

KHANDEKAR

ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

| INVOICE | | KAS/22/23/513 |
|---|--|---------------|
| To: ADDRESS: | Central Bank of India, Culaba Branch | 01.03.2023 |
| G.S.T No: | 27AAACC2498P1Z3 | |
| OUR REF: | CBI/DK/NJ/TKC/12906/01-2023 | |
| PARTICULARS | | AMOUNT |
| Valuation For: - Mr. Amar Vishwas Patil | | ₹.3,000/- |
| Add: Flat No. 703, 7 th Floor, Building No. 23/B, Bimbisar Nagar "SNEH" Co-operative Housing Society Limited, Mhada Complex, Western Express Highway, Goregaon (East), Mumbai -400065. | | |
| | CGST@9% | ₹.270/- |
| | SGST@9% | ₹.270/- |
| | IGST @ 18% | ₹.000/- |
| | Sub Total | ₹.540/- |
| | Travelling Expenses plus Food Allowances | ₹.00/- |
| | Total | ₹.3,540/- |
| | Less Amount received till date | ₹.00/- |
| | Balance payable amount | ₹.3,540/- |

FOR KHANDEKAR ARCHITECTS & SURVEYORS



DATTA KHANDEKAR

Gpay : 9322276196

UPI ID: khandekarvaluer@okicici

KHANDEKAR ARCHITECTS & SURVEYORS

A/C NO – 36120889733

Bank –STATE BANK OF INDIA, KARJAT BRANCH

IFSC CODE – SBIN0012869

Pan card No: AAGPK8116K

GST NO.27AAGPK8116K1ZH

SAC Code: 997224

URN:-UDYAM-MH-19-0111396

khandekarvaluer@gmail.com

Valuation Report of the Immovable Property

Details of the property under consideration:

NAME OF APPLICANT
Mr. Amar Vishwas Patil

REF.NO. CBI/DK/NJ/TKC/12906/03-2023

Add – Flat No. 703, 7th Floor, Building No. 23/B, Bimbisar Nagar “SNEH” Co-operative Housing Society Limited, Bimbisar Nagar, Mhada Complex, Western Express Highway, Goregaon (East), Mumbai - 400065.

KHANDEKAR

GOVERNMENT REGISTERED VALUERS

KHANDEKAR

ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

REF.NO. CBI/DK/NJ/TKC/12906/03-2023

01/03/2023

To

The Branch Manager
Central Bank of India,
Colaba Branch

"VALUATION REPORT (IN RESPECT OF FLATS/OFFICE)"

| I | <u>GENERAL</u> | |
|---|--|---|
| 1 | The purpose for which the valuation is made | For assessment of the market value of the property for bank purposes. |
| 2 | a. Date of Inspection | 01/03/2023 |
| | b. Date on which the valuation is made | 01/03/2023 |
| 3 | List of documents produced for perusal | <p>1] Copy of the Agreement for Sale is made between Mr. Ashish P. Oberoi, Mr. Pankaj P. Oberoi "THE VENDORS" and Mr. Amar Vishwas Patil "THE PURCHASERS" vide. reg. no. BDR-4/9947/2014 dtd. 23/12/2014.</p> <p>2] Copy of the Index II vide. reg. no. Borivali-4/9947/2004 dtd. 29/12/2014.</p> <p>3] Copy of the Registration Receipt No. 11828 dtd. 29/12/2014.</p> <p>4] Copy of the Occupancy Certificate issued by Brihanmumbai Mahanagarपालिका vide. ref. no. CHE/178/BP (WS)/Gov./AP of dtd. 14/01/2003.</p> <p>5] Copy of Share Certificate issued by Bimbisar Nagar "SNEH" Co-operative Housing Society Limited in the name of Mr. Tendulkar V S, Mrs. Tendulkar B V dtd. 01/08/2007.</p> |
| 4 | Name of the Owner(s) and his / their address (es) with phone no. | <p>Mr. Amar Vishwas Patil</p> <p>Add: Flat No. 703, 7th Floor, Building No. 23/B, Bimbisar Nagar "SNEH" Co-operative Housing Society Limited, Bimbisar Nagar, Mhada Complex, Western Express Highway, Goregaon (East), Mumbai - 400065</p> |
| 5 | Brief descriptions of the property | <p>Flat No. 703, 7th Floor, Building No. 23/B, Bimbisar Nagar "SNEH" Co-operative Housing Society Limited, Bimbisar Nagar, Mhada Complex, Western Express Highway, Goregaon (East), Mumbai - 400065.</p> |



| | | |
|---|-----------------------------------|---|
| | | <p>This Property is in the form of a residential flat on the 7th floor at the building "Bimbisar Nagar "SNEH" Co-operative Housing Society Limited (Soc. reg.no. MUM/MHADDB/HSG/(TC)/12262/2004-2005 Dtd. 10/09/2004)" situated in the middle-class locality in a residential area near Western Express Highway. It is situated at a distance of 750 mtr from Jogeshwari East Metro Station. The area is having basic infrastructure facilities & services like water supply, electricity, and telecommunication, sewage stormwater drainage system, street lighting, other public services, etc. The area falls within the limits of the Municipal Corporation of Greater Mumbai. Public transport is available. The area is well connected to all parts by a good network of Roads & Railways.</p> <p>During the site inspection, Mr. Amar Vishwas Patil had not allowed to enter and measure the internal flat. Hence internal inspection, measurements & photograph was not possible, therefore the report is prepared based on the furnished documents. As per the copy of the agreement the Area is considered for this valuation purpose.</p> <p>There are Six flats on the 7th floor</p> <p>The said structure is Ground (pt) + Stilt (pt) + 7 upper floors with One lift having an <u>Occupancy Certificate</u> issued by Brihanmumbai Mahanagarpalika vide. ref. no. CHE/178/BP (WS)/Gov./AP of dtd. 14/01/2003 & the future life of the building is estimated at approx. 40 years (subject to proper care and maintenance of the building)</p> |
| 6 | Location of Property | |
| | a) Plot No. / Survey No. / Sector | C.T.S. No. 258 (pt) & Sr. No. 14 (B) pt |
| | b) Door No. | Flat No.703, 7 th Floor |
| | c) C.T.S. No. / Village | Goregaon |
| | d) Ward / Taluka | Borivali |
| | e) Mandal / District | Mumbai Suburban |
| 7 | Postal address of the property | Flat No. 703, 7 th Floor, Building No. 23/B, Bimbisar Nagar "SNEH" Co-operative Housing Society Limited, Bimbisar Nagar, Mhada Complex, Western Express |



| | | | |
|-----------|---|--|-----------------|
| | | Highway, Goregaon (East), Mumbai - 400065 | |
| 8 | City/ Town | Goregaon (East) | |
| | i. Residential Area | Yes | |
| | ii. Commercial Area | N.A. | |
| | iii. Industrial Area | N.A | |
| 9 | Classification of the Area | | |
| | i. High / Middle / Poor | Middle | |
| | ii. Urban / Semi-Urban / Rural | Urban | |
| 10 | Coming under Corporation limit /Village Panchayat/Municipality | Within the limits of the Municipal Corporation of Greater Mumbai | |
| 11 | Whether covered under any State / Central Govt. enactment | No | |
| 12 | Boundaries of the property | | |
| | i. North | Open Plot | |
| | ii. South | Juju Lane | |
| | iii. East | Bimbisar Nagar Road | |
| | iv. West | Western Express Highway | |
| | | Latitude | 19.14471 |
| | | Longitude | 72.85696 |
| 13 | Dimension of the site / Flat | | |
| | North | As Stated Above (sr.no12) | |
| | South | | |
| | East | | |
| | West | | |
| 14 | The extent of the site | Ground (pt) + Stilt (pt) + 7 upper floors | |
| 15 | The extent of the site considered for valuation (least of 13A & 13B) | Flat No. 703, 7 th Floor admeasuring 655 sq. ft. Built-up Area (As per Copy of Agreement dtd. 23/12/2014) | |
| 16 | Whether occupied by the owner/tenant? If occupied by the tenant for how long? Rent received per month | The Property has not been inspected internally | |
| II | APARTMENT BUILDING | | |
| | Description | | |
| 1 | Nature of the apartment | Residential | |
| 2 | Location | As stated above Sr. No. 6 | |
| | i. C.T.S. No. | | |
| | ii. Block No. | | |
| | iii. Ward No. | | |
| | iv. Village / Municipality / Corp | | |
| | v. Door No., Street Road (Pin code) | Flat No. 703, 7 th Floor, Mhada Complex, Western Express Highway, Goregaon (East) Mumbai -400065. | |



| | | |
|-----|--|---|
| 3 | Descriptions of the locality Residential / Commercial / Mixed | Residential |
| 4 | Year of Construction | 2003 (As per Occupancy Certificate) |
| 5 | Number of Floors | Ground (pt) + Stilt (pt) + 7 upper floors |
| 6 | Type of Structure | RCC Frame Structure |
| 7 | Number of Dwelling flats in the building | 6 Flats |
| 8 | Quality of Construction | Good |
| 9 | The appearance of the Building | Good |
| 10 | Maintenance of the Building | Good |
| 11 | Facilities Available | |
| | i) Lifts | One Lifts |
| | ii) Protected Water Supply | Yes supply by MCGM |
| | iii) Underground Sewerage | Yes attached to the MCGM Sewerage line |
| | iv) Car Parking – Open / Covered | Open + Stilt |
| | v) Is Compound Wall Existing? | Yes |
| | vi) Is Pavement laid around the Building? | Yes |
| III | Flat/ Office/Unit | |
| 1 | The floor on which the flat is situated | 7 th Floor |
| 2 | Door No. Of the flat | Flat no. 703 |
| 3 | Specification of the flat | |
| | i. Roof | The Property has not been inspected internally |
| | ii. Flooring | |
| | iii. Doors | |
| | iv. Windows | |
| | v. Fittings | |
| | vi. Finishing | |
| | vii. Kitchen | |
| 4 | House Tax | Detail Not Furnished |
| | Assessment No. | |
| | Tax paid in the name of | |
| | Tax Amount | |
| 5 | Electricity Service Connection no. | The meter Card is in the name of |
| | The meter Card is in the name of | |
| 6 | How is the maintenance of the Flat | The Property has not been inspected internally |
| 7 | The sale deed was executed in the name of | Copy of the Agreement for Sale is made between Mr. Ashish P. Oberoi, Mr. Pankaj P. Oberoi "THE VENDORS" and Mr. Amar Vishwas Patil "THE PURCHASERS" vide. reg. no. BDR-4/9947/2014 dtd. 23/12/2014. |
| 8 | What is the Undivided area of land | Details not furnished |
| 9 | What is the Plinth area of the Flat? | 655 sq. ft. Built-up Area |



| | | |
|-----------|--|--|
| | | (As per Copy of the Agreement dtd. 23/12/2014) |
| 10 | What is the floor space index? | As Per MCGM norms |
| 11 | What is the Carpet Area of the Flat | 545.83 sq. ft. Carpet Area |
| 12 | It is Posh/I Class/Middle/Ordinary | Middle |
| 13 | It is being used for Residential or Commercial purposes? | Residential |
| 14 | Is it Seller occupied or Let out? | The Property has not been inspected internally |
| 15 | If rented, What is the monthly rent | N.A. |
| IV | MARKETABILITY | |
| 1 | How is marketability? | Marketability is good, it is a good demanding Residential area |
| 2 | What are the factors favoring an extra Potential Value? | All civic amenities like Schools, Colleges, Hospitals, Railway Stations, markets, Malls, Banks, ATMs, etc. are nearby properties. |
| 3 | Any negative factors are observed that affect the market value in general? | No |
| V | RATE | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with the same specifications in the adjoining locality? | The prevailing market rate in and around the Area is between ₹.16,000/- to ₹.20,000/- sq. ft. depending on the location & another considerable factor |
| 2 | Assuming it is new construction, what is the adopted basic composite rate of the Flat undervaluation after comparing with the specification and other factors with the Flat comparison | Considering negotiation, location, size, shape, topography, frontage, plot development, permissible use and FSI, access, demand, and supply of similar properties, etc., we have adopted the market rate of the subject property at ₹.18,500/- per sq. ft. |
| 3 | Break-up for the rate | |
| | i. Building + Services | ₹.2,248/- sq. ft. |
| | ii. Land + Others | ₹.16,252/- sq.ft |
| 4 | Guidelines rate obtained from the Registrar's office | ₹.14,620/- sq. ft. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | |
| a | i. Depreciated building rate | ₹.2,248/- sq. ft. |
| | ii. Replacement cost of Flat with services (v(3)i) | ₹.2,810/- sq. ft. |
| | iii. Age of the building | 20 Years |
| | iv. Life of the building estimated | 40 years (subject to proper care and maintenance of the building) |
| | v. Depreciation percentage assuming the salvage value as | 20% |



| | | |
|---|--|-------------------|
| | vi. Depreciation Ratio of the Bldg. | 20% |
| b | Total composite rate arrived for valuation | |
| | i. Depreciated building rate VI (a) | ₹.2,248/- sq. ft. |
| | ii. Rate for Flat & other V (3) ii | ₹.16,252/- sq.ft |
| | Total Composite Rate | ₹.18,500/- sq.ft |

DETAILS OF VALUATION

| Sr | Description | Qty. | Rate per unit ₹ | The estimated value is ₹ |
|----|----------------------------------|---------|----------------------|--------------------------|
| 1 | Present value of the flat | No Car | -- | ₹.1,21,17,500/- |
| 2 | Wardrobes | Parking | } Including Interior | } Including Interior |
| 3 | Showcases | | | |
| 4 | Kitchen arrangements | | | |
| 5 | Superfine finish | | | |
| 6 | Interior Decorations | | | |
| 7 | Electricity deposits/ electrical | | | |
| 8 | Extra collapsible gates | | | |
| 9 | Potential value, if any | | | |
| 10 | Others | | | |
| | Total | | | |

The Market Approach (i.e. Comparable method of valuation) uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties must share certain features with the property in question. Some of these include physical features such as square footage, the number of rooms, condition, and age of the building; however, the most important factor is the location of the property. Adjustments are usually needed to account for differences as no two properties are the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential & units, where there are typically many comparables available to analyze. As the property is a residential & unit, we have adopted Sale Comparison Approach Method for valuation. The Price for a similar type of property in the nearby vicinity is in the range of ₹.16,000/- to 20,000/- per sq. ft. on a Built-up Area.

Considering the rate with the attached report, current market conditions demand and supply position, Unit size, location, the upswing in real estate prices, sustained demand for Residential & Units, and all-around development of commercial and residential applications in the locality, etc. We estimate ₹. 18,500/- per sq. ft. for this valuation.

| | |
|--|---|
| The impending threat of acquisition by the government for road widening/public service purposes, | Since this development is approved by the Municipal Corporation of Greater Mumbai there is no impending threat of acquisition by the Government for Road widening/ public service purpose |
| Sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on | Not Applicable because the property under reference is 5.50 km away from the sea, therefore it will not affect CRZ |



| | |
|---------------------------------------|---|
| Salability | Good |
| Likely rental values in the future in | ₹.30,000/-p.m. expected rental income per month |
| Any likely income it may generate | Rental Income |

A Photograph of the representative with property in the background is to be enclosed. Screenshot of longitude/latitude and coordinates of property using GPS/various Apps/internet sites.

In this case, 2 asking rates for similar properties were obtained from the real estate site. Copies of the asking rate are enclosed.

Value has been arrived at by Market Approach. (i.e. Comparable method of valuation).

As a result of my appraisal and analysis, it is my considered opinion that the

| | | | |
|---|--|-----------------|--|
| 1 | The Market Value of the Property is | ₹.1,21,17,500/- | Rupees One Crore Twenty-One Lakhs Seventeen Thousand Five Hundred only |
| 2 | The book value of the above property as of 29/12/2014 is | ₹.85,00,000/- | Rupees Eighty-Five Lakhs Only |
| 3 | The Realizable value of the above property is 90% is | ₹.1,09,05,750/- | Rupees One Crore Nine Lakhs Five Thousand Seven Hundred Fifty only |
| 4 | The distress value of the above property is 80% is | ₹.96,94,000/- | Rupees Ninety-Six Lakhs Ninety-Four Thousand only |

Date: - 01/03/2023

Place: - Mumbai

For KHANDEKAR ARCHITECTS & SURVEYORS

MR. DATTA KHANDEKAR
(Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)

Approved Valuer (IOV-No-F-23521)

IBBI Reg. Valuer (IBBI/RV/07/2019/11485)

The undersigned has inspected the property details in the valuation report dated..... on..... We are satisfied that the fair and reasonable market value of the property is ₹ _____ (₹ _____ only)

Date:

Signature

(Name & Designation of the Inspecting official/s)

Countersigned (Branch Manager)



DECLARATION

I hereby declare that-

- a) The information furnished in my valuation report dated 01/03/2023 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) I/My Authorized representative Mr. Nitin Jadhav inspected the property on 01/03/2023. My office carries out the work and is not subcontracted to any other valuer.
- d) I have not been convicted of any offense 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 conforms 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 conforms 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 the empanelment of the valuer in the Bank. (Annexure-II signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957 & my Reg. no. is CAT-I/320 of 2000.
- j) I am the proprietor who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.



| Sl.No | Particular | Valuer Comments |
|-------|--|---|
| 1 | background information of the asset being valued; | Flat No. 703, 7 th Floor, Building No. 23/B, Bimbisar Nagar "SNEH" Co-operative Housing Society Limited, Bimbisar Nagar, Mhada Complex, Western Express Highway, Goregaon (East), Mumbai - 400065 |
| 2 | purpose of valuation and appointing authority | For assessment of the market value of the property for bank purpose |
| 3 | identity of the valuer and any other experts involved in the valuation; | Khandekar Architects & Surveyors 57, Safalya, N. M. Joshi Marg, Lower Parel (E), Mumbai – 400013. We are registered as a valuer under 34 AB Wealth Tax act & IBBI |
| 4 | disclosure of valuer interest or conflict, if any; | No interest of whatsoever nature in the property under reference which is being valued |
| 5 | date of appointment, valuation date, and date of the report; | Date of Appointment 28/02/2023, Visit dated 01/03/2023 & Report dated 01/03/2023 |
| 6 | inspections and/or investigations undertaken; | Site visits, Local inquiries in and around the premises valued & public domain (Internet) |
| 7 | nature and sources of the information used or relied upon; | Documents provided by the clients & our investigations & Market Research |
| 8 | procedures adopted in carrying out the valuation and valuation standards followed; | Market value is assessed based on the transactions of similar property obtained from E search. "Market Approach Comparable method of valuation" method is considered for valuation |
| 9 | restrictions on the use of the report, if any; | The report is restricted to use for assessment of the property's market value for the Central Bank of India only. |
| 10 | major factors that were taken into account during the valuation | Type of the structure, amenities provided, distance from the nearest Railway Station, the Locality, and the infrastructural facilities available |
| 11 | Caveats, limitations, and disclaimers to the extent they explain or elucidate the! Limitations faced by the valuer, shall not be to limit his responsibility for the valuation report. | We have assumed that the subject property has a clear title with all necessary approvals and the same has been considered for the valuation exercise. The Title clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the bank authorities or Legal competent person. This report will hold good only if the title of the property is clear, marketable & free from all encumbrances. We are not responsible for any reduction in value if the title of the said property is not clear, marketable & not free from all encumbrances. All Original documents should be verified by the Bank Authorities. Finding out liability towards Society Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there any liability exists on the property & deduct the same from the present Market Value of the property. For Valuation, we have considered the Area mentioned in the documents provided for our perusal. |

Date: 01/03/2023

Place: Mumbai

For KHANDEKAR ARCHITECTS & SURVEYORS

MR. DATTA KHANDEKAR
(Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)

Approved Valuer (IOV-No-F-23521)

IBBI Reg. Valuer (IBBI/RV/07/2019/11485)



DETAILS OF VALUATION

| Area of the Flat – 655 sq. ft. Built-up Area (As per Copy of the Agreement dtd. 23/12/2014) | | | | |
|--|---|---------------|-------------------|---------------|
| Sr.no. | VALUATION | BUA in sq. ft | Rate sq. ft. in ₹ | Value in ₹ |
| 1. | Market Value of Property | 655 | 18,500/- | 1,21,17,500/- |
| 2. | Realizable Sale Value @ 90 % | | | 1,09,05,750/- |
| 3. | Distress Sale Value @ 80 % | | | 96,94,000/- |
| 4. | Government Value (After Deprecation) | | | 92,07,990/- |
| 5. | Rental | | | 30,000/-p.m. |
| 6. | Insurance Value | 655 | 2,248/- | 14,72,440/- |

RATE ANALYSIS CALCULATION FROM THE ASKING RATE

| Sr. | Dec | BUA sq. ft | Purchase Price | Rate | Location | Site |
|---------|-------|------------|----------------|--------|--------------|---------|
| 1 | 1 BHK | 516 | 1,15,00,000 | 22,287 | Same Complex | 99acers |
| 2 | 1 BHK | 655 | 1,25,00,000 | 19,084 | Same Complex | 99acers |
| Average | | | | 20,685 | | |

Basis of Valuation

- 1) Average asking rate of similar properties in this vicinity is ₹.20,685/- sq. ft. on the Built area.
- 2) Asking rate shall be discounted by @10% i.e. ₹.18,616/- sq. ft on the Built up area
- 3) Government Rate of the property is ₹.14,620/- per sq. ft. on the Built up area.
- 4) Property U/R has situated 750 mtr away from Jogeshwari East Metro Station.
- 5) During the site inspection, Mr. Amar Vishwas Patil had not allowed to enter the flat and measure the internal flat. Hence internal inspection, measurements & photograph was not possible, therefore the report is prepared based on the furnished documents. As per the copy of the agreement the Area is considered for this valuation purpose.

In view of the above, it is my appraisal, analysis & considered opinion that the rate of the property under reference shall be @ ₹.18,500/- sq. ft.



Index II of The Property Under Reference

पृथी क्र. 2

द्वयम निबंधक : सह द. नि. बोरीवली 4

दस्ता क्रमांक : 9947/2014

नोंदणी :

Regn:63m

9947387

01-03-2023

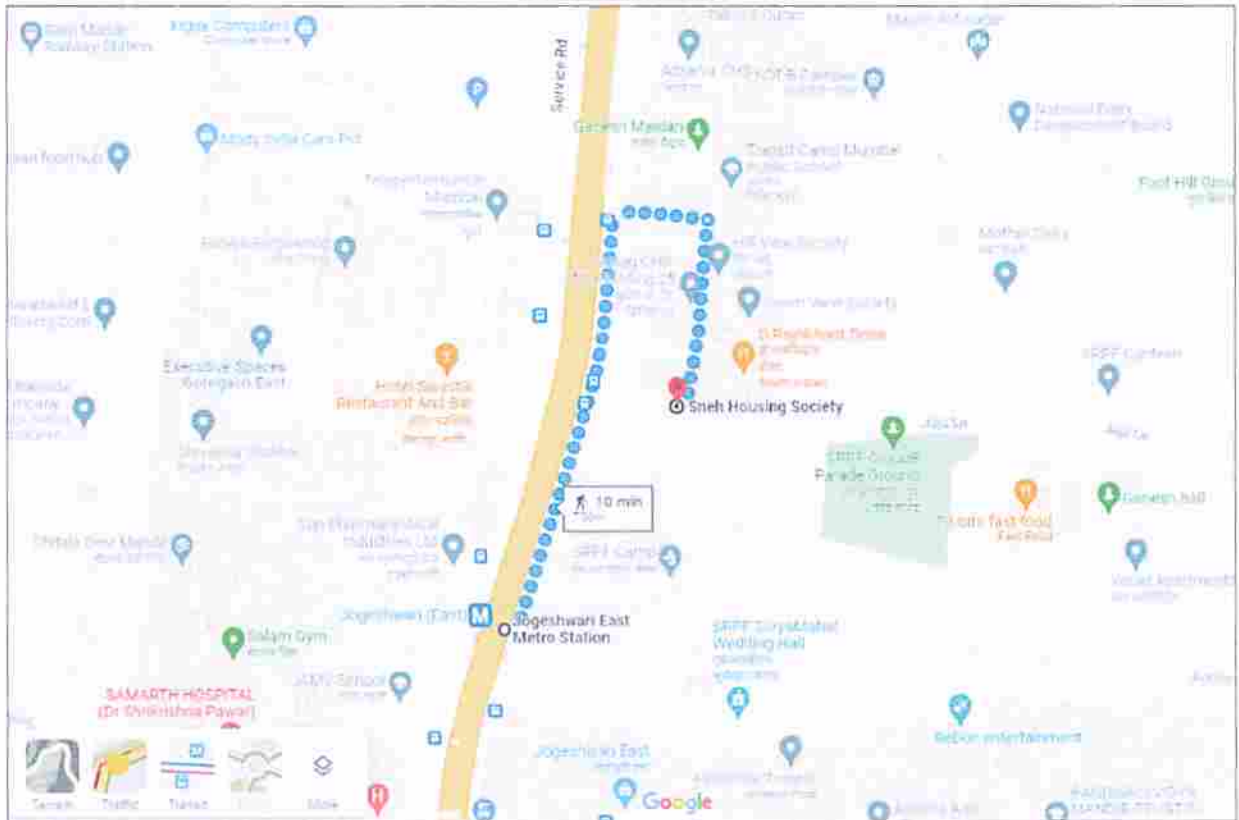
Note:-Generated Through eSearch Module, For the original report please contact the concerned SRO office.

गावाचे नाव : 1) गोरगाव

| | |
|--|--|
| (1) विवेखाचा प्रकार | अभियंता द. सेल |
| (2) मीटरदला | 8500000 |
| (3) बाजारभावाचे पट्टेपत्त्या | 5189770 |
| (4) भू-मापन, धोडहिसा व धरकमाक (असल्यास) | 1) पालिकेचे नाव: Mumbai, Man. pa. इतर वर्णन: सदनिका नं: 703 बीडीगा नं 23बी, माळा नं: 7, इमारतीचे नाव: बिबिसार नगर खेड को. ऑफिसरिच हाउसिंग सोसायटी ली. ब्लॉक नं: बिबिसार नगर म्हाडा कॉम्प्लेक्स, रोड नं: वेस्टर्न एक्सप्रेस हाईवे (C.T.S. Number : 258 :) |
| (5) क्षेत्रफळ | 1) 655 चौ. फूट |
| (6) आकारणी किंवा जुडी देण्यात असलेले क्षेत्र. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी स्थापना किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अण्णेश प्रेम आंबेरस वय:-42; पत्ता:-लॉट नं: 703 बीडीगा नं 23बी, माळा नं: 7, इमारतीचे नाव: बिबिसार नगर खेड को. ऑफिसरिच हाउवे, .. पिन कोड:-400065 पंन नं:-AABPO0888N 2): नाव:-पंकज प्रेम आंबेरस वय:-46; पत्ता:-लॉट नं: 703 बीडीगा नं 23बी, माळा नं: 7, इमारतीचे नाव: बिबिसार नगर खेड को. ऑफिसरिच हाउवे, .. पिन कोड:-400065 पंन नं:-AABPO8637Q कॉम्प्लेक्स, रोड नं: वेस्टर्न एक्सप्रेस हाईवे, .. पिन कोड:-400065 पंन नं:-AABPO8637Q |
| (8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी स्थापना किंवा आदेश इकमनामा किंवा असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अमर विश्वास पाटील वय:-29; पत्ता:-लॉट नं: 501 बीडीगा नं 23बी, माळा नं: 5, इमारतीचे नाव: बिबिसार नगर खेड को. ऑफिसरिच हाउवे, .. पिन कोड:-400065 पंन नं: 5, कॉम्प्लेक्स, रोड नं: वेस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, मुंबई, पिन कोड:-400065 पंन नं:-BAKPP6489H |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/12/2014 |
| (10) दस्ता नोंदणी केल्याचा दिनांक | 29/12/2014 |
| (11) अंशकमाक, खंड व पृष्ठ | 9947/2014 |
| (12) बाजारभावाप्रमाणे मूद्रीक झाले | 425000 |
| (13) बाजारभावाप्रमाणे नोंदणी झाले | 30000 |



Location Map



Google Map



Building Photo



Name Board



Site Photo



Govt. Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20222023 **Language** English

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Search By: Survey No Location

Enter Survey No: 258 Search

| क्र.सं. | प्लॉट नं. | विपरीत क्र.सं. | कंपीट नुमने | वैधोपिच | एकक (Rs.) | Attribute |
|--|-----------|----------------|-------------|---------|-----------|-------------------------|
| 56/262-मुभाग- उत्तर, पूर्व व दक्षिणेश गांधाची सीमा व दक्षिणेश हुन्नगरी मार्ग | 57610 | 157370 | 180980 | 217700 | 157370 | चौरस मीटर सि टी एस नंबर |

Occupancy Certificate

BRIHANMUMBAI MAHANAGARPALIKA
NO.CHS/178/PM/577/GOV.LAP OF 14 JAN 2003

To,
Executive Engineer-1/200,
M.H.A. A.D. Board,
Mumbai West 3, Mumbai.

Office of the
Sd. Eng. Bids. Pres. (V.S.) P.O.R. Unit
Dr. Babasaheb Ambedkar Market Bldg
Mumbai West, Mumbai - 400 022.

Permission to occupy the completed residential building NO.23 (M.I.G.) on land bearing C.T.S. No.258 (pt.) situated at N.E. Highway, RWADA Transit Camp, Goregaon (East).

Your letter dated 20.12.2002, is received.

The development work of Residential building No.23 (M.I.G.), Wings A, B, C and D comprising of Stilt + 7 (seven) upper floors on plot bearing C.T.S. No.258 (pt.) Situated at N.E. Highway, RWADA Transit Camp, Goregaon (East) is completed under the supervision of Shri S.H. Bhosker, Licensed Architect having Lic. No.1985/7803 of Shri B.B. Jadhav, Licensed Structural Engineer, having Lic. No.572/70 and Lic. Site Supervisor, RWADA Staff/Departmental, occupied on the following conditions:

- That the certificates U/s 270A of B.H.C.Act shall be submitted from A.E.W./P/South and a certified copy of the same shall be submitted to this office.
- That all the terms and conditions of the approved layout shall be complied with.
- That the N.D.C. from Supdt. of Tenders shall be submitted for asking for further occupation/B.C.C.
- That all the reservations within the layout shall be handed over to M.C.C.M. as per layout terms and conditions.
- That all the conditions laid down in this letter shall be complied with within one year.

A set of plan duly signed is returned herewith in token of approval.

अवकाश - ३

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Yours faithfully,

R. S. Ranalkar
R. S. RANALKAR
Accounts Officer
Mah. State Lottery
P. D. Mantralaya, Mumbai.

बदल-१२/

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