

# Props{AMC}

Real Estate Insights & Asset Monitoring Platform

**Project Name:** [REDACTED]

**Dated: 06-01-2020**

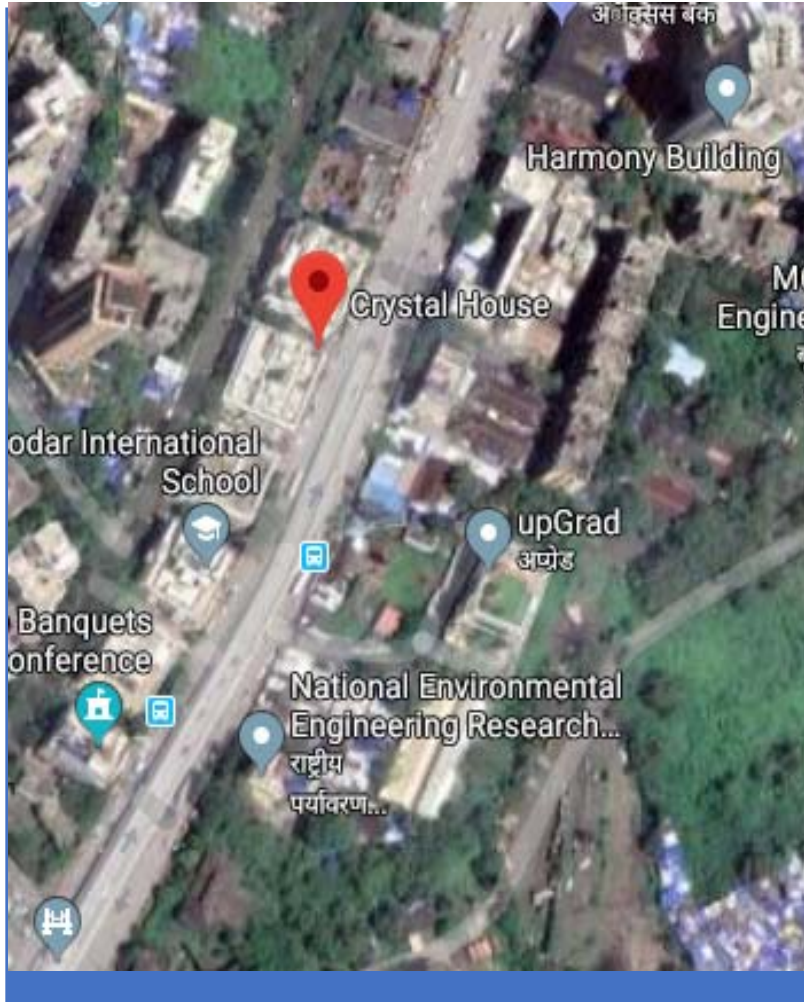
**Property Id : IMC405412**

Administer your real estate portfolio through a robust technology platform  
managed by domain experts



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<u>Property Type</u> Commercial	<u>Property Type Description</u> Commercial - Office	<u>Property Status</u> Ready- Vacant
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**A. PROPERTY GENERAL REPORT**

SR No	PARTICULARS	DESCRIPTION
1	User id	1903
2	Property id	IMC405412
3	Subscriber name	[REDACTED]
4	Subscriber type	Non-Individual
5	Subscription start date	06-01-2020
6	Subscription end date	05-01-2021
7	Property Address	[REDACTED] Dr Annie Besant Road, Worli, Mumbai 400018.
8	Property owner name	[REDACTED]
9	Status of owner	Private Limited
10	Ownership type	Joint
11	Inherited	Yes
12	Gifted	No
13	Leased	No
14	Loan Taken	Yes
15	Original doc possession	Yes
16	Encumbrance on property	No
17	Type of encumbrance	Not Applicable
18	Utilities bills reflecting name of owner?	Yes

**A. PROPERTY GENERAL REPORT... CONTD**

LOCATION	
CTS No.	[REDACTED]
Latitude	[REDACTED]
Longitude	[REDACTED]
Pincode	400018
City	Mumbai
Location	Worli
Locality	Siddharth Nagar
Road Name	Dr. Annie Besant Road
Classification of Area	Upper Middle class

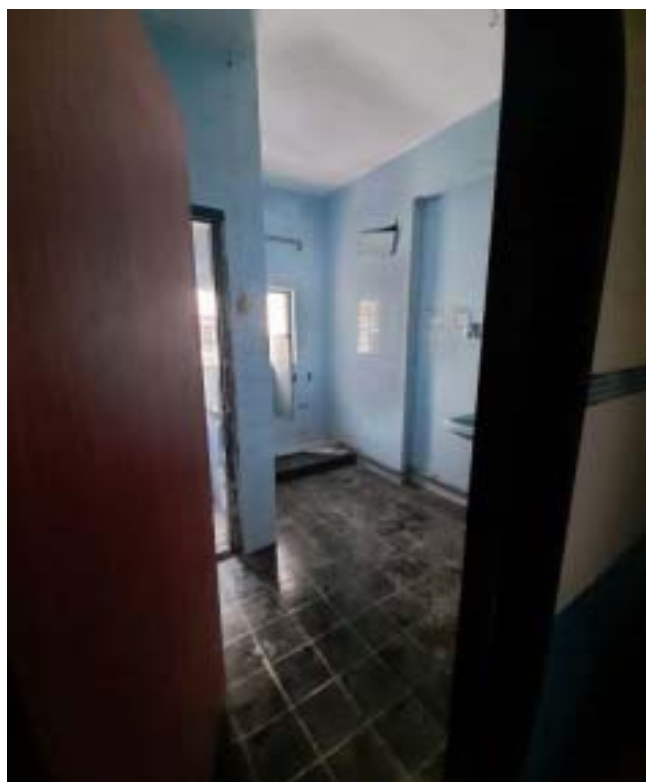
PROJECT	
Project Name	[REDACTED]
Property Type	Commercial
Property Type Description	Commercial Office
Property Status	Ready Vacant
Land Use	Residential
Land Status	Leasehold for 999 Years
Land Area	1578.61 sqm (as per PR Card).
Total Floors	Ground + Mezzanine + 4 Floors
Total Units	4
Occupancy	75%

**B. PROPERTY PICTURES**

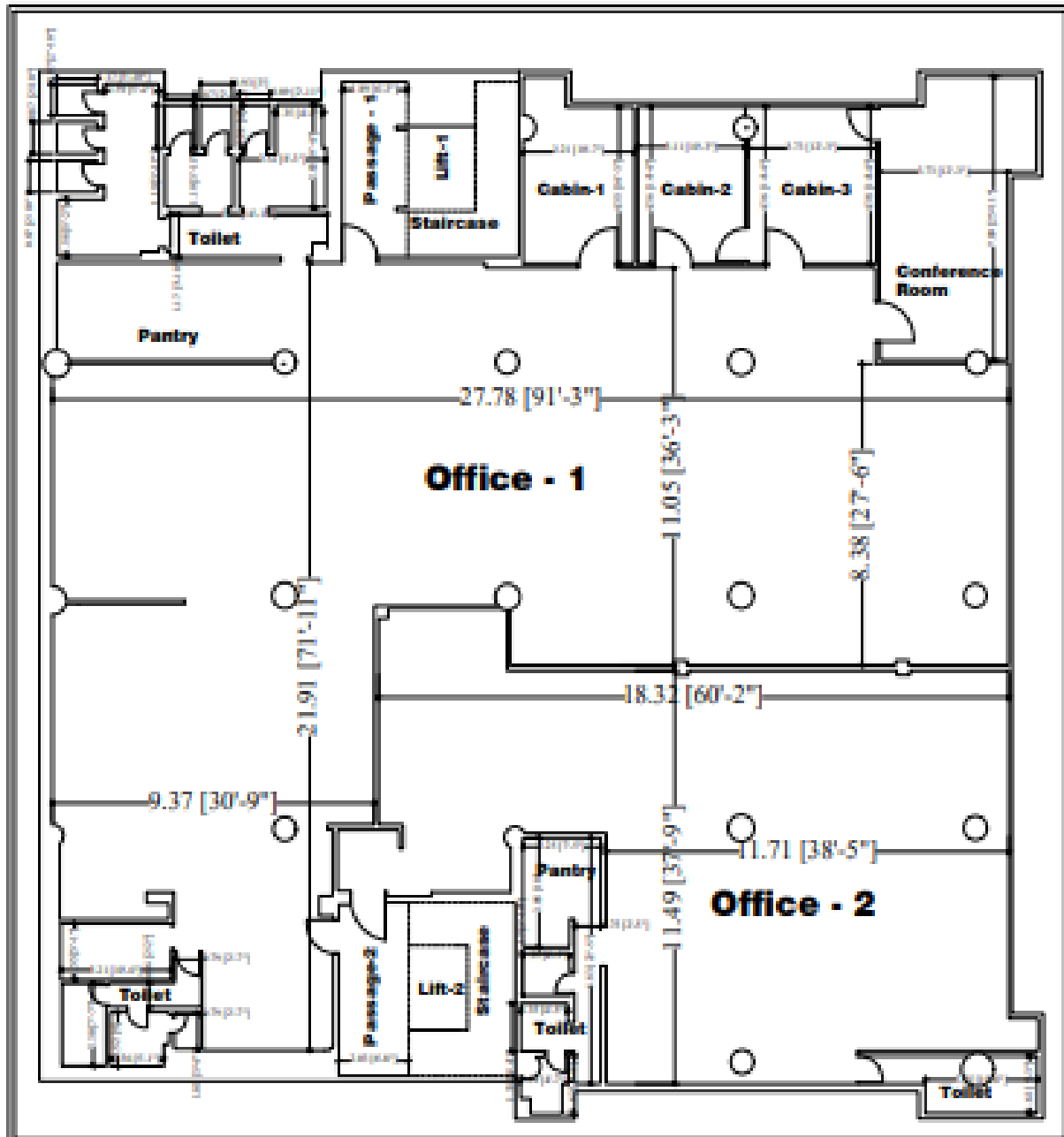




**B. PROPERTY PICTURES**



C. PHYSICAL MEASUREMENT



On Site Measurement Of Office/Commercial  
 Dr. Annie Besant Road, Work, Mumbai - 400018

Client - Property Cross Services Private Limited

Office.1	- 5270.50 sq.ft
Office.2	- 2134.93 sq.ft
Passage.1	- 99.24 sq.ft
Passage.2	- 104.62 sq.ft
<b>Total</b>	<b>- 7609.39 sq.ft</b>

General Notes - 1. We Try Our Best But If You Find Any Errors In Drawing Or Area Please Call Us We Will Rectify.  
 2. Outside Wall Measurement & Thickness Is Only For Representation Purpose Only.  
 3. We Have Not Considered Internal Wall In Carpet Area.

Carpet Area Measured

7609 sqft

**D. DOCUMENT REPORT**

**A. Transaction Documents**

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Allotment Letter | <input type="checkbox"/> Agreement         | <input checked="" type="checkbox"/> Deed of Assignment | <input type="checkbox"/> Share Certificate     |
| <input type="checkbox"/> Loan Agreement   | <input type="checkbox"/> List of Documents | <input type="checkbox"/> Will/Probate                  | <input type="checkbox"/> Gift Deed             |
| <input type="checkbox"/> POA              | <input type="checkbox"/> Rent Agreement    | <input type="checkbox"/> Possession Letter             | <input checked="" type="checkbox"/> Lease Deed |

Remarks:

- Kindly note total six deeds of assignment has been registered on different dates i.e. 11.09.2007, 7.05.2008, 7.07.2008, 22.01.2009, 28.10.2010 and 4.01.2019 respectively.

**B. Permission Documents**

- |                                  |  |   |  |
|----------------------------------|--|---|--|
| <input type="checkbox"/> IOD     | <input checked="" type="checkbox"/> Commencement Certificate | <input checked="" type="checkbox"/> Drainage Completion | <input checked="" type="checkbox"/> Completion Certificate |
| <input type="checkbox"/> Full OC | <input checked="" type="checkbox"/> Sanction Plan Copy       | <input type="checkbox"/> Land Reservation               | <input type="checkbox"/> Land Extract                      |

Remarks:

- Completion Certificate dated 13.09.1965 on [REDACTED] issued by BMC. (before repair)
- Commencement Certificate dated 4.05.1999 for entire [REDACTED] issued by MCGM. (after repair).

**C. Utilities Documents**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Property Tax Bill | <input type="checkbox"/> Maintenance Bill | <input checked="" type="checkbox"/> Electricity Bill | <input checked="" type="checkbox"/> Water Bill |
|---|---|--|--|

Remarks:

- All the bills are paid up till December, 2019.

**D. Other Documents**

Sr. No.	Document Name	Dated	Description	Remark
1.	Arbitration Application (as mention in Consent terms)	1.07.2013	Arbitration Application no. 150/2013, High Court of Bombay between [REDACTED]	Matter is Disposed Off
2	Court Cases in the name of [REDACTED]	We did a search of cases against [REDACTED] out of which total 13 cases found out of which 4 cases are pending and 9 cases are disposed of. <u>Please note this is a cursory search and it might not be relevant to this project default. Searches are attached in annexures</u>		

**E. TITLE FLOW REPORT – AS READ FROM THE DOCUMENTS PROVIDED**

**A. Land Record-** [REDACTED] admeasuring 1935 sq. yards. And Plot no. 80 admeasuring 1944 sq.yards. along with the building known as [REDACTED] situated at Dr. Annie Besant Road, Worli, Mumbai-400018.

Sr. No.	Date	Reference	From	To	Remark
1	4.06.1946 8.10.1946	Application made and accepted	[REDACTED]	Municipal Corporation under the hands of Dy. Municipal Commissioner (Improvements)	Lease tenure for 999 years starting from 3.12.1946
2	22.05.1964	Indenture (bearing reg no. [REDACTED])	[REDACTED] (Confirming Party)	[REDACTED] and 9 others (Collectively referred as [REDACTED])	
3	18.02.1970	Lease Deed (bearing reg no. [REDACTED])	Municipal Corporation of Greater Bombay (First Part), Commissioner of MCGM (Second Part)	[REDACTED]	
4	In the year 1996	Partition Suit filed before High Court bearing Suit no. [REDACTED]	26 members of [REDACTED]		
5	11.09.2007	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED] and 15 others	[REDACTED] Property Pvt. Ltd.	
6	7.05.2008	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED] and [REDACTED]	[REDACTED]	

## E. TITLE FLOW REPORT ....contd

A. Land Record- [REDACTED] admeasuring 1935 sq. yards. And [REDACTED] admeasuring 1944 sq.yards. along with the building known as [REDACTED], situated at Dr. Annie Besant Road, Worli, Mumbai-400018.

Sr. No.	Date	Reference	From	To	Remark
7	7.07.2008	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED]	[REDACTED]	
8	22.01.2009	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED]	[REDACTED]	
9	28.10.2010	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED]	[REDACTED]	
10	1.02.2017	Consent Terms in consequence of Arbitration Petition no. 150/2013	[REDACTED] (Claimants)	[REDACTED]	[REDACTED] in favour of [REDACTED] 14.66 % of [REDACTED] in favour of [REDACTED] & Others and 85.34 % of [REDACTED] in favour of [REDACTED]
11	4.01.2019	Deed of Assignment (bearing reg no. [REDACTED])	[REDACTED]	[REDACTED]	List of bifurcation of Property amongst both the parties.



F. MARKET VALIDATION REPORT

**Property Address:** [REDACTED],  
[REDACTED], Dr Annie Besant Road,  
Worli, Mumbai 400018.  
Building Grade:  
Neighbourhood Rating: 4/5

**Property Type:** Commercial - Office  
Area: 7706 Sqft (Carpet Area)  
Car Park Allotted: NA  
**Property Status:** Ready Vacant

**Loan Status:** Yes  
Loan Outstanding: 95 Cr+  
( On [REDACTED] .)  
**Inherited/Gifted:** Yes  
**Last Permission:** CC (dated  
13.09.1965)  
**No. of Tenents:** 3 at present

**Site Details**  
Lat/Long: 18.995694, 72.815675  
Land Status: Leasehold of 999 years  
Reservations: None  
No of Building: 1  
Total Floors: Basement + mezz + 04  
Parking Floors: NA  
Building Age: 40+ Yrs  
Landmark: Near. Worli Post office

RECENT LEASE TRANSACTIONS (BUA – CARPET X 1.2)

Building Name	Building Grade	Month/Year	Location	Floor	BUA*	Agreement Value	Rate/Sqft	Lessee
[REDACTED]		10/2019	Worli	7	4275	705375	165	[REDACTED]
[REDACTED]		07/2019	Worli	6	9074	1890000	208	[REDACTED]
[REDACTED]		08/2019	Worli	14	11363	3260277	287	[REDACTED]
[REDACTED]		08/2019	Worli	5	7150	1358500	190	[REDACTED]
[REDACTED]		12/2018	Worli	3	4250	977500	230	[REDACTED]
[REDACTED]		08/2018	Worli	3	2093	210000	100	[REDACTED]
[REDACTED]		05/2018	Worli	5	2200	288750	131	[REDACTED]
[REDACTED]		03/2018	Worli	6	1412	150000	106	[REDACTED]

**G. LIST OF DOCUMENTS (CRITICAL AND COMPLIANCE POINTS)**

Sr. No.	Dated	Provided By	Status	Document Name	Doc Ref	Critical	Compliance
<b>A. TRANSACTION DOCUMENTS</b>							
1	22.05.1964	None	Registered	Indenture	[REDACTED]	<p><b>Point-1. Lease needs to be signed with [REDACTED] and the [REDACTED] in case of no POA from the [REDACTED] to execute lease. We found a mention of the 1st floor being in possession of the Owners but the Co-owners with percentage is part of the all Annexures in Deed of Assignment- establishing [REDACTED] being more than 84% in land and building as the said Property</b></p>	Point 2 - If Fit out arrangement with [REDACTED] [REDACTED] it needs to have reference of the License agreement and vice versa
2	18.02.1970	Client	Registered	Lease Deed with BMC	[REDACTED]		Point 3 - need to establish any ongoing or future court cases or redevelopment scenarios with existing tenant or co-owners will not effect the lease license or fit out agreement
3	11.09.2007	Client	Registered	Deed of Assignment-1A	[REDACTED]		Point 4- since there are existing tenants other than the owners its important to highlight which floor is with whom at the time of lease
4	7.05.2008	Client	Registered	Deed of Assignment-1B	[REDACTED]		
5	7.07.2008	Client	Registered	Deed of Assignment-1C	[REDACTED]		
6	22.01.2009	Client	Registered	Deed of Assignment-1D	[REDACTED]		
7	28.10.2010	Client	Registered	Deed of Assignment-1E	[REDACTED]		
8	4.01.2019	Client	Registered	Deed of Assignment-1F	[REDACTED]		
9	1.02.2017	Client		Consent terms	[REDACTED]		Point 1 - Court order post signing of Consent terms missing - owner to provide. The case in the high court though shows the status as disposed off
<b>B. PERMISSION DOCUMENTS</b>							
10	13.9.1965	Client	authorirty stamp	Completion Certificate	[REDACTED]	No Comments	
11	4.05.1999	Client	authorirty stamp	Commencement Certificate	[REDACTED]	No Comments	No Comments
12	3.02.2000	Client	authorirty stamp	Drainage Completion	[REDACTED]	No Comments	No Comments
13	04-12-1998	Client	authorirty stamp with notings	Sanction Plan	[REDACTED]		Point -1 Sanction Plan given suggest a built up area being [REDACTED] for the [REDACTED]. The total building area being 44,133 sqft
							Point 2 - official Stamps - suggest that "plot and boundaries are not measured", "no approval for repairs have been granted due to mezz/ attic floors", "Users not certifies". Please clarify the noting reasons from the owners
							Point-3 - no car park area in the building plan (only for information)

## G. LIST OF DOCUMENTS (CRITICAL AND COMPLIANCE POINTS) ....contd

14	8.01.2020	Props{AMC}	authority stamp	DP Remark			Point -1- building presently effected by CRZ-II (only for information)
15	8.01.2020	Props{AMC}	authority stamp	Property Card		No Comments	No Comments
15	8.01.2020	Props{AMC}	Not Available	Fire NOC Requirement		Point 1 - Since commercial use, Fire Extinguishers and Fire Sprinkler system to be installed for any incidence is highly recommended before the subsistence of lease	Point 2 - No requirement of Fire NOC for building below 22 meters, less than 6 floor in commercial / residential properties
16	8.01.2021	Props{AMC}	Not Available	Occupation Certificate Requirement		Point-1 - need further investigation, cannot comment with clarity / certainty	Point-1 - the completion certificate of 13-9-1965 mentioned in the lease deed dated 18-2-1970 does carry the sanction plan of the building and also doesn't establish any built area other than the land area being 1576. 61 sq mtr. It also suggests having ground + mezz + 4 floors. The index -2 attached mentioned an area 938 sq yards which looks like a reference to land area Point-2 - the commencement certificate of 4-5-1998 followed by the sanction plan of 8-12-1998 has multiple noting which needs clarification

## C. UTILITY DOCUMENTS

17	18.05.19	Client	Reference	Property tax bill			Point 1 - Outstanding payment of approx. 5 lacs established from online records
18	22.11.219	Client	Reference	Electricity Bill		No Comments	No Comments
19	9.9.2019	Client	Reference	Water Bill		No Comments	No Comments

## D. OTHER REPORTS

21	9.01.2020	Props{AMC}	clear signed	Title Search report-30 years		No Comments	No Bank Charges Found
22	7.01.2020	Props{AMC}	Internal Report	Title Flow Report		No Comments	No Comments
23	7.01.2020	Props{AMC}	Internal Report	Document Report		No Comments	No Comments
24	9.01.2020	Props{AMC}	Agency Signed	Inspection Report with measurement		Point 2 - We could not establish the electricity panel or meter for the floor specifically to be occupied	Point-1 - The carpet area being measured is 7,609 sqft for use
25	7.01.2020	Props{AMC}	Reference	ROC- Index II		Point-1 - The ROC search on Vedant Property shows a bank charge of over 95Cr - we need to establish if has any relation with the property considered for lease	Point 2- Since No charge is shown in title search, need clarification from Vedant property on the loan appearing on ROC index
26	9.01.2020	Props{AMC}	Reference	Court Cases			Point-1 – found 13 cases against Vedant Property enclosed in annexure, 8 being disposed off

END OF REPORT

## H. ANNEXURES

Sr No	Document Name	Annexure
1	Title Search report-30 years	Annexure –1
2	Inspection Report with measurement	Annexure –2
3	ROC- Index II	Annexure –3
4	Court Cases Search	Annexure –4
5	PR Card with noting	Annexure - 5
6	DP Remark	Annexure - 6

ANNEXURE - I

# Title Search Report

(Mailed Separately)



ANNEXURE - II

# Inspection Report with measurement

(mailed separately)

ANNEXURE - III

Company / LLP Name [REDACTED] PRIVATE LIMITED

Company CIN/FCRN/LLPIN/FLLPIN \* U51900MH2000PTC125082

Enter Characters shown below :



Submit Clear All

Company CIN/FCRN/LLPIN/FLLPIN [REDACTED]

Company / LLP Name [REDACTED] PRIVATE LIMITED

Charges Registered

SNo	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	G42307231	100093483	SVC Co-operative Bank Ltd	30/03/2017	-	-	781400000.0	[REDACTED]
2	C23919889	10523136	The Shamrao Vithal Co Operative Bank Limited	09/09/2014	-	-	95800000.0	[REDACTED]

Showing 1 to 2 of 2 entries

« < 1 > »

To view the charges registered on Cersai Website for this company click here [CERSAI](#)

ANNEXURE - IV

**Court Cases**  
(mailed Separately)

ANNEXURE - IV

**PR Card**  
**(mailed Separately)**

ANNEXURE - IV

**DP Remark 2034**  
(mailed Separately)



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