

Ref. No. AVSA/BOI/28550A/2024

Date : 27.02.2024

To,  
**Bank of India**  
**RBC, CBD Belapur, Navi Mumbai.**

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

I. GENERAL		
1.	Purpose for which the valuation is made	To assess the "Fair Market Value" of the said property for the purpose of re-assessing the value of the assets of owners under instructions from <b>Bank of India, RBC, CBD Belapur, Navi Mumbai</b>
2.	a) Date of inspection	: 26.02.2024 in presence of Representative of owners.
	b) Date on which the Report is made	: 27.02.2024
3.	List of documents produced for perusal	
	i) :	1) Flat #1501: copy of Agreement dt. 30.06.2012 (Doc. Regn. no. 4650/2012 ) 2) Flat # 1601 : copy of Agreement dt. 30.06.2012 ( Doc. Regn. no. 4649/2012)
	ii) :	Copy of OC no. EB/1966/GN dt. 28.11.2011
		1) Copy of Share Certificate No. 12 issued on 03.05.2014 2) Copy of Share Certificate No. 11 issued on 03.05.2014
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>Mr. Rajendra Pundalikrao Godshalwar</b> vide two separate agreements dt. 30.06.2012 (Doc. Regn. no. 4650/2012 & 4649/2012) with Promoters M/s. Godshalwar Project Consultants & Developers (a Sole prop. Concern of Mr. Rajendra Pundalikrao Godshalwar) & subsequent issue of Soc. Share Certificate as mentioned hereinabove
5.	Brief description of the property (Including leasehold/freehold etc)	: 2nos. Residential premises (Duplex Flat) situated at Flat nos. <u>1501</u> on 15 <sup>th</sup> floor & <u>1601</u> on 16 <sup>th</sup> floor, along with total 4 car parking spaces (2nos. each per flat) in the building known as 'Shaalin' Co-op. Hsg. Soc. Keluskar Road, Shivaji Park, Dadar, Mumbai City District, Leasehold MCGM land (Perpetual Lease).
6.	Location of property	
	a)	Plot No. / Survey No. :
	b)	Door No. :
	c)	T. S. No. / Village :
	d)	Ward / Taluka :
e)	Mandal / District :	
		The said property comprises 2nos. Residential premises (Duplex Flat) situated at Flat nos. <u>1501</u> on 15 <sup>th</sup> floor & <u>1601</u> on 16 <sup>th</sup> floor, along with total 4 car parking spaces (2nos. each per flat) in the building known as 'Shaalin' Co-op. Hsg. Soc. Ltd., on land bearing Plot no. 120 of Shivaji Park Scheme bearing CS no. 1830 of Mahim Division, & Collectors Survey no. 1486(part), Keluskar Road, Shivaji Park, Dadar, Mumbai City District. Leasehold MCGM land (Perpetual Lease).

7.	Postal address of the property		Flat nos. <u>1501</u> on 15 <sup>th</sup> floor & <u>1601</u> on 16 <sup>th</sup> floor, 'Shaalin' Co-op. Hsg. Soc. Ltd., Plot no. 120 Dr. M. B. Raut Marg, Shivaji Park, Dadar (West), Mumbai 400 028.	
8.	City / Town	:	Dadar (west), Mumbai - 400028.	
	Industrial Area	:	Residential Area Located at about 1km - 2km distance from Dadar railway junction.	
	Commercial Area	:		
	Industrial Area	:	Land Mark : Bal Mohan School	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	High class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Municipal Corporation of Greater Mumbai (MCGM)	
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	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13	Boundaries of the property	:		
	On or towards North	:	By Keluskar Road	
	On or towards South	:	By Om Apartment	
	On or towards East	:	By Bal Mohan School Building	
	On or towards West	:	By Road	
14. 1	Dimensions of the site	:	A	
		:	B	
		:	As per the Deed (builtup Area)	Actuals (Carpet Area)
		:	Flat # 1501 : <b>1,098.69sqft.</b>	Flat # 1501: 915.58sqft.
		:	Flat # 1601 : <b>955.32sqft.</b>	Flat # 1601: 796.10sqft.
	:	Adjoining Terrace : <b>507.94sqft.</b>	Adjoining Terrace : 507.94sqft	
	:	Adjoining Terrace : <b>297.51sqft.</b>	Adjoining Terrace : 297.51sqft	
14. 2	Latitude, Longitude and Coordinates of the site	:	Co-ordinates 19° 1'34.46"N & 72°50'24.35"E Google map attached	
15	Extent of the site	:	Valuation done for Builtup premises on composite rate Basis	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	2,054.01sqft. BUA & 805.45sqft (Adjoining Terrace) (Both flats are amalgamated by Internal Staircase)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Wholly Owned & Occupied by Owners. Estimated Rental in case rented : @ ₹ 1,50,000/- 1,75,000/-pm	

<b>II. CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	Residential Area Located at about 1km - 2km distance from Dadar railway junction.
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	Irregular
7.	Type of use to which it can be put	Residential Purpose
8.	Any usage restriction	Residential Flat
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Motorable road provided by MCGM
12.	Type of road available at present	Road @ more than 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?	BEST Cons. no. 624-358-002*1 & Cons. no. 624-358-368*3 Refer Annexure
18.	Advantage of the site	The premises is located at about 1km to 2km distance from Dadar railway Junction. All infrastructural facilities such as Water supply, Roads, Telecommunication and Power is available.
1.		
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)	--

<b>Part – A (Valuation of land)</b>		
1.	Size of plot North & South East & West	N.A. Valuation considered for Builtup Area on Composite rate Basis
2.	Total extent of the plot	
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Prevailing Market rate as per Local inquiries is between @ 65,000/sqft to @ 67,500/sqft. depending upon type of the building, amenities provided & locality  Considering type of building, distance from nearest transport hub, adjoining Open Terrace, Improvements, Duplex design, Special amenities available etc., we have considered rate @ ₹ 67,000/sqft. (Builtup Area).
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Mahim Division, Mumbai City District, Zone : 17/117, Residential @ ₹ 3,21,690/sqmt BUA (RR copy attached) (@ ₹ 23,908.60/sqft BUA with 20% depreciation)
5.	Assessed / adopted rate of valuation	N.A.
6.	Estimated value of land	Valuation considered for Builtup Area on Composite rate Basis

Part – B (Valuation of Building)			
1.	Technical details of the building		
a)	Type of Building (Industrial / Commercial / Residential)		Residential Building : RCC framed Ground + 16 upper floors Building with Brick / CC Block Masonry walls plastered & painted on both sides & having adequate floor height with 2nos. Lifts & 1no. Car :Lift
b)	Type of construction (Load bearing / RCC / Steel Framed)		RCC framed Ground + 16 upper floors Building with Brick / CC Block Masonry walls plastered & painted on both sides & having adequate floor height Premises is provided with Italian Marble flooring, wooden frame flush laminated door & Safety Gate and aluminium frame glazed windows.
c)	Year of construction & estimated residual life		Built around 2011 as per BCC dt. 28.11.2011 & estimated Residual life : about 50years with proper maintenance.
d)	Number of floors and height of each floor including basement, if any		RCC framed Ground + 16 upper Floors Building with Brick / CC Block Masonry walls plastered & painted on both sides & having adequate floor height with 2nos.passenger Lifts & 1no. Car :Lift
e)	Plinth area floor-wise		Flat nos. 1501 on 15 <sup>th</sup> floor <b>1,098.69sqft.(102.70sqmt) builtup Area</b> and adjoining open terrace of about 507.94sqft. along with 2 car parking spaces  & 1601, on 16 <sup>th</sup> floor <b>955.32sqft.(88.75sqmt) builtup Area</b> and adjoining open terrace of about 297.51sqft. along with 2car parking spaces. (Both flats are amalgamated by Internal Staircase)
f)	Condition of the building		
	i)	Exterior – Excellent, Good, Normal, Poor	Good
	ii)	Interior - Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map / plan		IOD no. EB/1966/GN/A/ dt. 12.02.2007 CC no. EEBPC/1966/GN/A dt. 09.10.2007 OC no. EB/1966/GN/A dt. 28.11.2011
h)	Approved map / plan issuing authority		Within the limits of MCGM
i)	Whether genuineness or authenticity of approved map / plan is verified		Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan		Nil

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

S. No.	Description	Ground floor	Other floors
1.	Foundation	RCC	
2.	Basement	Nil	
3.	Superstructure	RCC framed Ground + 16 upper Floors	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Building with Brick / CC Block Masonry walls plastered & painted on both sides & having adequate floor height Premises is provided with Italian Marble & Vitrified Tiles flooring, wooden frame flush laminated door & Safety Gate and aluminium frame glazed windows. (Both flats are amalgamated by Internal Staircase)	
5.	RCC works	Flat RCC Roof	
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	Connected to the public sewer lines of MCGM	

No.	Description		Ground floor	Other floors
1	Compound wall	:	Provided	
	Height	:	Masonry wall with MS Gate	
	Length			
	Type of construction			
2	Electrical installation			
	Type of wiring	]	Concealed wiring	
	Class of fittings (superior / ordinary / poor)	]	Superior	
	Number of light points	]		
	Fan points	]		
	Spare plug points	]		
	Any other item		--	
3	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

Particulars	Area	Rate considered @ ₹	Estimated Fair Market Value ₹
Flat nos. 1501 on 15th floor along with Adjoining open terrace 507.94sqft.	1,098.69sqft BUA	67,000/sqft.	7,36,12,230/-
Flat no. 1601 on 16th floor along with Adjoining open terrace 297.51sqft (both flats amalgamated by internal staircase)	955.32sqft BUA	67,000/sqft	6,40,06,440/-
Total 4nos. Car parking Spaces	Lumpsum		1,25,00,000/-
<b>Total</b>			<b>15,01,18,670/-</b>
<b>Say,</b>			<b><u>15,01,25,000/-</u></b>
Above Rate takes into consideration value added on A/c. of adjoining open terrace, Improvements & Duplex Design Value as per RR Rate : 1098.69 + 955.32sqft. = 2054.01sqft BUA @ ₹ 23,908.60/sqft = ₹ 4,91,08,503/- Open Terrace : 507.94sqft + 297.51sqft = 805.45sqft @ 9,563.44/sqft = @ ₹ 77,02,873/-			

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 - Borne by owners

As a result of my appraisal and analysis, it is my considered opinion that the present 'Fair Market Value' is ₹ 15,01,25,000/- (**Rupees fifteen crores one lakh & twenty five thousand only**) and the 'Net Realisable Value' of the said property is ₹ 13,51,25,000/- (**Rupees thirteen crores fifty one lakhs & twenty five thousand only**) and the 'Forced Sale Value' of the said property is ₹ 12,01,00,000/- (**Rupees twelve crores & one lakh only**) and 'Insurable Value' (reinstatement value of the structure) of the said property is ₹ 65,00,000/- (**Rupees sixty five lakhs only**) as on date of visit (26.02.2024) and the same may be considered to be true and fair.

Place: Mumbai  
Date: 27.02.2024

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).

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

Signature  
(Name of the Branch Manager with Official seal)

## **DECLARATION**

I hereby declare that:

- 1) The information furnished in my/ our valuation report dated **27.02.2024** is true and correct.  
To the best of my /our knowledge and belief & I /we have made an impartial and true Valuation of the property and have valued the right property.
- 2) I/ we have no direct or indirect interest in the property valued.
- 3) I/my associates have personally inspected the property on **26.02.2024**, in presence of Representative of the owners.
- 4) I/ we have not been convicted of any offence and sentenced to a term of imprisonment.
- 5) I we have not been found guilty of misconduct in my / our professional capacity.
- 6) I am registered with IBBI as Valuer for Land & Building and my Regn. No. is IBBI/RV/02/2019/11075 AND under section 34AB of The Wealth Tax Act, 1957 (Regn. No. CAT-I/233)& that I am the proprietor of the firm who is competent to sign valuation report.
- 7) Value varies with the purpose and date. This report is not to be referred to if Purpose is different from that mentioned hereinabove.

Signature of the  
Registered Valuer

DATE : 27.02.2024  
PLACE : MUMBAI

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the Bank/client.
2. No legal verification of the title of the property has been undertaken and the Valuer shall not be responsible for any matter of legal nature that affects the value and the opinion expressed by us.
3. Where it is stated that the Bank/client has supplied information to the Valuer, this information is believed to be reliable, but the Valuer can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained from our market research.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. If our appearance is required, we will be pleased to appear and given the necessary clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
6. The Valuers responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The Valuer disclaims all responsibility and will accept no liability to any other party.
7. Validity of this report is as on date of valuation report only.



## DECLARATION- CUM- UNDERTAKING

I, Ashwin V. Shetty Son/~~daughter~~ of Shri M. Vasu Shetty do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 27.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I / My Associates have personally inspected the property on 26.02.2024 & The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number/Service Tax number as applicable is AAFPS0867E
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. & my Regn. No. is CAT-I/233
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) & my Regn. No. is IBBI/RV/02/2019/11075
- v. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- w. I am the proprietor / ~~partner / authorized official~~ of the firm / company, who is competent to sign this valuation report.

- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment
1	Background information of the Asset being valued	2nos. Residential premises (Duplex Flat) situated at Flat nos. <u>1501</u> on 15 <sup>th</sup> floor & <u>1601</u> on 16 <sup>th</sup> floor, along with total 4 car parking spaces (2nos. each per flat) in the building known as 'Shaalin' Co-op. Hsg. Soc. Keluskar Road, Shivaji Park, Dadar, Mumbai City District,
2	Purpose of valuation and appointing authority	For the purpose of availing bank credit facilities from <b>Bank of India, RBC, CBD Belapur, Navi Mumbai.</b>
3	Identity of the valuer and any other experts involved in the valuation	A. V. Shetty & Associates, 103, Navin Asha, Dada Saheb Phalke Marg, Dadar (East), Mumbai 400 017
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 Inspection & date and Report date	Inspection date : 26.02.2024 in presence of Owners Representative & Report dated 27.02.2024
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 & 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	Residential Flat
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 valuer, which shall not be for the limiting his responsibility for the valuation report	As per Standard Market Norms

Date: 27.02.2024

Place: Mumbai

Signature

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

**MODEL CODE OF CONDUCT FOR VALUERS**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

**Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and 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/it provides true and 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 and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
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 and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its 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 the valuer.
10. A valuer shall not carry out any instruction of the client insofar 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/its professional dealings by ensuring that his/its 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/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 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 client’s needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 the 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/its knowledge without proper and 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 and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other 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 organisation with which he/it 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 for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

25. A valuer or his/its 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/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

**Remuneration and 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 and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Date: 27.02.2024**

**Place: Mumbai,**

**Signature**

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

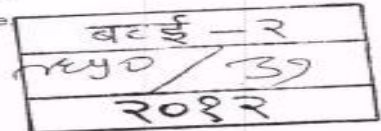
Flat # 1501 15<sup>th</sup> floor

The Flat Owner in his capacity as the builder and promoter of the said New Building is desirous to retain for himself a residential tenement being flat bearing No. 1501 admeasuring 915.58 Sq. Ft. (carpet) i.e. 1098.69 Sq. Ft. (built up) equivalent to 102.07 Sq. Mtrs. or thereabouts along with the open terrace admeasuring 507.94 Sq. Ft. adjoining the said flat on the 15<sup>th</sup> floor of the said New Building which is more particularly described in the schedule hereunder written and delineated by red colour boundary lines on the plan thereof annexed hereto as ANNEXURE "E" (hereinafter referred to as "the said Flat") along with two car parking spaces on the podium at 2<sup>nd</sup> floor of the said New Building as shown by red colour boundary lines on the plan thereof annexed hereto as ANNEXURE "E-1" and the number of the said Flat stated thereon (hereinafter referred to as "the said car parking spaces") on ownership basis. The said Flat and the said car parking spaces shall hereinafter collectively referred to as "the said Premises". The Flat Owner in his capacity as the builder and promoter of the said New Building is further desirous to retain for his own possession,

## THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece of land bearing Plot No. 120 of Shivaji Park Scheme bearing C.S. No. 1830 of Mahim Division and Collectors Survey No. 1486(Part) and containing by admeasurement 832 Sq. Yards equivalent to 695.66 Sq. Mtrs. or thereabouts together with a building by name "Dev Chhaya" consisting of ground plus two upper floors situate, lying and being at Keluskar Road, Shivaji Park, Dadar, Mumbai 400 028 and bounded as under :-

- On or towards the North : By 80 Ft. wide Keluskar Road.  
 On or towards the East : By Plot No. 121 of Shivaji Park Scheme.  
 On or towards the South : By Plot No. 113 of Shivaji Park Scheme.  
 On or towards the West : By 40 feet.



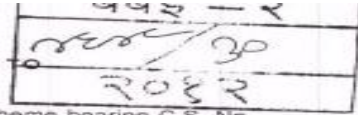
## THE SECOND SCHEDULE ABOVE REFERRED TO

FLAT NO. bearing No. 1501 admeasuring 915.58 Sq. Ft. (carpet) i.e. 1098.69 Sq. Ft. (built up) equivalent to 102.7 Sq. Mtrs. or thereabouts along with the open terrace admeasuring 507.94 Sq. Ft. adjoining the said flat on the 15<sup>th</sup> floor of the building "SHAALIN" on the property bearing Plot No. 120 of Shivaji Park Scheme bearing C.S. No. 1830 of Mahim Division and Collectors Survey No. 1486 (Part) and containing by admeasurement 832 Sq. Yards equivalent to 695.66 Sq. Mtrs. or thereabouts lying and being at Keluskar Road, Shivaji Park, Dadar, Mumbai 400 028 in the Registration District of Greater Mumbai City and two car parking spaces on the podium at 2<sup>nd</sup> floor of the said building "Shaalini".

Flat # 1601 16<sup>th</sup> floor

The Flat Owner in his capacity as the builder and promoter of the said New Building is desirous to retain for himself a residential tenement being flat bearing No. 1601 admeasuring 796.10 Sq. Ft. (carpet) i.e. 955.32 Sq. Ft. (built up) equivalent to 88.75 Sq. Mtrs. or thereabouts along with the open terrace admeasuring 297.51 Sq. Ft. adjoining the said flat on the 16<sup>th</sup> floor of the said New Building which is more particularly described in the schedule hereunder written and delineated by red colour boundary lines on the plan thereof annexed hereto as ANNEXURE "E" (hereinafter referred to as "the said Flat") along with two car parking spaces on the podium at 2<sup>nd</sup> floor of the said New Building as shown by red colour boundary lines on the plan thereof annexed hereto as ANNEXURE "E-1" and the number of the said Flat stated thereon (hereinafter referred to as "the said car parking spaces") on ownership basis for his own occupation and use. The said Flat and the said car parking spaces shall hereinafter collectively referred to as "the said Premises".

THE FIRST SCHEDULE ABOVE REFERRED TO



ALL THAT piece of land bearing Plot No. 120 of Shivaji Park Scheme bearing C.S. No. 1830 of Mahim Division and Collectors Survey No. 1486(Part) and containing by admeasurement 832 Sq. Yards equivalent to 695.66 Sq. Mtrs. or thereabouts together with a building by name "Dev Chhaya" consisting of ground plus two upper floors situate, lying and being at Keluskar Road, Shivaji Park, Dadar, Mumbai 400 028 and bounded as under :-

- On or towards the North : By 80 Ft. wide Keluskar Road.
- On or towards the East : By Plot No. 121 of Shivaji Park Scheme.
- On or towards the South : By Plot No. 113 of Shivaji Park Scheme.
- On or towards the West : By 40 feet wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

FLAT NO. bearing No. 1601 admeasuring 796.10 Sq. Ft. (carpet) i.e. 955.32 Sq. Ft. (built up) equivalent to 88.75 Sq. Mtrs. or thereabouts along with the open terrace admeasuring 297.51 Sq. Ft. adjoining the said flat on the 16<sup>th</sup> floor of the building "SHAALIN" on the property bearing Plot No. 120 of Shivaji Park Scheme bearing C.S. No. 1830 of Mahim Division and Collectors Survey No. 1486 (Part) and containing by admeasurement 832 Sq. Yards equivalent to 695.66 Sq. Mtrs. or thereabouts lying and being at Keluskar Road, Shivaji Park, Dadar, Mumbai 400 028 in the Registration District of Greater Mumbai City and two car parking spaces on the podium of the said building "Shaaln".



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**No. EB/1966/GN/A of**

To  
Shri. Unmesh Bholay  
Architects,  
Samudhhi Apartment,  
Ganesh Path Lane, Dadar (W)  
Mumbai 400 028

Sub: Proposed redevelopment of the property on plot bearing C.S.No.1830, Plot No.120, Dr.M.B. Raut Road, Shivaji Park, Mumbai 400 028


Ref: Your letter dated 7.3.2011

Sir,

The Work Completion Certificate submitted by you on 7.3.2011 for the above work, is hereby accepted subject to following condition.

1. That the Certificate under section 270-A of M.M.C.Act from H.E. Department shall be submitted within 3 months for adequacy of water.

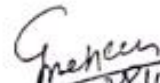
Yours faithfully,

  
Executive Engineer  
Building Proposals (City)-III

Copy to :

1.  The Owner, No.EB/1966/GN/A  
28/11/11  
M/s. Godshalwar Project  
Consultants & developers,  
001, "Shree Apartments",  
Ground floor, Dr. M.B.Raut Road,  
Shivaji Park, Dadar (W),  
Mumbai-400 028.
2. Asstt.Commissioner G/North Ward
3. A.E.W.W. G/North Ward
4. Dy.A.& C. (City)
5. Asst. Commissioner (Estates)

Ex. Eng. Bldg. Proposal (City) III  
'E' Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

  
Unmesh  
28/11/11



Share Certificate No. 12 Members Regn. No. 11 No. of shares 10

**SHARE CERTIFICATE**

(AUTHORISED SHARE CAPITAL OF RS. 6000 DIVIDED INTO 120 SHARES OF RS. 50 EACH)

**SHAALIN CO-OP. HOUSING SOCIETY LTD.**

(Registered under The Maharashtra Co-operative Societies Act, 1960)

Registration No.: MUM/WGN/HSG/TC/9167/2012 Dated 21/11/12 Date: \_\_\_\_\_

This is to certify that Shri / Smt. / M/s. Rajendra Godshafwar

is the Registered Holder of Ten fully paid up share of Rs. FIFTY each  
numbered from 111 to 120 both inclusive, in

SHAALIN CO-OP. HOUSING SOC. LTD., Plot No. 120, Dr. M. B. Raut Road, Shivaji Park,  
Dadar (W), Mumbai - 400 028., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai  
this 3rd day of May 20 2014



Shyam fardik  
Authorised M. C.

[Signature]  
Member Secretary

[Signature]  
Chairman

Share Certificate No. 11 Members Regn. No. 10 No. of shares 10

**SHARE CERTIFICATE**

(AUTHORISED SHARE CAPITAL OF RS. 6000 DIVIDED INTO 120 SHARES OF RS. 50 EACH)

**SHAALIN CO-OP. HOUSING SOCIETY LTD.**

(Registered under The Maharashtra Co-operative Societies Act, 1960)

Registration No.: MUM/WGN/HSG/TC/9167/2012 Dated 21/11/12 Date: \_\_\_\_\_

This is to certify that Shri / Smt. / M/s. Rajendra Pundlikrao  
Godshafwar

is the Registered Holder of Ten fully paid up share of Rs. FIFTY each  
numbered from 101 to 110 both inclusive, in

SHAALIN CO-OP. HOUSING SOC. LTD., Plot No. 120, Dr. M. B. Raut Road, Shivaji Park,  
Dadar (W), Mumbai - 400 028., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai  
this 3rd day of May 20 14



Shyam fardik  
Authorised M. C.

[Signature]  
Member Secretary

[Signature]  
Chairman



# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

Ward Office Address:  
 Esplanade, Colaba, Mumbai - 400005  
 Best Office Address:  
 Esplanade, Colaba, Mumbai - 400005

Name: MR RAJENDRA P GODSHALWAR  
 Mobile No: 99XXXX395  
 Email ID: Xxcd1@rediffmail.com

Book Folio No.: 624358  
 Cycle: 12  
 Type of Supply: 3P  
 Service No.: 2003774-E2-X  
 Installation No.: 11/01/2024  
 Tariff: LT1B  
 Category: RESIDENTIAL  
 Ward: GN

Billing Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Power Supply Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Current Bill Amount: ₹	596.82	Due Date *	12/02/2024	Bill Amount Before Due Date: ₹	590.00	Bill Amount After Due Date: ₹	605
Paid Date	0.84	Last Payment Received	820.00	Last Payment Received Date	05/01/2024		

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

For Street Lighting Complaints  
 Electricity Theft / Fault Control  
 Unauthorised Use: 8657448059/809758  
 North-24194578  
 548524326611 & 12  
 720883680324101517

Internal Complaint Redressal Cell  
 Assistant Admin. Manager, Customer Care 'G/N' Ward, Transportation Engineering Bldg, 2nd Floor, Thak Road, Dadar, Mumbai-400014.  
 TelNo: 24194530/8657906871.  
 Email: [lgcc@bestundertaking.com](mailto:lgcc@bestundertaking.com)  
 Visit: [www.bestundertaking.com](http://www.bestundertaking.com)  
 Email: [degr@bestundertaking.com](mailto:degr@bestundertaking.com)

Consumer Grievances Redressal Forum  
 Ground Floor, Multistoried Amex Bldg, Accommodation Road, Colaba, Mumbai - 400001

Bill Collection Centers in your area  
 Mahim: Mahim Bus Station - Mumbai - 400 016.  
 Colaba: Colaba Centre, Anand Hind Madani, Prakash Churn, Mumbai - 400 008

clq dt: - 02/02/2024  
 clq no: - 17335193  
 Amt: - 590/-  
 U.B.I. Matunga (w)

Pay Bills on miBEST

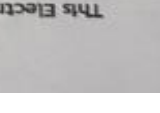
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# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

Ward Office Address:  
 Esplanade, Colaba, Mumbai - 400005  
 Best Office Address:  
 Esplanade, Colaba, Mumbai - 400005

Name: MR RAJENDRA P GODSHALWAR  
 Mobile No: 99XXXX395  
 Email ID: Xxcd1@rediffmail.com

Book Folio No.: 624358  
 Cycle: 12  
 Type of Supply: 3P  
 Service No.: 2003774-E2-X  
 Installation No.: 11/01/2024  
 Tariff: LT1B  
 Category: RESIDENTIAL  
 Ward: GN

Billing Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Power Supply Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Current Bill Amount: ₹	596.82	Due Date *	12/02/2024	Bill Amount Before Due Date: ₹	590.00	Bill Amount After Due Date: ₹	605
Paid Date	0.84	Last Payment Received	820.00	Last Payment Received Date	05/01/2024		

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

For Street Lighting Complaints  
 Electricity Theft / Fault Control  
 Unauthorised Use: 8657448059/809758  
 North-24194578  
 548524326611 & 12  
 720883680324101517

Internal Complaint Redressal Cell  
 Assistant Admin. Manager, Customer Care 'G/N' Ward, Transportation Engineering Bldg, 2nd Floor, Thak Road, Dadar, Mumbai-400014.  
 TelNo: 24194530/8657906871.  
 Email: [lgcc@bestundertaking.com](mailto:lgcc@bestundertaking.com)  
 Visit: [www.bestundertaking.com](http://www.bestundertaking.com)  
 Email: [degr@bestundertaking.com](mailto:degr@bestundertaking.com)

Consumer Grievances Redressal Forum  
 Ground Floor, Multistoried Amex Bldg, Accommodation Road, Colaba, Mumbai - 400001

Bill Collection Centers in your area  
 Mahim: Mahim Bus Station - Mumbai - 400 016.  
 Colaba: Colaba Centre, Anand Hind Madani, Prakash Churn, Mumbai - 400 008

clq dt: - 02/02/2024  
 clq no: - 17335193  
 Amt: - 590/-  
 U.B.I. Matunga (w)

Pay Bills on miBEST

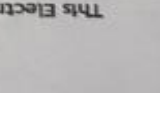
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# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

Ward Office Address:  
 Esplanade, Colaba, Mumbai - 400005  
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Name: MR RAJENDRA P GODSHALWAR  
 Mobile No: 99XXXX395  
 Email ID: Xxcd1@rediffmail.com

Book Folio No.: 624358  
 Cycle: 12  
 Type of Supply: 3P  
 Service No.: 2003774-E2-X  
 Installation No.: 11/01/2024  
 Tariff: LT1B  
 Category: RESIDENTIAL  
 Ward: GN

Billing Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Power Supply Address:  
 1601, FLOOR-16, PLOT-170, SHAALIN, DR M B RAUT  
 MARG, SHIVAJI PARK, DADAR (W), MUMBAI-400028

Current Bill Amount: ₹	1695.32	Due Date *	12/02/2024	Bill Amount Before Due Date: ₹	1690.00	Bill Amount After Due Date: ₹	1718
Paid Date	1.30	Last Payment Received	1710.00	Last Payment Received Date	05/01/2024		

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

For Street Lighting Complaints  
 Electricity Theft / Fault Control  
 Unauthorised Use: 8657448059/809758  
 North-24194578  
 548524326611 & 12  
 720883680324101517

Internal Complaint Redressal Cell  
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 Email: [degr@bestundertaking.com](mailto:degr@bestundertaking.com)

Consumer Grievances Redressal Forum  
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Bill Collection Centers in your area  
 Mahim: Mahim Bus Station - Mumbai - 400 016.  
 Colaba: Colaba Centre, Anand Hind Madani, Prakash Churn, Mumbai - 400 008

clq dt: - 02/02/2024  
 clq no: - 17335193  
 Amt: - 1690/-  
 U.B.I. Matunga (w)

Pay Bills on miBEST

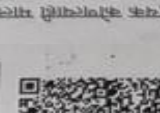
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CHQ No.:-  
 CHQ dt.:-  
 Amt.:- 19438  
 U.B.-I Matunga  
**शाालीन**  
**SHAALIN CO-OP. HOUSING SOCIETY LTD.**  
 REGD. NO. MUM / WGN / HSG / TC / 9167 / 2012 - 13 / 2012  
 PLOT NO. 120, DR. M. B. RAUT ROAD, SHIVAJI PARK, DADAR (W), MUMBAI 400 028.

Bill No.: 23-24/131 Date: 01/02/2024  
 Shri/Smt./M/s. Rajendra Godshalwar  
 Statement of monthly outgoing charges payable to the society in respect of  
 Flat No. 1501 on 15<sup>th</sup> floor, for the month of Feb 20 24

HEADS	Rs.	Ps.
Property Tax		
Water		
Common Electricity		
Sweeper / House Keeping		
Security		
Lift Maintenance		
Repair & Maintenance Fund		
Sinking Fund		
Insurance		
Other Charges <u>02 no. of car</u>		
<u>Parking charges</u>		
Arrears Rs.		
Interest @ _____ %		
<b>(Rs. Nineteen Thousand four Hundred Thirty Eight only)</b>	<b>19438</b>	<b>00</b>
<b>Grand Total</b>	<b>19438</b>	<b>00</b>

CHQ No.:- 07102124  
 CHQ No.:- 17935144  
 Amt.:- 14631  
 U.B.-I Matunga  
**शाालीन**  
**SHAALIN CO-OP. HOUSING SOCIETY LTD.**  
 REGD. NO. MUM / WGN / HSG / TC / 9167 / 2012 - 13 / 2012  
 PLOT NO. 120, DR. M. B. RAUT ROAD, SHIVAJI PARK, DADAR (W), MUMBAI 400 028.

Bill No.: 23-24/132 Date: 01/02/2024  
 Shri/Smt./M/s. Godshalwar Project Consultants & Developers  
 Statement of monthly outgoing charges payable to the society in respect of  
 Flat No. 1601 on 16<sup>th</sup> floor, for the month of Feb 20 24

HEADS	Rs.	Ps.
Property Tax		
Water		
Common Electricity		
Sweeper / House Keeping		
Security		
Lift Maintenance		
Repair & Maintenance Fund		
Sinking Fund		
Insurance		
Other Charges <u>02 no. of car</u>		
<u>Parking charges</u>		
Arrears Rs.		
Interest @ _____ %		
<b>(Rs. Fourteen Thousand six Hundred Thirty one only)</b>	<b>14631</b>	<b>00</b>
<b>Grand Total</b>	<b>14631</b>	<b>00</b>

Received  
 \_\_\_\_\_  
 \_\_\_\_\_



# BRIHANMUMBAI MAHANAGARPALIKA

CPED Flat No. 1601

RECEIPT NO. : 031336

Received from  
Billing Name :

WARD

Date : 21/12/2022 18:20:37

Receipt No : 2022ACR03904216

Tax : Property

Account No : GN0801710090000

Assessee's Name : LAXMIBAI PURSHOTTAM DAHANUKAR

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill DL	Amount	ND+W.Fee+M.Prntly+G.Prntly+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202210BIL19930302	01/10/2022	413890	0+0+0+0+0+0	54300	0	54300	23898
202220BIL19930303	01/10/2022	413890	0+0+0+0+0+0	54300	0	54300	23898

Sl.No.	Instrument type	Date	No.	MCR No.	Bank	Status	Amount
1/	Chq	09/12/2022	310923/	400028063/	UNION BANK OF INDIA		47796

Net Amount	CGST	SGST	UGST	Gross Value
47796	0	0	0	47796

Total In Words: Forty Seven Thousand Seven Hundred Ninety Six Only

Advance Payment  
Remark : Part Payment  
Type of Collection : Authorised  
Note : All amount in Rupees

HSN/SAC NO. : 999111  
MCGM PAN NO. : AAALM0042L  
MCGM GST NO. : 27AAALM0042L324

Created By : gn-vi-ens-01.cvs  
Printed By : Sankat Ravindra  
Printed On : 21/12/2022 18:20

BR-10.2.15.248 Page 1 of 1 MAC-

Cheque Received Subject to Realisation.



# BRIHANMUMBAI MAHANAGARPALIKA

Rajendra Godsalwar

RECEIPT NO. : 031335 (150)

Received from  
Billing Name :

WARD

Date : 21/12/2022 18:18:23

Receipt No : 2022ACR03904201

Tax : Property

Account No : GN0801710090000

Assessee's Name : LAXMIBAI PURSHOTTAM DAHANUKAR

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill DL	Amount	ND+W.Fee+M.Prntly+G.Prntly+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202210BIL19930302	01/10/2022	413890	0+0+0+0+0+0	85484	0	85484	32184
202220BIL19930303	01/10/2022	413890	0+0+0+0+0+0	85484	0	85484	32184

Sl.No.	Instrument type	Date	No.	MCR No.	Bank	Status	Amount
1/	Chq	09/12/2022	310923/	400028063/	UNION BANK OF INDIA		64368

Net Amount	CGST	SGST	IGST	Gross Value
64368	0	0	0	64368

Total In Words: Sixty Four Thousand Three Hundred Sixty Eight Only

Advance Payment  
Remark : Part Payment  
Type of Collection : Authorised  
Note : All amount in Rupees

HSN/SAC NO. : 999111  
MCGM PAN NO. : AAALM0042L  
MCGM GST NO. : 27AAALM0042L324

Created By : gn-vi-ens-01.cvs  
Printed By : Sankat Ravindra  
Printed On : 21/12/2022 18:18

BR-10.2.15.248 Page 1 of 1 MAC-

Cheque Received Subject to Realisation.

## RR Rate

Annual Statement of Rates							
Year: <span style="border: 1px solid black; padding: 2px;">20232024</span>							
Selected District: <span style="border: 1px solid black; padding: 2px;">मुंबई(मेन)</span>							
Select Village: <span style="border: 1px solid black; padding: 2px;">माहीम</span>							
Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location							
Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	बौद्धोगिक	एकक (Rs./)
SurveyNo	17/116A-रस्ता : मुळ मूल्यदर विभाग क्र. 17/116 (रस्ता) या मधील मुंबई पोर्ट ट्रस्ट यांच्या मालकीच्या मिळकती.	141790	302370	347730	377970	302370	चौरस मीटर
SurveyNo	17/116-रस्ता : लेडी जमशेटजी रोड, सिटी लाईट जंक्शन पासून माहिम चर्च जंक्शन पर्यंत.	123300	262930	302370	340100	249110	चौरस मीटर
SurveyNo	17/117-भुभाग : जिकोणाकृती दक्षिणेस सयानी रोड व बोले मार्ग दादर स्टेशन दक्षिण पुला पर्यंत,पुर्वेस-दक्षिण पुला पासून टिळक पुलापर्यंत, उत्तरेस टिळक पुला पासून गडकरी चौक, लेडी जमशेटजी रोड व पांडुरंग नाईक मार्ग व पश्चिमेकडे दादर चौपाटी यामधील भुभाग.	139950	321690	369950	437700	315440	चौरस मीटर
SurveyNo	17/118-भुभाग : दक्षिणेस समुद्रापासून पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.	112910	268290	316800	346100	272080	चौरस मीटर
SurveyNo	17/119A-भुभाग: CRZ-I क्षेत्रातील समाविष्ट मिळकती.	32940	0	0	0	0	चौरस मीटर
1 2 3							

## Google Map




## Sale Instance:

99acres

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4 BHK Luxury Apartment in Shivaji Park, Mumbai South

**₹10.5 Cr** 1,700 sqft (158 sqm) **4 BHK** (4 Baths)

₹68,314 /sqft Super Built-up Area Under Construction

Highlights: East Facing Gated Society +2

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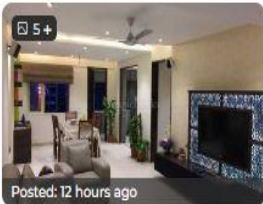
Min 1.5 Crores X

Flat X

BHK ▾

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3 BHK Luxury Apartment for Sale in Shivaji Park

₹10.49 Cr <sup>①</sup>  
₹69,933 per sqft

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Agent: Veekay Associates  
Operating Since: 1972  
3500+ Buyers Served

CARPET AREA: 1300 sqft

STATUS: Ready to Move

FLOOR: 11 out of 15

Spacious 3 Bhk sea facing flat at Shivaji park for further details call Veekay Associates T...

✓ Verified

**₹9.0 Cr** EMI starts at ₹4.47 Lacs

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PROJECT NAME: Twin Tower

BUILTUP AREA: 1300 sq.ft

AVERAGE PRICE: ₹69.23k/sq.ft

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