

KHANDEKAR

ARCHITECTS & SURVEYORS

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

INVOICE		KAS/22/23/525
To: ADDRESS:	Central Bank of India, Speez Branch	14.03.2023
G.S.T No:	27AAACC2498P1Z3	
OUR REF:	CBI/DK/AC/TKC/12920/03-2023	
PARTICULARS		AMOUNT
Valuation For: - Mr. Yogesh Vishwanath Shelar		₹.3,000/-
Add: Flat No. 44, 4 th Floor, 'A' Wing, Chanchal Smruti Co-operative Housing Society Limited, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.		
	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


DATTI 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. Yogesh Vishwanath Shelar

REF. NO. CBI/DK/AC/TKC/12920/03-2023

Add - Flat No. 44, 4th Floor, 'A' Wing, Chanchal Smruti Co-operative Housing Society Limited, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.

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/AC/TKC/12920/03-2023

10/03/2023

To

The Branch Manager
Central Bank of India,
Speez Branch

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

I	GENERAL	
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	09/03/2023
	b. Date on which the valuation is made	10/03/2023
3	List of documents produced for perusal	<p>1] Copy of the Deed of Sale is made between Mrs. Kshama Suresh Tawde "THE VENDOR" and Mr. Yogesh Vishwanath Shelar "THE PURCHASER" vide. reg. no. BBE-4/3611/2022 dtd. 08/03/2022.</p> <p>2] Copy of Index II vide reg. no. Mumbai City-4/3611/2022 dtd. 09/03/2022.</p> <p>3] Copy of the Registration Receipt No. 3875 dtd. 08/03/2022.</p> <p>4] Copy of the Share Certificate issued by Chanchal Smruti Co-operative Housing Society Limited in the name of Mrs. Kshama S. Tawde dtd. 07/09/2008.</p> <p>5] Copy of the Maintenance Bill issued by Chanchal Smruti Co-operative Housing Society Limited in the name of K. S. Tawde for the month of Jan 2023 to Mar 2023.</p>
4	Name of the Owner(s) and his / their address (es) with phone no.	<p>Mr. Yogesh Vishwanath Shelar</p> <p>Residing at Plot No.54, Room No. 28, Shiv Shakti CHS, RSC-18, Borivali (West), Mumbai 400091.</p>
5	Brief descriptions of the property	<p>Flat No. 44, 4th Floor, 'A' Wing, Chanchal Smruti Co-operative Housing Society Limited, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.</p> <p>This Property is in the form of a 1BHK residential flat on the 4th floor at the building "Chanchal Smruti Co-operative Housing Society Limited".</p>



		<p>Smruti Co-operative Housing Society Limited (Soc. reg. no. BOM/HSR/2741 of 1971) situated in the middle-class locality in a residential area near Wadala Udyog Bhavan & G. D. Ambekar Marg. It is situated at a distance of 550 mtr from Naigaon Monorail 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>The said flat has Living Room, Kitchen, One Bedroom, Two Bathrooms & Passage</p> <p>There are 04 flats on the 4th floor.</p> <p>The said structure is Basement + Ground + 7 upper floors with One lift & the future life of the building is estimated at approx. 5 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. 25
	b) Door No.	Flat no. 44, 4 th Floor
	c) C.T.S. No. / Village	Saltpan
	d) Ward / Taluka	Mumbai City
	e) Mandal / District	Mumbai City
7	Postal address of the property	Flat No. 44, 4th Floor, 'A' Wing, Chanchal Smruti Co-operative Housing Society Limited, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.
8	City/ Town	Wadala
	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 (MCGM).
11	Whether covered under any State / Central Govt. enactment	No
12	Boundaries of the property	
	i. North	Ketan Apartment
	ii. South	New Look Apartment



	iii. East	G. D. Ambekar Road
	iv. West	Siddharth Nagar CHS
		19.013232
		Longitude 72.848932
13	Dimension of the site / Flat	As Stated Above (sr.no12)
	North	
	South	
	East	
	West	
14	The extent of the site	Basement + Ground + 7 upper floors
15	The extent of the site considered for valuation (least of 13A & 13B)	Flat no. 44, 4 th Floor admeasuring 425 sq. ft. Built-up Area (As per Copy of the Agreement dtd. 08/03/2022)
16	Whether occupied by the owner/tenant? If occupied by the tenant for how long? Rent received per month	Tenant Occupied
II	APARTMENT BUILDING	
	Description	
1	Nature of the apartment	Residential
2	Location	
	i. C.T.S. No.	As stated above Sr. No. 6
	ii. Block No.	
	iii. Ward No.	
	iv. Village / Municipality / Corp	
	v. Door No., Street Road (Pin code)	
		Flat No. 44, 4 th Floor, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.
3	Descriptions of the locality Residential / Commercial / Mixed	Residential
4	Year of Construction	Approx. 1968 (As per Seller Index II dtd. 27.08.2004)
5	Number of Floors	Basement + Ground + 7 upper floors
6	Type of Structure	RCC Frame Structure
7	Number of Dwelling flats in the building	04 flats
8	Quality of Construction	Ordinary
9	The appearance of the Building	Ordinary
10	Maintenance of the Building	Ordinary
11	Facilities Available	
	i) Lifts	One Lift
	ii) Protected Water Supply	Yes supply by MCGM
	iii) Underground Sewerage	Yes attached to the MCGM Sewerage line
	iv) Car Parking – Open / Covered	Open



	v) Is Compound Wall Existing?	Yes
	vi) Is Pavement laid around the Bld	Yes
III	Flat/ Office/Unit	
1	The floor on which the flat is situated	4 th Floor
2	Door No. Of the flat	Flat no. A/44
3	Specification of the flat	
	i. Roof	R.C.C roof
	ii. Flooring	Vitrified Tiles
	iii. Doors	Wooden Door
	iv. Windows	Aluminum Window
	v. Fittings	Concealed Wiring & Plumbing
	vi. Finishing	Distemper Color
	vii. Kitchen	Granite platform
4	House Tax	
	Assessment No.	FN-10-1259-00-9
	Tax paid in the name of	Katrak RD House Chanchal Smruti Jai Barsha Gandhi & Bai W/o Sorat Barsha Gandhi
	Tax Amount	As per Assessment Bill
5	Electricity Service Connection no.	690-230-027*4
	The meter Card is in the name of	Suresh Tukaram Tawde
6	How is the maintenance of the Flat	Good
7	The sale deed was executed in the name of	Copy of the Deed of Sale is made between Mrs. Kshama Suresh Tawde "THE VENDOR" and Mr. Yogesh Vishwanath Shelar "THE PURCHASER" vide. reg. no. BBE-4/3611/2022 dtd. 08/03/2022.
8	What is the Undivided area of land	Details not furnished
9	What is the Plinth area of the Flat?	425 sq. ft. Built-up Area (As per Copy of the Agreement dtd. 08/03/2022)
10	What is the floor space index	As per MCGM norms
11	What is the Carpet Area of the Flat	354.16 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?	Tenant Occupied
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 ₹.17,000/- to ₹.21,000/- 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 ₹.19,500/- per sq. ft.
3	Break-up for the rate	
	i. Building + Services	₹.1,264/- sq. ft.
	ii. Land + Others	₹.18,236/- sq. ft.
4	Guidelines rate obtained from the Registrar's office	₹.9,621/- sq. ft. Built-up Area
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	i. Depreciated building rate	₹.1,264/- sq. ft.
	ii. Replacement cost of Flat with services (v(3)i)	₹.2,810/- sq. ft.
	iii. Age of the building	55 Year
	iv. Life of the building estimated	5 years (subject to proper care and maintenance of the Building)
	v. Depreciation percentage assuming the salvage value as	55%
	vi. Depreciation Ratio of the Bldg.	55%
b	Total composite rate arrived for valuation	
	i. Depreciated building rate VI (a)	₹.1,264/- sq. ft.
	ii. Rate for Flat & other V (3) ii	₹.18,236/- sq. ft.
	Total Composite Rate	₹.19,500/- sq. ft.



DETAILS OF VALUATION

Sr	Description	Qty.	Rate per unit ₹	The estimated value is ₹
1	Present value of the flat (car parking)	No Car Parking	--	₹.82,87,500/-
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish		Including	Including
6	Interior Decorations		Interior	Interior
7	Electricity deposits/ electrical			
8	Extra collapsible gates			
9	Potential value, if any			
10	Others			
	Total			₹.82,87,500/-

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 ₹.17,000/- to 21,000/- 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 ₹.19,500/- 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 and their effect on	Not Applicable because the property under reference is 2.60 km away from the sea, therefore it will not affect CRZ
Salability	Good
Likely rental values in the future in	₹.21,000/-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 Transactions & 2 Asking Rates of similar properties were obtained from the e-search & real – estate site. Copies of transactions & 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	₹.82,87,500/-	Rupees Eighty-Two Lakhs Eighty-Seven Thousand Five Hundred Only
2	The book value of the above property as of 09/03/2022 is	₹.20,00,000/-	Rupees Twenty Lakhs Only
3	The Realizable value of the above property is 90% is	₹.74,58,750/-	Rupees Seventy-Four Lakhs Fifty-Eight Thousand Seven Hundred Fifty Only
4	The distress value of the above property is 80%	₹.66,30,000/-	Rupees Sixty-Six Lakhs Thirty Thousand Only

Date:- 10/03/2023

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 10/03/2023 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. Amit Chavan inspected the property on 09/03/2023. 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. 44, 4 th Floor, 'A' Wing, Chanchal Smruti Co-operative Housing Society Limited, G. D. Ambekar Marg, Near Wadala Udyog Bhavan, Wadala, Mumbai – 400031.
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 08/03/2023, Visit dated 09/03/2023 & Report dated 10/03/2023
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, which 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: 10/03/2023

Place: Mumbai

For KHANDEKAR ARCHITECT & 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: 425 sq. ft. Built-up Area (As per Copy of the Agreement dtd. 08/03/2022)			
VALUATION	BUA in sq. ft.	Rate sq. ft. in ₹	Value in ₹
Market Value of Property	425	19,500/-	82,87,500/-
Realizable Sale Value @ 90 %			74,58,750/-
Distress Sale Value @ 80 %			66,30,000/-
Government Value (After Deprecation)			36,99,625/-
Rental			21,000/-p.m.
Insurance Value	425	1,264/-	5,37,200/-

RATE ANALYSIS CALCULATION FROM TRANSACTION

Sr. No.	Date	Index II	B U Area	Purchase price	Rate	Govt. Price	Govt. Rate	Location
1	01.02.2023	1491	936.36	1,43,00,000	15,272	1,44,07,109	15,386	64 mtr
2	21.04.2022	6735	936.00	95,67,000	10,221	95,67,000	10,221	Same Complex
Average					12,747			
3	09.03.2022	3611	425.00	20,00,000	4,706	72,06,530	16,957	Owner Index

RETE ANALYSIS CALCULATION FROM THE ASKING RATE

Sr.	Dec	BUA sq. ft	Purchase price	Rate	Location	Site
1	1 RK	300	90,00,000	30,000	160 mtr	Nobroker
2	1 BHK	320	90,00,000	28,125	800 mtr	Nobroker
Average				29,063		

Basis of Valuation

- 1) Average transaction rate of similar properties in this vicinity is ₹.12,747/- sq. ft. on the Built area.
- 2) Average asking rate of similar properties in this vicinity is @ ₹.29,063/- sq. ft. on the Built up area.
- 3) Asking rate shall be discounted @ 30% i.e. ₹.20,344/- sq. ft on Built up area
- 4) The Government Rate of the property is ₹.9,621/- per sq. ft. on the Built-up area.
- 5) Property U/R was purchased @ ₹.4,706/- sq. ft. Built up area on 09.03.2022.
- 6) Property U/R is 550 away from Naigaon Monorail Station.

In view of the above, it is my appraisal, analysis & considered opinion that the rate of the property under reference shall be @ ₹.19,500/- sq. ft.



Index II Of The Property Under Reference

3611508

सूची क्र.2

द्वयम निबंधक : सह द. नि. मुंबई शहर 4

10-03-2023

दस्ता क्रमांक : 3611/2022

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

Regn:63m

नोंदणी :

गावाचे नाव : साँतपूर

(1) विवेखाचा प्रकार	सोल डीज	
(2) मीटरदला	2000000	
(3) बाजारभावा/माहिपटटयाच्या बाबतितपटटकार आकारणी देणे की पटटदार ले नमुद कराचे)	7206530.1	
(4) भू-मापन, पोट्टिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं. 44, चौथा मजला, विंग ए, चवथ स्तरी को ऑप होस्टिंग सोसायटी लिमिटेड, वी.डी. आंबेकर मार्ग, वडला उद्योग भवन वड, वडला, मुंबई 400031. क्षेत्रकळ 425.07 चौ.फुट कारपेट ((C.T.S. Number : 25 :))	39.49 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असले लेखा.		
(7) दस्तऐवज करून देणा-या/विहिन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयया	1): नाव:-क्षमा सुरेश तावडे वय:-72 पत्ता:-प्लॉट नं. रूम नं. 44, माला नं: चौथा मजला, इमारतीचे नाव: चवथ स्तरी को ऑप होस्टिंग सोसायटी लिमिटेड, ब्यांक नं: वी.डी. आंबेकर मार्ग, वडला उद्योग भवन वड, वडला, मुंबई, महाराष्ट्र, पिन कोड:- 400031 पून नं:-AGXPT1234G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे	1): नाव:-योगेश विधनाथ शींगार वय:-38; पत्ता:-प्लॉट नं: रूम नं. 28, प्लॉट नं. 54, माला नं: इमारतीचे नाव: शिवशक्ती सीएवएस लिमिटेड, ब्यांक नं: आरएससी-18, स्वामी विवेकानंद स्कूल जवळ, गीसाई 1, रोड नं: बोरिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:- 400091 पून नं:-BDTPS7970J	
(9) दस्तऐवज करून दित्याबा दिनांक	08/03/2022	
(10) दस्त नोंदणी केल्याबा दिनांक	09/03/2022	
(11) अनुक्रममांक, खंड व पृष्ठ	3611/2022	
(12) बाजारभावाप्रमाण मूद्रीक शक्य	444000	
(13) बाजारभावाप्रमाण नोंदणी शक्य	30000	



Transaction 1

1491509

10-03-2023

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 1491/2023

नोंदणी :

Regn:63m

गावाचे नाव : माटुंगा

(1) विलेखाचा प्रकार	सेल सर्टिफिकेट
(2) मोबदला	14300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14407109.82
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 25, माळा नं: 12 वा मजला, इमारतीचे नाव: ए विंग, केतन को ऑफ हो सो ली, ब्लॉक नं: कात्रक रोड (जी.डी. आंबेकर मार्ग), रोड : वडाळा प मुं-31, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ-780 चौ.फुट कारपेट व इतर माहिती दस्तात नमुदकेल्याप्रमाणे ((C.T.S. Number : 1/25 ;))
(5) क्षेत्रफळ	86.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- एडलवाईज असेट रिकंस्ट्रक्शन कंपनी ली (इएआरसी) कॅंपसिटी ऑफ ट्रस्टी ऑफ इएआरसी ट्रस्ट एससी-364 तर्फे अधोराईज ऑफिसर जाफर लाकडावाला वय:-39 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एडलवाईज हाउस, ब्लॉक नं: ऑफ सी एस टी रोड, रोड नं: कलीना मुं, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AAATE9373N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- चैताली शशिकांत शिंदे वय:-32; पत्ता:- प्लॉट नं: डी-2/166, माळा नं: 16 वा मजला, इमारतीचे नाव: कर्मक्षेत्र, ब्लॉक नं: फ्लॉक रोड, रोड नं: षण्मुखानंद हॉल जवळ, किंग सर्कल, सायन कोळीवाडा मुं, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-CIUPS0116B
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1491/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	864500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



Transaction 2

6735508

10-03-2023

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 6735/2022

नोंदणी :

Regn:63m

गावाचे नाव : माटुंगा

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	9567000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9567000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.58,5 वा मजला,बी-विंग,चंचल स्मृति को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,नायगांव क्रॉस रोड,वडाळा मुंबई-400031.सी.एस क्र.25 माटुंगा विभाग.सदनिकेचे क्षेत्र 340 चौ.फूट सोबत टेरेस चे क्षेत्र 440 चौ.फूट कार्पेट.एकूण क्षेत्र 780 चौ.फूट कार्पेट.सोबत गॅरेज नं.जी चे क्षेत्र 140 चौ.फूट.इतर सर्व माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 25 ;))
(5) क्षेत्रफळ	780 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धरेंद्र विलास कुलकर्णी - - वय:-39 पत्ता:-प्लॉट नं: सदनिका क्र.12, माळा नं:-, इमारतीचे नाव: वृंदावन कुंज सीएचएस.बिल्डिंग नं.1,सी-विंग., ब्लॉक नं: मित्तल एन्वलेव्ह,नायगाव पूर्व वसई पालघर, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:- ASJPK1923F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरक्ष विठ्ठलराव पारगांवकर - - वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र.302, माळा नं:-, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.2,सेक्टर 14, रोड नं: सानपाडा पाल्म बीच रोड,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ADQPP5682E
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/04/2022
(10)दस्त नोंदणी केल्याचा दिनांक	21/04/2022
(11)अनुक्रमांक,खंड व पृष्ठ	6735/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	574500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



Asking Rate 1

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Home / Flats for Sale in Mumbai / Flats for Sale in Wadala / 1 RK Flat for Sale in Wadala / Property Details

Photos Location

1 Bedroom Dec 2, 2022
1 Bathroom Immediately
NA Kachikankhane Soc...
Bike and Car Rent

Get Owner Details

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Listed by Broker Sold Out Wrong Info

Asking Rate 2

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1 BHK Flat in Datta Sai Tower For Sale in Wadala ₹ 90 Lacs ₹ 51,583/Month 320 Sq Ft Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Wadala / 1 BHK Flat for Sale in Wadala / Property Details

Photos Location

1 Bedroom Feb 5, 2023
1 Bathroom Immediately
NA Datta Sai Tower

Get Owner Details

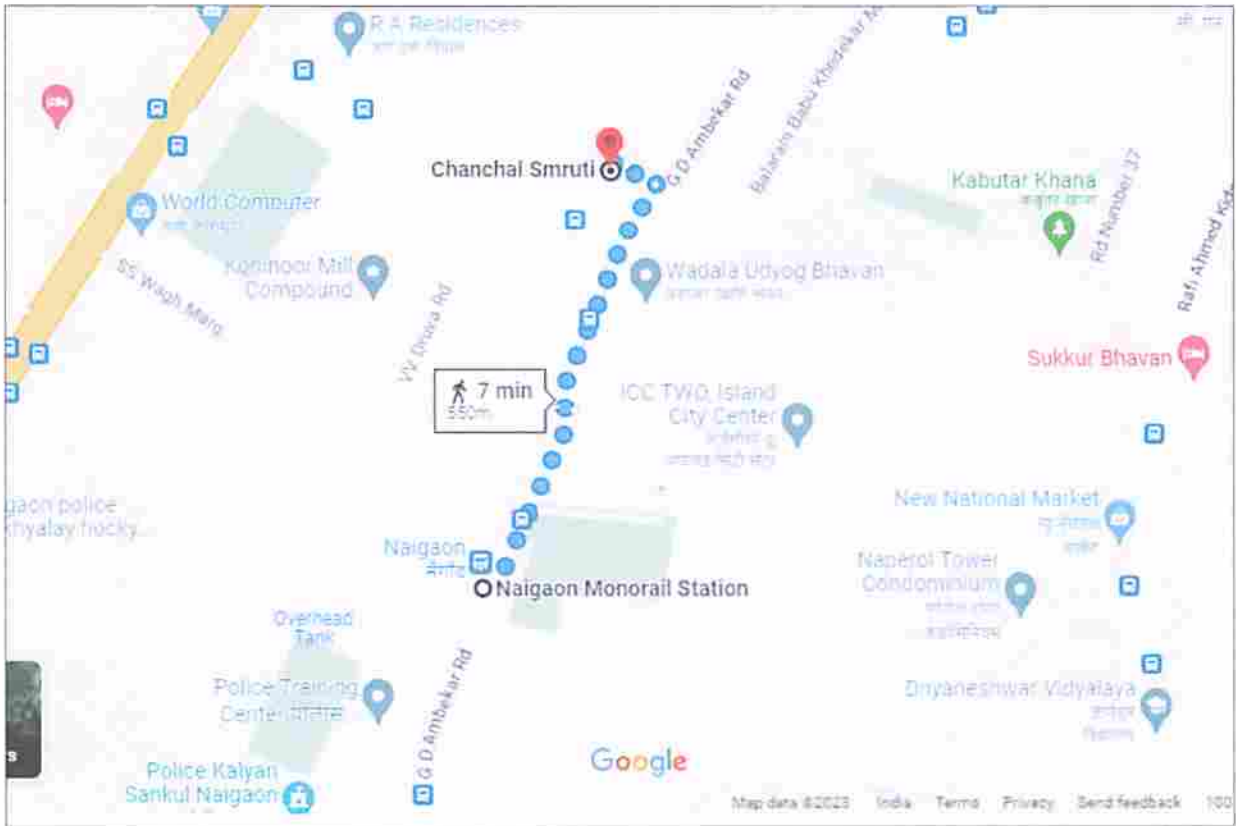
Price trends by NBEstimate Check Now

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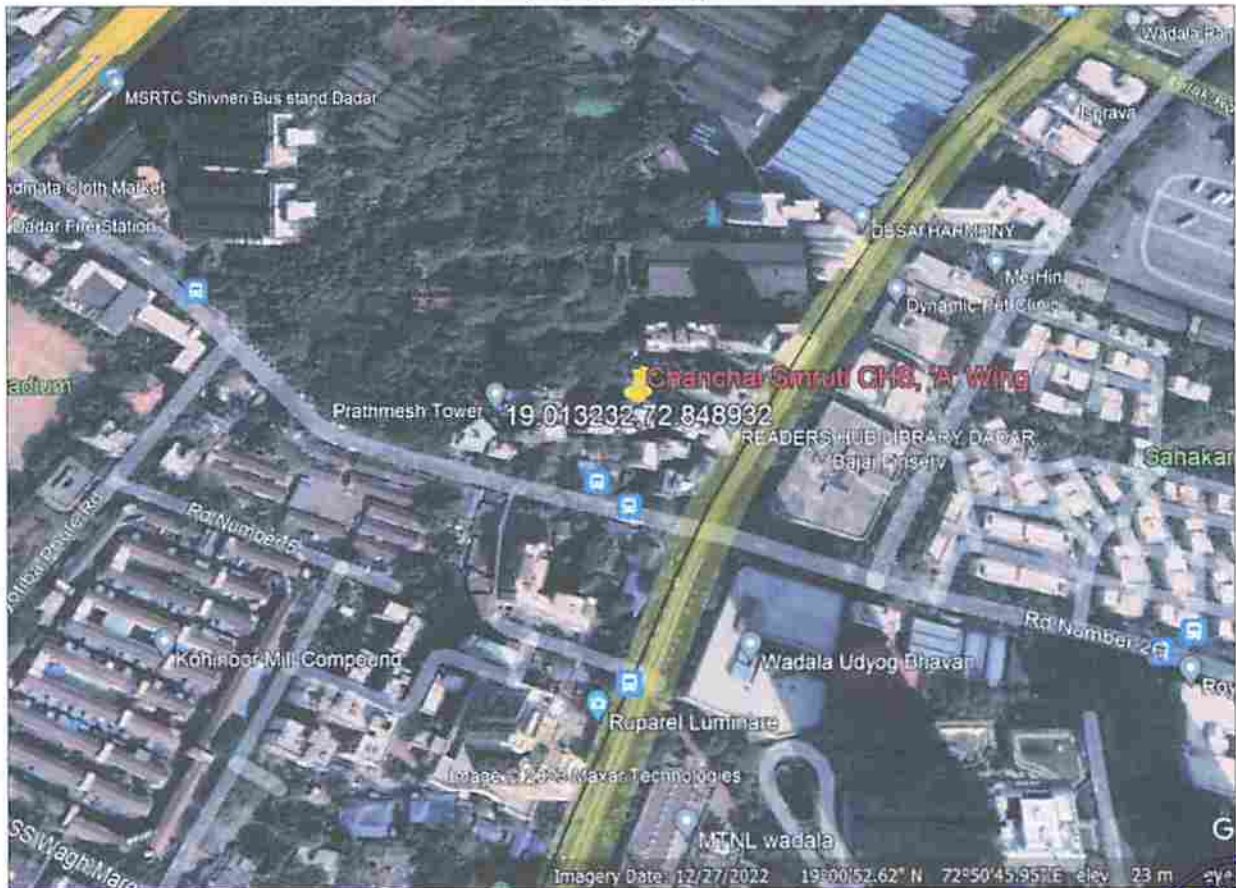
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Location Map



Google Map



Building Photo



Name Board

CHANGAL SMRUTI CO-OP. HSG. SOC. LTD.							
'A' - WING							
Flat	Name	Flat	Name	Flat	Name	Flat	Name
101	Mr. S. V. Singh	102	Mrs. S. V. Singh	103	Mrs. S. V. Singh	1011	Mrs. S. V. Singh
11	Mr. S. A. Parikh	12	Mr. S. A. Parikh	13	Mrs. S. V. Singh	14	Mrs. S. V. Singh
15	Mr. A. B. Shah	16	Dr. V. K. Sobti	17	Mr. A. B. Shah	18	Mr. A. B. Shah
19	Mr. S. S. Rane	20	Mr. N. H. Ahuja	21	Mr. S. S. Rane	22	Mrs. A. R. Sinha
23	Mr. V. G. Puri	24	Mr. J. G. Bohra	25	Mr. V. G. Puri	26	Mrs. P. U. Phatak
27	Mrs. M. H. Chedda	28	Mrs. P. J. Popat	29	Mrs. M. H. Chedda	30	Mrs. K. S. Tawde
31	Mr. V. M. Shah	32	Mr. T. G. Gandhi	33	Mr. V. M. Shah	34	Mr. V. M. Shah
35	Mrs. P. O. Murgai	36	Mr. J. R. Murgai - JT	37	Mrs. P. O. Murgai	38	Mrs. P. O. Murgai
39	Mr. B. M. Rambhia	40	Ms. L. D'Silva	41	Mr. B. M. Rambhia	42	Mr. B. M. Rambhia

Site Photo



Government Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates	Language																
20222023	<p>Selected District: मुंबई(मैन)</p> <p>Select Village: सॉल्ट पॅन डिव्हिजन</p> <p>Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location</p> <p>Enter Survey No: 25 <input type="button" value="Search"/></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"><thead><tr style="background-color: #e0e0e0;"><th>उपविभाग</th><th>खुली जमीन</th><th>निवासी सदनिका</th><th>ऑफिस</th><th>दुकाने</th><th>औद्योगिक</th><th>एकक (Rs.)</th><th>Attribute</th></tr></thead><tbody><tr><td>15/105 -भूभाग : हयामधून 15/105 A वगळून सॉल्ट पॅन विभागातील सर्व भूभाग.</td><td>47210</td><td>103570</td><td>119110</td><td>157100</td><td>98060</td><td>चौरस मीटर</td><td>सि.टी.एस. नंबर</td></tr></tbody></table>	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute	15/105 -भूभाग : हयामधून 15/105 A वगळून सॉल्ट पॅन विभागातील सर्व भूभाग.	47210	103570	119110	157100	98060	चौरस मीटर	सि.टी.एस. नंबर	English
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute											
15/105 -भूभाग : हयामधून 15/105 A वगळून सॉल्ट पॅन विभागातील सर्व भूभाग.	47210	103570	119110	157100	98060	चौरस मीटर	सि.टी.एस. नंबर											

