

Pratap B. Salunkhe

B.E. (Civil), M.I.E., F.I.V.

Pratap B. Salunkhe

Chartered Engineer & Govt. Regd. Valuer

- Govt. Regd. Valuer - CAT-1/35/2002-2003
- Chartered Engineer (INDIA) MI 27670-5
- Consulting Civil Engineer
- Project Management Consultant

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Date: 28 / 12 / 2023

To,
The Branch Manager,
Central Bank of India,
Branch : Prabhadevi, Mumbai.

Sub. : Valuation report for bank loan.

Client name : **1) Mr. Viraj Ashok Duraphe.**
2) Mrs. Vrushali Viraj Duraphe.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.- Flat in apartment named “ **Kohinoor Square Project, C - Wing.** ”, Flat No. C-2901 @ 29th floor in Final Plot No. 46, T.P.S. No. 03, Junction Of Lady Jamshedji Road & N. C. Kelkar Road, Dadar (West), Mumbai - 400028.

Market value : **Rs. 7,41,73,000.00**
(Rs. Seven Crore Forty One Lakh Seventy Three Thousand)

Realizable value : **Rs. 6,67,55,000.00**
(Rs. Six Crore Sixty Seven Lakh Fifty Five Thousand Only.)

Distress value : **Rs. 5,93,38,000.00**
(Rs. Five Crore Ninety Three Lakh Thirty Eight Thousand)

Thanking you.

Yours faithfully,

PRATAP B. SALUNKHE

PANEL VALUER,
CENTRAL BANK OF INDIA.

FORMAT M
VALUATION REPORT (IN RESPECT OF FLAT)

I.		GENERAL	
1.	Purpose for which the valuation is made	To find out the fair market value of the property for loan purposes in Central Bank of India, Branch - Prabhadevi, Mumbai.	
2.	a)	Date of inspection	: 22/12/2023.
	b)	Date on which the valuation is made	: 28/12/2023.
3.	List of documents produced for perusal		
	i)		: Regd. agreement for sale no. Mumbai City - 05/12045/2022 dated 06/09/2022 entered between Developer - M/s. Kohinoor CTNL Infrastructure Company Ltd and Present Owners - Mr. Viraj Ashok Duraphe and Mrs. Vrushali Viraj Duraphe.
	ii)		: Amended plan approval letter issued by Municipal Corporation of Greater Mumbai dated 15/12/2021.
	iii)		: Part Occupancy Certificate issued by Municipal Corporation of Greater Mumbai dated 26/04/2022.
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. Viraj Ashok Duraphe. 2) Mrs. Vrushali Viraj Duraphe. Joint Ownership (Undivided share).	
5.	Brief description of the property	: The subject property is a 3.5 BHK residential unit along with 2 stilt car parking space and is located on 29 th floor in Ground floor + 30 storied residential cum commercial building known as " C - Wing of Kohinoor Square " (Refer attached photograph's) situated at Junction Of Lady Jamshedji Road & N. C. Kelkar Road, Dadar (West), Mumbai. The subject flat is having 1 Spacious Living Room, 3 Bedrooms, Pooja Room, Terrace, Kitchen, Circulation passage and 4 Toilets.	
6.	Location of property		
	a)	Plot No. / Survey No.	: Final Plot No. 46, T.P.S. No. 03.
	b)	Door No.	: Flat No. C-2901 @ 29 th floor.
	c)	T.S. No. / Village	: Village – Dadar (West).
	d)	Ward / Taluka	: Dadar (West).
	e)	Mandal / District	: Mumbai.
	f)	Date of issue & validity of layout of approved plan.	: The sanction building plan was not available for our perusal but building part occupancy certificate was obtained from competent authority.
	g)	Approved plan issuing authority	: --
	h)	Whether genuineness or authenticity of approved plan is verified	: --
	i)	Any other comments by our empaneled valuers on authentic of approved plan.	: No.
7	Postal address of the property	: As above.	

8	City / Town	:	Village – Dadar (West).	
	Residential area	:	Yes.	
	Commercial area	:	Yes.	
	Industrial area	:	No.	
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	:	Lies within Municipal Corporation of Greater Mumbai limits.	
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	Boundaries of the property (Orally)	:	Flat No. C-2901 (As per site condition).	
	East	:	By flat no. C-2902.	
	West	:	By open space.	
	South	:	By open space.	
	North	:	By passage.	
13	Dimensions of the site	:	A	B
			As per the Deed	Actual
	North	:		
	South	:		
	East	:		
	West	:		
14	Extent of the site	:	As per agreement- Carpet area of flat - 1533.44 Sq.ft. (142.51 Sq.mt.) Built-up area of flat – 156.67 Sq.mt. (1685.76 Sq.ft.)	
14.	Latitude & Longitude	:	Latitude - 19.024741 N. Longitude - 72.842459 E.	
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Built-up area of flat – 156.67 Sq.mt. (1685.76 Sq.ft.)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Mr. Viraj Duraphe (Present Owner)	
II.	APARTMENT BUILDING			
Sr. No.	Description	:	Remarks.	
1	Nature of the apartment	:	Multi storied R.C.C. framed structure.	
2	Location			
	T.S. No.	:	Final Plot No. 46, T.P.S. No. 03.	
	Block No.	:		
	Ward No.	:		
	Village / Municipality / Corporation	:	Village – Dadar (West), Mumbai.	
	Door No., Street or Road (Pin Code)	:	400028.	
3	Description of the locality Residential / Commercial / Mixed	:	Residential and Commercial.	
4	Year of Construction	:	2022 (As per Part Occupancy Certificate issued by Municipal Corporation of Greater Mumbai dated 26/04/2022)	

5	Number of floors	:	Ground floor + 30.
6	Type of structure	:	Multi storied R.C.C. framed structure
7	Number of dwelling units in the building.	:	8 flats on 16 th floor. Total - 121 flats in c - wing.
8	Quality of construction	:	Good.
9	Appearance of the building	:	Good.
10	Maintenance of the building	:	Good.
11	Facilities available	:	
	Lift	:	6 lifts are available.
	Protected water supply	:	Yes.
	Underground sewerage	:	Yes.
	Car Parking – Open / Covered	:	Covered parking space is available.
	Is compound wall existing?	:	Yes.
	Is pavement laid around the Building?	:	Yes.
III	FLAT		
1	The floor in which the flat is situated	:	Flat is located @ 29 th floor.
2	Door No. of the flat	:	Flat No.C-2901 @ 29 th floor.
3	Specifications of the flat		
	Roof	:	R.C.C. slab for roofing.
	Flooring	:	Vitrified tiles for flooring.
	Doors	:	J.W. frame with flush doors.
	Windows	:	Al. sliding with m.s. grill.
	Fittings	:	Concealed electric wiring.
	Finishing	:	Cement plaster with painting.
4	House Tax	:	Tax receipt was not available for our perusal.
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service connection No.	:	Electricity bill was not available for our perusal.
	Meter Card is in the name of	:	
6	How is the maintenance of the flat?	:	Good.
7	Sale Deed executed in the name of (agreement for sale)	:	1) Mr. Viraj Ashok Duraphe. 2) Mrs. Vrushali Viraj Duraphe.
8	What is the undivided area of land as per Sale Deed?	:	Pl. refer legal report.
9	What is the plinth area of the flat?	:	Built-up area of flat – 156.67 Sq.mt. (1685.76 Sq.ft.)
10	What is the floor space index (app.)	:	--
11	What is the Carpet Area of the flat?	:	Carpet area of flat - 1533.44 Sq.ft. (142.51 Sq.mt.)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium.
13	Is it being used for residential or commercial purpose?	:	Residential purpose.
14	Is it owner-occupied or let out?	:	Occupied by Mr. Viraj Duraphe (Present Owner)
15	If rented, what is the monthly rent?	:	Approximately Rs. 2,50,000/ Month.
16	Remarks if any	:	No.
IV	MARKETABILITY		
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Flat is located in residential area.

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. 42000 to 45000/Sq.ft. for built-up 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).	:	Rs. 42000 to 45000/Sq.ft. for built-up area.
3	Break – up for the rate		
	i) Building + Services	:	Rs.44000/Sq.ft. for built-up area.
	ii) Land + others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. rate of flat – Rs. 2,80,810/- Sq.mt. + 10% floor rise = Rs. 3,08,891/- Sq.mt. (28,707.34/- Sq.ft.)
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
A	Replacement building rate	:	Rs.44000/Sq.ft. for built-up area.
	Replacement cost of flat with Services (v(3)i)	:	Rs.44000/Sq.ft. for built-up area.
	Age of the building	:	1 years old.
	Life of the building estimated	:	59 years under normal condition.
	Depreciation percentage assuming the salvage value as 10%	:	Depreciation factor – Nil.
	Replacement rate of the building	:	Rs. 44000/Sq.ft. for built-up area.
b	Total composite rate arrived for valuation	:	Rs. 44000/Sq.ft. for built-up area.
	Replacement building rate VI (a)	:	Rs. 44000/Sq.ft. for built-up area.
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	Rs. 44000/Sq.ft. for built-up area.

VII. DETAILS OF VALUATION :

Sl. No.	Description	Qty.	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat (Including 2 car parking)	1685.76 Sq.ft.	Rs. 44000/Sq.ft.	Rs. 7,41,73,440.00
2.	Wardrobes			
3.	Showcases /almirahs			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior Decorations			
7.	Electricity deposits/Electrical fittings etc.			
8.	Extra collapsible gates/ grill works etc.			
9.	Potential Value , if any			
10.	Others			
	TOTAL			Rs. 7,41,73,440.00
	SAY			Rs. 7,41,73,000.00

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 7,41,73,000.00 (Rs. Seven Crore Forty One Lakh Seventy Three Thousand Only)** and

Realizable value = 10 % less than FMV
= **Rs. 7,41,73,000.00 x 0.90 = Rs. 6,67,55,700.00 Say Rs. 6,67,55,000.00**

Distress value = 20% less than FMV
= **Rs. 7,41,73,000.00 x 0.80 = Rs. 5,93,38,400.00 Say Rs. 5,93,38,000.00**

Book value = As per Agreement dated 06/09/2022
(Purchase cost) = **Rs. 7,30,52,267.00**

Insurance Value = Built-up area x Construction rate per Sq.ft.
(Replacement) Flat **1685.76 Sq.ft. x Rs. 2500/Sq.ft. = Rs. 42,14,400.00 Say Rs. 42,14,000.00**

**ANNEXURE -I
DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 28/12/2023 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. Our engineer/field executive Mr. Ajay Patil inspected the property on 22/12/2023. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence 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 is in conformity 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 is in conformity 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 empanelment of valuer in the Bank. (Annexure III- A 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.
- j. I am the proprietor who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is purchased by Mr. Viraj Ashok Duraphe and Mrs. Vrushali Viraj Duraphe. This is based on information given by owners & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose - To know the fair market value of the property for bank loan purpose. Appointing authority - The Branch Manager, Central Bank of India, Branch – Prabhadevi, Mumbai.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Pratap B. Salunkhe.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment – 22/12/2023. Valuation date – 22/12/2023. Date of report - 28/12/2023.
6	Inspections and/or investigations undertaken;	Site inspection was carried on 22/12/2023 along with the Mr. Viraj Ashok Duraphe (Present Owner).
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with Mr. Viraj Ashok Duraphe (Present Owner) & the valuation is worked out by composite rate method.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	No such circumstances were noticed.

Date : 28 / 12 / 2023

PRATAP B. SALUNKHE

Place : Kalamboli, Navi Mumbai.

PANEL VALUER,
CENTRAL BANK OF INDIA.

CODE OF CONDUCT

Integrity & Fairness :

1. A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he provides true & adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence & due care :

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by a valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest :

12. A valuer shall act with objectivity in his professional dealings by ensuring that his decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he or any of his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities & Exchange Board of India (Prohibitions of Insider Trading) Regulation 2015 or till the time the valuation report becomes public whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering 'convenience valuations' in order to cater to a company or clients needs.
18. As an independent valuer, the valuer shall not charge the success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during last five years.

Confidentiality :

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his knowledge without proper & specific authority or unless there is a legal or professional right or duty to disclose.

Information management :

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken the reasons for taking the decision and the information & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriate of his decision & actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer organization with which he is registered or any statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the tribunal, Appellate Tribunal, the registered valuers organization with which he is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or a for peer review. In the even of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & hospitality :

25. A valuer or his relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation : For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself or to obtain or retain an advantage in the conduct of profession for himself.

Remuneration & costs :

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability & restrictions :

29. A valuer shall refrain from accepting too many assignments if he is unlikely to able to devote adequate time to each of his assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date : 28 / 12 / 2023

PRATAP B. SALUNKHE

Place : Kalamboli, Navi Mumbai

PANEL VALUER,
CENTRAL BANK OF INDIA.

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. _____ (Rupees _____ only).

Signature
(Name of the Branch Manager)



19.024741 72.842459

Restaurants Hotels Things to do Transit Parking Pharmacies ATM

Swad Upahar & Mithai Gruh
Tagwel - Dadar
Sri Akkalkot Swami Samarth Maharaj Math
Modern Homeopathy - Dadar West
NeoSOFT
ASHIRWAD DECORATIVES

19°01'29.1"N 72°50'32.9"E

Directions Save Nearby Send to phone Share

MCGM parking, P3 (third floor), Kohinoor PPL, opposite Ruby House, Kasarvadi, Dadar West, Mumbai, Maharashtra 400028.

2RFR+VXW Mumbai, Maharashtra

Add a missing place

Add your business

Add a label

Layers

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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Mumbai Main

Select Village: माहांग

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	औपरीसद्रकाने	औद्योगिक	एकक (Rs.)
SurveyNo	17/111-रस्ता : भोखले रोड (उत्तर) पोर्तुगीज चर्च घाटून गडकरी चौकापर्यंत	165670	327810	376980/409760	327810	चौ. मीटर
SurveyNo	17/112-रस्ता : दालडे रोड, वाकर देल्ले घाटून पहिलीकडे भोखले रोड पर्यंतचा रस्ता	166930	326790	373800/616200	326790	चौ. मीटर
SurveyNo	17/113-रस्ता : न. भो. फळकर रोड, गडकरी चौकापासून प्लावट सिंगमा व पुढे कन्नडरस्तापर्यंत.	143870	280810	322930/442800	280810	चौ. मीटर
SurveyNo	17/114-रस्ता : बेनापली बायट मार्ग, वाकर वद्विण देल्ले घाटून टिळक घुलापर्यंतचा भाग	120920	249590	290100/358300	249590	चौ. मीटर
SurveyNo	17/115-रस्ता : लेडी जमशेटजी रोड, गडकरी चौकापासून किटी लाईट जंक्शन पर्यंतचा भाग	137220	268310	308560/354800	268310	चौ. मीटर

123

Survey No. 1, 9, 11, 11A, 12, 19, 26, 27, 39, 40Y, 41, 42, 43, 44, 46, 48, 49, 52, 53, 82, 84, 87, 98, 100, 103, 104, 105, 107, 123, 123, 169, 170, 173, 174, 232PT, 233, 234PT, 235, 235, 237, 238, 243, 244, 248, 272, 273, 274, 275, 277, 388, 389, 390, 1/217, 1/238, 1A/239, 1/265, 1/266, 1/268, 1/272, 1/341, 1/355, 1/556, 1/558, 1/560, 1/565, 1/590, 1/650, 1/677, 5/182, TP8 - III MAHINDA

12045509	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5
28-12-2023		दस्त क्रमांक : 12045/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	73052267
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	52580066.02
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: मिळकतीचे वर्णन - सदनिका क्र. सी/2901,29 वा मजला,सी विंग,कोहिनुर स्केअर,एन. सी. केळकर मार्ग,आर. जी. गडकरी चौक,शिवाजी पार्क,दादर(प),मुंबई - 400028,क्षेत्रफळ 1533.44 चौ. फुट कारपेट(रेराप्रमाणे),सोबत 11 व्या मजल्यावरील 2 वाहनतळ क्र. 24 व 25 अंतिम भुखंड क्र. 46,टी. पी. एस. 3,माहिम विभाग आणि इतर माहिती दस्तात नमुद केल्याप्रमाणे.((Final Plot Number : 46,TPS-III,MAHIM ;))
(5) क्षेत्रफळ	156.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोहिनुर सिटीएनएल इन्फ्रास्ट्रक्चर कंपनी प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता श्री. दिपक लाडे यांच्यातर्फे कबुलीजबाबाकरिता कुलमुखत्यार पत्रधारक दिपाली पालेकर वय:-47 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोहिनुर स्केअर, ब्लॉक नं: शिवाजी पार्क, दादर (प), मुंबई, रोड नं: एन. सी. केळकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AACCK6660P
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विराज अशोक दुराफे - वय:-40; पत्ता:-प्लॉट नं: सदनिका क्र. 5, माळा नं: 2 रा मजला, इमारतीचे नाव: यश को.- सोसायटी, ब्लॉक नं: शिवाजी पार्क, दादर पश्चिम, मुंबई, रोड नं: डॉ. वसंत जे. रथ रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AFSPD9616G 2): नाव:-वृषाली विराज दुराफे - वय:-36; पत्ता:-प्लॉट नं: सदनिका क्र. 5, माळा नं: 2 रा मजला, इमारतीचे नाव: यश को.-सोसायटी, ब्लॉक नं: शिवाजी पार्क, दादर पश्चिम, मुंबई, रोड नं: डॉ. वसंत जे. रथ रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ANPPD3562N
(9) दस्ताऐवज करुन दिल्याचा दिनांक	06/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	12045/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4383500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

MUNICIPAL CORPORATION OF GREATER MUMBAI
No.EB/1369/GN/A

To,
Licensed Surveyor
M/s. Spaceage Consultant
Shop No.15, B-106, C-108,C-109
Natraj BuildingMulundGoregaon
Link RoadMulund (West)
Mumbai-400 080

Ex. Eng. Building Dept. City
New Municipal Building, C-2
No. 355B,
Vidyalankar Marg,
Wadala (East), Mumbai 400 030

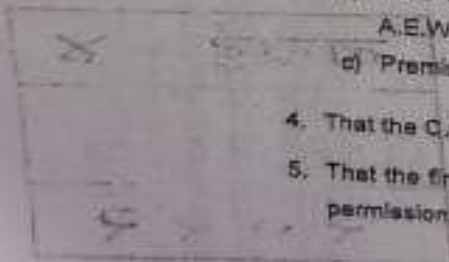
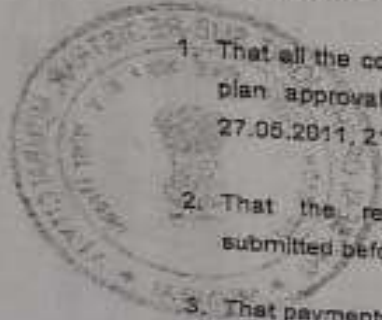
Sub: Proposed commercial building on plot bearing
F.P.No.46, T.P.S. III, Mahim, N.C.Kelkar Road
Shivaji Park, Dadar(West), Mumbai 400028
(Kohinoor Mill No.3).

Ref: Your online application.

Sir,

With reference to above his is to inform you that the amended plans submitted
by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 15.2.2006 and amended
plan approval letter dated 23.4.2006, 02.09.2009, 08.08.2010, 20.08.2011,
27.05.2011, 21.09.2011, 08.08.2013 & 10.01.2014 shall be complied with
2. That the revised structural design/calculations/details/drawings
submitted before re-endorsing the C.C.
3. That payments towards following shall be made
 - a) Premium towards staircase, lift, lift lobby area
 - b) That the applicable extra water & sewerage charges shall
A.E.W.W.G/ North.
 - c) Premium towards additional FSI as per De-novo letter from DI
4. That the C.C. shall be got endorsed as per the amended plans.
5. That the final N.O.C. from C.F.D. shall be submitted before asking for Occupation
permission.



बबई - ४	
०२/१६	१२/१०५
२०२२	



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
(EB/1369/GN/A/OCC/3/New of 30 August 2021)

The Engineer CTNL Infrastructure Company Pvt. Ltd.
Kishore Bhavan, Senapati Bapat Marg, Dadar, Mumbai - 400028.

Dear Applicant/Owners,

The Part 4 development work of commercial building comprising of wing 'B' 21st to 43rd upper floor (IT & Commercial) and 8th to 9th floor of wing 'C' for parking floor on plot bearing C.S.No./CTS No. 46 of Division _____ at N.C. Kelkar Road (Kishore Hill) is completed under the supervision of Shri SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. 2/187/LS, Shri. Kamalakar N. Hadkar, RCC Consultant, Lic. No. STR/H/12 and Shri. Nilesh P. Kumthekar, Site supervisor, Lic. No. K/257/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. M.F.B. No. - Online No. EB/1369/GN/A-CFO dated 15 December 2020.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of L.D.O / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighbourhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/North
 2. A.A. & C., G/North
 3. EE (V), City
 4. H2, G/North
 5. A.E.W.W., G/North
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRA BLDG., MULUND (W)
- for information please



Name : JADHAV RAJENDRA ANANDRAO
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 30-Aug-2021 15:59:28

बबई - ४
ercc 30/8/21
2022

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/North

Annex 2D



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1369/GN/A/OCC/5/New of 26 April 2022]

Engineer CTNL Infrastructure Company Pvt. Ltd.
Kohinoor bhavan, senapati bapat marg, Dadar, mumbai -400028..

Applicant/Owners,

The Part & development work of commercial building comprising of Part occupation to Proposed commercial building (i.e. Wing C) Wing C- 11th to 13th parking floors, 14th service floor and 15th to 30th Residential floors on plot No. _____ at N.C. Kelkar Road (Kohinoor Mill) is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic.No. J/167/LS, Shri. Kamlakar N. Hadkar, RCC Consultant, Lic. No. K/257/SS-I and as per development completion certificate issued by Chief Fire Officer u/no. _____ dated 30 March 2022.

Copy To:
1. Asstt. Commissioner, G/North
2. A.A. & C., G/North
3. EE (V), City
4. M.I., G/North
5. A.E.W.W., G/North
6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND, MUMBAI
For information please



बबई - ४	
२२९	१०८/१६५
२०२२	

Name: GANESH A HARNE
Designation: Executive Engineer
Organization: Personal
Date: 26-Apr-2022 19:07:23
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/North