Valuation Report of the Immovable Property

Details of the property under consideration:

NAME OF APPLICANT
Shri. Vijay V. Dandanaik &
Mrs. Swati V. Dandanaik.

REF.NO. CBI/DK/AC/TAS/9110/2021

Add: - Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

KHANDEKAR

GOVERNMENT REGISTERED VALUERS

93 222 76196 / 022 23083430
khandokarvaluor@gmail.com

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/9110/2021 **21/01/2021**

To,
The Branch Manager
Central Bank of India,
Bhayandar 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	15/01/2021
	b. Date on which the valuation is made	21/01/2021
3.	List of documents produced for perusal	**1]** Copy of Agreement for Sale is made between M/s. Chheda Corporation **"THE DEVELOPERS/PROMOTERS"** and Shri. Vijay V. Dandanaik & Mrs. Swati V. Dandanaik **"THE PURCHASER"** vide reg. no. TNN/2/4975/2004 dated 17/06/2004. **2]** Copy of Index-II vide reg. no. Thane/2/4975/2004 dated 23/06/2004. **3]** Copy of Maintenance bill issued by Vashundhara Chheda- III Co.Op. Hsg. Soc. Ltd., in the name of Mr. Vijay V. Dandanaik & Mrs. Swati Dandanaik dated 05/01/2021 for the month of Jan 2021, bill no. 00600. **4]** Copy of Electricity bill issued by TATA Power in the name of Vijay V Dandanaik dated 17/12/2019.
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)	**Shri. Vijay V. Dandanaik &** **Mrs. Swati V. Dandanaik.** **(Mob no. 9930648469)** Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

GOVT. REG. VALUERS 9819642610 230833430 KHANDEKAR

5.	Brief descriptions of the property	**Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.** The said flat having Living Room, Kitchen, One Bedroom with attached Toilet, One another Bedroom, Common Toilet & Passage. There are 04 flats on each floor. The said structure is Ground + 7 upper floors with 01 lift.
6.	Location of property	
	a. Plot No. / Survey No. / Sector No.	Survey No. 204 & 206.
	b. Door No.	Flat No. B/002
	c. C.T.S. No. / Village	Penkarpada.
	d. Ward / Taluka	Thane.
	e. Mandal / District	Thane.
7.	Postal address of the property	**Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.**
8.	City / Town	Mira Road (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

GOVT. REG. VALUERS
9322270196
9619642610
230833430
KHANDEKAR

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	Vasundhara 1	
	ii. South	Poonam Sagar Complex.	
	iii. East	B- Wing Vaishali Apartment.	
	iv. West	C-10, Poonam Sagar Complex.	
		Latitude:	**19.271833**
		Longitude:	**72.863040**
13.	Dimension of the site / Flat		
	i. North	As Stated Above (sr.no12)	
	ii. South		
	iii. East		
	iv. West		
14.	Extent of the site	Ground + 7 upper floors.	
15.	Extent of the site considered for valuation (least of 14a & 14b)	**Flat No. B/002, Ground floor** (Admeasuring 569 sq. ft. Carpet area) As per Agreement copy dated 17/06/2004.)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner occupied.	

GOVT. REG. VALUERS 9322276196 9619642610 23083430 KHANDESHWAR

II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	Residential
2.	Location	:As stated above (Sr. No. 6)
	i. C.T.S. No.	
	ii. Block No.	
	iii. Ward No.	
	iv. Village / Municipality / Corporation	
	v. Door No., Street Road (Pin code)	Flat No. B/002, Poonam Sagar Complex, 401 107.
3.	Descriptions of the locality Residential / Commercial / Mixed	Residential locality.
4.	Year of Construction	2006 (Informed by owner)
5.	Number of Floors	Ground + 7 upper floors.
6.	Type of Structure	RCC framed Structure
7.	Number of Dwelling flats in the floor	There are 04 flats on each floor.
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10	Maintenance of the Building	Good
11.	Facilities Available	
	i) Lifts	01 lift
	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?	Paver blocks.

GOVT. REG. VALUERS KHANDESH 9322776196 9619642610 230833430

III	Flat	
1.	The floor in which the flat is situated	Ground floor
2.	Door No. Of the flat	Flat No. B/002
3.	Specification of the Room	
	i. Roof	RCC Framed Structure
	ii. Flooring	Tiles flooring
	iii. Doors	Wooden door.
	iv. Windows	Aluminium sliding windows
	v. Fittings	Concealed wiring & plumbing
	vi. Finishing	Distempered colour
	vii. Kitchen	Granite platform
4.	House Tax	Details not furnished
	Assessment No.	
	Tax paid in the name of	
	Tax amount	
5.	Electricity Service Connection no.	Bill no. 99002615772
	Meter Card is in the name of	VIJAY V. DANDANIK.
6.	How is the maintenance of the Flat?	Good.
7.	Sale deed executed in the name of	Copy of Agreement for Sale is made between M/s. Chheda Corporation **"THE DEVELOPERS/PROMOTERS"** and Shri. Vijay V. Dandanaik & Mrs. Swati V. Dandanaik **"THE PURCHASER"** vide reg. no. TNN/2/4975/2004 dated 17/06/2004.
8.	What is the Undivided area of Land as per sale deed?	As per Agreement copy
9.	What is the Plinth area of the Flat?	683 sq. ft. Built up area.
10	What is the floor space index (FSI)	As per (M.B.M.C.) Regulations
11.	What is the Carpet area of the Flat?	569 sq. ft. Carpet area **(As per Agreement dated 17/06/2004)**
12.	It is 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?	Owner occupied
15.	If rented, What is the monthly rent?	No.

GOVT. REG. VALUERS KHANDEKAR 9819276196 9619642610 230833430

IV	MARKETABILITY	
1.	How is the marketability?	Good
2.	What are the factors favouring for an extra Potential Value?	**Mira Road** is an area of the Mumbai Metropolitan Region situated in the north-western. It is part of Thane district and lies within the jurisdiction of Mira-Bhayandar city. It is governed by Mira-Bhayandar Municipal Corporation. Power from the Tata Power & Reliance Energy, MTNL telecom services and BEST bus services which are normally provided to the city. Mira Road has a railway station, which is a part of the Western Suburban Railway line. All trains from churchgate towards Virar halt at Mira Road. Also Mira Bhayandar Municipal Corporation has its own transportation facility Mira Bhayandar Municipal transportation (MBMT). These bus services from MSRTC which are the state transport buses are available to connect with Thane city and Manori. State transport (ST) buses are also available in Mira Road. They start from Bhayander and are available for Thane, Bhiwandi and Vasai route. Poonam Sagar Complex is a residential cum commercial development. It is one of the completed project. It has a thoughtful design and is being developed with all the modern day amenities as well as basic facilities. The project offers shops, 1BHK and 2BHK apartments.
.	Any negative factors are observed which affect the market value in general?	N.A.

	RATE	
	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	Rs. 10,500/- per sq. ft. built up area.
	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. 10,500/- per sq. ft. built up area.
	Break – up for the rate	
	i. Building + Services	Rs. 2,500/- sq.ft.
	ii. Land + Others	Rs. 8,000/- sq.ft.
	Guidelines rate obtained from the Registrar's office	Rs. 7,701/-per sq.ft.

GOVT. REG. VALUERS KHANDEKAR

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	i. Depreciated building rate	Rs. 2,500/- sq.ft
	ii. Replacement cost of Flat with services (v(3)i)	Rs. 2,500/- sq.ft
	iii. Age of the building	14 Years
	iv. Life of the building estimated	46 Years. (subject to proper care and maintenance)
	v. Depreciation percentage assuming the salvage value as 10%	21%
	vi. Depreciation Ratio of the building	21%
b.	Total composite rate arrived for valuation	
	i. Depreciated building rate VI (a)	Rs. 2,500/- sq.ft.
	ii. Rate for land & other V (3) ii	Rs. 8,000/- sq.ft
	Total Composite Rate	Rs. 10,000/-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)	**No car Parking space**		**Rs. 71,71,500/-**
2	Wardrobes			
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits/electrical fittings ,etc.		**Inclusive of Interior Decoration**	**Inclusive of Interior Decoration**
8	Extra collapsible gates /grill works etc.			
9	Potential value ,if any			
10	Others			
	Total			**Rs. 71,71,500/-**

GOVT. REG. VALUERS

(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).
values in future and iii) any likely income it may generate may be discussed).
In this case 3 Transactions of similar property were obtained from E- Search Copies of the instance are enclosed.
Value has been arrived by Market Approach.(Comparable method of valuation).

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. 71,71,500/-**	**Rupees Seventy One Lakhs Seventy One Thousand Five Hundred only**
Purchase value of the above property as of 23/06/2004 is	**Rs. 8,40,000/-**	**Rupees Eight Lakhs Forty Thousand Only**
Realizable Sale Value above property is	**Rs. 64,54,350/-**	**Rupees Sixty Four Lakhs Fifty Four Thousand Three Hundred Fifty only**
Distress value of the above property is	**Rs. 57,37,200/-**	**Rupees Fifty Seven Lakhs Thirty Seven Thousand Two Hundred only**

Place: Mumbai
Date: 21.01.2021

For KHANDEKAR ARCHITECT & SURVEYORS

GOVT. REG. VALUERS KHANDEKAR 9322270196 9819642610 23083430

MR. DATTA KHANDEKAR (Proprietor)
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)

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 with Official seal)

CBI/DK/AC/TAS/9110/2021

(Annexure-I)

DECLARATION

I hereby declare that-

a) The information furnished in my valuation report dated 21/01/2021 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 15/01/2021. The work is not sub-contracted to any other valuer and carried out by office.
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 II 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 & my Reg. no. is CAT-I/320 of 2000.
j) I am the proprietor who is competent to sign this valuation report.
k) Further, I hereby provide the following information.

GOVT. REG. VALUERS
9322276196
9619542610
230833430
KHANDEKAR

Sl.No.	Particular	Valuer Comments
1	background information of the asset being valued;	Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane-401 107.
2	purpose of valuation and appointing authority	For assessment of fair market value of the property for bank purpose
3	identity of the valuer and any other experts involved in the valuation;	Khandekar Architects & Surveyors 57, Safalya , N. M. Joshi Marg, Lower Parel (E), Mumbai – 400013. We are registered under valuer under 34 AB Wealth Tax act & IBBI
4	disclosure of valuer interest or conflict, if any;	No interest of whatsoever nature in the property under reference which being valued
5	date of appointment, valuation date and date of report;	Date of Appointment 14.01.2021, Visit dated 15.01.2021 & Report dated 21.01.2021
6	inspections and/or investigations undertaken;	Site visit, Local enquiries in and around the premises valued & public domain (Internet)
7	nature and 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 asking rates of similar property obtained from Real Estate Portal "Market Approach Comparable method of valuation" method is considered for valuation
9	restrictions on use of the report, if any;	Report is restricted to use for assessment of fair market value of the property for Central Bank of India only
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 purpose of limiting his responsibility for the valuation report.	We have assumed that the subject property has clear title with all necessary approvals and same has been consider for valuation exercise.

Date: 21.01.2021
Place: Mumbai

For KHANDEKAR ARCHITECT & SURVEYORS

GOVT. REG. VALUERS 9322270196 9619642610 230833430 KHANDEKAR

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)

(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

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 offer 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 153 (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.
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: 21.01.2021

Place: Mumbai

For KHANDEKAR ARCHITECTS & SURVEYORS

GOVT. REG. VALUERS KHANDEKAR 9322276196 9619642610 230833430

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)

DETAILS OF VALUATION

Area of the flat :- 569 sq. ft. Carpet area equivalent to 683 sq. ft. Built up area

VALUATION	AREA in sq.ft	RATE per sq.ft	VALUE IN RS.
Fair Market Value of Property	683 sq. ft.	Rs. 10,500/- sq.ft	Rs. 71,71,500/-
Total Fair Market Value(Fair Market Value + Furniture Value)			Rs.71,71,500/-
Government Value	683 sq. ft.	Rs. 7,701/-sq.ft.	Rs. 52,59,783/-
Rental			Rs. 15,000/- p.m.
Realizable Sale Value @ 90 %			Rs. 64,54,350/-
Distress Sale Value @ 80 %			Rs. 57,37,200/-
Insurance Value (area in sq.ft.)	683 sq. ft.	Rs. 2,500/- sq.ft	Rs. 17,07,500/-

Rate analysis calculation from transactions

TRANSACTION INSTANCE OF SIMILAR PROPERTY						
DATE	INDEX	AREA IN Sq. Ft.	MARKET VALUE	MARKET RATE	GOVT. VALUE	REMARKS
09-03-2020	2339	477.71	48,00,000	10,047.94	36,08,094.00	Same Complex
29-12-2020	7389	682.98	75,00,000	10,981.29	55,23,005.25	Same Complex
AVERAGE				10,514.61		
23-06-2004	4975	683	8,40,000.00	1,229.86	9,32,862.00	Applicant Transaction

In view of above transaction market rate of similar properties in this vicinity is @ Rs.10,514/- per sq.ft.

As result of my appraisal and analysis it is my considered opinion that the rate of this property shall be @ Rs.10,500/- sq.ft.

GOVT. REG. VALUERS KHANDELWAL

INDEX II OF THE PROPERTY UNDER VALUATION

497574
21/01/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : ठाणे 2
दस्त क्रमांक : 4975/2004
नोदंणी :
Regn:63m

गावाचे नाव : पेणकरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.840000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 932862
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव] पेणकरपाडा क्रमांक 4 (मिरा भाईंदर महानगरपालीका), उपविभागाचे नाव - 4/21 - पी) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती र्सव्हे क्रमांक सदनिका क्रमंाक बी-002, वसुंधरा -3, पुनम सागर कॉम्पलेक्स, मिरा रोड पूर्व ठाणे
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 63.46 चौ.मी. आहे.
(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:-- - मेसर्स छेडा कार्पोरेशन तर्फे भागिदार श्री मनोज आर छेडा यांचे तर्फे कु मु श्री धर्मेद्र ठाकर वय:- 36पत्ता:--पिन कोड:--पॅन नं:- †ê †ê †ê ‹±ú ÃÖß 1666 ‹Ö
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- विजय वी. दंडनाईक वय:- 43पत्ता:-बी-२१, पिन कोड:--पॅन नं:- †ê ²Öß ›üß ¯Öß ›üß 2752 ‹Ö 3): नाव:- स्वाती वी. दंडनाईक वय:- 41पत्ता:- वरीलप्रमाणेपिन कोड:--पॅन नं:- †ê ²Öß ›üß ¯Öß ›üß 2753 ¯Öß
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/06/2004
(10)दस्त नोंदणी केल्याचा दिनांक	23/06/2004
(11)अनुक्रमांक,खंड व पृष्ठ	4975/2004
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	34730
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	9330
(14)शेरा	-

GOVT. REG. VALUERS KHANDEKAR 9322776196, 9619642610 230833430

CBI/DK/AC/TAS/9110/2021

Transactions

233976
21-01-2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4
दस्त क्रमांक : 2339/2020
नोदंणी :
Regn:63m

गावाचे नाव : पेणकरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4800000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3608094
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे पेणकरपाडा,वॉर्ड क्र. पी,विभाग क्र. 4/21,येथील जुना सर्वे क्र. 204,206,नवीन सर्वे क्र. 36,38,एकूण क्षेत्रफळ 398 चौ.फुट कारपेट म्हणजेच 44.38 चौ.मी. बिल्टअप,सदनिका क्र. बी-302,तिसरा मजला,वसुंधरा म्हणजेच दि वसुंधरा छेडा-2 को. ऑप. हौ. सोसा. लि.,पूनम सागर कॉम्प्लेक्स,सेक्टर-9 समोर,मिरारोड पु. ठाणे.((Survey Number : 36, 38 ;))
(5) क्षेत्रफळ	44.38 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:-चंद्रशेखर वेंकट श्रियान - - वय:-52 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. बी-302, तिसरा मजला, वसुंधरा म्हणजेच दि वसुंधरा छेडा-2 को. ऑप. हौ. सोसा. लि., पूनम सागर कॉम्प्लेक्स, सेक्टर-9 समोर, मिरारोड पु. ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACWPC9788K 2): नाव:-सुरेखा सी. श्रियान - - वय:-45 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. बी-302, तिसरा मजला, वसुंधरा म्हणजेच दि वसुंधरा छेडा-2 को. ऑप. हौ. सोसा. लि., पूनम सागर कॉम्प्लेक्स, सेक्टर-9 समोर, मिरारोड पु. ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AZHPS5162K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती संतोष प्रजापती - - वय:-41; पत्ता:--, -, सदनिका क्र. 11, बिल्डिंग नं. 30, रेल्वे कॉलनी, दहिसर पु. मुंबई., -, -, दहिसर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400068 पॅन नं:-AYRPP1672Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	09/03/2020
(11)अनुक्रमांक,खंड व पृष्ठ	2339/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

GOVT. REG. VALUERS 9322278196 9619642610 230833430 KHANDEKAR

7389393
21-01-2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

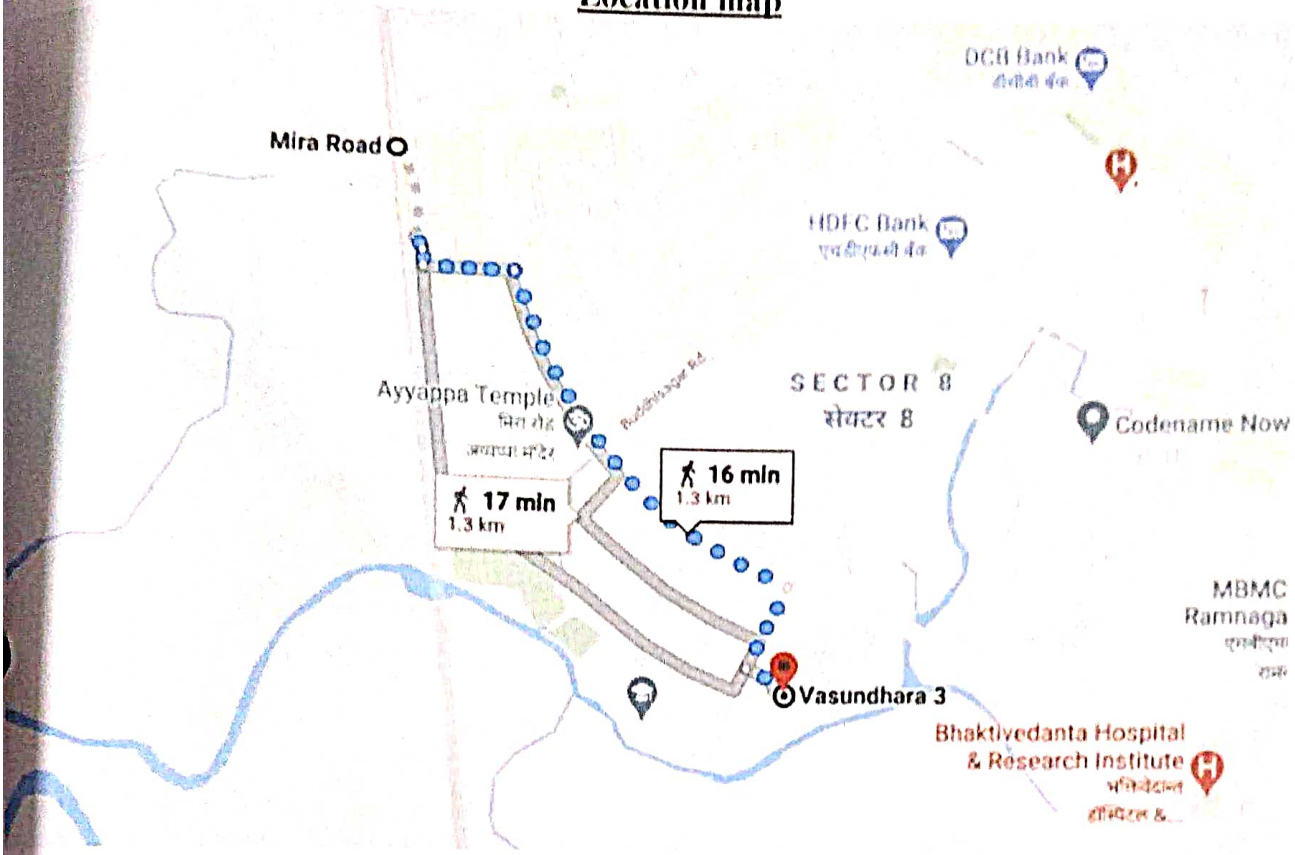
दुय्यम निबंधक : सह दु नि ठाणे 10
दस्त क्रमांक : 7389/2020
नोंदणी :
Regn:63m

गावाचे नाव : पेणकरपाडा

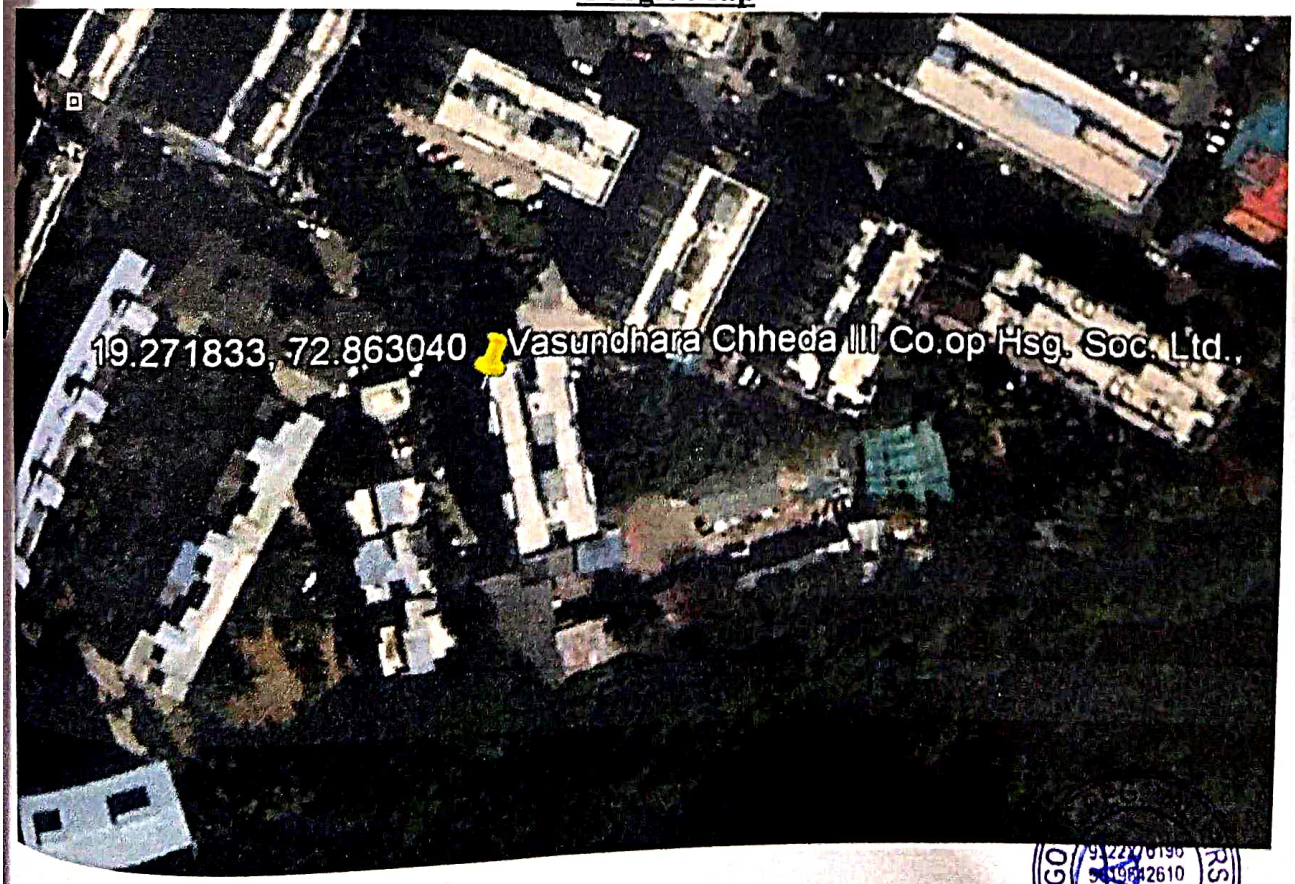
(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	7500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5523005.25
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे-पेणकरपाडा,वार्ड-पी,उपविभाग-4/21,मधिल सदनिका क्र.-703,7 वा मजला,ए-विंग,वसुंधरा छेडा 1 को. ऑप. हौ. सो. ली.,सेक्टर 9 च्या समोर,पूनम सागर कॉम्प्लेक्स,शांति नगर,मीरा-भायंदार,मिरारोड पु. ठाणे 401107,जुना सर्वे नं. 206,नवीन सर्वे नं. 38,जुना सर्वे नं. 204,नवीन सर्वे नं. 36,क्षेत्रफळ-63.45 चौ. मी. बिल्ट अप एरिया,(क्षेत्रफळ-569 चौ. मी. कारपेट)((Survey Number : 36 ;))
(5) क्षेत्रफळ	63.45 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:-राहुल शर्मा - - वय:-35 पत्ता:-प्लॉट नं: 703, माळा नं: 7 वा, ए-विंग, इमारतीचे नाव: वसुंधरा छेडा 1 को. ऑप. हौ. सो. ली., ब्लॉक नं: -, रोड नं: सेक्टर 9 च्या समोर, पूनम सागर कॉम्प्लेक्स, शांति नगर, मीरा-भायंदार, मिरारोड पु. ठाणे, महाराष्ट्र, ठाणे. Pin कोड:-401107 पॅन नं:-BJQPS7057D 2): नाव:-पुष्पा शर्मा - - वय:-31 पत्ता:-प्लॉट नं: 703, माळा नं: 7 वा, ए-विंग, इमारतीचे नाव: वसुंधरा छेडा 1 को. ऑप. हौ. सो. ली., ब्लॉक नं: -, रोड नं: सेक्टर 9 च्या समोर, पूनम सागर कॉम्प्लेक्स, शांति नगर, मीरा-भायंदार, मिरारोड पु., महाराष्ट्र, ठाणे. Pin कोड:-401107 पॅन नं:-EAGPS6395C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीताराम सुबेदार यादव - - वय:-38; पत्ता:-प्लॉट नं: बी-25/003, माळा नं: -, इमारतीचे नाव: अभिनव शांति को. ऑप. हौ. सो. ली., ब्लॉक नं: -, रोड नं: सेक्टर 9, पूनम सागर कॉम्प्लेक्स गेट च्या समोर, शांति नगर, मीरा-भायंदार, मिरारोड पु. ठाणे, महाराष्ट्र, ठाणे. Pin कोड:-401107 पॅन नं:-ABVPY8269M 2): नाव:-प्रतिमा सीताराम यादव - - वय:-34; पत्ता:-प्लॉट नं: बी-25/003, माळा नं: -, इमारतीचे नाव: अभिनव शांति को. ऑप. हौ. सो. ली., ब्लॉक नं: -, रोड नं: सेक्टर 9, पूनम सागर कॉम्प्लेक्स गेट च्या समोर, शांति नगर, मीरा-भायंदार, मिरारोड पु. ठाणे, महाराष्ट्र, ठाणे. Pin कोड:-401107 पॅन नं:-AJLPY0163A
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7389/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

GOVT REG. VALUERS
KHANDEKAR

Location map



Google Map



CBI/DK/AC/TAS/9110/2021 KHANDEKAR

Building photo

Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

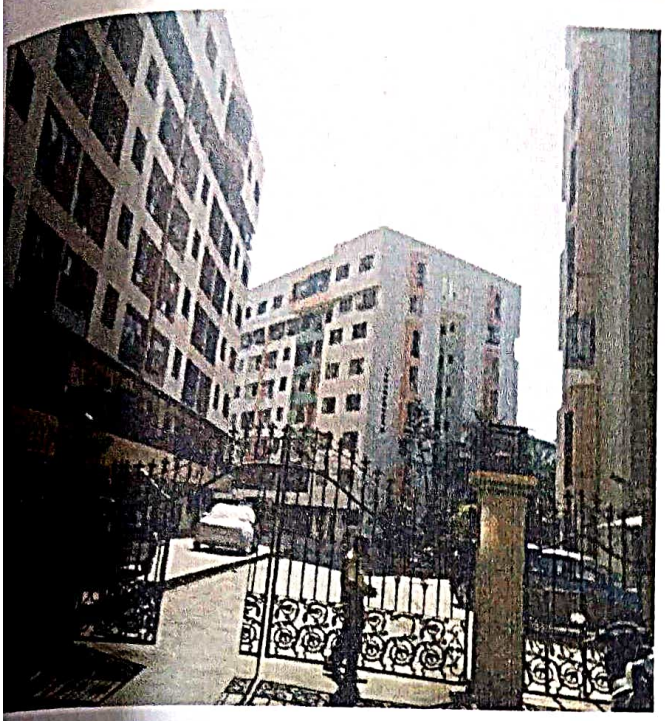
GOVT. REG. VALUERS
9322270196
5619542610
230833430
KHANDEKAR

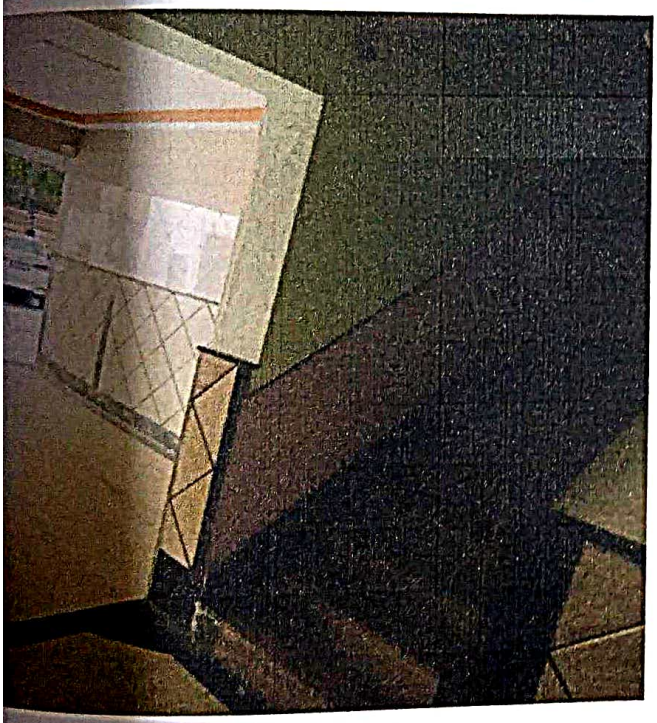
Name Board

Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

GOVT. REG. VALUERS
KHANDEKAR

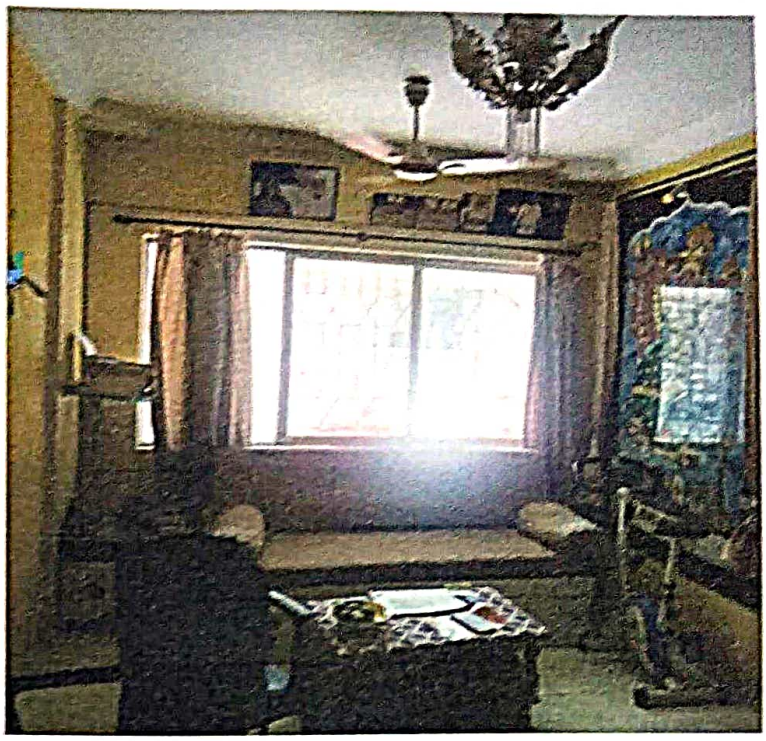
Site photo

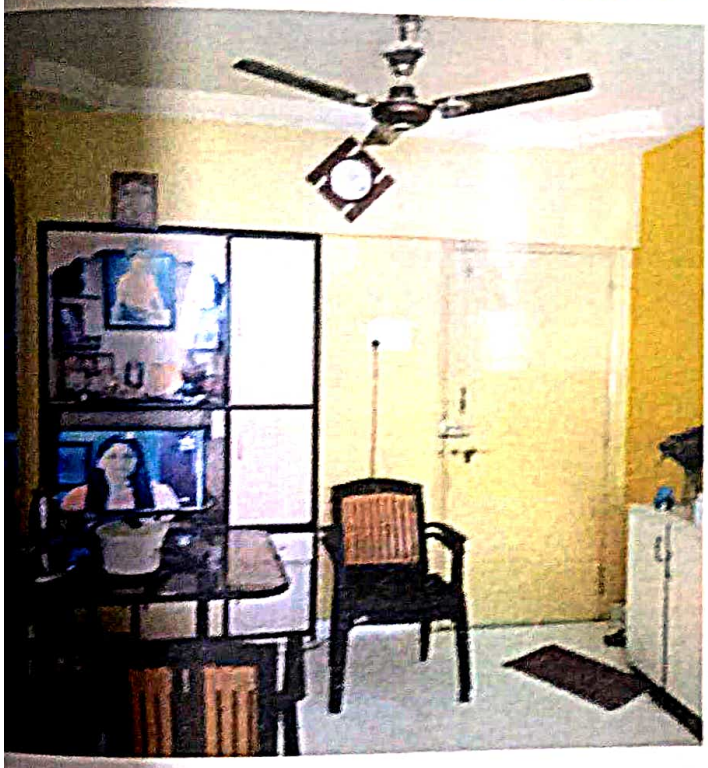




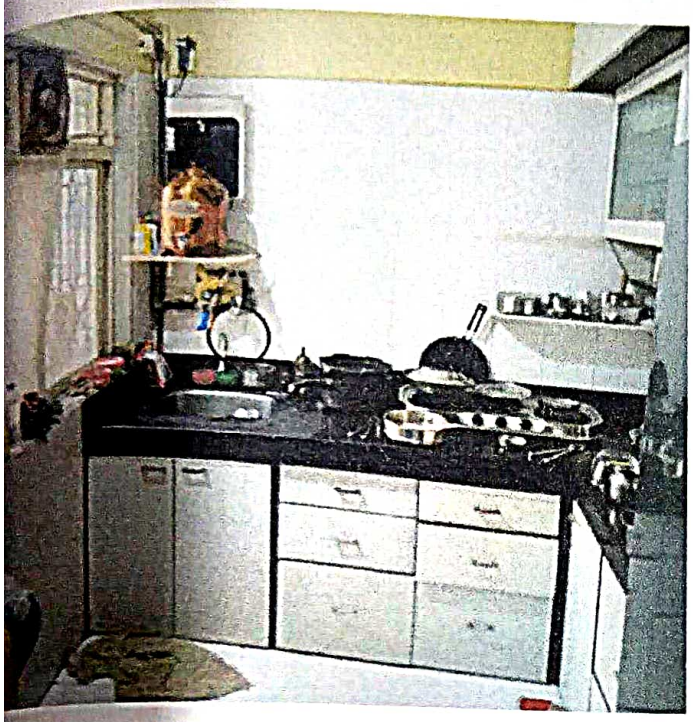
Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

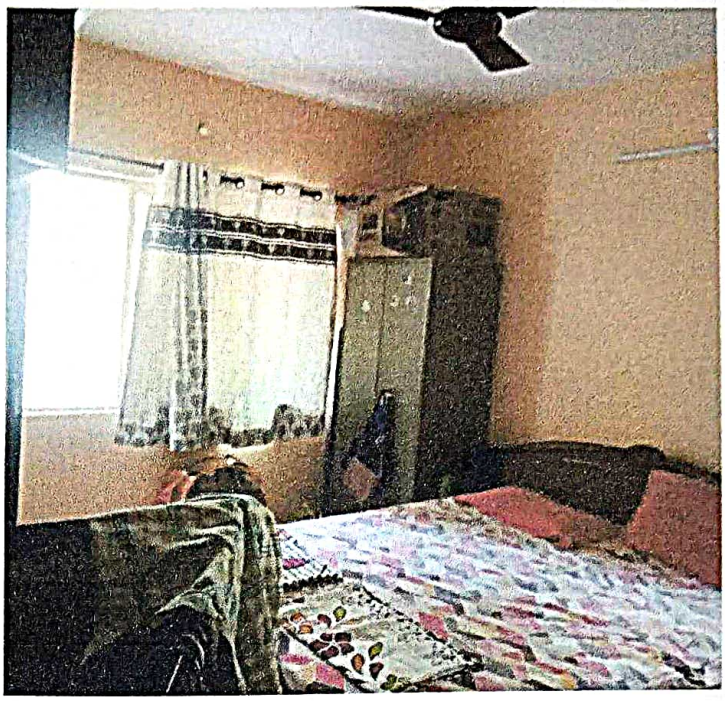
GOVT. REG. VALUERS
9322270196
9819642610
230833430
KHANDEKAR

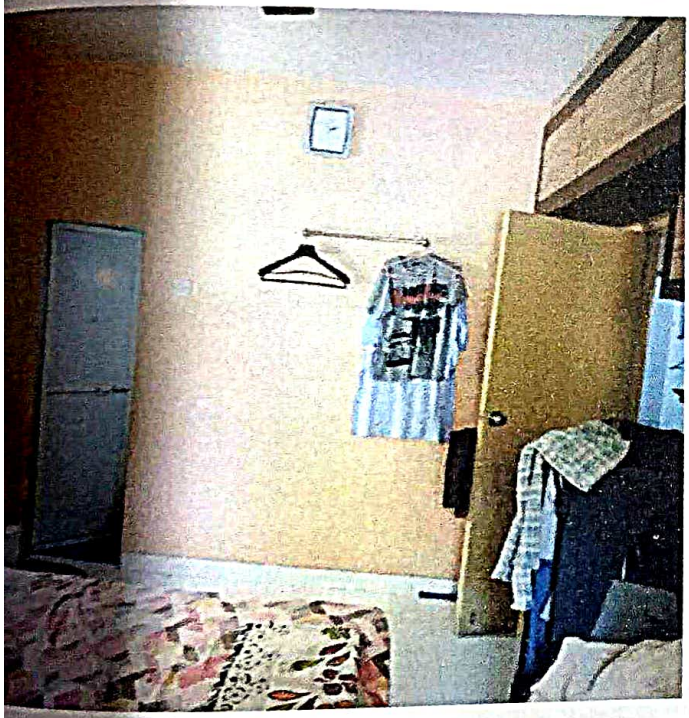


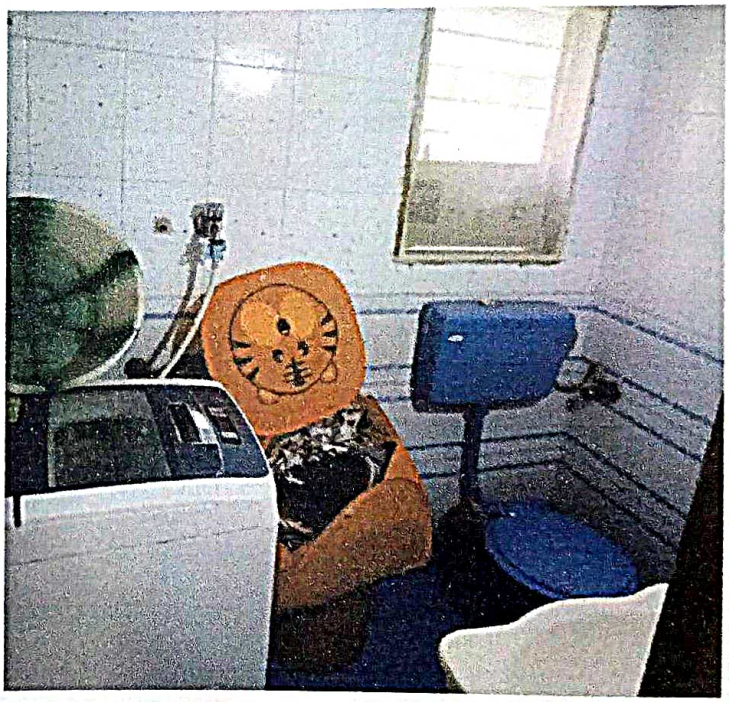


Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.









Flat No. B/002, Ground Floor, B-Wing, Vasundhara Chheda- III Co-operative Housing Society Ltd., Poonam Sagar Complex, Mira Road (East), Thane- 401 107.

GOVT. APPD. VALUERS
9322270196
9619642610
230833430
KHANDEKAR

Government rate

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home | Valuation Rules | User Manual | Close | Feedback

Annual Statement of Rates

Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मौजे [गांव] पेणकरपाडा

Search By: Survey No / Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	4/19-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती सॅव्हे क्रमांक	10820	0	0	0	0	चौ. मीटर
SurveyNo	4/20-एन) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती - अविकसित प्र.चौ.मी. रस्ता	8550	0	0	0	0	चौ. मीटर
SurveyNo	4/21-पी) भु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती सॅव्हे क्रमांक	30350	82900	89300	109200	89300	चौ. मीटर

GOVT. REG. VALUERS
9322276196
9619642610
230533430
KHANDEKAR