGNED SEALED AND DELIVERED
by the within named
in the presence of

PRATAP B. SALUNKHE CAT-I/351/ 2002-2003 GOVT.REGD VALUER


PRATAP B. BALUNKHE
CAT-1351
2002-2003
GOVT.