

**DECLARATION OF ASSETS AND LIABILITIES BY SHRI MURLI S. DEORA AS ON 31-03-2010**  
**FORM 1**

**A. ASSETS AND LIABILITIES OF MEMBER**

1. Name of the Member (in Block Letters) : MURLI S. DEORA
2. Father's / Husband's Name : SHRI SITARAM DEORA
3. Permanent Address : 3W, Ramalayam,  
Dr. Gopalrao Deshmukh Road, Mumbai - 26.
4. Delhi Address : 65, Lodhi Estate, New Delhi - 3.
5. Party Affiliation : Indian National Congress
6. Date of Election :
7. Date of taking oath / Making affirmation in the House :
- 1) Details of immovable property As on 31-03-2010 : Land & Building (Bungalow) at Khandala.  
[Office premises in the name of Proprietary Concern M/s. Deora Brothers, (Also Refer Note below and Annexure B)]
- (1) Name of the State, District, Sub-Division and Village in which property is situated : Maharashtra, Poona, Mawal & within Lonavala Municipal Council Limits
- (2) Details of property : Land bearing R.S. No. 137 (CTS 382),  
138 (CTS 383) & 139 (CTS 384) admeasuring 28 Gunthas,  
7 Gunthas & 1 Acre and 12 Gunthas repectively
- (a) House and Buildings and their present value : Purchase value Rs: 23,38,032/-  
Present Market Valuation Rs: 61,97,725/-  
As per Govt. Appr. Valuer - M/s Jawahar P Thakar's certificate dated 10-03-2008, enclosed herewith
- (b) Lands and their present value : Purchase value Rs: 47,000/-  
Present Market Valuation Rs: 93,08,000/-  
As per Govt. Appr. Valuer - M/s Jawahar P Thakar's certificate dated 10-03-2008 enclosed herewith
- (3) Whether held as owner or beneficiary : Owner
- (4) Whether held jointly or severally. If property held jointly with another person share of property held : Not Applicable
- (5) If not held in member's own name, state in whose name held and his/her relationship with the member : Not Applicable
- (6) How acquired (Whether by purchase, lease, mortgage, inheritance, gift or otherwise the date of acquisition and name of person from whom acquired) : Purchased On 11-04-1979  
From Mr. Dattajirao Omjirao Kadolkar
- (7) Any other relevant information which the member may like to mention : N. A.

**Note:**

In regards to the declaration of Immovable property I state as under:

1. I am proprietor of the concern "DEORA BROTHERS" which has its business assets and liabilities, including immovable property at 14, Khetan bhavan, 198, J. Tata Road, Churchgate, Mumbai - 400020. measuring 2064.70 Sq. Ft. This Property has been partially Rented out. The Income is reported in my Income Tax Return under the head of "Income from House Property". The present value of this office premises is Rs.4,12,94,000/- as per Govt. Appr. Valuer M/s. Jawahar P. Thakar's certificate dated 10/03/2008.

My capital in the said proprietorship concern as on 31-03-10 of Rs: 19,74,719/- is shown in "Annexure A" in the statement of movable assets below. The amounts of Assets & Liabilities of this proprietorship concern are therefore not considered separately

- II) Details of Movable property :**
- (1) Description of the property (i.e. Car / Motorcycle / Jewellery / investment in banks / Stock Markets / Companies / Financial Institutions / Insurance Policies etc.) : As per Annexure - A Enclosed  
(Market Value : Rs. 4,64,03,085/- )
  - (2) Make, Model (and also registration No. in case of Vehicles) where necessary : Not Applicable
  - (3) Mode of acquisition (Purchase / Gift / Mortgage lease or otherwise) : Not Applicable
  - (4) Purchase price of the property : At Cost : Rs 4,62,15,554/-  
As per Annexure - A, Enclosed
  - (5) In case of purchase, source of sources from which financed :
    - (a) Personal Savings : Capital in own name Rs: 4,86,00,442/-  
(Including Profit accrued as on 31-03-10)
    - (b) Other Sources : NIL
  - (6) Any other relevant information which the member may like to furnish : PAN : AAEPD8046M  
Income Tax Return filed up to Assessment year 2009-2010
- III) Details of Liabilities of the member to public Financial Institutions / Central Government and State Government :**
- (1) Details of loans raised from Banks / Companies / Financial Institutions / Central / State Governments : NIL
  - (2) Amount of loans raised in each case : N. A.
  - (3) The period for which these loans were raised in each case : N. A.

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**1. INFORMATION REGARDING IMMOVABLE AND MOVABLE PROPERTIES HELD BY MEMBER'S SPOUSE**

1. **Name of the Member's Spouse** : SMT. HEMA M. DEORA  
(In Block Letters)
2. **Father's / Husband's Name** : SHRI MURLI S. DEORA
3. **Permanent Address** : 3W, Ramalayam,  
44-A, Dr. Gopalrao Deshmukh Marg, (Off Pedder Road)  
Mumbai - 26.
4. **Delhi Address** : NOT APPLICABLE
- 1) **Details of immovable property** Residential Flat at 2W, Ramalayam,  
44-A, Dr. Gopalrao Deshmukh Marg, (Off Pedder Road)  
Mumbai-26  
(Also Refer Note Below & Annexure B)
- (1) **Name of the State, District, Sub-Division and Village in which property is situated** : Maharashtra, Mumbai, within C. S. No. 2/C 699 of  
Malbar and Cumballa Hill Division, Municipal  
D-Ward No. 3486(1)
- (2) **Details of property** Flat-2W, on 2<sup>nd</sup> Floor admeasuring 2517 Sq. Ft.
- (a) **House and Buildings and their present value** : Purchase value Rs: 1,33,64,297/-  
Present Market Valuation Rs: 6,28,25,000/-  
As per Govt. Appr. Valuer - M/s Jawahar P. Thakar's  
certificate dated 10-03-2008 enclosed herewith
- (b) **Lands and their present value** : Not Applicable
- (3) **Whether held as owner or beneficiary** : Owner
- (4) **Whether held jointly or severally. If property held jointly with member, share of property held** : Not Applicable
- (5) **If not held in Spouse's own name, state in whose name held and his / her relationship with the Spouse** : Not Applicable
- (6) **How acquired (Whether by purchase, lease, mortgage, inheritance, gift or otherwise the date of acquisition and name of person from whom acquired)** : Purchase on 13-09-2001  
From H. H. Marthanda Varma Raja of Tranvancore Trust
- (7) **Any other relevant information which the member may like to mention** : PAN No. ABVPD 4237 E  
Income Tax Return filed up to Assessment year 2009-2010

Cont..4.

**Note:-**

In regards to the declaration of Immovable property of my wife, I state as under:

1. My wife is proprietor of the concern "LA MASON" which has its Business Assets and Liabilities. However there is no immovable property owned by this firm.  
Her capital in the said proprietorship concern as on 31-03-10 of Rs: 21,318/- is shown in "Annexure A" in the statement of movable assets below. The amounts of Assets & Liabilities of this proprietary concern are therefore not considered separately.
2. Plot at village khardi (Dist. Thane), receivable from my late mother-in-law under inheritance, the proceedings in respect of which are in progress.
3. Majority share holding in a pvt. ltd. company, M/s. Accumen Properties Pvt. Ltd. which holds a premises.

II) Details of Movable property	:	
(1) Description of the property (i.e. Car / Motorcycle / Jewellery / investments in banks / Stock Markets / Companies / Financial Institutions / Insurance Policies etc.)	:	As per Annexure – A Enclosed (Market Value : Rs. 9,01,04,830/-)
(2) Make, Model (and also registration No. in case of Vehicles) where necessary	:	Details of Vehicles as per Annexure A
(3) Mode of acquisition (Purchase / Gift / Mortgage lease or otherwise)	:	Assets are acquired out of own capital
(4) Purchase price of the property	:	At Cost : Rs 8,59,78,418/- As per Annexure – A Enclosed
(5) In case of purchase, source of sources from which financed	:	NIL
(a) Personal Savings	:	Capital in Own Name Rs: 9,79,42,717/- (Including Profit accrued as on 31-03-10)
(b) Other Sources	:	Rs:14,00,000/-
(6) Whether held as owner or beneficiary	:	Owner
(7) Whether held jointly or severally	:	Individually
(8) Any other relevant information which the member may like to furnish	:	PAN No. ABVPD 4237 E Income Tax Return filed upto Assessment year 2009-2010

**2. INFORMATION REGARDING IMMOVABLE AND MOVABLE PROPERTIES HELD BY MEMBER'S DEPENDENT CHILDREN**  
Not Applicable

5. Name of the Member's dependent children :  
(In Block Letters)
6. Father's / Husband's Name :
7. Permanent Address :
8. Delhi Address :

**1) Details of immovable property**

- (1) Name of the State, District, Sub-Division :  
and Village in which property is situated
- (2) Details of property
- (a) House and Buildings and their present :  
value
- (b) Lands and their present value :
- (3) Whether held as owner or beneficiary :
- (4) Whether held jointly or severally. If :  
property held jointly with another person  
share of property held
- (5) If not held in child's own name, state in :  
whose name held and his / her  
relationship with the Child
- (6) How acquired :  
(Whether by purchase, lease, mortgage,  
inheritance, gift or otherwise the date of  
acquisition and name of person from  
whom acquired)
- (7) Any other relevant information which the :  
member may like to mention

...6...

**Not Applicable**

- II) Details of Movable property :**
- (1) Description of the property :**  
(I.e. Car / Motorcycle / Jewellery / Investments in banks / Stock Markets / Companies / Financial Institutions / Insurance Policies etc.)
  - (2) Make, Model (and also registration No. in case of Vehicles) where necessary :**
  - (3) Mode of acquisition :**  
(Purchase / Gift / Mortgage lease or otherwise)
  - (4) Purchase price of the property :**
  - (5) In case of purchase, source of sources from which financed :**
    - (a) Personal Savings :**
    - (b) Other Sources :**
  - (6) Whether held as owner or beneficiary :**
  - (7) Whether held jointly or severally :**
  - (8) Any other relevant information which the member may like to furnish :**

#### **DECLARATION**

I, Murli Sitaram Deora hereby declare that the information given above is true and correct to the best of my knowledge and belief.

**Date:**

**SHRI MURLI S. DEORA & Smt. Hema M. Deora**

**Annexure – A**

Details of Movable Assets as on 31-03-2010

Sr No	Description	Description as per Balance Sheet	Shri Murl S. Deora				Smt. Hema M. Deora			
			Amount in Rupees				Amount in Rupees			
			Book Value	Book Value	Market Value	Market Value	Book Value	Book Value	Market Value	Marker Value
(i)	Cash	Cash in Hand		25,344		25,344		4,372		4,372
(ii)	Deposits in Banks, Financial Institutions and Non-Banking Financial Companies	BOB SB A/c. SBI (Delhi) SB A/c./Vasco GOA HDFC Bank Fixed Deposit with HDFC Bank	121,436 186,239 914,348 4,498,000	   5,720,024	121,436 186,239 914,348 4,498,000	   5,720,024	110,975 14,433 6,633,797 1,999,000	   6,758,206	110,975 14,433 6,633,797 1,999,000	   6,758,205
(iii)	Bonds, Debentures and Shares in Companies	<u>Bonds</u> 8 % GOI Bonds 8.8% SBI Saving Bonds Bond Equity Linked Debenture Edelwies Investment in Unquoted Shares Mutual Fund (Appx. Mkt Value as on 31-03-10 Refer note 2)	6,500,000 12,009,600 9,474,690  1,020,000 NIL 500,000	    29,504,290	6,500,000 12,009,600 9,474,690  1,020,000 NIL 687,531	    29,691,821	41,014,560   1,030,000 508,200 1,806,228	   1,030,000 508,200 2,471,316	      45,024,076	
(iv)	Other Financial instruments NSS, Postal Savings, LIC, Policies, (Refer Note 1 Below for LIC)	Public Provident Fund Post Office MIS Senior Citizen Savings Scheme	2,547,317 450,000 1,500,000	  4,497,317	2,547,317 450,000 1,500,000	  4,497,317	3,026,672 450,000 1,500,000	  4,976,672	3,026,672 450,000 1,500,000	4,976,672
(v)	Motor Vehicles (details of make, etc)	Hyundai Sonata -DL-3CY-8664. Hyundai Sonata -MH-01MA-6201 Honda CRV – MH-01-VA-1555	NIL  NIL	  NIL	NIL  NIL	  NIL	3,146,679  3,146,679	  3,146,679	3,146,679  3,146,679	3,146,679
(vi)	Jewellery (give details of weight and value)	Gold 18kt - 144.98 Grams Gold - 1324.90 Grams Silver - 20 Kgs White Metal - 187 Grams Diamonds - 74.08 Carats Other Products - 412.75 Carats	  NIL  NIL	  NIL  NIL	  NIL  NIL	  NIL  NIL	    622,490 622,490	    14,570	158,028 1,593,749 443,200 41,140 1,833,128 14,570	4,083,815
(vii)	Other assets such as values of claims / interests	Personal Effects Deposits Loan Given Capital A/c's with: M/s. Deora Brothers M/s. La Masion Inf. Acc. but not due & Receivables	570,583 59,108 1,200,000  1,974,719  2,664,169	     6,468,579	570,583 59,108 1,200,000  1,974,719  2,664,169	     6,468,579	644,239 10,740 19,714,020  NIL 21,318 3,720,695	     24,111,012	644,239 10,740 19,714,020  NIL 21,318 3,720,695	24,111,012
		<b>Total</b>	<b>46,215,554</b>	<b>Total</b>	<b>46,403,085</b>	<b>Total</b>	<b>85,978,418</b>	<b>Total</b>	<b>90,104,830</b>	

**NOTES**

(1) Accumulated LIC Premiums paid – Rs: 1,54,272/- up to 31-03-10 are not considered as Movable Asset in the Balance Sheet but as a Withdrawal as it is paid towards Insuring my Life.

(2) Market Value of MF Units held as on 31-03-10

Name of the MF Scheme	NAV as on 31-03-10	Units	Value (Rs)
a) DSP Small & Midcap fund	14.0600	48900	687,531
		<b>48900</b>	<b>687,531</b>

(3) All details are declared to relevant statutory / competent authority from time to time.

(1) Accumulated LIC Premiums paid – Rs: 9,60,707/- up to 31-03-10 are not considered as Movable Asset in the Balance Sheet but as a Withdrawal as it is paid towards Insuring my Life.

(2) Market Value of MF Units held as on 31-03-10

Name of the MF Scheme	NAV as on 31-03-10	Units	Value (Rs)
a) DSPBR Smal	14.0600	48,900	687,531
b) HDFC LTF	11.6760	50,000	583,800
c) Ril.Banking	31.6012	37,973	1,199,985
		<b>Total</b>	<b>136,873</b>
			<b>2,471,316</b>

(3) All details are declared to relevant statutory / competent authority from time to time.

**Annexure - B**

**Summary of Market Value of Immovable Properties**  
**as per Copies of Valuation Reports Dt. 10.03.2008 issued by Architect & Govt.**  
**approved valuer Shri Jawahar P. Thakkar, enclosed herewith.**

<b><u>1. Shri Murli S. Deora</u></b>	<b><u>Amount ( Rs. )</u></b>	<b><u>Amount ( Rs. )</u></b>
<b><u>A. Land &amp; Building at Khandala</u></b>		
(i) Land	9,308,000	
(ii) Building	<u>6,197,725</u>	15,505,725
<b><u>B. Office Premises</u></b>		
Khetan Bhavan, Mumbai		41,294,000
Sub Total 1		<u>56,799,725</u>
<b><u>2. Smt. Hema M. Deora</u></b>		
<b><u>A. Residential Premises</u></b>		
2 W Ramalayam, Mumbai		62,825,000
Sub Total 2		<u>62,825,000</u>
<b>Grand Total</b>		<u>119,624,725</u>



## Annexure C

<b>Sr. No.</b>	<b>Name of Organization/Trust</b>	<b>Position Held</b>
1.	Jawahar Bhavan Trust	Trustee
2.	Rajiv Gandhi National Relief & Welfare Trust	Trustee
3.	All India Congress Committee Building & Properties Trust	Trustee
4.	Rajiv Gandhi Computer Shiksha Kendra	Trustee
5.	Rajiv Gandhi Charitable Trust	Trustee
6.	Indira Gandhi Memorial Trust	Trustee
7.	Sanjay Gandhi Memorial Trust	Trustee
8.	Jawaharlal Nehru Memorial Trust	Trustee
9.	Bhartiya Vidya Bhavan	Trustee/Vice President
10.	Kamla Nehru Memorial Hospital Trust	Trustee
11.	Gandhi Institute of Computer Education & Information Technology under Bhartiya Vidya Bhavan	Vice Chairman

**JAWAHAR P. THAKAR**  
B.ARCH., A.I.I.A., A.I.I.D., F.I.I.V.  
ARCHITECT-GOVT. REGD VALUER  
(COUNCIL REGISTRATION NO. CA/76-2401)  
19, BANK STREET, 2<sup>ND</sup> FLOOR, FORT,  
MUMBAI - 400 001.  
PH: 22663739 (R) 28019424 - 28014707

**CATEGORY :** EDI - 1158 of 1975  
I-2729 of 1973  
Registered by **MINISTRY OF FINANCE**  
**GOVT. OF INDIA.**

## VALUATION REPORT

**VALUATION OF THE RESIDENTIAL PREMISES BEARING MUNICIPAL HOUSE NO. 470, STANDING ON REVENUE SURVEY NOS. 137 + 138 + 139 OF VILLAGE KHANDALA, CITY SURVEY NOS. 382+383+384, WARD KHANDALA, OF LONAVALA CITY SURVEY, TALUKA MAVAL, DISTRICT PUNE, MAHARASHTRA STATE FOR SHRI. MURLI S. DEORA.**

**PERSUANT TO THE INSTRUCTION OF SHRI. MURLI S. DEORA, 71 years, Indian Inhabitant, I have inspected the premises under valuation on 9<sup>th</sup> March, 2008 and studied the documents furnished and made enquiries in vicinity with a view to Assess and Report on its FAIR MARKET VALUE as on 10<sup>th</sup> March, 2008 OBSERVATION ARE AS UNDER:-**

**The Land and Tenure :** REVENUE SURVEY NOS. 137 + 138 + 139 OF VILLAGE KHANDALA, CITY SURVEY NOS. 382+383+384, WARD KHANDALA, OF LONAVALA CITY SURVEY, TALUKA MAVAL, DISTRICT PUNE, MAHARASHTRA  
It's a Free Hold Land Tenure

**Total Area of the Land :**

C.T.S. No. 382	:	2833.00 sq.mts.
C.T.S. No. 383	:	0708.00 sq.mts.
C.T.S. No. 384	:	5767.00 sq.mts.
<b>TOTAL</b>	<b>:</b>	<b>9308.00 sq.mts.</b>

(Source - as per Property Register Cards)

**Gloss Floor Space of the Structures :**

Main Bunglow	:	579.95 sq.mts.
Mali Quarter	:	058.44 sq.mts.
Garage	:	042.41 sq.mts.

**Year of Construction :** 1984

**Full Life of the Structure :** 80 yrs.

**Age of the Structure :** 25 yrs.

**Future Life of the Structure :** 55 yrs.

**Type of Structure :** R.C.C. Framed Structure.

**Rs. 7146 paid towards taxes etc. to Lonavala Municipal Council per year**

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PHYSICAL VALUATION METHOD i.e. LAND AND BUILDING METHOD IS ADOPTED FOR THE FAIR MARKET VALUE AS ON TODAY - 10<sup>TH</sup> MARCH 2008.

VALUE OF THE LAND :

9308.00 SQ.MT. @ Rs. 1000.00 per sq.mt.  
Including land development i.e. Compound Wall.  
Land scaping, Retaining wall, filling etc. : 93,08,000.00 (X)

VALUE OF THE STRUCTURE:

Main Bunglow 579.95 sq.mt. @ 10,000.00 per sq.mt. : 57,99,500.00 (i)

MALI QUARTER

58.44 sq.mt. @ 5,000.00 per sq.mt. : 2,92,200.00 (ii)

GARAGE

42.41 sq.mt. @ Rs. 2,500.00 per sq.mt. : 1,06,025.00 (iii)

TOTAL VALUE OF STRUCTURES (i) + (ii) + (iii) = : 61,97,725.00 (Y)

TOTAL PRESENT MARKET VALUE OF THE WHOLE PROPERTY:

(X) + (Y) : 93,08,000.00 + 61,97,725.00 = 1,55,05,725.00

CONCLUSION :- With the informations furnished are True and Correct to the best of my Knowledge and Belief. I hereby ascertain the FAIR MARKET VALUE AS ON TODAY i.e. 10<sup>TH</sup> MARCH 2008 OF THE RESIDENTIAL PREMISES BEARING MUNICIPAL HOUSE NO. 470, STANDING ON REVENUE SURVEY NOS. 137 + 138 + 139 OF VILLAGE KHANDALA, CITY SURVEY NOS. 382+383+384, WARD KHANDALA, OF LONAVALA CITY SURVEY, TALUKA MAVAL, DISTRICT PUNE, MAHARASHTRA STATE FOR SHRI. MURLI S. DEORA IS RS. 1,55,05,725.00 (SAY RS. ONE CRORE FIFTY FIVE LACS FIVE THOUSAND SEVEN HUNDRED & TWENTY FIVE ONLY)

DECLARATION :

I hereby declare that 1) I have no direct or indirect interest in the Property valued.  
2) Our Report does not cover check of ownership, title clearance or legality. This valuation is purely an opinion & has no legal or contractual obligations on our part. The rates are based on current market condition & these may vary with time.

*Thakkar J.P.*  
10/03/08

JAWAHAR P. THAKAR B.Arch. (Bom)  
Architect and Govt. Regd. VALUER.  
REGN. No. EDI - 1158 of 1975  
I - 2729 of 1973

Dated : 10<sup>th</sup> March, 2008  
Fort, Mumbai.



JAWAHAR P. THAKAR  
B. ARCH. A. I. I. A. A. I. I. I. D. E. I. I. V.  
ARCHITECT AND GOVT. REGD. VALUER  
VALUER IN CHARGE SULTAN  
INTERNATIONAL DESIGNER  
19, BANK STREET, 2ND FLOOR

**AWAHAR P. THAKAR**  
B.Arch., A.I.A., A.I.D., F.I.I.V.  
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**CATEGORY :** EDI - 1158 of 1975  
I-2729 of 1973  
Registered by **MINISTRY OF FINANCE**  
**GOVT. OF INDIA.**

## VALUATION REPORT

**VALUATION OF THE OFFICE PREMISES BEARING FLAT NO. 16 ON 3<sup>RD</sup> FLOOR OF KHETAN BHAVAN, 198, CHURCHGATE RECLAMATION, J. TATA ROAD, MUMBAI - 400 020 FOR SHRI. MURLI DEORA OF DEORA BROTHERS.**

PERSUANT TO THE INSTRUCTION OF SHRI. MURLI S. DEORA, 71 years, Hindu, Indian Inhabitant, I have inspected the premises under valuation on 8<sup>th</sup> March, 2008 and alongwith Mr. N. K. Shetty and I have inspected the premises and studied the documents & Papers furnished and made the enquiries in the vicinity with a view to assess and Report on its FAIR MARKET VALUE as on TODAY i.e. on 10<sup>th</sup> March, 2008.

### OUR OBSERVATIONS AND DETAILS VERIFIED ARE AS UNDER:-

#### **DESCRIPTION OF PROPERTY :-**

It's a registered office premises under Bombay Shops & Establishment Act, 1948 admeasuring 2064.70 sq.ft. say 192.02 s.mtrs. located on 3<sup>rd</sup> of Khetan Bhavan, J. Tata Road, and having OCCUPANCY on OWNERSHIP BASIS. The Society is bearing the Registration No. BOM/GEN/726 of 1971 and named as EK-OMKAR PREMISES CO-OP. SOC. LTD. and occupant is in possession of 104 Share vide share Certificate No. 79-81 duly transferred on their name on 14/09/1981. It's a Semi Load bearing type structure with Beam/Column framed construction served by Two Lifts & staircase.

#### LOCATION & VICINITY:

Originally Residential Area gradually mixed with commercial activities and now its fully occupied by office, hotels, colleges, bank, post offices etc. are nearby. Its Two minute walking distance from Churchgate Rly. Station of Western Railway. Also well connected by BEST bus routes to other suburbs and Colaba, Cuffe Parade and BPT areas. In short its located in the Heart of Mumbai City and well connected with Central Western Suburbs of Mumbai by Central/Western Railway. Hospitals & Cinemas houses are nearby. Stadiums and Theaters are in vicinity. Cross/Oval Maidan are nearby. Next to Secretarite and Mantralaya and Income Tax and Sales Tax offices are nearby. M

**CONSTRUCTION & LAYOUT :-**

Structure is sound and well maintained and well managed by Society. Occupant is paying Rs. 24,371/- towards Municipal Tax, sinking fund, maintenance and service charges per three months to the society management. Three units are served per floor by two lifts and staircase compound is paved and having side compound walls, an MS gate. It's a office premises with marblised fully furnished and POP false ceiling with concealed wirings and plumbing. The Interior layout is accommodating eight chambers with reception area with waiting facilities and store with pantry and enclosed balconies with aluminum windows and moderate furniture's and fixtures.

**VALUATION:-**

I HAVE BASED MY VALUATION ON Physical Valuation Method and on my experiences and enquiries made from reliable Market sources in the vicinity. The present rate for the such moderate size office, premises, ranges from Rs. 20,000/- to Rs. 25,000/- per sq.ft. floor area. Since the structure is sound and society is well maintained and the office under valuation is well planned & furnished I estimate the rate of Rs. 20,000/- per Sft of floor area.

THEREFORE THE FAIR MARKET VALUE as on Today i.e. 10<sup>th</sup> March 2008 works out as under:-

Total floor area of the premises	...	2,064.70 Sft
		x
Rate adopted for the valuation	...	20,000.00 per Sft.

**FAIR MARKET VALUE as on Today is Rs. 4,12,94,000.00.**

**CONCLUSION :-** With the informations furnished are True and Correct to the best of my Knowledge and Belief. I hereby ascertain the FAIR MARKET VALUE AS ON TODAY i.e. 10<sup>TH</sup> MARCH 2008 for the 16, Khetan Bhavan, 3<sup>rd</sup> Floor, 198, 1, Tata Road, A/Ward Churchgate, Mumbai - 400 020 is Rs. 4,12,94,000.00 say Rupees Four Crores Twelve Lacs Ninety Four Thousand only.

**DECLARATION :**

I hereby declare that 1) I have no direct or indirect interest in the Property valued.  
2) Our Report does not cover check of ownership, title clearance or legality. This valuation is purely an opinion & has no legal or contractual obligations on our part. The rates are based on current market condition & these may vary with time.

*Thakar*  
*10/03/08*

**JAWAHAR P. THAKAR B.Arch. (Bom  
Architect and Govt. Regd. VALUER.  
REGN. No. EDI - 1158 of 1975**

**JAWAHAR P. THAKAR  
B. ARCH. A.I.C.A.E. (I.I.T.)  
ARCHITECT-GOV'T REGD. VALUER  
VASTU CONSULTANT  
INTERIOR DESIGNER  
THE BANK STREET**

Dated : 10<sup>th</sup> March, 2008  
Fort, Mumbai.



*M*

**AWAHAR P. THAKAR**  
B.ARCH., A.I.I.A., A.I.I.D.  
ARCHITECT-GOVT. REGD. VALUER  
(COUNCIL REGISTRATION NO. CA/76-2401)  
19, BANK STREET, 2<sup>ND</sup> FLOOR,  
FORT, MUMBAI - 400 001.  
PH.: 22663739 (R) 28019424-8014707

CATEGORY: EDI - 1158 of 1975  
I - 2729 of 1973.  
Registered by MINISTRY OF FINANCE  
GOVERNMENT OF INDIA

Date: 10.03.2008

## VALUATION REPORT

VALUATION OF THE RESIDENTIAL PREMISES BEARING APARTMENT NO. 2 W ON  
SECOND FLOOR OF RAMALAYAM CONDOMINIUM LOCATED AT 44A, DESHMUKH  
MARG, (PEDDER ROAD), 'D' WARD, MUMBAI - 400026 OF MRS. HEMA DEORA.

PERSUANT TO THE INSTRUCTION OF MRS. HEMA DEORA, 64 Years Age, Hindu Inhabitant, I have visited the premises under valuation as on 08<sup>th</sup> March, 2008 alongwith Mr. N. K. Shetty. I have inspected the total premises and studied the documents and papers furnished and made the enquiries in the vicinity with a view to assess and report on its FAIR MARKET VALUE as on TODAY i.e. on 10<sup>th</sup> March, 2008.

OUR OBSERVATIONS AND DETAILS VERIFIED ARE AS UNDER:-

- PROPERTY DESCRIPTION:** Its a RESIDENTIAL PREMISES COMPRISING OF THREE BEDROOM HALL, KITCHEN with Servant room and toilets admeasuring 2445.00 sq.ft. and 72.00 sq.ft. BALCONY CARPET AREA. One CAR PARKING is allotted on ground floor. MONTHLY RENT payable is Rs. 1225/-. Its a CONDOMINIUM PROPERTY with tenancy rights free API Limited SERVICE and Maintenance Charges plus share of Municipal Taxes, etc. are Rs. 19269/- half YEARLY. Rights are enjoyed that of MAHARASHTRA APARTMENT OWNERSHIP ACT 1970. Year of Construction is 1953-54 and the Building is comprised of Basement, GROUND and SIX upper Floors. Served by LIFT AND STAIRCASE with entrance FOYER with good ambience. Land bearing the C.S. No. 2/C 699 of MALABAR & CUMBALLA HILL Division, Municipal 'D' Ward No. 3486 (1 and Street No. 46, PEDDER Road, Deshmukh Marg, Mumbai - 400026. Its a semi load bearing type framed structure all super class amenities are installed. Its UPPER CLASS residential ZONE with all luxurious life style environment all around.
- LOCATION & VICINITY:** Its a POSH locality. Hotels, hospitals, colleges, schools and banks are nearby. It is well connected with other parts of city by various BEST bus routes, in short it is located in the heart of CITY. GRANT ROAD & BOMBAY CENTRAL Rly. Station of Western Railway are nearby. Near to Costal line.
- CONSTRUCTION LAYOUT:** Floor is finished with MARBLE. concealed wiring and plumbing all throughout. Granite top kitchen platform. Teakwood doors and windows with good INTERIORS. TWO apartments per FLOOR served by LIFT & Staircase.

M

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4. **VALUATION:** I HAVE BASED MY VALUATION ON THE PHYSICAL VALUATION METHOD and on my experiences and enquiries made from the reliable MARKET SOURCES in the vicinity. The present rate for similar residential premises well maintained and managed by Co-op. members is ranging from 18000 to 25000 per sq.ft. CARPET AREA. FUTURE estimated life of structure is 25 years. Since the structure is sound and well maintained and well ventilated, I estimate the rate of Rs. 25000/- per sft. of CARPET AREA OF FLAT. Therefore the FAIR MARKET VALUE as on 10<sup>th</sup> March, 2008 works out to:-

Total Floor Area of Premises	2445 + 72 (Balconies)
	-2517 sq.ft. Carpet Area
	x
Rate adopted for the FMV is	25000/-
i.e. FAIR MARKET VALUE as on TODAY i.e. 10.03.2008 is <u>Rs. 6,28,25,000/-</u>	

5. **CONCLUSION:** WITH THE INFORMATIONS FURNISHED ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF, I hereby ascertain the FAIR MARKET VALUE as on 10<sup>th</sup> March, 2008 for the Residential Premises, Located 2 W, 2<sup>nd</sup> Floor, 'RAMALAYAM', 44 A, Pedder Road, 'D' Ward, Mumbai - 400026 of Mrs. HEMA M. DEORA is Rs. 6,28,25,000/- Only.

6. **DECLARATION:** I hereby declare that:
- I have no direct or indirect interest in the property valued.
  - Our Report does not cover check of ownership, title clearance of legality. This valuation is purely an opinion and has no legal or contractual obligations on our part. The rates are based on current market condition and these may vary with time.

*J.P. Thakar*  
*10/3/2008*

**JAWAHAR P. THAKAR - B. ARCH. (BOM).**  
Architect & Govt. Regd. Valuer.  
Regn. No.: EDI - 1158 of 1975.  
I - 2729 of 1973.



Dated: 10<sup>th</sup> March, 2008  
FORT, MUMBAI.

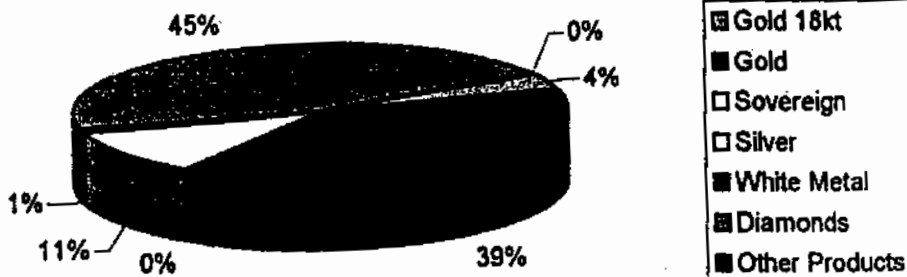
**JAWAHAR P. THAKAR**  
B. ARCH., A.I.I.A., A.I.I.D., F.I.I.V.  
ARCHITECT-GOVT. REGD. VALUER  
VASTU CONSULTANT  
INTERIOR DESIGNER  
19, BANK STREET, 2ND FLOOR  
FORT, BOMBAY - 400001  
PH. 22663739 (R) 28019424 28014707

# SUMMARY REPORT

**Name :** Mrs. Hema Murli Deor  
**Address :** 3W, Ramalayam, 44-A, Deshmukh Marg, (Peddar Road), Mumbai. 40002  
**As on Date :** 31 / 03 / 2009  
**Report Date:** 06 / 04 / 2009

Particulars	Unit	Weight	Amount
Gold 18kt	Grams	144.98	158,028.00
Gold	Grams	1,324.80	1,593,749.00
Sovereign	Grams	0.00	0.00
Silver	Kgs	20.00	443,200.00
White Metal	Grams	187.00	41,140.00
Diamonds	Carats	74.08	1,833,128.00
Other Products	Carats	412.75	14,570.00

**TOTAL Rs. 4,083,815.00**



ANILKUMAR DUGAR

Registered Valuer Appointed by Govt of India

*Handwritten mark*



**Annexure**  
**Pecuniary Interests as on 31-03-2010**

	<b>Name of the Declaring Member &amp; Spouse</b>	<b>Shri Murli S. Deora</b>	<b>Smt Hema M. Deora (Spouse)</b>
<b>I.</b>	<b>Remunerative Directorship</b>		
1.	Name and Address of the Company	NA	NA
2.	Nature of Company Business	NA	NA
3.	Salary / Fees / Allowance / Benefits or any other receipts which are taxable (per annum)	NA	NA
<b>II.</b>	<b>Regular Remunerated Activity</b>		
1.	Name and Address of the Establishment	NA	NA
2.	Nature of Business	NA	NA
3.	Position held	NA	NA
4.	Amount of Remuneration received (per annum)	NA	NA
<b>III.</b>	<b>Shareholding of Controlling Nature</b>		
1a.	Name and Address of the Company	NA	<b>Accumen Properties P. Ltd.</b> 16, Khetan Bhavan, 198, J. Tata Road, Churchgate, Mumbai-20
2a.	Nature of Business of the Company	NA	Owners, Developers of Property
3a.	Percentage of Shares held	NA	99.98%
1b.	Name and Address of the Company	NA	<b>Staywell Properties P. Ltd.</b> 16, Khetan Bhavan, 198, J. Tata Road, Churchgate, Mumbai-20
2b.	Nature of Business of the Company	NA	Owners, Developers of Property
3b.	Percentage of Shares held	NA	33.32%
<b>IV.</b>	<b>Paid Consultancy</b>		
1.	Nature of Consultancy	NA	NA
2.	Business activity of the organization where engaged as consultant	NA	NA
3.	Total Value of Benefits derived from the consultancy	NA	NA
<b>V.</b>	<b>Professional Engagement</b>		
1.	Description	NA	NA
2.	Fees / Remuneration earned there from (per annum)	NA	NA

**Note:** I further declare that neither myself nor my spouse hold any stake or office of profit in any public limited / public sector limited entity.  
I shall be glad to furnish any further information required from time to time.

# FORM

For Declaration of Interest by Members of Rajya Sabha

See Rule 293 of the Rules of Procedure and Conduct of Business in the Council of States  
(Use extra sheet signed by the member if space is insufficient for making entries)

1.	Name of the Member (in block letters)	MURLI SITARAM DEORA
2.	Father's / Husband's name	SITARAM SHIVBHAGWAN DEORA
3.	State	MAHARASHTRA
4.	Party affiliation	INDIAN NATIONAL CONGRESS
5.	Date of Election / Nomination	
6.	Date of taking Oath / Making affirmation	

## Pecuniary Interests

<b>I.</b>	<b>Remunerative Directorship</b>
1.	Name and Address of the Company
2.	Nature of Company Business
3.	Salary / Fees / Allowance / Benefits or any other receipts which are taxable (per annum)
<b>II.</b>	<b>Regular Remunerated Activity</b>
1.	Name and Address of the Establishment
2.	Nature of Business
3.	Position held
4.	Amount of Remuneration received (per annum)
<b>III.</b>	<b>Shareholding of Controlling Nature</b>
1.	Name and Address of the Company
2.	Nature of Business of the Company
3.	Percentage of Shares held
<b>IV.</b>	<b>Paid Consultancy</b>
1.	Nature of Consultancy
2.	Business activity of the organization where engaged as consultant
3.	Total Value of Benefits derived from the consultancy
<b>V.</b>	<b>Professional Engagement</b>
1.	Description
2.	Fees / Remuneration earned there from (per annum)

As Per Annexure  
attached