



13373/2019

Rs 2950/-

VALUATION REPORT

MR. NARENDRA P. CHITRODA



**FLAT NO. 704, 7TH FLOOR, BUILDING NO. B - 2,
SAI KANISHK COMPLEX, BLOSSOM BUILDING,
VILLAGE DAWALE, DIST. THANE**

FOR

BANK OF INDIA, GHATKOPAR (EAST) BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/410, 4th Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005 / 9619369275

E-mail:- praksisconsultants@gmail.com / info@praksisconsultants.com

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CERTIFICATE

Date :-1ST February, 2019

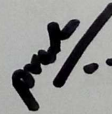
To
Bank Of India,
Ghatkopar (East) Branch

Approved,
कृते बँक ऑफ इंडिया
FOR BANK OF INDIA
153456
मुख्य प्रबंधक / Chief Manager
घाटकोपर (पू) शाखा, मुंबई - 77.
Ghatkopar (E.) Br., Mumbai - 77.

We have carried out the valuation of Flat pertaining to **Mr. Narendra P. Chitroda** At Flat No. 704, 7th Floor, Building No. B - 2, Sai Kanishk Complex, Blossom Building, Village Dawale, Dist. Thane

On the basis of the data/ information furnished by **Bank Of India** our visual inspection, observations, analysis and Judgment, we are of the opinion that the present value of the above referred assets to be considered as **Rs. 35,80,500/-** (Rupees Thirty Five Lakhs Eighty Thousand Five Hundred Only) as on 1ST February, 2019

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.





Praksis Consultants & Valuers Pvt. Ltd.
Authorised Signatory

PRASHANT RAUT

Govt. Approved Valuer

Reg. No. CCIT-TH/350/16/22/3/2010-11 Ref:-PR/PCVPL/VLN/BOI GHA/722/13373/2019

VALUATION REPORT

1. **PARTY :-** **MR. NARENDRA P. CHITRODA**

FLAT NO. 704, 7TH FLOOR, BUILDING
NO. B - 2, SAI KANISHK COMPLEX,
BLOSSOM BUILDING, VILLAGE DAWALE,
DIST. THANE
2. **OWNER :-** **MR. NARENDRA P. CHITRODA**
3. **REFERENCE DATE :-** 30TH JANUARY, 2019.
4. **DATE OF INSPECTION :-** 31ST JANUARY, 2019..
(ER. RUPESH SHINDE)
ALONG WITH ARUN SHIRKE
5. **VALUATION**
INSTRUCTED BY :- BANK OF INDIA
GHATKOPAR (EAST) BRANCH
6. **PURPOSE OF**
VALUATION :- TO ASCERTAIN THE PRESENT MARKET
VALUE OF FLAT NO. 704, 7TH FLOOR,
BUILDING NO. B - 2, SAI KANISHK
COMPLEX, BLOSSOM BUILDING,
VILLAGE DAWALE, DIST. THANE IN
CONNECTION FINANCIAL DEALING WITH
BANK OF INDIA GHATKOPAR (EAST)
BRANCH



1	Regarding	Valuation of Flat
2	Name of the Applicant/s	Mr. Narendra P. Chitroda
3	Name of the Seller/s	Mr. Amitkumar P. Makwana & Mrs. Bansi Amitkumar Makwana
4	Phone No. of Applicant/s	N. A.
5	Address of the Applicant/s	N. A.
6	Address of the property	Flat No. 704, 7 th Floor, Building No. B-2, Sai Kanishk Complex, Blossom Building, Village Dawale, Dist Thane
7	Survey Nos.	Survey No. 5 , Hissa No. 5 B,9
8	Current Possession with	Mr. Narendra P. Chitroda
9	Latitude and Longitude	19.21° N, 72.97° E
10	Type of property	Flat
11	Requested by	Bank of India, Ghatkopar (East)
12	Date of Inspection	31/01/2019
13	Survey in the presence of	Mr. Arun Shirke
14	Purpose of Valuation	Market Value of Flat
15	Location	Village Dawale
16	Type of locality	Residential
17	Class	Middle Class
18	Nearest Station	Diva Junction Railway Station
19	Distance from Station	This Property Is 3.5 Kms Away From Diva Junction Railway Station
20	Civic Amenities	Available In The Vicinity
21	Nearby Landmark	Near Govt. Polytechnic Thane
22	Building Details	Enclosed In This Report
23	Type of Land	N.A.
24	Plot Boundaries North South East West	Open Space Club House Building No. B-3 Building No. B-1
25	Type of occupation ownership/Tenanted	Vacant Flat
26	Type of Structure	RCC
27	No. of Floors in Building	Stilt + 7 Upper Floors
28	No. of Lifts	1 Lift
29	Flat Details	1 BHK
30	Floor (This Property)	7 th Floor
31	Type of Flat	Residential
32	Carpet Area	465 Sq. Ft.
33	Built up Area	558 Sq. Ft.
34	Saleable Area	651 Sq. Ft.
35	Technical Details of Property	Details enclosed



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TECHNICAL ANNEXURE		
a	Type of Construction	RCC
b	Completion Status	Complete
c	No. of Stories	Stilt + 7 Upper Floors
d	Type of Foundation	RCC
e	Superstructure walls	Brick walls
f	Internal Finish	Dry Distemper Oil Bound Paint Finish
g	External Finish	Sand Faced
h	Type of Flooring	Ceramic flooring
i	Type of Roof	RCC Slab Roof
j	Type of Paint	Distemper
k	Electrification	Concealed
l	Plumbing	Concealed
m	Bathroom Details	Ceramic Flooring
n	Door Details	Wooden Door
o	Window Details	Aluminum Sliding Windows
p	Overall Appearance	Ok
q	Architecture Quality	Ok
r	Other Details	N.A.
s	Special Amenities	Yes
36	Quality of Construction	Good
37	Complete	Yes
38	Age of the Property	1 Years
39	Residual (Future) life	59 Years Under Normal Working Condition And Proper Maintenance
40	Ind. Building/Complex	No
41	Separate Compound Wall	Yes
42	Paving around the building/chequered tiles	Yes
43	Car Parking	N.A.
44	Maintenance/First Impression	Ok
45	Plans approved by	Approved plan vide letter No. TMC/TD – DP/TPS/1822/16 Dated 31/5/2016 Issued By Thane Municipal Corporatin
46	Society Registration no.	N.A.
47	Property Tax	N.A.
48	Water Availability	Yes
49	Compliance to sanctioned plans	sanctioned plan vide letter No. TMC/TD – DP/TPS/1822/16 Dated 31/5/2016 Issued By Thane Municipal Corporatin
50	Valuation Method	Based on enquiry

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VALUATION		
51	Fair Market Value of Property as on date	Rs. 35,80,500/-
52	Fair Market Value of Property as on date	Rs. 35,80,500/-
53	Realizable Value of property as on date	Rs. 32,22,450/-
54	Forced/Distress Sale Value of property as on date	Rs. 28,64,400/-
55	Basis for recommended rate	Local enquiry
56	Suggested sum assured for fire insurance cover (Replacement Cost)	Insurance value Rs. 11,16,000/-
57	Government Value	Rs. 23,73,732/-
58	Reason for deviation if any	Govt. values are low
59	Special Features that add to value	Nil
60	Agreement	Agreement For Sale Made Between Mr. Amitkumar P. Makwana & Mrs. Bansi Amitkumar Makwana And Mr. Narendra P. Chitroda Dated 21 st December , 2017
61	Remark	Fair
62	Documents seen	Agreement
63	Registration date	21/12/2017
64	Registration No.	TNN4 -5998-2017
65	Village	Dawale
66	Registrar's Value	Rs. 23,74,500/- In 2017
67	Receipt No.	8563
68	Agreement between	Agreement For Sale Made Between Mr. Amitkumar P. Makwana & Mrs. Bansi Amitkumar Makwana And Mr. Narendra P. Chitroda Dated 21 st December , 2017
69	Any Negative Features	No

Considering the location, condition, maintenance & use of the building, Fair Market Value of Property as on date **Rs. 35,80,500/-** (Rupees Thirty Five Lakhs Eighty Thousand Five Hundred Only)



Note:

- 1) The Valuation is based on the site visit & the information given by the client
- 2) The Valuation varies with purpose and time. The definition of market value in the report is: It is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the Characteristics of the "Market Value's are-
 - a) It is a free will sale
 - b) It is an estimated amount and not a predetermined or an actual sale price.
 - c) It is time-specific as on the given date.
 - d) It depends on 'purpose of valuation.
 - e) Buyer & seller are actuated by business principles. They are unrelated and are acting independently.
 - f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.
- 3) The distress/forced sale value in this report is defined as: it means the amount, which, which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Past Experience has shown that generally in forced/distress sale conditions the values fetched are about 10% to 40% (or sometimes even more) below the market value. In the report we have discounted the market value by 20%



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WE HEREBY DECLARE THAT

- A. We confirm that we have inspected correct property for valuation,
- B. The valuation is based on clear and marketable title.
- C. The opinion about valuation is true and correct to the best of our knowledge and belief.
We have no direct or indirect interest in the assets valued.
- D. The property was physically inspected on 31/01/2019 in the Presence Of Arun Shirke
- E. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.

A handwritten signature in black ink, appearing to be 'Rupesh Shinde', is written over the stamp area.



Visited by Er. Rupesh Shinde
Place mumbai

Praksis Consultants & Valuers Pvt. Ltd.
Authorised Signatory

BRIEF DESCRIPTION:-

THIS PROPERTY IS FLAT NO. 704, 7TH FLOOR, BUILDING NO. B - 2, SAI KANISHK COMPLEX, BLOSSOM BUILDING, VILLAGE DAWALE, DIST. THANE

THIS FLAT CONSIST OF

LIVING ROOM	1 NO.
KITCHEN	1 NO.
BEDROOM	1 NO.
WC/BATH	1 NO.
BALCONY	2 NOS.

THIS FLAT HAS FOLLOWING AMENITIES:-

- 1] CERAMIC FLOORING
- 2] WOODEN DOOR
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS ARE INTERNALLY PLASTERED WITH DRY DISTEMPER OIL BOUND PAINT FINISH
- 5] EXTERNALLY PLASTERED WITH SAND FACED FINISH
- 6] CONCEALED WIRING
- 7] CONCEALED PLUMBING
- 8] WC BATH HAS CERAMIC FLOORING WITH ALL WALL FULL HT. GLAZED DADO
- 9] KITCHEN HAS GRANITE PLATFORM
- 10] RCC SLAB ROOF
- 11] R.C.C. FRAMED STRUCTURE
- 12] THIS BUILDING IS STILT + 7 UPPER FLOORS
- 13] ONE LIFT FACILITY
- 14] PAVEMENT AROUND BUILDING
- 15] COMPOUND WALL
- 16] PROPOSED GARDEN, CHILDREN PLAY AREA, SWIMMING POOL & CLUB HOUSE FACILITY



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LOCATION:-

THIS BUILDING IS 3.5 KMS AWAY FROM
DIVA JUNCTION RAILWAY STATION

AGE & FUTURE LIFE:-

THIS BUILDING WAS COMPLETED IN 2018
GENERAL CONDITION IS GOOD AND
FUTURE LIFE MAY BE TAKEN AS 59
YEARS UNDER NORMAL WORKING
CONDITION & REGULAR MAINTENANCE

AREA:-

CARPET AREA = 465 SQ. FT.

AS PER AGREEMENT

BUILT UP AREA = 558 SQ. FT.

SALEABLE AREA = 651 SQ. FT.

CARPET AREA = 386 SQ. FT.

BALCONY = 40 SQ. FT.

DRY BALCONY = 16 SQ. FT.

AS PER SITE MEASUREMENT

GOVT. RATE = RS. 43,600/- SQ. MT.

= RS. 4,051/- SQ. FT.



NOTE:-

**AT THE TIME OF INSPECTION
FINISHING WORK WAS IN PROGRESS
IN THIS FLAT AND IT WAS VACANT**

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VALUATION RATE :-

THIS FLAT IS ON 7TH FLOOR OF STILT + 7 UPPER FLOORS BUILDING WITH ONE LIFT AND 3.5 KMS AWAY FROM DIVA JUNCTION RAILWAY STATION

THE PREVAILING MARKET RATE IN THIS AREA VARIES FROM **RS. 5,000/- TO RS. 6,000/- SQ. FT.**

BASED ON LOCAL ENQUIRIES AND CONSIDERING ABOVE FACTORS WE SHALL ADOPT A RATE OF **RS. 5,500/- SQ. FT.** FOR COMPLETED FLAT

VALUATION :-

RS. 5,500/- X 651 SQ. FT.

RS. 35,80,500/-

MARKET VALUE :- RS. 35,80,500/-

REALISABLE SALE VALUE:- RS. 32,22,450/-

DISTRESS SALE VALUE:- RS. 28,64,400/-

INSURANCE VALUE:- RS. 11,16,000/-

GOVT. VALUE:- RS. 23,73,732/-



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THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE FLAT NO. 704, 7TH FLOOR, BUILDING NO. B - 2, SAI KANISHK COMPLEX, BLOSSOM BUILDING, VILLAGE DAWALE, THANE IS **RS. 35,80,500/-** (RUPEES THIRTY FIVE LAKHS EIGHTY THOUSAND FIVE HUNDRED ONLY)

DECLARATION

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.

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- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US & THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT:
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE AREA MEASUREMENT OR TITLE VERIFICATION OF THE PROPERTY & IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.
- (m) WE HAVE INSPECTED AND VALUED THE RIGHT PROPERTY

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DATE:- 1ST FEBRUARY, 2019 **PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**
PLACE: MUMBAI **AUTHORISED SIGNATORY**

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GOVT. RATE

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 20182019 Language: English

Selected District: ठाणे
Select Taluka: ठाणे
Select Village: गावाचे नाव : डावले
Search By: Survey No Location
Enter Survey No: 5 Search

उपविभाग	सूची नंभीन	निवासी सदरिका	ऑफिस	दुकाने	बौध्दिक	एकक (Rs.)	Attribute
28/107-20अ) सर्वे नंबर	8300	43600	44600	56400	44600	ची. मीटर	सर्व्हे नंबर

13-26
31-01-2019





21/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 5998/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) डावले

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 3300000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 2374500
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे डावले ता व जि ठाणे येथील सर्वे नं 5, हिस्सा नं 5बी व 9 सदनिका क्र 704 सातवा मजला बिल्डींग नं बी 2 साई कनिष्क कॉम्प्लेक्स इन ब्लॉसम बिल्डींग. क्षेत्र 465 चौ फुट कारपेट म्हणजेच 43.20 चौ मी कारपेट. मुंबई मुद्रांक अधिनियम 1958-1 अनुच्छेद 5-जी ए-2 प्रमाने सह दुय्यम निबंधक ठाणे-4 येथे नोंदणी केलेले जुणे दस्त क्र. टनन-1, 15856/2016 दि. 29.12.2016 मु. शु. रु. 100/- ठेऊन उर्वरित मुद्रांक शुल्क रु. 165000/- सदर दस्तात समायोजित करण्यात आलेली आहे. (Survey Number : सर्वे नं 5, हिस्सा नं 5बी व 9 ;))

(5) क्षेत्रफळ

1) 465 चौ.फूट

(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:-अमितकुमार पी मकवाना - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-302 तिसरा मजला ट्विकल स्टार कॉ-ऑप हौ सो लि 100 फीट रोड बालाजी हॉटल जवळ वसई रोड प ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AQTPM1263C
- 2): नाव:-बन्सी अमितकुमार मकवाना - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-302 तिसरा मजला ट्विकल स्टार कॉ-ऑप हौ सो लि 100 फीट रोड बालाजी हॉटल जवळ वसई रोड प ,, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-CVDPM9547C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:-नरेंद्र पी चित्रोजा - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 83 विंग नं 9सी स्पेसीयल गीतांजली नगर साई बाबा नगर जवळ बोरीवली , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AABPC2576N

(9) दस्तऐवज करून दिल्याचा दिनांक 21/12/2017

(10) दस्त नोंदणी केल्याचा दिनांक 21/12/2017

(11) अनुक्रमांक, खंड व पृष्ठ 5998/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 33100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

सह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

14-A

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Plans are approved Subject to conditions prescribed in Permit No. V.P. 511/20049/112 TMC/TD-DR/TPS/1822/10 dated 31.05.11
 Deputy Engineer (TDD) [Signature]
 Executive Engineer (TDD) [Signature]
 Thane Municipal Corporation
 The City of Thane



टनन - 9
 दस्ता क्रमांक 416/2016
 29/902

PROFORMA - A

A		AREA STATEMENT	
1		AREA OF PLOT AS PER 7/12	
2		DEDUCTIONS FOR	50. M
	a	AREA UNDER ROAD (30.00 M. wide)	10730.1
	b	AREA UNDER G - ZONE (PLOT-B)	
	c	TOTAL (a+b)	1895.1
3		NET GROSS AREA OF PLOT (PLOT 1 - 2c)	178.1
4		DEDUCTIONS FOR	2074.1
	a	RECREATION GROUND 15% AS PER REGULATION	8656.1
5		NET AREA OF PLOT (3-4a)	
6		ADDITION FOR F.A.R. (TOTAL B.U. AREA)	1298.1
	a	AREA UNDER ROAD (30.00 M. wide)	7357.1
7		TOTAL AREA (5+6a)	
8		F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL B.U. + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	1895.1
9		TOTAL PERMISSIBLE AREA (7x8)	9253.1
10		PERMISSIBLE PREMIUM F.S.I. 0.30	2596.1
11		PROPOSED PREMIUM F.S.I. 0.30	2596.1
12		TOTAL PERMISSIBLE AREA (9 + 11)	11850.1
13		PROPOSED AREA	11784.0
14		TOTAL BUILT-UP AREA CONSUMED (B/7)	0.9
B		TENEMENT STATEMENT	
	a	PROPOSED AREA OF PLOT ITEM A(10) ABOVE	11784.0
	b	LESS NON-RESIDENTIAL AREA	245.4
	c	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	346 NO
	d	DENSITY	300/HT
	e	PROPOSED	261 NO
	f	EXISTING	
		TOTAL TENEMENT (e+f)	
C		PARKING STATEMENT	
	a	PARKING REQUIRED BY REGULATION	261 NO
	b	PARKING IN STILT	
	c	OPEN PARKING	189 NO
	d	TOTAL PARKING PROVIDED (b+c)	107 NO

REVISION	DESCRIPTION	DATE

CERTIFIED THAT THE AREA OF PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [DATE] AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON THE [DRAWING] MEASURED ON SITE AND THE AREA SO WORKED OUT IS FOUND TO BE CORRECT AND THE AREA SO OWNERSHIP OF THE AREA STATED IN DOCUMENTS



DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED BUILDING ON PLOT BEARING S. NO. 5, H.NO. 5B & 9, MAWALE VILLAGE, THANE.

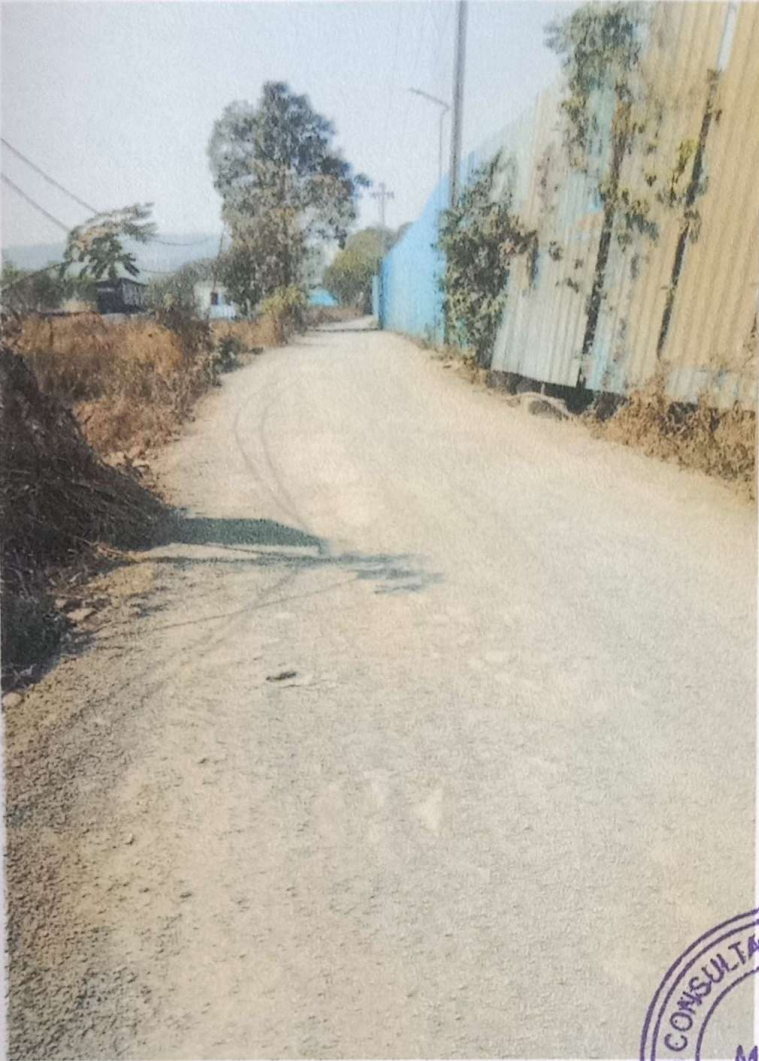
SIGNATURE OF LICENSED ARCHITECT
 NAME & SIGN OF OWNER

ट.न.न.-8
 दस्ता क्रमांक 416/2016
 28/20

M/s Om Sai Group & M/s. Om Sai Infra. (P.O.A. HOLDER)



JOB NO.		ARCHITECT'S NAME & ADDRESS	SAMEER S. LOTKE & ASSOCIATE
DRAWING NO.		Architect	
SCALE	AS STATED		
DATE	22-08-2012		
LAST MODIFIED:			
DRAWN BY	SUNIL		
CHECKED BY			



13373/2019

**VALUATION REPORT OF FLAT AT
FLAT NO. 704, 7TH FLOOR, BUILDING NO. B-2, SAI KANISHK COMPLEX,
BLOSSOM BUILDING, VILLAGE DAWALE, THANE**

5) DOOR



6) LIVING ROOM



7) KITCHEN



8) BEDROOM

