

# Valuation Report of the Immovable Property

Details of the property under consideration:

## NAME OF APPLICANT

Smt. Mangidevi Shantilal Kataria.

REF.NO. CBI/DK/AC/TAS/7634/2020

8.27.

Add :- Flat No. 24, 'A' wing, Second floor, Divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.

# **KHANDEKAR**

GOVERNMENT REGISTERED VALUERS

# KHANDEKAR

## ARCHITECTS & SURVEYORS

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

REF.NO.CBI/DK/AC/TAS/7634/2020

03<sup>rd</sup> October, 2020

To,

The Branch Manager  
Central Bank of India,  
Bhayandar (East) Branch.

### "Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose
2.	a. Date of Inspection	01/10/2020
	b. Date on which the valuation is made	03/10/2020
3.	List of documents produced for perusal	1) Copy of Agreement for Sell is made between Kanchan Suresh Karnani and Ramolla Karnani. <b>"THE TRANSFEROR"</b> and Smt. Mangidevi Shantilal Kataria. <b>"THE TRANSFEREE"</b> vide reg. no. Thane/7/7614/2014, dated. 03/10/2014. 2) Copy of Index-II vide reg. no. Thane/7/7614/2014, dated. 04/10/2014. 3) Copy of 7/12 extracts. 4) Copy of Electricity bill issued by Adani Electricity, in the name of Mangidevi Shantilal Kataria, dated. 26/08/2020. 5) Copy of Occupation Certificate issued by Mira- Bhayandar Municipal Council, ref no. 2892/92-93, dated. 26/06/1992.
4.	Name of the Tenement / Purchaser and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	<b>Smt. Mangidevi Shantilal Kataria.</b> <b>(Phone no. 9222131034)</b>  <b>Flat No. 101, Rahul Paradise, Rahul Park, Bhayandar (East), Dist. Thane-401 105.</b> <b>[ As per Agreement dated. 04/10/2014]</b>

5.	Brief descriptions of the property	<p><b>Flat No. 24, 'A' wing, Second floor, Divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka &amp; District Thane- 401 105.</b></p> <p>The above said flat having Hall, Kitchen, Common Toilet, Bedroom, One another Bedroom with attached Toilet, Terrace &amp; Passage. There are 05 flats on each floors. The said structure is Ground + 3 upper floors.</p>
6.	Location of property	
	a. Plot No. / Survey No. / Sector No.	Old survey no. 159 to 164, New survey no. 20 to 25.
	b. Door No.	Flat no. A/24, second floor.
	c. C.T.S. No. / Village	Khari
	d. Ward / Taluka	Thane.
	e. Mandal / District	Thane.
7.	Postal address of the property	<b>Flat No. 24, 'A' wing, Second floor, Divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka &amp; District Thane- 401 105.</b>
8.	City / Town	Bhayandar (East).
	i. Residential Area	Yes
	ii. Commercial Area	N.A
	iii. Industrial Area	N.A
9.	Classification of the Area	
	i. High / Middle / Poor	Middle Class.
	ii. Urban / Semi Urban / Rural	Semi urban



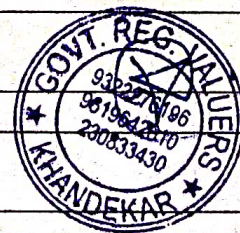
10.	Coming under Corporation limit / Village Panchayat / Municipality	Within the limits of Mira Bhayandar Municipal Corporation.	
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Flat Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.	
12.	Boundaries of the property		
	i. North	Internal Road	
	ii. South	Jesal Park Road	
	iii. East	Sheraton Plaza, B wing.	
	iv. West	Building No.1 Ostwal Ornate.	
		<b>Latitude:</b>	<b>19.314297</b>
		<b>Longitude:</b>	<b>72.855194</b>
13.	Dimension of the site / Flat		
	i. North	} As Stated Above (sr. no.12)	
	ii. South		
	iii. East		
	iv. West		
14.	Extent of the site	Ground + 3 upper floors	
15.	Extent of the site considered for valuation (least of 14a & 14b)	Flat no. A/24, second floor (Admeasuring 960 sq. ft. built up area and 200 sq. ft. terrace area of equivalent 89.21 sq. mtr. built up area and 18.58 sq. mtr Terrace area)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tenant occupied.	



<b>II APARTMENT BUILDING</b>		
<b>Sr. No.</b>	<b>Description</b>	
1.	Nature of the apartment	Residential
2.	Location	
	i. C.T.S. No.	} :As stated above (Sr. No. 6)
	ii. Block No.	
	iii. Ward No.	
	iv. Village / Municipality / Corporation	
	v. Door No., Street Road (Pin code)	
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential
4.	Year of Construction	1992 (As per Occupation Certificate)
5.	Number of Floors	The said structure is Ground + 3 upper floors
6.	Type of Structure	RCC Frame Structure
7.	Number of Dwelling Flats in the floor	There are 05 dwelling flats on each floor.
8.	Quality of Construction	Average
9.	Appearance of the Building	Average
10.	Maintenance of the Building	Average
11.	<b>Facilities Available</b>	
	i) Lifts	No lifts
	ii) Protected Water Supply	Yes (MBMC)
	iii) Underground Sewerage	Yes
	iv) Car Parking – Open / Covered	Open car parking provided.
	v) Is Compound Wall Existing?	Yes
	vi) Is Pavement laid around the Building?	Yes (cement concrete)



III	Flat	
1.	The floor in which the flat is situated	Second Floor
2.	Door No. Of the flat	Flat no. A/24, Second floor.
3.	Specification of the Flat	
	i. Roof	RCC Frame Structure
	ii. Flooring	Tiles Flooring
	iii. Doors	Wooden Door
	iv. Windows	Aluminium Sliding windows & Grills
	v. Fittings	Open wiring & Plumbing
	vi. Finishing	Distemper Colour
	vii. Kitchen	Marble Platform
4.	House Tax	
	Assessment No.	} Details Not Furnished
	Tax paid in the name of	
	Tax amount	
5.	Electricity Service Connection no.	Bill no. 101803026759
	Meter Card is in the name of	MANGIDEVI SHANTILAL KATARIA.
6.	How is the maintenance of the flat?	Good
7.	Sale deed executed in the name of	Copy of Agreement for Sell is made between Kanchan Suresh Karnani and Ramolla Karnani. <b>"THE TRANSFEROR"</b> and Smt. Mangidevi Shantilal Kataria. <b>"THE TRANSFEREE"</b> vide reg. no. Thane/7/7614/2014, dated. 03/10/2014.
8.	What is the Undivided area of Flat as per sale deed?	89.21 sq. mtrs. + Terrace 18.58 sq. mtrs. @ 40% 7.432 sq. mtrs. = 96.642 sq. mtrs. (i.e. 1040.25 sq. ft. Built up area) [ <b>As per Agreement</b> ]
9.	What is the Plinth area of the Flat?	N.A.
10.	What is the floor space index (FSI) (app)	As per (M.B.M.C.) Regulation.
11.	What is the Carpet area of the Flat ?	80.53 sq. mtrs. i.e. 866.87 sq. ft. Carpet area
12.	It is Posh / I Class / Middle / Ordinary ?	Middle.



13.	It is being used for Residential or Commercial purpose ?	Residential area
14.	Is it Seller occupied or Let out?	Tenant occupied.
15.	If rented, What is the monthly rent?	Rs. 16,000/- per month.
<b>IV MARKETABILITY</b>		
1.	How is the marketability?	Good.
2.	What are the factors favouring for an extra Potential Value?	Developing Residential Area
3.	Any negative factors are observed which affect the market value in general?	No.

<b>V RATE</b>		
1.	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	Rs. 7,000/- per sq. ft. 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 specification and other factors with the Flat under comparison (given details)	Rs. 7,000/- per sq. ft. built up area
3.	Break - up for the rate	
	i. Building + Services	Rs. 1,275/- sq.ft.
	ii. Land + Others	Rs. 5,725/- sq.ft.
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 6,753/-per sq.ft.



<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a.	i. Depreciated building rate	Rs. 1,275/- sq.ft.
	ii. Replacement cost of Flat with services (v(3)i)	Rs. 1,275/- sq.ft.
	iii. Age of the building	28 Years
	iv. Life of the building estimated	32 Years (subject to proper care and maintenance)
	v. Depreciation percentage assuming the salvage value as 10%	42%
	vi. Depreciation Ratio of the building	42%
b.	Total composite rate arrived for valuation	
	i. Depreciated building rate VI (a)	Rs. 1,275/- sq.ft.
	ii. Rate for Flat & other V (3) ii	Rs. 5,725/- sq.ft.
	Total Composite Rate	Rs. 7,000/- sq.ft.

#### DETAILS OF VALUATION

Sr.	Description	Qty .	Rate per unit Rs.	Estimated value Rs.
1	Present value of the flat(car parking ,if provided)	<b>No car parking</b>	-----	<b>Rs. 72,81,750/-</b>
2	Wardrobes			
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations		<b>Unfurnished Flat</b>	<b>NIL</b>
7	Electricity deposits/electrical fittings ,etc.			
8	Extra collapsible gates /grill works etc.			
9	Potential value ,if any			
10	Others			
	Total			<b>Rs. 72,81,750/-</b>





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

In this case 3 transaction of similar properties were obtained from E- search. Copies of the transactions are enclosed.

Comparable method of valuation is used for evaluation of value.

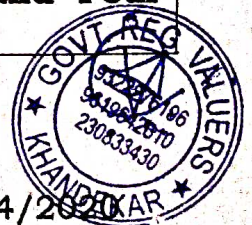
#### DETAILS OF VALUATION

Area of the Flat :- 89.21 sq. mtrs. + Terrace 18.58 sq. mtrs. @ 40% 7.432 sq. mtrs. = 96.642 sq. mtrs. (i.e. 1040.25 sq. ft. Built up area) [As per Agreement]

VALUATION	AREA in sq.ft	RATE per sq.ft	VALUE IN RS.
Fair Market Value of Property	1040.25 sq.ft.	Rs. 7,000/-	Rs.72,81,750/-
Total Fair Market Value(Fair Market Value + Furniture Value)			Rs. 72,81,750/-
Government Value	1040.25 sq.ft.	Rs. 6,753/-	Rs. 70,24,808/-
Rental			Rs. 15,000/- P. M.
Realizable Sale Value @ 90 %			Rs. 65,53,575/-
Distress Sale Value @ 80 %			Rs. 58,25,400/-
Insurance Value (area in sq.ft.)	1040.25 sq.ft.	Rs. 1,275/-	Rs. 13,26,318/-

As a result of my appraisal and analysis it is my considered opinion that the ,

Present market value of the above property in the condition with aforesaid specification is	Rs. 72,81,750/-	(Rupees Seventy Two Lakhs Eighty One Thousand Seven Hundred Fifty only)
Purchase value of the above property as of ...04/10/2014....is	Rs. 36,61,000/-	(Rupees Thirty Six Lakhs Sixty One Thousand Only )
Distress value of the above property is	Rs.58,25,400/-	(Rupees Fifty Eight Lakhs Twenty Five Thousand Four Hundred only)

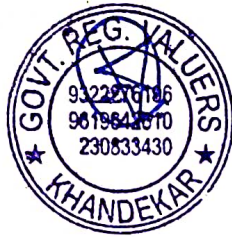


I hereby declare that-

- a) The information furnished in my valuation report dated 03/10/2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of property
- b) I have no direct or indirect interest in the property valued ;
- c) I/My Authorized representative Mr. Amit Chavan have inspected the property on 01/10/2020.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment.

Place: Mumbai

Date: 03/10/2020



For KHANDEKAR ARCHITECT & SURVEYORS

MR. DATTA KHANDEKAR (Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)

Approved Valuer (IOV-No-F-23521)

IBBI Reg. Valuer (IBBI/RV/07/2019/11485)

- 1) Details of property visited:- Flat No. 24, 'A' wing, Second floor, Divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.
- 2) Date of visit:- 01/10/2020.  
Time of visit:- Afternoon.
- 3) Name of visiting Representative :- Mr. Amit Chavan.
- 4) Remark if any :- Please obtained Share certificate & Maintenance Receipt

The undersigned have inspected the property details in the valuation reports dated..... We are satisfied that the fair and reasonable market value of the property is

Signature

(Name & Designation of the Inspecting official/s)

Countersigned (Branch Manager)

**RATE CALCULATION OF SIMILAR TRANSACTION**

<b>TRANSACTION INSTANCE OF SIMILAR PROPERTY</b>							
<b>DATE</b>	<b>INDEX</b>	<b>AREA IN Sq. Ft.</b>	<b>MARKET VALUE</b>	<b>MARKET RATE</b>	<b>GOVT. VALUE</b>	<b>GOVT. RATE</b>	<b>RATIO</b>
27.07.2020	3488	578.40	35,00,000	6,051.17	31,26,100	5,404.73	0.89
29.07.2020	3492	766.80	60,00,000	7,824.72	54,39,632	7,093.94	0.91
<b>AVERAGE</b>				6,937.94		6,249.33	
04-10-2014	7614	1040.25	36,61,000	3,519.35	37,09,000.00	3565.4891	1.01



**INDEX-II OF THE PROPERTY UNDER VALUATION**

7614337

02/10/2020

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**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 7614/2014

नोंदणी :

Regn:63m

**गावाचे नाव : 1) खारी**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3661000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3709000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: सर्वे क्र.: नविन 20 to 25,वर्णन विभागाचे नाव-मौजे [गांव] खारी क्रमांक 2(मिरा भाईदर महानगरपालिका),उपविभागाचे नाव -2/15-के- वार्ड)भु-विभाग खारी गावातील मिळकती सदनिका क्र. 24/ ए विंग,दुसरा मजला,डिवाईन शेरटॉन प्लाझा को-ऑप. हौसिंग सोसायटी लिमिटेड,जेसल पार्क,भाईदर(पूर्व),ता. जि. ठाणे(क्षेत्रफळ 89.21 चौ.मी.,+18.58 चौ.मी. गच्ची)(( Survey Number : 20 to 25 ; ) )
(5) क्षेत्रफळ	1) 89.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कंचन सुरेश करणानी - - वय:-58; पत्ता:-प्लॉट नं: 24/ ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: डिवाईन शेरटॉन प्लाझा को-ऑप. हौसिंग सोसायटी लिमिटेड, जेसल पार्क, भाईदर पूर्व, ता. जि. ठाणे , ब्लॉक नं: -, रोड नं: -, . पिन कोड:-401105 पॅन नं:- ACVPK1612R 2): नाव:-रमोला करणानी - - वय:-55; पत्ता:-प्लॉट नं: 24/ ए विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: डिवाईन शेरटॉन प्लाझा को-ऑप. हौसिंग सोसायटी लिमिटेड, जेसल पार्क, भाईदर पूर्व, ता. जि. ठाणे , ब्लॉक नं: -, रोड नं: -, . पिन कोड:-401105 पॅन नं:- AAEPK7929A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मांगीदेवी शांतीलाल कटारिया - - वय:-45; पत्ता:-101, पहिला मजला , राहुल पैराडायस, राहुल पार्क, भाईदर पूर्व, ता. जि. ठाणे , -, -, Bhayander East, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401105 पॅन नं:- AAGPK2777G
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/10/2014
(10)दस्त नोंदणी केल्याचा दिनांक	04/10/2014
(11)अनुक्रमांक,खंड व पृष्ठ	7614/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	222600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



# TRANSACTIONS

348876

02/10/2020

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 3488/2020

नोंदणी :

Regn:63m

## गावाचे नाव : खारी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3126100
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे खारी,वॉर्ड के,विभाग 2/15,सदनिका क्र. 132,बी-विंग,3रा माळा,डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि.,सेक्टर एफ-1,जेसल पार्क,भाईदर पुर्व,ठाणे,क्षेत्रफळ 482 चौ. फुट कार्पेट एरिया,जुना सर्वे नं. 159 ते 164,नवीन सर्वे नं. 20 ते 25( ( Survey Number : 20 TO 25 ; ) )
(5) क्षेत्रफळ	482 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोपाळ आर. दत्ता -- वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 132, बी-विंग, 3रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 401105 पॅन नं:-AADPD3347C 2): नाव:-नंदा गोपाळ दत्ता -- वय:-54; पत्ता:-, -, सदनिका क्र. 132, बी-विंग, 3रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, -, -, भयंदर ईस्ट, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 401105 पॅन नं:-BRBPD6359L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना सुनिल पारुई -- वय:-59; पत्ता:-, -, रूम नं. 604, 6वा माळा, बिल्डिंग नं. 22, ऑकार सीएचएस, कॅनरा बँक जवळ, नेहरू नगर, कुर्ला पुर्व, मुंबई, -, -, नेहरू नागर (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-ANXPP3877C 2): नाव:-संजय सुनिल पारुई -- वय:-33; पत्ता:-, -, रूम नं. 604, 6वा माळा, बिल्डिंग नं. 22, ऑकार सीएचएस, कॅनरा बँक जवळ, नेहरू नगर, कुर्ला पुर्व, मुंबई, -, -, नेहरू नागर (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-APOPP1771J
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/07/2020
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3488/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



349276

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

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दस्त क्रमांक : 3492/2020

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नोंदणी :

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## गावाचे नाव : खारी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5439632.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे खारी,वॉर्ड के,विभाग 2/15,सदनिका क्र. 164,बी-विंग,6वा माळा,डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि.,सेक्टर एफ-1,जेसल पार्क,भाईदर पुर्व,ठाणे,क्षेत्रफळ 639 चौ. फुट कार्पेट एरिया म्हणजे 766.80 चौ. फुट बिल्ट अप एरिया म्हणजे 71.26 चौ. मी. बिल्ट अप एरिया,जुना सर्वे नं. 159 ते 164,नवीन सर्वे नं. 20 ते 25( ( Survey Number : 20 TO 25 ; ) )
(5) क्षेत्रफळ	71.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माणकचंद मोतीलाल डागा -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 164, बी-विंग, 6वा रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AAAPD1205E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रनोब गोपाल दत्ता -- वय:-30; पत्ता:-, -, सदनिका क्र. 132, बी-विंग, 3रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, -, -, भयंदर ईस्ट, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401105 पॅन नं:-ASJPD4023F 2): नाव:-गोपाल रंजीत दत्ता -- वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 132, बी-विंग, 3रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AADPD3347C 3): नाव:-नंदा गोपाल दत्ता -- वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 132, बी-विंग, 3रा माळा, डिवाईन हेरिटेज को. ऑप. हौस. सोसा. लि., सेक्टर एफ-1, जेसल पार्क, भाईदर पुर्व, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BRBPD6359L
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2020
(10)दस्त नोंदणी केल्याचा दिनांक	29/07/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3492/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



**LOCATION MAP**



**GOOGLE MAP**



**BUILDING PHOTO**



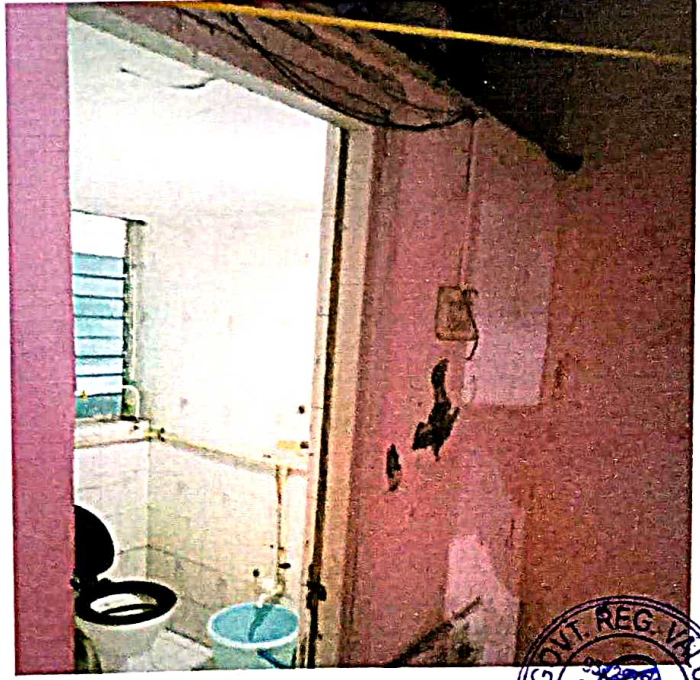
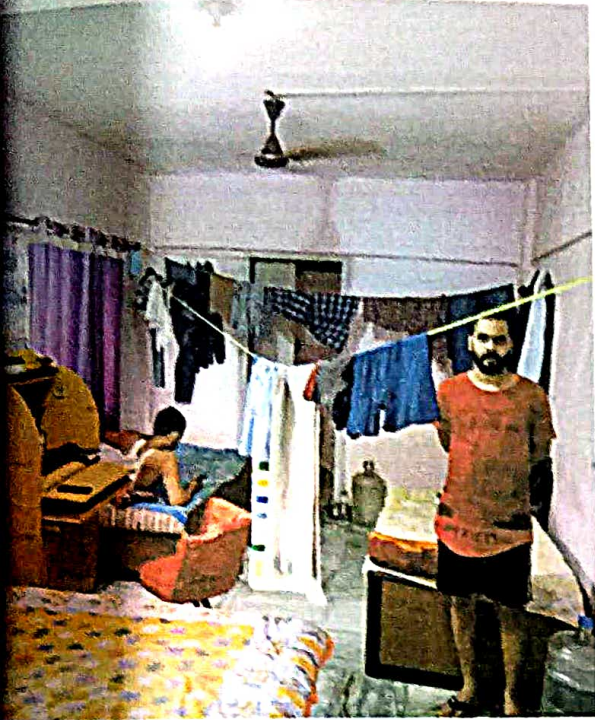
**Flat No. 24, 'A' wing, Second floor, divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.**



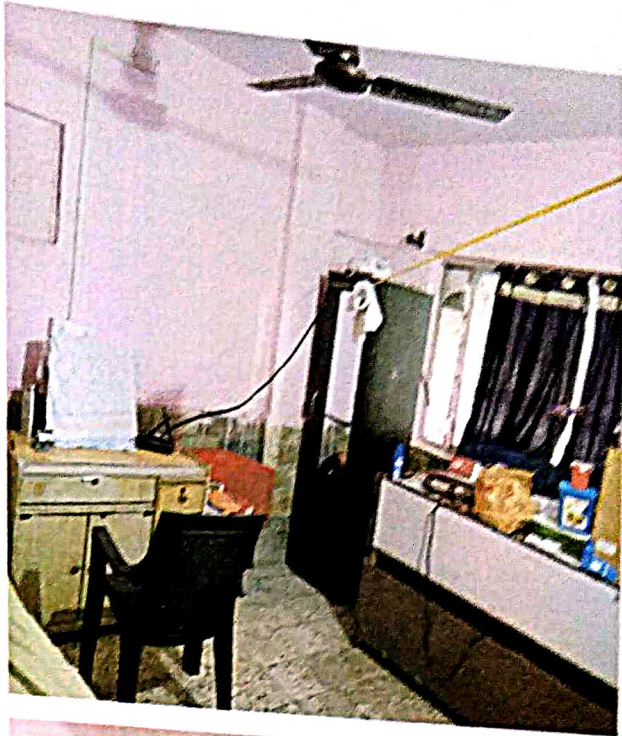
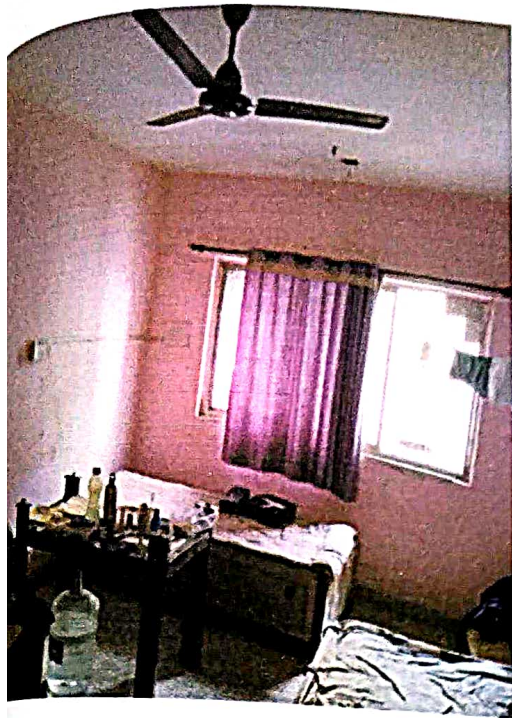
**SITE PHOTOS**



**Flat No. 24, 'A' wing, Second floor, divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.**



**Flat No. 24, 'A' wing, Second floor, divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.**



Flat No. 24, 'A' wing, Second floor, divine Sheraton Plaza Co-operative Housing Society Ltd., Jesal Park, Bhayandar (East), Taluka & District Thane- 401 105.

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2/15-के पु. विभाग खारी गावार्तील नवघर रोडचे टनरकडे खारी पर्यंतच्या गावार्तील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती संख्ये क्रमांक	25740	72700	82300	99700	82300	ची. मीटर	मध्द नंबर

