

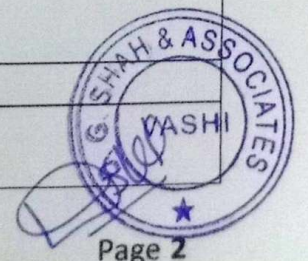
To,
The Manager,
STATE BANK OF INDIA,
RACPC, Sion, Mumbai

VALUATION REPORT (IN RESPECT OF FLAT)

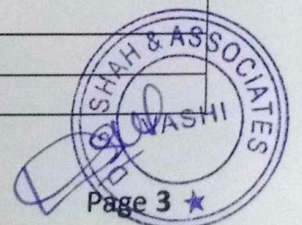
I. GENERAL		
1.	Purpose for which the valuation is made	: To assess the fair Market Value for Bank Loan purposes.
2.	a) Date of inspection	: 27.01.2023
	b) Date on which the valuation is made	: 27.01.2023
3.	List of documents produced for perusal	: 1. Copy of Index II Receipt No. Kurla-3/1050-2023 dated 17/01/2023 2. Copy of Agreement for Sale dated 17/01/2023 3. Copy of Allotment Letter of Apartment No. 761/2012-13 dated 12.09.2012 4. Copy of Share Certificate No. 30 5. Copy of Full OCC Letter No. SRA/DDTP/185/L/PL/AP/OCC dated 01/07/2010 issued by SRA 6. Copy of Commencement Certificate No. SRA/DDTP/185/L/PL/AP dated 10/07/2003 issued by SRA
4.	Name of the Owner(S) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: 1. MR. YOGESH HEMANT RANINGA Add. :B/202, Green Ash CHS, Swapna Nagari, Veena Nagar Phase 2, Near Vasant Garden, Mulund (W), Mumbai - 400080 Contact No. :-
5.	Brief description of the property	: 1RK Residential Flat located at Flat No. 601, 6th Floor, "GANESHDARSHAN22/JSRA" CHS Ltd., Building No. 22/J, Sangharsh Nagar, Chandivali, Andheri (E), Mumbai - 400072, Maharashtra
6.	Location of property	
	a) Plot No. / Survey No.	: CTS No. 11-A(pt), 11-A/191 to 402, 11-D(pt), 16, 16/1 to 92, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 & 50(pt)
	b) Door No.	: Flat No. 601
	c) T.S. No. / Village	: Chandivali
	d) Ward / Taluka	: Kurla / L Ward



	e) Mandal / District	:	Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Full OCC Letter No. SRA/DDTP/185/L/PL/AP/OCC dated 01/07/2010 issued by SRA
	g) Approved map / plan issuing authority	:	SRA
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Full OCC Letter No. SRA/DDTP/185 /L/PL/AP/OCC dated 01/07/2010 issued by SRA
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Flat No. 601, 6 th Floor, "GANESHDARSHAN 22/J SRA" CHS Ltd., Building No. 22/J, Sangharsh Nagar, Chandivali, Andheri (E), Mumbai - 400072, Maharashtra
8	City / Town	:	Andheri (E), Mumbai - 400072
	Residential area	:	Yes
	Commercial area	:	--
	Industrial area	:	--
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	No
12	Boundaries of the property	:	
	North East	:	Internal Road
	South West	:	Building No. 28
	South East	:	Road
	North West	:	H Wing
13	Dimensions of the site	:	A
			B
			Actuals
			As per the Deed
			Carpet area 225Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.)
			As per Agreement for Sale
			Carpet area 229 Sq. ft. (21.27Sq. m.) as per Actual Measurement
14	Extent of the site	:	-
15	Latitude, Longitude and Coordinates of the site	:	19.103568 N, 72.902060 E



16	Extent of the site considered for Valuation (least of 13a & 13b)	:	Carpet area 225 Sq. ft. which is considered for valuation.
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenanted
II. APARTMENT BUILDING			
Sr. No	Description	:	
1	Nature of the apartment	:	Residential Building having Ground+7upper Floor R.C.C framed structure
2	Location	:	Andheri (E), Mumbai - 400072
	T.S. No.	:	--
	Block No.	:	--
	Ward No.	:	--
	Village / Municipality / Corporation	:	Village – Chandivali, Municipality :MCGM
	Door No., Street or Road (Pin Code)	:	Flat No. 601, DadasahebPalke Road, Andheri (E) 400072.
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	July 2010 (As per OC)
5	Number of floors	:	Building having Ground+7upperfloorstoried building
6	Type of structure	:	R.C.C framed structure
7	Number of Dwelling units in the building.	:	6ResidentialFlaton 6 th floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities available	:	
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III FLAT			
1	The floor in which the Flat is situated	:	6 th Floor
2	Door No. of the Flat	:	Flat No.601
3	Specifications of the Flat	:	
	Roof	:	R.C.C
	Flooring	:	Ceramic type
	Doors	:	Wooden Doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed wiring



	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed wiring
	Finishing	:	Good
4	House Tax	:	Details not available
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	1. MR. YOGESH HEMANT RANINGA
8	What is the undivided area of land as per Sale Deed?	:	N.A
9	What is the plinth area of the Flat?	:	Carpet area 225 Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.) As per Agreement for Sale
10	What is the floor space index (app.)	:	As Permissible
11	What is the Carpet Area of the Flat?	:	Carpet area 225 Sq. ft. (20.90Sq. m.) & Built up area 270 Sq. ft. (25.09 Sq. m.) As per Agreement for Sale
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Residential Flat purpose
14	Is it Owner-occupied or let out?	:	Tenanted
15	If rented, what is the monthly rent?	:	App. Rs. 15,000/- per month
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	The building is located in Developed Residential Locality of Andheri (East). Nearest Railway Station Ghatkopar 3-4kms from Location, facilities such as schools, hospitals, ATMs, and markets are available at 0-1 km distance from the building. An extensive network of public transports in the close vicinity makes the project accessible.
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits
V Rate			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	:	Rs. 18,000/- to Rs. 23,000/- per sq. ft. on Carpet area

2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (given details).	:	Location & locality, facilities & amenities, quality of construction, business potential, supply of demand, local nearby enquiry, market feedback of investigation has been considered within easy reach. As such, local estate agent, builders and other related agencies were contacted to ascertain fair market value. We estimate Rs. 22,500/- per Sq. ft. on Carpet area for Residential Premises.
3	Break – up for the rate		
	i) Building + Services	:	Rs. 3,000/- per Sq. ft.
	ii) Land + others	:	Rs. 19,500/- per Sq. ft.
4	Guideline rate obtained from the Registrar's Flat (an evidence thereof to be enclosed)	:	Rs. 1,83,290/- per Sq. m. i.e Rs. 17,028/- per Sq. m. on Built up area (Govt. Stamp Duty Ready Reckoner Rate 2022-23)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	Rs. 3,000/- per Sq. ft.
	Replacement cost of Flat with Services (v(3)i)	:	Rs. 3,000/- per Sq. ft.
	Age of the building	:	13 Years Old Building
	Life of the building estimated	:	Balance life of building is 47years with proper maintenance
	Depreciation percentage assuming the salvage value as 10%	:	10%
	Depreciated Ratio of the building	:	90: 100
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 2,700/- per Sq. ft.
	Rate for Land & other V (3) ii	:	Rs. 19,500/- per Sq. ft.
	Total Composite Rate	:	Rs. 22,200/- per Sq. ft.



Details of valuation:

Sr.	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1	Value of the Flat	225Sq. ft.	Rs.22,200/-	Rs.49,95,000/-
2	Car Parking	-	-	-
3	Weather shed	-	-	-
4	Kitchen arrangements	-	-	-
5	Superfine finish	-	-	-
6	Interior Decorations	-	-	-
7	Electricity deposits / electrical fittings, etc.	-	-	-
8	Others	-	-	-
	Total Estimated Market value			Rs. 49,95,000/-

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis it is my considered opinion that the Realizable Value of the above property in the prevailing condition with aforesaid specifications is **Rs.49,95,000/-** (Rupees Forty NineLakhs Ninety Five Thousand Only.)

The Distress value is **Rs. 42,45,750/-** (Rupees FortyTwoLakhs Forty Five Thousand Seven Hundred & Fifty Only)

The Govt value as per stamp duty is **Rs. 45,97,560/-**

Insurance Value is **Rs. 8,10,000/-**



For **D. G. SHAH & ASSOCIATES**

Ar. Dilip Shah

CAT-I/441/1988

PLACE : NAVI MUMBAI

DATE : 27.01.2023

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is _____ (Rs. only).

Date:

Signature
(Name of the Branch Manager with Seal)



D.G. SHAH & ASSOCIATES

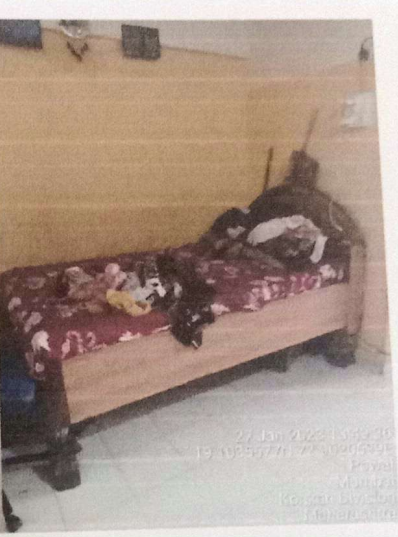
SITE PHOTOGRAPHS of "GANESH DARSHAN 22/J SRA"



27 Jan 2023 13:56:03
19.1035199N 72.9021033E
Powai
Mumbai
Konkan Division
Maharashtra



27 Jan 2023 13:52:01
19.1035705N 72.9020669E
Powai
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27 Jan 2023 13:52:10
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Powai
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Konkan Division
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27 Jan 2023 13:49:47
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Powai
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27 Jan 2023 13:49:54
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Powai
Mumbai
Konkan Division
Maharashtra



27 Jan 2023 13:53:44
19.1035210N 72.9020577E
Powai
Mumbai
Konkan Division
Maharashtra



ACTUAL AREA AS PER MEASUREMENT AREA

Description	Length in Ft.	Width in Ft.	Total area in Sq. ft.
Living Room	13.61	9.09	123.67
Kitchen	8.01	9.08	72.65
Bath & WC	4.06	8.06	32.68
Total			229.00

GOVT. STAMP DUTY READY RECKONER RATE 2022-23



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year
20222023

Annual Statement of Rates

Language
English

Selected District: मुंबई(उपनगर)
Select Village: चांदिवली - कूली
Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	115 542A-भुभाग: विशेष गृहप्रकल्पा खालील मिळकती.	88010	189296	221400	241300	199420	चौरस मीटर
SurveyNo	115 542 -भुभाग: चांदिवली गावातील सर्व मिळकती.	83820	174560	210860	229610	189920	चौरस मीटर





CHALLAN
MTR Form Number-6



GRN MH01389325220223E		BARCODE		Date 17/01/2023-19:14:10	Form ID 25.2
Department Inspector General Of Registration				Payer Details	
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)		AESPR8062D	
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name		MR YOGESH HEMANT RANINGA	
Location MUMBAI		Flat/Block No.		Flat No. 601, Sixth Floor, Building No. 22/J, SHRI	
Year 2022-2023 One Time		Premises/Building		GANESHDARSHAN 22/J SRA CHS LTD.,	
Account Head Details		Amount In Rs.		Sangharsh Nagar	
0030045501 Stamp Duty		299400.00		Road/Street Chandivali, Andheri East,	
0030063301 Registration Fee		30000.00		Area/Locality Mumbai	
				Town/City/District	
		PIN		4 0 0 0 7 2	
		Remarks (If Any)		PAN2=HHHPP5160F-SecondPartyName=MR PATTUVAKARAN	
		CHANDRAKANT KUNDAN-		करल-३	
				१०५० २ ३५	
				२०२३	
Total		3,29,400.00		Amount In Words Three Lakh Twenty Nine Thousand Four Hundred	
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	02202292023011706486	144259824
Cheque/DD No.		Bank Date	RBI Date	17/01/2023-19:14:10	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	



करल-३
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Mobile No. : 9224166777

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.



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AGREEMENT FOR SALE

Pattuvakar

THIS AGREEMENT FOR SALE IS MADE & EXECUTED ON THIS 17th
Day of JANUARY 2023 AT MUMBAI;

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BETWEEN

MR. PATTUVAKARAN CHANDRAKANT KUNDAN (PAN NO. HHHPP5160F, AADHAAR CARD NO. 2245 6670 1437) aged about 70 years; an adult, Indian Inhabitant of Mumbai having address at Flat No. 601, Sixth Floor, Building No. 22/J, SHRI GANESHDARSHAN 22/J SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400 072, HEREINAFTER referred to as the "TRANSFEROR OR VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include his heirs, legal representative, executors, administrators, successor -in-charge, till the last survivor and the permitted assigns) of the **ONE PART**;

A N D

MR. YOGESH HEMANT RANINGA, aged about 40 years, Indian, holder of PAN No. AESPR8062D & Aadhaar No. 8195 7884 8606, residing at B/202, Green Ash CHS, Swapna Nagari, Veena Nagar Phase 2, Near Vasant Garden, Mulund West, Mumbai - 400080,, HEREINAFTER referred to as the "TRANSFeree OR PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include his heirs, legal representative, executors, administrators, successor -in-charge, till the last survivor and the permitted assigns) of the **OTHER PART**;

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WHEREAS:		
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(a) The Transferor herein is seized and possessed of or otherwise well and sufficiently entitled to Flat No. 601, Sixth Floor, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), Building No. 22/J, SHRI GANESHDARSHAN 22/J SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai - 400072, hereinafter referred to as "THE SAID FLAT".

(b) Originally the said flat is allotted to MR. PATTUVAKARAN CHANDRAKANT KUNDAN by The Conservator of Forests & Director, Sanjay Gandhi National Park, Borivali (East), Mumbai - 400066, vide allotment letter outward No. B/29/Jamin/761/2012-13, Borivali, dated 12/09/2012, in lieu of her old room premises situated at Shankar Tekadi, Mulund, Mumbai;



(c) The Transferor herein is the registered member and shareholder of "SHRI GANESHDARSHAN 22/J SRA CHS LTD.", a society registered under the Maharashtra Co-operative Society Act, under registration no. MUM /SRA /HSG /(T.C.) / 12406 - 2013, dated 29/11/2013 (hereinafter referred to as "THE SAID SOCIETY") and being a registered member he hold 5 (Five) shares of face value of Rs. 10/- (Rupees Ten Only) each, of the aggregate value of Rs. 50/- (Rupees Fifty Only) bearing distinctive Nos. 146 to 150 issued by the said Society (hereinafter referred to as "THE SAID SHARES") and bearing Certificate No. 30

Pattuvakaran

Handwritten signature

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9040 034
2023

right, title, interests, benefits, deposits, sinking funds and shares etc. at the price or for the total consideration amount of Rs. 49,90,000/- (Rupees Forty Nine Lakh Ninety Thousand Only)

4. **TERMS OF PAYMENT OF TOTAL CONSIDERATION:** The Transferee herein has agreed to acquire from the Transferor, and the Transferors have agreed to transfer "the said Flat" at a mutually agreed sale Consideration of Rs. 49,90,000/- (Rupees Forty Nine Lakh Ninety Thousand Only) in respect to sale of the



- 1,00,000/- (Rupees One Lakh only) has been paid as the ~~Token~~ amount/Part Payment by the transferee to the transferor by Cheque / Online Transfer and the details of Payment more particularly describe hereinafter in Receipt. (the payment and receipt whereof the Transferor doth hereby admit, confirm and acknowledge);
- ii. and transferee further agreed to pay the **Balance** amount of Rs. 48,90,000/- (Rupees Forty Eight Lakh Ninety Thousand Only) within 45 days period from the date of execution of this agreement for sale by raising a housing loan from any bank or financial institution or through his own contribution.
 - iii. And it is further agreed between the parties that peaceful and vacate possession will be immediately handed over to the transferee after the receipt of FULL AND FINAL PAYMENT by the transferor.

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- (d) AND as such transferor herein has full right and authority to enter in to these present for sale of the aforesaid flat being the owner of the aforesaid flat premises;
- (e) AND the transferor i.e. party of the first part hereby agrees to sell and transfer the said flat to the transferee with all her title, rights, share, interest and claim in the said flat for the total consideration amount of **Rs. 49,90,000/- (Rupees Forty Nine Lakh Ninety Thousand Only)** on the terms and conditions appearing hereafter;



NOW THIS AGREEMENT WITNESSES AS UNDER:

1. The recitals contained hereinabove shall form the integral and operative part of this Agreement for Sale, as if the same are set out and incorporated herein in verbatim.
2. The transferee confirm that reliance on the said representation made by the transferor to the transferee constitute the basis of this agreement to sale in respect of the said flat as mentioned herein above.
3. The transferor has agreed to sale and transfer to the transferee and Transferee agreed to purchase and acquire the said Flat No. **601, Sixth Floor, Bldg. No.22/J, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), SHRI GANESHDARSHAN 22/J SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400 072, together with the**

Pallavi L.

Haniya

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२०२३	SCHEDULE OF THE PROPERTY ABOVE REFERRED TO	

Flat No. 601, Sixth Floor, admeasuring about 225 sq. Feet Carpet Area (i.e. 25.09 sq. meter Built up area), Building No. 22/J, SHRI GANESHDARSHAN 22/J SRA CHS LTD., Sangharsh Nagar, Chandivali, Andheri East, Mumbai 400 072. The Building is constructed on the land bearing C.T.S. No.-11-A(pt),11-A/191 to 402, 11-D(pt),16, 16/1 to 92, 19/1 to 28, 20(pt), 25(pt), 25/1 to 32 & 50(pt) of village-Chandivali, Taluka -Kurla, District - Mumbai Suburban in the year 2010, within the territorial limits of Municipal Corporation of Greater Mumbai "L" Ward.

(SAC No. LX1206423340000)



Dohiraj



श्री गणेश दर्शन २२/जे एसआरए सहकारी गृहनिर्माण संस्था मर्या.

नोंदणी क्र. एम.यु.ए. / एस.आर.ए. / एच.एस.जी. / (टी.सी.) / १२४०६ / २०१३
कार्यालय पत्ता इमारत क्र. २२/जे, संघर्ष नगर, चांदिवली, अंधेरी (पूर्व), मुंबई - ४०० ०७२.

संदर्भ क्र.:

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न ह२२३ प्रमाणपत्र

दिनांक : ०१/०१/२०२३

उपरोक्त संस्थेच्या वतीने आपणास कळविण्यात येते की, श्री. पी चंद्रकांत कुंदन हे संस्थेचे परिशिष्ट २ मध्ये पात्र असून दिनांक १२.०९.२०१२ रोजी जा.क्र. व/२०/जमीन/७६१/२०१२-१३ नुसार सदनिका क्रमांक २२-जे/६०१, चे वाटप केलेल्या सदनिकेचे क्षेत्रफळ (कारपेट) २२५ चौरस फुट आहे. तरी त्यांनी हि सदनिका विक्रीचे ना हरकत प्रमाणपत्र मिळण्यासाठी संस्थेकडे अर्ज केलेला आहे.

तरी त्यांची संस्थेमध्ये कोणत्याही प्रकारची थकबाकी नाही असे संस्थेच्या दप्तरानुसार निदर्शनास येते. त्यांनी सर्व संस्थेची थकबाकी भरली आहे. त्यामुळे आपणास विनंती आहे की, नवीन सक्युलर च्या नियमानुसार महाराष्ट्र झोपडपट्टी क्षेत्र (सुधारणा निर्मूलन व पुनर्वसन) अधिनियम १९७९ मधील कलम ३ (ई) नुसार व झो.पु.प्रा. पुनर्वसन प्राधिकरणाचे परिपत्रक क.१४५ दिनांक २४.१०.२०१३ अन्वये सदनिकेचे १० वर्षे पुर्ण झाल्यानंतर हस्तांतरणास विक्री करण्यास परीपत्रकास प्रत्येकदाही हि हरकत नाही.



आपले नम्र,

श्री गणेश दर्शन २२/जे एसआरए सहकारी
गृहनिर्माण संस्था मर्यादित

पदधारी अंतिमदारी



करल-३
१०५०
२०२३

१३७

Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No.SRA/DDTP/185/L/PL/AP/OCC.

Date: 1 JUL 2010



To,
Shri. John R Dantas,
Licensed Surveyor,
001, Kulshree. Gr. Floor,
R.K.Vaidya Road, Dadar(W),
Mumbai-400 028.

Sub: Full OCC for wings 'A to H,J' of bldg no.22 under S.R.Scheme under clause no.3.11 read with clause no. 3.5 & 3.19 of Appendix-IV of DCR 33(10) bearing C.T.S.Nos. 11A(pt), 11A/1901-402, 11D(pt), 16, 16/1-92, 19, 19/1-28, 20(pt), 25(pt), 25/1-32 and 50(pt) of village Chandivali, 'L' ward, Mumbai.



Sir,

The building no.22 wings 'A to H,J' under S.R.Scheme under clause no.3.11 read with clause no 3.5 & 3.19 of Appendix-IV of DCR 33(10) on plot bearing C.T.S.Nos. 11A(pt), 11A/1901-402, 11D(pt), 16, 16/1-92, 19, 19/1-28, 20(pt), 25(pt), 25/1-32 and 50(pt) of village Chandivali, 'L' ward, Mumbai, completed under the supervision of Licensed Surveyor Shri. John R Dantas, Lic. No. D/304/LS, Structural Engineer Shri. S.R.Mahimutra, Lic. No. STR/39 and Site supervisor Shri.P.P.Mohanan, Lic. No.M/151/SS-II may be occupied on the following conditions:

1. This occupation permission is granted for wings 'A to H,J' consists of 428 nos of rehab tenements and 04 nos Society offices.
2. That all remaining conditions of LOI, Layout and IOA shall be complied with before requesting for further occupation permission under the S.R.Scheme.
3. That the SWD arrangement for disposal of storm water and internal means of access shall be developed upto WBM upto each wing entry shall be made as per the requirement of MCGM and



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

कपल-३
२०५० २६/३५

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कसम २०० मन्बये जारी

रकम जाहील आहे.

लेखा क्रमांक LX1206423340000	मालमत्ता करवर्ष २०१६-२०१७	देयक क्रमांक २०१६११BIL11310717 २०१६२१BIL11310718	देयक दिनांक २९/०२/२०२०
पक्षकाराचे नाव व पत्ता : M/s. SHRI GANESH DARSHAN 22 - J S R A CHS LTD BLDG NO. 22 - J SHRI GANESH DARSHAN 22-J CHANDIVALI FARM ROAD SANGHARSH NAGAR ANDHERI (E) Mumbai 400072		प्रेषक - साहा. क. व तं./ विभाग : Office of Asstt. A. & C. Ward 'L' 2nd Floor, Laxmanrao Yadav Mandel Bldg. S.G. Berva Marg, Kurla (W), Mumbai 400 070.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इभारतीचे नाव/ व्हिंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. BLDG NO. 22 - J SHRI GANESH DARSHAN 22-J CHANDIVALI FARM ROAD SANGHARSH NAGAR ANDHERI (E) VILLAGE CHANDIVLI Mumbai 400072 M/s. CHANDIVALI FARMS SHRI GANESH DARSHAN 22 - J S R A CHS LTD			
प्रथम करनिर्धारण दिनांक: 11/10/2010	जमजोडणी क्रमांक: -	एकूण पांढवती मूल्य: ₹ 78337080	
एकूण भाडवती मूल्य: ₹ Seven Crore Eighty Three Lakh Thirty Seven Thousand Eighty Only (अक्षरी)			
देयक तयार करतरेवेळी 31/03/2010 या तारखेपर्यंतची धकदाकी ₹ 0	01/04/2010 या तारखेनंतरची धकदाकी		₹ 310521
देयक कामावधी: 01/04/2016 ते 31/03/2017			

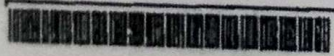
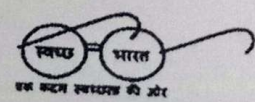
कराचे नाव	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	8610	8610
जल कर	0	0
जललाभ कर	5484	5484
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	3477	3477
म.न.पा. शिक्षण उपकर	3144	3144
राज्य शिक्षण उपकर	13740	13740
रोजगार हमी उपकर	0	0
वृक्ष उपकर	786	786
पथ कर	3912	3912
एकूण देयक रक्कम	39153	39153
कलम 152 अ नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
आगाऊ अधिदानाचे समायोजन	17632	17632
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
भरावयाची निव्वळ रक्कम	21521	21521
प्रतिदानाची निव्वळ रक्कम	0	0
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	0	0
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	0	0
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	0	0
अक्षरी रुपये	₹ Twenty One Thousand Five Hundred Twenty One Only	₹ Twenty One Thousand Five Hundred Twenty One Only
अंतिम देय दिनांक	08/06/2020	08/06/2020



To make payment through NEFT:
IFSC - 50190000300, Beneficiary A/C No:- MCGMPTLX1206423340000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

अर्ली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी यागे पाहावे.
मालमत्ता लेखा क्रमांकावधील पहिले ११ अंक इभारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इभारतीच्या दर्शनी भागावर यु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

सं. श. टसेनाळे
या. सविता इरवळे
करनिर्धारक व संकलक (ग)



SLUM REHABILITATION AUTHORITY
5th floor, Gita Nirman Bhavan, Banora (E) Mumbai - 400 081

करल-३	
१०५०	२२३५
२०२३	

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. SRA/DDTP/185/L/PL/AP BLDG. NO. 22

COMMENCEMENT CERTIFICATE

10 JUL 2003

To M/s. Super Corporation

Sir,

With reference to your application No 906 dated 30.5.03 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 2023 of village Chandivall situated at _____ ward _____ T.P.E. No. _____

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI W/R No. SRA/DDTP/23/L/PL/LOI dt 06.05.03 IOA W/R No. SRA/DDTP/185/L/PL/AP dt 10.7.03 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S.G. Rane

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level only for bldg no. 22

* C.T.S. NO. 11(pt) 11A/191_402, 11D(pt) 20(pt), 25(pt), 25/1-32 of village chandivall.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

M. S. Rane 19/7
Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



17/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 1050/2023

नोंदणी :

Regn:63m

गावाचे नाव : चांदिवली

(1)चिन्हेगाचा प्रकार	अप्रीमेट टू मॅज
(2)मोबदला	4990000
(3) वाजाराभाव(भाडेपट्ट्याच्या घाटा निपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4598695.92
(4) वृ-माणन,पोटहिम्मा व धरप्रमांक(अमल्याम)	1) पानिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला,इमारत क्र.22/जे, इमारतीचे नाव: श्री गणेश दर्शन 22/जे एमअरए. सह. गृह. संस्था मर्या., ब्लॉक नं: मधर्प नगर, चांदिवली,अंधेरी पूर्व, रोड : चांदिवली फार्म रोड PUI: LX1206423340000 ((C.T.S. Number : 11A ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6)आवगणी किंवा जुडी देण्यात अंमल तेंव्हा.	
(7) दम्नगवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रकांत कुंदन पट्टुवाकरण वय:-70; पत्ता:-प्लॉट नं: 601, माळा नं: 6 वा मजला, इमारत क्र.22/जे, इमारतीचे नाव: श्री गणेश दर्शन 22/जे एम.आर.ए. सह. गृह. संस्था मर्या., ब्लॉक नं: मधर्प नगर, चांदिवली, अंधेरी पूर्व, रोड नं: चांदिवली फार्म रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400072 फोन नं:-HHHPP5160F
(8)दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश हेमंत रानिगा वय:-40; पत्ता:-प्लॉट नं: व/202, माळा नं: -, इमारतीचे नाव: ग्रीन ग्रेश मी एन एम, म्वप्रा नगरी, ब्लॉक नं: वीणा नगर क्रम 2,, रोड नं: वसंत गार्डन जवळ, मुन्ड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फोन नं:-AESPR8062D
(9) दम्नगवज करून दिल्याचा दिनांक	17/01/2023
(10)दम्न नोंदणी केल्याचा दिनांक	17/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1050/2023
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	299400
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)श्रेण	

सह. दुय्यम
कुर्ला-3

मुल्याकनानाठी विचारगत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)
कुर्ला क्र. 3

17/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 1050/2023

नोंदणी :

Regn:63m

गावाचे नाव : चांदिवली

(1)चिन्हेबाचा प्रकार	अप्रीमेंट रु मंत्र
(2)मोवदना	4990000
(3) वाजागभाव(भाडेपट्ट्याच्या वायानिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4598695.92
(4) म्-माणन,पोटहिम्मा व धरममांक(अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला,इमारत क्र.22/जे, इमारतीचे नाव: श्री गणेश दर्शन 22/जे एमआरए सह. गृह. संस्था मर्या., ब्लॉक नं: मधर्प नगर, चांदिवली,अंधेरी पूर्व, रोड : चांदिवली फार्म रोड PUJ: LX1206423340000 ((C.T.S. Number : 11A ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6)अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नग्वज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-चंद्रकांत कुंदन पट्टुवाकरण वय:-70; पता:-प्लॉट नं: 601, माळा नं: 6 वा मजला, इमारत क्र.22/जे, इमारतीचे नाव: श्री गणेश दर्शन 22/जे एम.आर.ए. सह. गृह. संस्था मर्या., ब्लॉक नं: मधर्प नगर, चांदिवली, अंधेरी पूर्व, रोड नं: चांदिवली फार्म रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-HHHPP5160F
(8)दम्नग्वज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना	1): नाव:-योगेश हेमंत रानिंगा वय:-40; पता:-प्लॉट नं: व/202, माळा नं: -, इमारतीचे नाव: ग्रीन अथ मी एच एम, स्वप्ना नगरी, ब्लॉक नं: वीणा नगर क्रमे 2,, रोड नं: बसंत गार्डन जवळ, मुलुंड पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AESPR8062D
(9) दम्नग्वज करून दिल्याचा दिनांक	17/01/2023
(10)दम्न नोंदणी केल्याचा दिनांक	17/01/2023
(11)अनुक्रमांक, खंड व पृष्ठ	1050/2023
(12)वाजागभावाप्रमाणे मुद्रांक शुल्क	299400
(13)वाजागभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक
कुर्ला-3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाचा निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)
कुर्ला क्र. 3

