

CHARTERED ENGINEERS  
& GOVT. REGISTERED VALUERS

PANEL VALUERS AND TECHNICAL APPRAISERS  
FOR BANKS, FINANCIAL INSTITUTIONS &  
INCOME TAX DEPT.

IBBI REGISTERED VALUERS UNDER THE  
INSOLVENCY AND BANKRUPTCY CODE 2016



PHONE : 2411 5420  
2411 5442  
2416 8955  
FAX : 91-22-2415 2664

103, NAVIN ASHA, FIRST FLOOR,  
126-A, DADASAHEB PHALKE ROAD,  
DADAR (E), MUMBAI - 400 014.  
E-MAIL ADDRESS : rtnaks@gmail.com

Ref. No. AVSA/UBI/27275/2020

Date : 28.09.2020

**Format-A**

To,

**Union Bank of India, Bhat Bazar Branch, Mumbai.**

**VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**

<b>I.</b>	<b>GENERAL</b>		
1.	Purpose for which the valuation is made		To assess the "Fair Market Value" of the said property on for the purpose of availing Bank Credit facilities from <b>Union Bank of India, Bhat Bazar Branch, Mumbai</b>
2.	a)	Date of inspection	: 26.09.2020
	b)	Date on which the valuation is made	: 28.09.2020
3.	List of documents produced for perusal		
	i)	Property ownership document	: Copy of agreement dt. 09.05.2011
	ii)	Soc. Maint Bill	: Copy attached
	iii)	Electricity Bill	: Copy of BEST bill dt. 12.08.2020, cons. No. 102-031-551*2 in the name of owners
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)	:	<b>Mrs. Kanchan V. Parmar,</b> <b>Mrs. Gunwanti D. Parmar,</b> <b>Mrs. Bharti M. Parmar &amp;</b> <b>Mrs. Varsha S. Parmar ,</b> vide agreement dt. 09.05.2011 with vendor Mr. Shaym Hansraj Mariwala
5.	Brief description of the property (Including leasehold/freehold etc)	:	Office no. G/1, on the 5 <sup>th</sup> floor, in the building known as "Kanmoor House".
6.	Location of property		
	a)	Plot No. / Survey No.	: Office No.G/1, on the 5 <sup>th</sup> floor, in the building known as
	b)	Door No.	: "Kanmoor House", Kanmoor House Condominium,
	c)	T. S. No. / Village	: 281/89, Narsi Natha Street, on land bearing CS NO. 915
	d)	Ward / Taluka	: & 916 of Mandvi Division, F. Plot No. 39 of TPS
	e)	Mandal / District	: Bombay City No. IV, In 'B' Ward Nos. 1173-1174 and Street No. 281, 285 & 287, Masjid Bunder, Mumbai City District.



7.	Postal address of the property		Office No. G/1, 5th floor, as “Kanmoor House”, Kanmoor House Condominium, 281/89, Narsi Natha Street, Masjid Bunder, Mumbai 400 009.	
8.	City / Town	:	Commercial Area located within walking distance from Masjid Railway Station	
	Residential Area	:		
	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 MCGM – ‘B’ ward	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	N.A.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13	Boundaries of the property	:		
	North	:	By Gomukh bhavan	
	South	:	By Anant Deep Building	
	East	:	By C.Rly Track	
	West	:	By Narasinatha Street	
14.1	Dimensions of the site	:	A	B
			As per the Deed	Actuals
	North	:	N.A.	
	South	:	N.A.	
	East	:	N.A.	
	West	:	-N.A.	
14.2	Latitude, Longitude and Coordinates of the site	:	18°57'12.81"N & 72°50'17.37"E Google Map attached	
15	Extent of the site	:		
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Office No. G/1, 5 <sup>th</sup> floor, admeasuring about <b>2,743sqft. (212.28sqmt.) Builtup Area</b> & about 2,285ssqft. (212.28sqmt.) Carpet Area	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owned & occupied by owners	



<b>II.</b>	<b>CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality		Commercial Area
2.	Development of surrounding areas		Well Developed
3.	Possibility of frequent flooding / submerging		Not known
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All civic amenities are available within 1km - 2km radius
5.	Level of land with topographical conditions		Flat land
6.	Shape of land		Rectangular
7.	Type of use to which it can be put		Commercial (Office) premises
8.	Any usage restriction		--
9.	Is plot in town planning approved layout?		Yes
10.	Corner plot or intermittent plot?		Intermittent Plot
11.	Road facilities		Motor able road Provided
12.	Type of road available at present		Road @ about 20ft width provided
13.	Width of road – is it below 20 ft. or more than 20 ft.		
14.	Is it a land – locked land?		No
15.	Water potentiality		As per regulations of MCGM
16.	Underground sewerage system		AS per regulations of MCGM
17.	Is power supply available at the site?		Yes BEST supply Cons. No. 102-031-551*2 in the name of owners
18.	Advantage of the site		
	1.		N.A.
	2.		N.A.
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		N.A.
	1.		--
	2.		--



<b>Part – A (Valuation of land)</b>			
1.	Size of plot	--	
	North & South	N.A.	
	East & West	N.A.	
2.	Total extent of the plot	Office No. G/1, 5 <sup>th</sup> floor, admeasuring about <b>2,743sqft. (212.28sqmt.)</b> ( Land Component )	
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	@ ₹ Rs.25,000/sqft. is considered for Land Component	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Dist.Mumbai City, Division Mandvi. Zone : 4/39 Commercial on above floor ₹ 2,15,700/sqm BUA RR Copy Attached.	
5.	Assessed / adopted rate of valuation	₹ 25,000/sqft. (Land Component).	
6.	Estimated value of land	2,743sqft X ₹ 25,000/sqft = ₹ 6,85,75,000/-	
<b>Part – B (Valuation of Building)</b>			
1.	Technical details of the building		The said property comprises Office premises on the 5 <sup>th</sup> floor, in Basement + Ground + 5 upper floor R.C.C. framed Building, with Two Lifts, having adequate floor height. The premises is provided with Vitrified tiles flooring. The Brick masonry walls plastered and painted on both sides have been provided with wooden frame flush doors & Glass show door and aluminium frame glazed windows for proper light and ventilation.  Built prior to 1961 (about 60 years old), Residual Life : about 20 years with Proper repairs & Maintenance Basement + Ground + 5 upper floors with Two Lifts having adequate floor height  Office No. G/1, 5 <sup>th</sup> floor, admeasuring about <b>2,743sqft. (212.28sqmt.) Builtup Area</b>
	a)	Type of Building (Residential / Commercial / Industrial)	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	
	c)	Year of construction	
	d)	Number of floors and height of each floor including basement, if any	
	e)	Plinth area floor-wise	
	f)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	Satisfactory
	ii)	Interior - Excellent, Good, Normal, Poor	Satisfactory
	g)	Date of issue and validity of layout of approved map / plan	Clients to provide directly to Bank
	h)	Approved map / plan issuing authority	
	i)	Whether genuineness or authenticity of approved map / plan is verified	
	j)	Any other comments by our empanelled valuers on authentic of approved plan	



**Specifications of construction (floor-wise) in respect of**

S. No.	Description	Ground floor	Other floors
1.	Foundation	The said property comprises Office premises on the 5 <sup>th</sup> floor, in Basement + Ground + 5 upper floor R.C.C. framed Building with Two Lifts , having adequate floor height. The premises is provided with Vitrified tiles flooring. The Brick masonry walls plastered and painted on both sides have been provided with sufficient no. of wooden frame flush doors & glass show door and aluminium frame glazed windows for proper light and ventilation  Flat roof Connected to Public Sewer Lines	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc.		
9.	Roofing including weather proof course		
10.	Drainage Connected		
No.	Description	Ground floor	Other floors
2.	Compound wall	:	Provided
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation		
	Type of wiring	:	Concealed
	Class of fittings (superior / ordinary / poor)	:	Good
	Number of light points	:	Provided adequately
	Fan points	:	
	Spare plug points	:	
	Any other item		
4.	Plumbing installation		
	a) No. of water closets and their type	:	Provided adequately
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meter, taps, etc.	:	
	f) Any other fixtures	:	



**Details of valuation**

'A'	Office No. G/1, 5th floor, land component admeasuring about <b>2,743sqft. (212.28sqmt.)</b> @ ₹ 25,000/sqft	₹ 6,85,75,000/-
'B'	Office No. G/1, 5th floor, Building Component admeasuring about <b>2,743sqft. (212.28sqmt.)</b> @ ₹ 1,000/sqft.	₹ 27,43,000/-
	Total	₹ 7,13,18,000/-

**Part C- (Extra Items)**

**(Amount in ₹ )**

1.	Portico	:	--
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
	<b>Total</b>	:	

**Part D- (Amenities)**

**(Amount in ₹ )**

1.	Wardrobes	:	--
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	<b>Total</b>	:	

**Part E- (Miscellaneous)**

**(Amount in ₹ )**

1.	Separate toilet room	:	--
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	<b>Total</b>	:	

**Part F- (Services)**

**(Amount in ₹ )**

1.	Water supply arrangements	:	--
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	<b>Total</b>	:	

**Total abstract of the entire property**

Part- A	Land	:	₹ 6,85,75,000/-
Part- B	Building	:	₹ 27,43,000/-
Part- C	Extra Items	:	
Part- D	Amenities	:	
Part- E	Miscellaneous	:	
Part- F	Services	:	
	<b>Total</b>	:	₹ 7,13,18,000/-



*(Handwritten Signature)*

The “Fair Market Value” of the said property has thus been assessed based on local enquires using “Market Value” method & taking into account the factors mentioned as above and briefly listed below:

- A) Extent and Survey Number.
- B) Location, accessibility, distance from the Centre of the town.
- C) Developments – infrastructural facilities etc.
- D) Market value of land - as estimated by local enquiries
- E) Building - type of construction, age, future life, depreciation etc.
- F) Dues/Outgoings - Details not available

The “Fair Market Value” of the said property has been worked out as under:

Office No. G/1, 5 <sup>th</sup> floor, land component admeasuring about <b>2,743sqft. (212.28sqmt.)</b>	@ ₹ 25,000/sqft.	₹ 6,85,75,000/-
Office No. G/1, 5 <sup>th</sup> floor, Building Component admeasuring about <b>2,743sqft. (212.28sqmt.)</b>	@ ₹ 1,000/sqft.	₹ 27,43,000/-
	Total	₹ 7,13,18,000/-
	Say,	<u>₹ 7,13,25,000/-</u>

Therefore, to the best of our knowledge and belief, the “Fair Market Value” of the said property is **₹ 7,13,25,000/- (Rupees seven crores thirteen lakhs & twenty five thousand only)** and “Realisable Value” of the said property is **₹ 6,42,000/- (Rupees six crores & forty two lakhs only)** and the “Forced Sale Value” of the said property is **₹ 5,70,50,000/- (Rupees five crores seventy lakhs & fifty thousand only)** and the “Insurable Value” (Reinstatement Value of the structure) is **₹ 27,50,000/- (Rupees twenty seven lakhs & fifty thousand only)** as on the date of visit (26.09.2020) and the same may be considered to be true and fair.



Place: Mumbai  
Date: 28.09.2020

Signature  
(Name and Official seal of the Approved Valuer)

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 ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Signature  
(Name of the Branch Manager with Official seal)

Date:

Sr. No.	Particulars	Valuer Comment
1	Background information of the Asset being valued	Office No. G/1, on the 5 <sup>th</sup> floor, in the building known as "Kanmoor House", Kanmoor House Condominium, 281/89, Narsi Natha Street, on land bearing CS NO. 915 & 916 of Mandvi Division, F. Plot No. 39 of TPS Bombay City No. IV, In 'B' Ward Nos. 1173-1174 and Street No. 281, 285 & 287, Masjid Bunder, Mumbai City District.
2	Purpose of valuation and appointing authority	To assess the "Fair Market Value" of the said property for the purpose of availing Bank Credit facilities from <b>Union Bank of India, Bhat Bazar Branch, Mumbai</b>
3	Identity of the Valuer and any other experts involved in the valuation	A. V. Shetty & Associates, 103- Navin Asha, 1 <sup>st</sup> Floor, Dadasaheb Phalke Marg, Dadar (East), Mumbai 400 014
4	Disclosure of Valuer interest or conflicts if any	No interest of whatsoever nature in the property under reference which being valued
5	Date of appointment, valuation date and Report date	Visit dt. <b>26.09.2020</b> & Report dated <b>28.09.2020</b>
6	Inspections and / or investigations undertaken	Site visit, Local enquiries in and around the premises valued & public domain (Internet)
7	Nature & sources of the information used or relied upon	Documents provided by the Clients / Bank & our own investigations & Market Research
8	Procedures adopted in carrying out the valuation and valuation standards followed	Fair market Value is assessed based on local enquires using "Market Value" method is considered for valuation
9	Restrictions on use of the property, if any	Office Premises
10	Major factors that were taken into account during the valuation	Type of the structure, amenities provided, within distance from the nearest Railway Station in the locality and the infrastructural facilities available
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the limiting his responsibility for the valuation report	As per the Assumptions and Limiting Conditions mentioned hereinabove



Date: 28.09.2020

Place: Mumbai

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

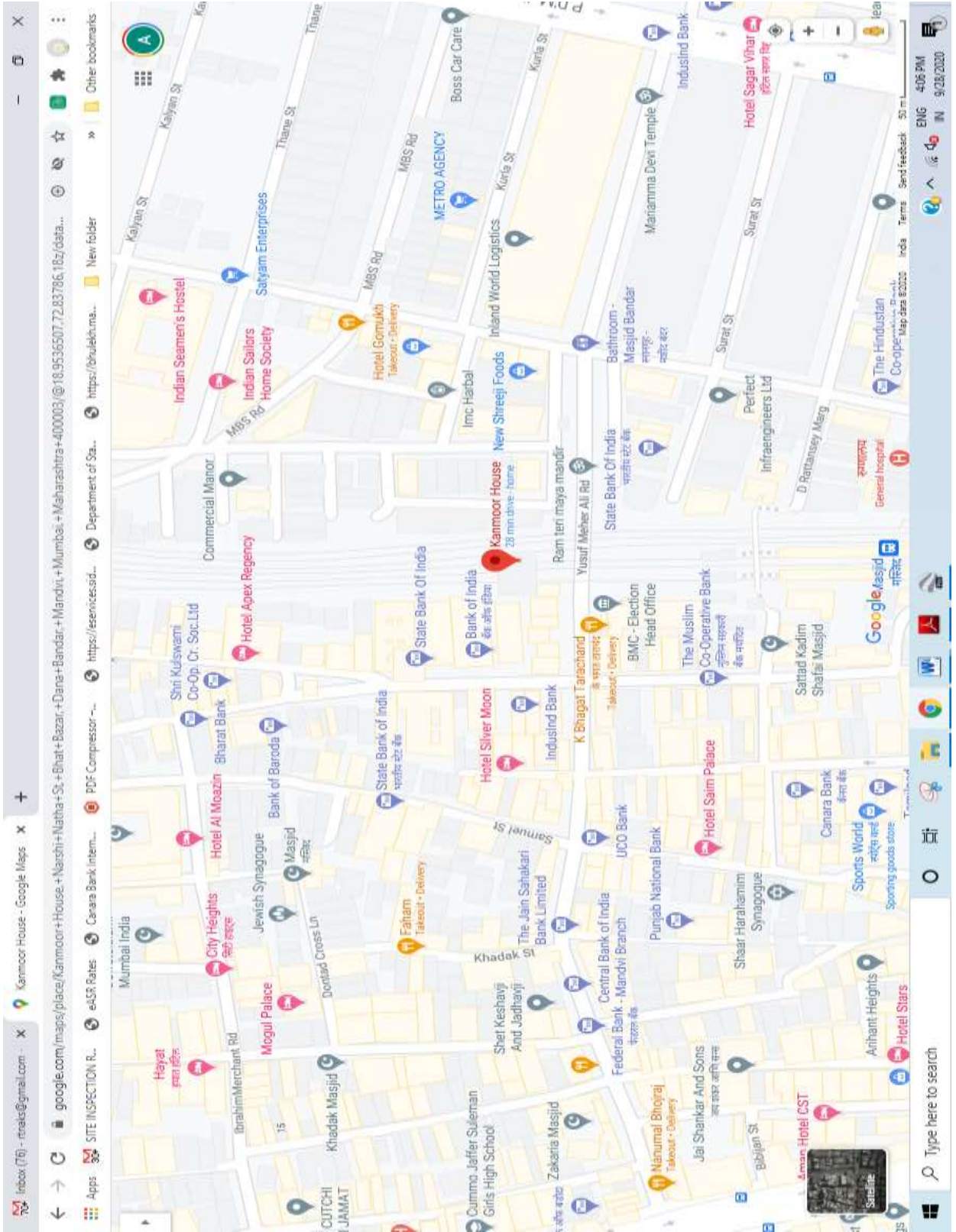


**Format - E**  
**Declaration from Valuers**

I hereby declare that:

- a) The information furnished in my valuation report dated **28.09.2020** 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 Associate have personally inspected the property on **26.09.2020** & the work is not sub-contracted to any other Valuer and carried out by myself.
- a) I have not been convicted or any offence and sentenced to a term of imprisonment.
- b) I have not been found guilty of misconduct in my professional capacity.
- c) I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part – B of the above Handbook to the best of my ability.
- d) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- e) I abide by the Model Code of Conduct for empanelment of Valuer in the Bank. (Annexure III-A signed copy of same to be taken and kept along with this declaration).
- f) I am registered under Section 34AB of the Wealth Tax Act, 1957.
- g) I am the proprietor / partner / authorised official of the firm / company, who is competent to sign this valuation report.
- h) Further, I hereby provide the following information :





## नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

## बाजारमूल्य दर पत्रक

[Home](#)[Valuation Rules](#) [User Manual](#)[Close](#)[Feedback](#)

Year

2020/2021

## Annual Statement of Rates

Selected District मुंबई(मैत)

Select Village मांडवी विन्हीजन

Search By  Survey No  Location

Select	उपविभाग	बुनी बमीन	निवासी सदनिका	कंप्रीस	दुकाने	बंचोपिक	एकक (Rs.)
SurveyNo	4/37A-रस्ता : लोकमान्य टिळक रोड ( अब्दुल रहमान रोड वंक्षण ते म्हंनदअली रोड वंक्षण पुदे मध्य रेल्वे पर्यंत)	124390	221200	243300	337900	221200	चौरस मीटर
SurveyNo	4/37-भुभाग : दक्षिणेकडे लोकमान्य टिळक मार्ग, पश्चिमेकडे अब्दुल रहमान स्टिट व इब्राहीम रहम तुल्ला रोड, पुर्वेकडे महम्मद अली रोड यामधील भुभाग	87770	168950	226700	302800	168950	चौरस मीटर
SurveyNo	4/38-भुभाग : दक्षिणेकडे लोकमान्य टिळक मार्ग, उत्तरेकडे युसुफ मेहरअली रोड, पश्चिमेकडे महम्मद अली रोड व पुर्वेकडे मध्य रेल्वे लाईन यामधील भाग	80730	164600	203600	255700	164600	चौरस मीटर
SurveyNo	4/39-भुभाग : दक्षिणेकडे युसुफ मेहरअली रोड, उत्तरेकडे सरदार बल्लभभाई पटेल रोड, पुर्वेस मध्य रेल्वे लाईन व पश्चिमेस महम्मंद अली रोड यामधील भाग	72140	153600	215700	273600	153600	चौरस मीटर
SurveyNo	4/40A-रस्ता :- रामचंद्र मट्ट मार्ग (पश्चिमेकडील विभाग हद्द ते सामंतभाई नानवी मार्ग पर्यंत	68930	123480	193300	232500	123480	चौरस मीटर

12

10/1721, 1685, 1671, 1682, 1681, 1680, 1678, 1684, 1677, 1676, 1708, 1673, 1707, 1686,  
1702, 1674, 1697, 1710, 1762, 1706, 1704, 1703, 17/1721, 1698, 1688, 1696, 1694, 1693,  
1692, 1690, 1689, 1700, 1774, 29/1721, 28/1721, 25/1721, 24/1721, 22/1721, 20/1721, 1766,







बृहमंबई विद्युत पुरवठा आणि परिवहन उपक्रम  
(बृहमंबई महानगरपालिका)  
बेस्ट भवन, पो. बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:  
Ward Office No. : 102-031-551\*2  
Ward Office Address : 17-18, FLOOR-GRD, PLOT-281/287, KANMOOR HOUSE, NARSI NATHA STREET, BHAT BAZAR, MASJID, CHINCHBUNDER, MUMBAI-400009

Name : KANCHAN V. PARMAR	Bill For : Aug-2020	Date of Bill : 12/08/2020	Invoice No. : 008102031551
Billing Address : 17-18, FLOOR-GRD, PLOT-281/287, KANMOOR HOUSE, NARSI NATHA STREET, BHAT BAZAR, MASJID, CHINCHBUNDER, MUMBAI-400009	Book Folio No. : Cycle : 24	Type of Supply : 3P	Consumer No. : 102-031-551*2 C.A. No. : 2106365 Bill Period : 30/06/2020 - 31/07/2020
Power Supply Address : 17-18, FLOOR-GRD, PLOT-281/287, KANMOOR HOUSE, NARSI NATHA STREET, BHAT BAZAR, MASJID, CHINCHBUNDER, MUMBAI-400009	Service No : 327176-X-S1 Installation No. : 0649606	Sanctioned Load : 27.00 KW	Tariff : LT II B Category : COMMERCIAL Ward : B
	Security Deposit : 57400.00	Last Payment Received ₹ 98170.00	Last Payment Received Date 26/07/2020

Current Bill Amount	Past Dues	Due Date	Bill Amount Before Due Date	Bill Amount After Due Date
46040.95	1.54	31/08/2020	46040.00	46527

\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

Fuse Control/Off Supply 23474242 8828871650	Billing Complaints 22799543	Electricity Theft/ Unauthorised use North - 24194578	Fault Control 22066611	For Street Lighting Complaints 8291554242 / 8657491117
---	--------------------------------	--	---------------------------	---

**Internal Grievances Redressal Cell**  
Assistant Admin. Manager, Customer Care - B Ward, Ground Floor, Best Bhavan, Best Marg, Colaba, Mumbai - 400001. Tel No -22799598.  
Email : [lgncbward@bestundertaking.com](mailto:lgncbward@bestundertaking.com)

**Consumer Grievances Redressal Forum**  
Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001  
Visit : [www.cgfrbest.org.in](http://www.cgfrbest.org.in)  
Email : [cgfr@bestundertaking.com](mailto:cgfr@bestundertaking.com)



**Past Consumption**  
Bar Graph Unit kWh Month  
Meter No - P151928

13718	Jul-20
5022	Jun-20
5022	May-20
5022	Apr-20
5022	Mar-20
4828	Feb-20
5510	Jan-20
5830	Dec-19
5302	Nov-19
4645	Oct-19
5319	Sep-19

Units Consumed kWh  
Aug-20 3823  
Aug-19 5487

**Bill Collection Centers in your area**  
Durgam Market : Municipality Market Premises.  
J.J.Hospital : J.J.Hospital, Near Municipality B ward, R Street Rd Mumbai  
Chowk Number : 110, Keshavnalk Marg, Near Masjid Railway Station  
Dona Teki : Dona Teki Best office Dns, Maulana Azad Marg.

**Pay Bills on miBEST**  
Now pay bill without que  
Click here to download  
<https://play.google.com/store/apps/details?id=com.best.miBEST.Download>  
for details & more information - [www.bestundertaking.com](http://www.bestundertaking.com)

Best Undertaking official app  
Available on the App Store | GET IT ON Google Play

(Dr. R.D. Patil) Chief Engineer Customer Care

During Mahanav give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

Consolidated Memo Dues bill in General Stamp Office, Mumbai. See Order No. MUDRANK SHUK NUMBER: 652/400/2019/1524/19 dated 01.04.2019.

BEST Undertaking Payment Slip

Crossed Cheque \*\* / D.D. Should be in Favour of \* BEST Consumer 102031551\*2

D.D. No. / C.Y.	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
5/8/24	102-031-551*2	12/08/2020	31/08/2020	46040.00

If you have paid Arrears of , Please bring the paid bill and Pay  
\*\* Payment by made cheque is subject to realization.



20080001020315512000004604000NN31082020M000002106365





# KANMOOR HOUSE CONDOMINIUM

Kanmoor House, 281/287, Narsinatha Street,  
Ground Floor, Mumbai - 400 009.

Bill No.: **749**

Date: **10/1/2020**

Name: **Mrs. Hemlata V. Patil**  
**Others**

Period: **Jan 2020** To **Mar 2020**

Apartment No/s: **91** Floor: **5th** Area Sq. Ft.: **9285/**

% Interest: \_\_\_\_\_

Due Date: \_\_\_\_\_

Sr. No.	Nature of Charges	Amount Rs.	P.
1.	Maintenance & Water Charges <b>RS 215 Per Sq Ft</b>	<b>17137</b>	<b>0</b>
2.	Property Taxes Period <b>Jan 2020</b> To <b>Mar 2020</b>	<b>1766</b>	<b>0</b>
3.	Land Revenue Period _____ 20 To _____ 20		
4.	Building Repair Charges		
5.	Other Charges <b>Recd a/c</b>		
6.	Arrears <b>Pay 17/1/20</b>		
7.	Interest on Arrears		
	Rupees: <b>Eighteen thousand nine hundred three only</b>		
	<b>Total</b>	<b>18903</b>	<b>00</b>

- 1) Interest will be charged 18% after due date.
- 2) Please pay the Bill Amount by A/c Payee cheque only in th Name of Kanmoor House Condominium.

For Kanmoor House Condominium

**[Signature]**  
President / Manager

E. & O. E.

**chq no:- 033676.**  
**dt:- 14/1/2020**  
**amt:- 18903/-**

