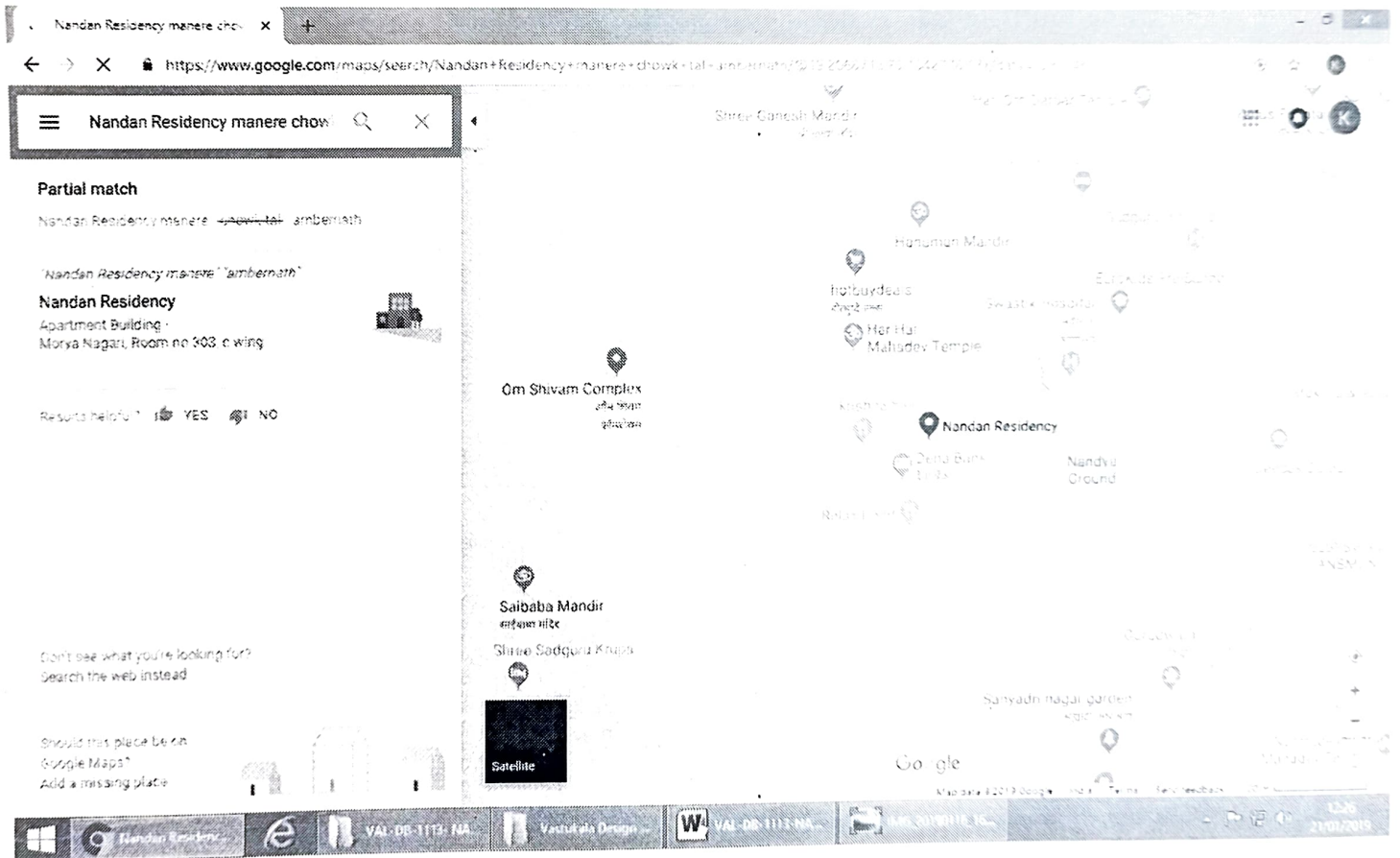


VAL/DB/1113/2019 Date : 21.01.2019

Manere branch

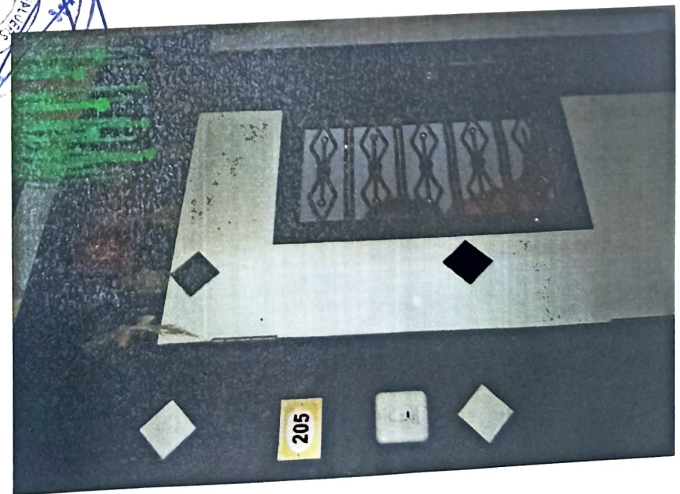
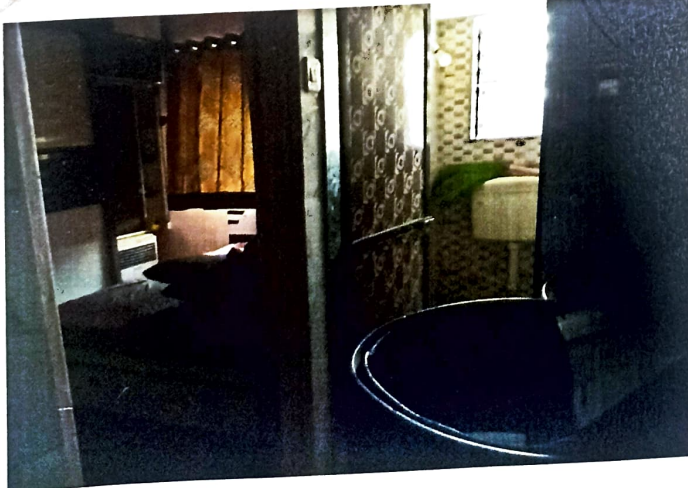
Flat No. 205 on Second Floor, C wing in the Building known as "NANDAN CHS",
Village : Manere at Manere Chowk, Near Krishna Marriage Hall, Tal :Ambernath , Dist: Thane
Owned by MR. SURESH ARJUN KENE

Location map



VAL/DB/1113/2019 Date : 21.01.2019

Flat No. 205 on Second Floor, C wing in the Building known as "NANDAN RESIDENCY CHS",
Village : Manere at Manere Chowk, Near Krishna Marriage Hall, Tal : Ambarnath , Dist : Thane
Owned by MR. SURESH ARJUN KENE





VAL/DB/1113/2019 Date : 21.01.2019

This report is issued to Dena bank. Manere branch

19	In case of increase in present valuation over the previous valuation, then furnish the specific reasons, basis for the increase in value and the details of variation	N.A. this is a fresh valuation done by us.
20	Whether the adopted rates are Compared with the rates adopted by the Registrar's Office? In case of wide variation, please specify reasons	No. we have given the rate based on the current market trend & our market survey.
21	Whether the adopted rates have any relationship with those adopted by the IT Department	No.
22	Whether the rates are based on prevalent rates in the area. If so, the basis of accepting the same.	Yes (enquiries made with estate agents & our Market Knowledge & Judgment)
23	In case the bank were to sell the property what would the approximate realizable value (forced sale value)	In case of distress sale value as per today's market condition as on date would be Rs. 15,12,000/- (Rs. Fifteen Lakhs Twelve Thousand Only) however higher prices can be realised if needy buyer is found.
24	Reinstatement Value / Insurable Value	Rs. 8,10,000 /- approx.

ASSUMPTION, & LIMITING CONDITIONS, & RECOMMENDATION

The Title Clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the Bank authorities. Value Varies with the purpose and the date. This report is to be referred for fair & Market value of the above property.

This report is based on agreement for sale between Builder/r M/S. NANDAN BUILDERS & DEVELOPERS and Purchaser MR. SURESH ARJUN KENE vide Registration No. 7688/2014 dated- 17/11/2014 at Registrar's office, Ulhasnagar- 3.

This report will hold good only if the title of the property is clear, marketable & free from all encumbrances. We are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances.

All original documents should be verified by the Bank Authorities. Finding out liability towards Society or Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there exists any liability on the property & deduct the same from the Present Fair Market Value of the property.

Confidentiality: The report is confidential to the client for specific purpose to which it relates. The client shall not disclose the report to any other person. This report is the intellectual property of the valuer and should not be Xeroxed unless a written permission is taken from the valuer.

Conclusion: Considering all the factors enumerated above, to the best of our knowledge & ability, we are of the opinion that the market value of the above mentioned property is Rs. 18,90,000/- (Rs. Eighteen Lakhs Ninety Thousand Only) as on valuation date 14/01/2019

Realizable value of the flat is Rs. 15,12,000/- (Rs. Fifteen Lakhs Twelve Thousand Only) .

In case of distress sale value as per today's market condition as on date would be Rs. 13,23,000/- (Rs. Thirteen Lakhs Twenty Three Thousand Only) however higher prices can be realised if needy buyer is found.

This report is based on actual inspection carried out by us and reflects the findings at the time and place of inspection and to the best of our knowledge and ability and is without prejudice.

Remark : **During our visit, it was noticed that Society Name board of flat no. 205 is in the name of Mrs. Renuka Waghmare. However as per Document Index II & Agreement page No. 1 flat no. 205 in the name of Mr. Suresh Kene. Please confirm the same form client & Society records & confirm the ownership of the property.**

Place: Dombivli
Date: 14/01/2019



For Vastukala

Authorised Signatory



VAL/DB/1113/2019 Date : 21.01.2019

This report is issued to Dena bank Manere branch

12	Whether the property is Residential flat/ Apartment. if so, then state	Residential Flat.
	a) When the building was constructed	The above building was constructed in the year 2008 (approx).
	b) Whether full consideration has been paid and proper title documents obtained and produced for verification?	Please refer agreement & confirm with the client.
	c) In which floor/storey, flat is located	On Second Floor
13	If the property is of a Commercial type-state	
	i) For what purpose the same is well suited (Office purpose/business, etc)	N.A.
	ii) The present activity/business being conducted	N.A.
14	If the property is agricultural, state	
	a) Whether dry or wet lands	N.A.
	b) Irrigation facilities available	
	c) Type of crops grown and annual yield/income in the previous years	N.A.
15	i) Whether the building /property is constructed Strictly according to the sanctioned plan – Details of variation noticed, if any, and effect of the same on the valuation to be dealt with specifically	Plan copy & completion certificate was not provided during the valuation.
16	Whether the property is self-occupied or tenanted/ Let out, if tenanted / let out :-	Occupied by Mrs.Renuka Waghmare (Refer photographs & Remark on page No. 5)
	i) Since how long	N.A.
	ii) To how many tenants	N.A.
	iii) What is the total monthly income	N.A.
	iv) If partly owner occupied, specify portion and extent of area under owner occupation	N.A.
17	Whether the said property was valued earlier ? If so,	N.A. fresh valuation done by us
	i) Date of Valuation	N.A.
	ii) Name & address of the Valuer	N.A.
	iii) Whether approved Valuer	N.A.
	iv) Purpose of earlier Valuer	N.A.
	v) Basis of Valuation	N.A.
	vi) Also submit /enclose a copy of the earlier Valuation Report	N.A.
18	Basis of Present Valuation	
	a) Flat Details	Hall, Bed, Kitchen, Bath & W.C.
	b) Flooring	Mosaic Flooring in all rooms.
	c) Kitchen Platform	Granite with glazed tiles up to full height .
	d) Bath & W.C.	Glazed tiles up to full heights with backlit doors .
	e) Doors & Windows	Wooden Doors & Aluminium Sliding windows .
	f) Carpet area / Built up area/ S. Built Up area	As per agreement the Super Built up area of the flat is 540 sq. ft.
	g) Rate adopted	Rs. 3,500/- per sq. ft. on Super built up area
	h) 540 sq. ft. x Rs. 3,500/- per sq.ft	Rs. 18,90,000/-
	i) Present depreciation	Depreciated rate
	j) Total market value	Rs. 18,90,000/-
	k) Basis for adopted rates	Prevalent market rate





VAL/DB/1113/2019 Date : 21.01.2019

This report is issued to Dena bank Manere branch

	c	If leasehold, name of the lessor /lessee, nature of lease, date of commencement and terms of renewal of lease	N.A.
	d	Rent per annum	N.A.
	e	Unearned increase payable to the lessor in the event of sale or transfer.	N.A.
8	Type of property – Whether		
	a	Agricultural	No.
	b	Industrial	No.
	c	Residential (Flat / Apartment) (any restrictive clauses for sale etc, to be furnished)	Yes. Residential Flat.
	d	Commercial	No.
	e	Institutional	No.
	f	Others (specify)	No.
9	What is the		
	i)	Year of acquisition/purchase of land	N.A.
	ii)	Value/Purchase price of Flat paid	Rs. 13,61,000/- as per agreement dt : 17/11/2014
	iii)	Year of construction of superstructure/ purchase of building	In the year 2007.
	iv)	Number of floors / storeys	Ground + 3 Upper Floor.
	v)	Year of completion	2008 approx
	vi)	Cost of construction/ purchase price	Cost of construction Rs. 1500/- per sq. ft. including all amenities & Services. Purchase Price Rs. 13.61.000/- as per agreement dt : 17/11/2014
	vii)	Additions/improvements carried out if any state briefly nature of additions/ improvements, total cost thereof	No
	viii)	Rate and amount depreciation	Refer last page.
	ix)	Present written down value	Not known.
	x)	Valuer's opinion regarding the present condition/state of building.	Refer remark
	xi)	Estimated future life	40 years- (Except Natural Calamities & Provided proper maintenance is carried out)
10	i)	Area of land to be supported by a map showing Shape, dimension and physical features	Plan copy was not provided during the valuation.
	ii)	Has the whole or part of the land been notified for acquisition by Government or Statutory Body ? If so, give details	Not Known.
	iii)	Area of building/constructed portion(state separately for factory , admn, building, staff quarters etc	N.A.
	iv)	Type / Class of construction	RCC/ B Class.
	v)	Service items available(list of all the times to be provided – such as lifts, bore well, pump Embedded motors, DG Set, Water supply, sanitary disposal systems, canteen, stores etc)	All basic amenities are available.
11	If the property is Industrial		
	a)	State for what type of activity/industry the premises is well suited	N.A.
	b)	Sanctioned / connected power load	N.A.
	c)	Type of activity presently going on at the premises	N.A.





VAL/DB/1113/2019 Date : 21.01.2019

This report is issued to Dena Bank, Manere branch

Valuation Report

GENERAL:-		
1	Purpose of valuation	To ascertain the market value of the property for auctioning under SARFAESI ACT 2002.
2	Date of visit	16/01/2019
3	Persons/s accompanying /available at the site. At the time of Visit./ Inspection /Valuation	Mr. Dinkar Thavale Branch Officer from Dena bank Manere branch .
4	a) Complete address of the property (Door No. Street. Cross Road Survey No. etc):	Flat No. 205 on Second Floor, C wing in the Building known as "NANDAN RESIDENCY CHS ", on Plot bearing Survey No. 5, Hissa No. 3(A), 3(B) (Part), Village : Manere at Manere Chowk, Near Krishna Marriage Hall, Tal :Ambernath, Dist: Thane
	b) Boundaries of the building On the towards East On the towards West On the towards North On the towards South	Nalla Main Road. Dharamji Palace. Krishna Marriage Hall.
	c) Longitude Latitude	73.15617 19.20646
5	Title to the property :-	
	a) Name of the Purchaser / owner	MR. SURESH ARJUN KENE
	b) Name of the Builder /-seller	M/S. NANDAN BUILDERS & DEVELOPERS.
	c) Since how long owning the property	Since : 17/11/2014
	d) Whether Joint/Co-ownership/others(Specify)	Single Ownership
	e) In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	N.A.
	f) Whether assessed to Wealth Tax – If so Wealth Tax paid	Not known.
	g) Corporation Tax Paid:- i) Amount ii) Year of Assessment iii) Date of Payment	Property tax receipt was not provided during the valuation.
	h) Agreements of easements if any and if so attach copies	We are not aware of any agreement of easement.
	i) Restrictive Clauses as to uses, if any (whether Building use Certificate from the Corporation has been obtained etc)	Used for residential purpose
6	a) Location (advantages / disadvantages)	It is 3 km distance from Ulhasnagar Railway Station.
	b) Classification of locality Higher class/ Middle Class / Poor Class	Middle Class.
	i) Civic Amenities	Available nearby.
	ii) Proximity to surface communication.	Rickshaws, Buses are available
	iii) Distance from the City / Municipal limits	It is 3 km distance from Ulhasnagar Railway Station & within the limits Grampanchayat Manere.
	iv) If the property is not within the City/ Town/ Municipal limits, then state the distance of the property from the a) Municipal Office b) Municipal limits	N.A.
	v) Disadvantage, if any, to be specified	Away from Ulhasnagar railway station.
	Title of Property :	
	Whether freehold	Freehold (However please confirm with the legal experts)
	If not freehold, what is the unexplored period	N.A.





Vastukala

H.O : ABOVE SHRIHARI MANGAL KARYALAYA
PANDURANG WADI 1ST LANE DOMBIVLI (E) 421 201
Dist : Thane (C) 0251 2448371
Fax : 0251 2801428 Mob : 9870070121 / 9769442655 / 9821299221
E-mail : vastukala1@rediffmail.com / vdbSpl@gmail.com
chikodikedar@gmail.com • Website : www.vdbSpl.com

ARCHITECTS. ENGINEERS. SURVEYORS.
INT. DESIGNERS. GOVT. REGD. VALUERS.
ARBITRATORS & FIRE LOSS ASSESSORS.

VAL/DB/1113/O-06/01/2019

Date : 21.01.2019

To,
The Branch Manager ,
Dena Bank
Manere branch
Nandan Residency,
Shop No. 10/11, Mourya Nagari,
Manere, Ulhasnagar – 421 004.

Ref : Valuation of Residential Flat No. 205 on Second Floor, in “C” wing of the Building known as “NANDAN RESIDENCY CHS ”, on Plot bearing Survey No. 5, Hissa No. 3(A), 3(B) (Part), Village : Manere at Manere Chowk, Near Krishna Marriage Hall. Tal : Ambernath, Dist: Thane
Owned by MR. SURESH ARJUN KENE.

Respected Sir,

As per your request, we have visited the above site and we are submitting here with the valuation report for your perusal. If you have any questions, regarding our valuation report on our findings then kindly clear the same before taking further steps, also please clear our bill immediately.

Thanking you in anticipation,

Sincerely Yours,



For Vastukala
Authorised Signatory

Encl : 1) Valuation Report
2) Photos & location map
3) Bill

Posted on Oct 07, 2022 | Ready to move

Verified

₹ 22 Lac

1BHK 1Bath

Contact Dealer FREE

₹ 3,826 per sq.ft. (All Inclusive)

Shortlist

RERA STATUS

NOT AVAILABLE

Overview

Dealer Details

Recommendations

Transaction Prices

Articles



Property (7)

Built Up area: 575 sq.ft. >

1 Bedro
Store R

Deal with Trusted RERA Professionals
RERA Certified Dealer has posted this property!

₹ 22 Lac

@ 3,826 per sq.ft. (All Inclusive) (Negotiable)

Tulsi Sharnam

Ambernath West | Mumbai Beyond Thane

Clicking for googleads.g.doubleclick.net.

Home | Property | Mumbai | Ambernath West | Apartment | Deal | Real Estate | Mumbai | Real Estate | 2022

Posted on Sep 06, 2022 | Ready to move

Verified

₹ 24 Lac

₹ 4,111 per sq.ft.

1BHK 2Baths

Contact Dealer FREE

₹ 5,401 per sq.ft. (All Inclusive)

Residential Apartment for Sale

W/ Wide Road & Large Amenities | Ambernath West | Mumbai Beyond Thane

2 Flats

Shortlist

RERA STATUS

REGISTERED

Registration No: PB1700017005

Website: https://maharera.maharashtra.gov.in

Overview

Society

Dealer Details

Recommendations

Price Trends

Articles



Property (0)

Society (7)

Area
Carpet area: 437 sq.ft. >

1 Bedro
Others

Properties you can trust
Properties in Vrudee Patels Prestige are RERA approved. Now, buy with confidence!

₹ 24 Lac + Govt Charges & Tax

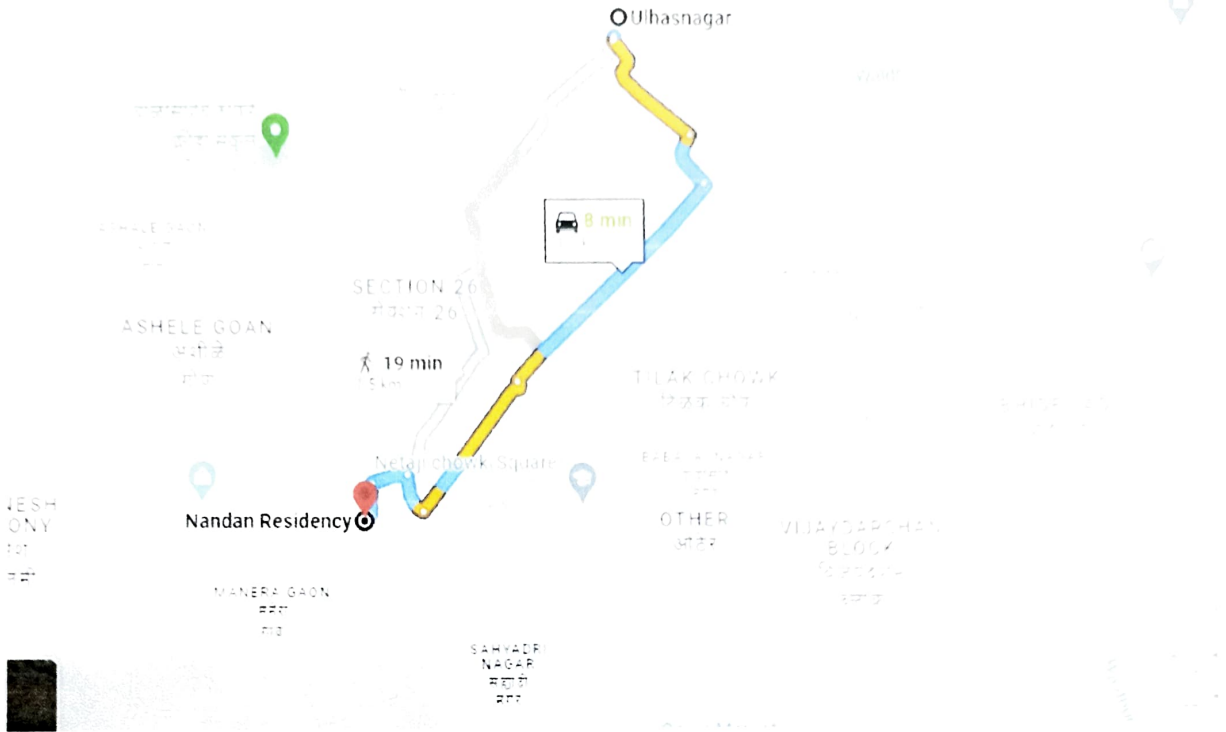
@ 5,401 per sq.ft. (All Inclusive)

Vrudee Patels Prestige

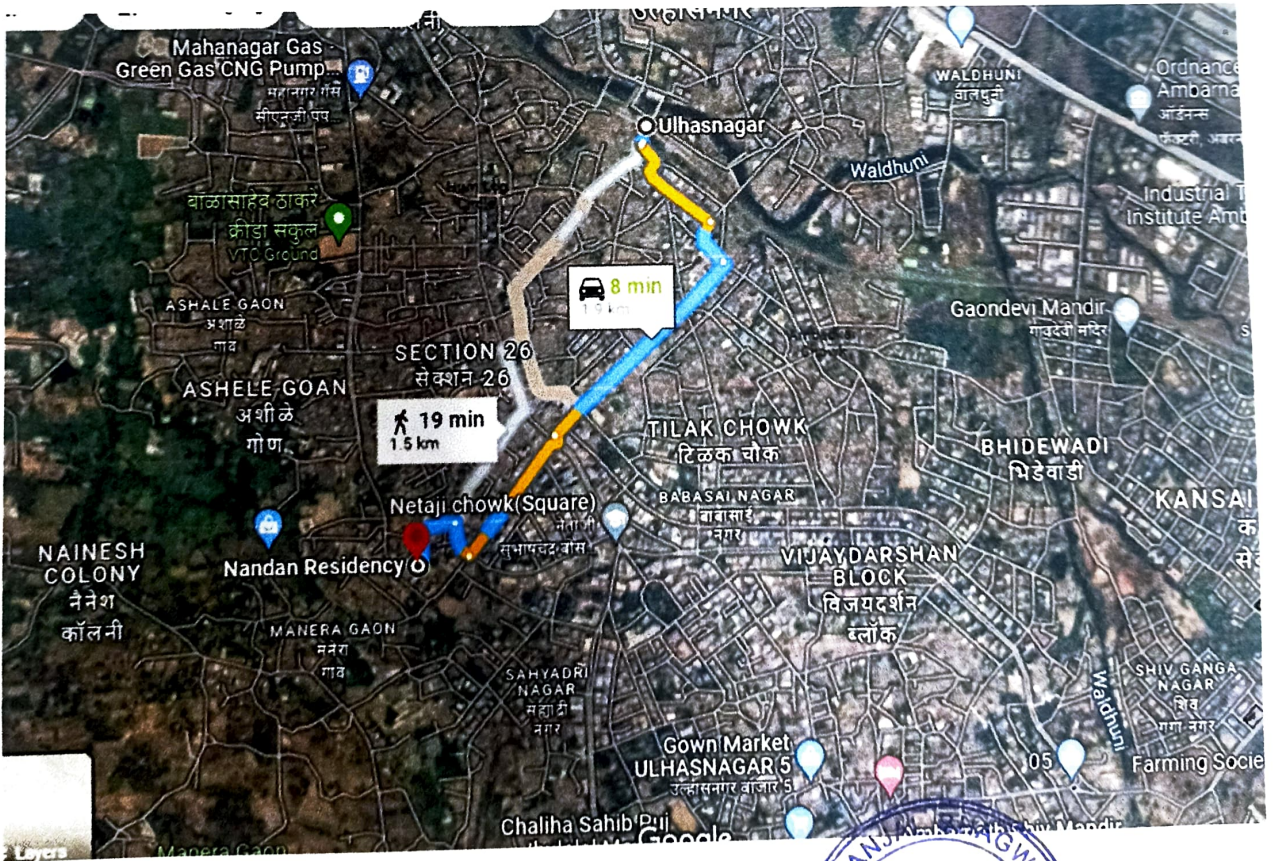
Ambernath West | Mumbai Beyond Thane

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Map



Satellite



Photo Gallery: MR SURESH ARJUN KENE

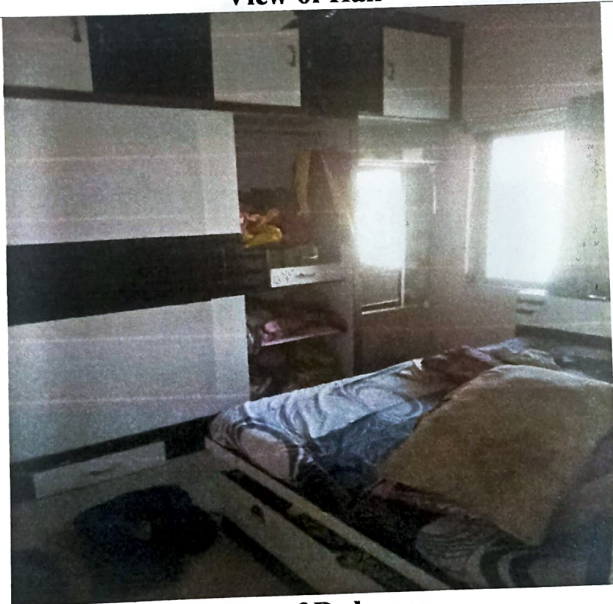
Flat No. 205, 2ND Floor, C Wing, Building Known as "NANDAN RESIDENCY CO-OP HOUSING SOCIETY LTD.", Near Krishna Marriage Hall, Manere Chowk, Village Manere, Ambarnath, Dist. Thnae.421 501..



View of Hall



View of Kitchen



View of Bedroom



View of Name Plate



PRANJAL BHAGAWATI

(B.E., P.G.D.M., M.I.E., F.I.V.)

Mob 98208 46791
95948 05666
98207 36505

CHARTERED ENGINEER, SURVEYOR, LOSS ASSESSOR, REGD. VALUER
IRDA CATEGORY : Fire "B", Motor "B", Miscellaneous "B"

Valuer I.T. Regn. No. CAT-I / 29 / 06-07 • Lic. No. : SLA 42433 • IBBI Regn. No.: IBBI/RV/04/2019/11469

Head Office : G-1, "B" wing, Gayatri Krupa Bldg., L.T. Road, Babhai Naka, Borivali (W), Mumbai - 400 091

CERTIFICATE

We certified that we have surveyed the immoveable property MR SURESH ARJUN KENE
AS DESCRIBED BELOW

Type	:	1 BHK + WC Bath
Address	:	Flat No. 205, 2ND Floor, C Wing, Building Known as "NANDAN RESIDENCY CO-OP HOUSING SOCIETY LTD.", Near Krishna Marriage Hall, Manere Chowk, Village Manere, Ambarnath, Dist. Thnae.421 501.

We further certified that the fair market value of the property, described in detail in this report is as follows:-

Current Fair Market Value	:	540 sq. ft. x Rs. 4500/- = Rs. 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only.)
Realizable Sale Value	:	Rs. 24,30,000/- x 90% = Rs. 21,87,000/- (Rupees. Twenty One Lakh Eighty Seven Thousand Only.)
Distress Sale Value	:	Rs. . 24,30,000/- x 80% = Rs. 19,44,000/- (Rupees Nineteen Lakh Forty Four Thousand Only.)

This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

I hereby declare that :

- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect in the property valued.
- 3 My Representative Mr. Balkrishna Chikhalkar has personally inspected the property on Date 17.10.2022.
- 4 The rates are based on the current market conditions & these may vary with time.
- 5 Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
- 6 The bank is requested to check through the advocate whether the property is free from encumbrances.
- 7 I hereby certify that we have valued the right property as directed by the bank and shown by the client
- 8 Photographs Attached .



IMPROVEMENTS		
27	Attach plans and elevations of all structures standing on the land and lay-out plan	Building Plan Approved By Ambarnath Municipal Corporation
28	Document inspected & Perused	As per Agreement copy dt. 17.11.2014 For Rs. 13,61,000/- Between M/S. NANDAN BUILDERS & DEVELOPERS AND MR SURESH ARJUN KENE
VALUATION		
29	Comparable sale value (in the vicinity)	Rs. 4,000 /- To Rs. 5000/- Per Sq. ft. On Built up area
30	Fair market rate	Rs. 4500/- Per Sq. ft. On Built up area
31	Fair market value	540 sq. ft. x Rs. 4500/- = Rs. 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only.)
32	Realizable Value	Rs. 24,30,000/- x 90% = Rs. 21,87,000/- (Rupees. Twenty One Lakh Eighty Seven Thousand Only.)
33	Distress Value	Rs. . 24,30,000/- x 80% = Rs. 19,44,000/- (Rupees Nineteen Lakh Forty Four Thousand Only.)
34	Insurance value	Rs. 9,72,000/-
35	Government Value	Rs. 22,92,642/-
36	Marketability	Good marketability
37	REMARKS	NIL

I hereby declare that :

- 1 The information furnished is true & correct to the best of my knowledge & belief.
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Pranjal Bhagawati
PRANJAL BHAGAWATI
 B.E., M.I.E., MBA, FIV, CHARTERED ENGINEER
 GOVT. REGD. VALUER,
 REGN. No. CAT-1/29/06-07
 LIFE MEMBER

11.	Survey / Plot No. of land	Survey No. 5, Hissa No. 3(A), 3(B)Part
12.	Is the property situated in residential / commercial / mixed area / Industrial.	Residential area
13.	Classification of locality high class	Middle Class
14.a.	Property Bounded As per plot	East : Nalla West : Main Road North : Dharamji Palace South : Krishna Marriage Hall
15.	Landmark	Near Krishna Marriage Hall
	DETAILS OF CONSTRUCTION	
16.	Type of construction	RCC FRAMED STRUCTURE
17.	No. of floors	Ground + 3 rd upper floors
18.	No. of lift	lift is not provided
19.	Floor in which the Flat is situated	On 2 nd upper floors
20.	Type of Flat	Residential Flat 1 BHK + W.C. & Bathroom
21.	Area of property	As Per Agreement Built up area 540 sq. ft.
22.	Whether owner occupied /Tenant occupied	Owner occupied
23.	Estimated Age of the building	10 Years as per Information
24.	Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	50 Years
25.	Present stage of Building Completion	Building construction work is 100 % completed
26.	Amenities / Extra fittings	Vitrified tiles Flooring with marble strips, Aluminum Sliding windows with grills, Granite kitchen platform with full wall tiles, W.C, Bath half wall tiles, flat is having Oil bound distemper paint, Main door is wooden door and W.C and Bath doors are sintex doors



PRANJAL BHAGAWATI

(B.E., P.G.D.M., M.I.E., F.I.V.)

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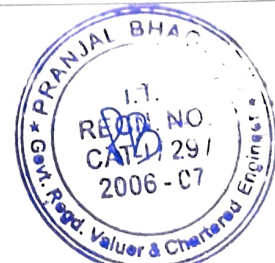
Ref No. PBB/2022-23/036

18TH October 2022

Your Ref No. BOB ULHASNAGAR 4

Valuation Report For Residential Building Premises Located At Flat No. 205, 2ND Floor, C Wing, Building Known as "NANDAN RESIDENCY CO-OP HOUSING SOCIETY LTD.", Near Krishna Marriage Hall, Manere Chowk, Village Manere, Ambarnath, Dist. Thnae.421 501.

1.	Name of Bank	BANK OF BARODA, VENUS BRANCH, ULHASNAGAR 4
2.	Purpose of which valuation is made	To Ascertain the Current Fair Market Value
3.	Date of Visit	17.10.2022
4.	Name of the Owner /Developers	MR SURESH ARJUN KENE
5.	Name of Purchaser	N.A
6.	Property Address	Flat No. 205, 2 ND Floor, C Wing, Building Known as "NANDAN RESIDENCY CO-OP HOUSING SOCIETY LTD.", Near Krishna Marriage Hall, Manere Chowk, Village Manere, Ambarnath, Dist. Thnae.421 501.
7.	If the Property is under joint ownership / co-ownership, share of each such purchaser are the shares undivided	Single Ownership
8.	Proximity to Civic amenities	It is situated at a distance of around 3 KM distance from Ulhasnagar Railway Station. The area is well-planned & well-developed. The locality has sufficient infrastructure & civic amenities & adequate transportation by Buses & Private Vehicles. To the property, facilities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The property & locality is one of the fastest growing residential zones of Ulhasnagar
9.	Roads, Streets or Lanes on which the land abutting.	Manere Chowk
10.	Society details	TNA/AMB/HSG/TC/25796/2013-14



06/1585

58860668 → Kewal



17/11/2014

पानाच नाव

पानाच नाव 1) मानेरे

1) विवाहाचा प्रकार	करारनामा
2) मंत्रदत्ता	1361000
3) वाजार भाव (मांडपट्ट्याच्या वात्रनिनपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	1360500
4) भू-मापन, पोटहिन्मा व घरक्रमांक (अमल्याम)	
5) क्षेत्रफळ	1) 540 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	
9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2014
10) दस्त नोंदणी केल्याचा दिनांक	17/11/2014
11) अनुक्रमांक, खंड व पृष्ठ	7688/2014
12) वाजार भावाप्रमाणे मुद्रांक शुल्क	68100
13) वाजार भावाप्रमाणे नोंदणी शुल्क	136100
14) श्रेण	

1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती: मोजे - मानेर तालुका अंबरनाथ जिल्हा ठाणे येथील सर्वे नं. 5, हिन्मा नं. 3(अ), 3(ब)(पैकी) यावरील वाधलेल्या "नंदन नंगरानी" मधील 540 चौ. फुट भू-मापन मजला, मदनिका नं. 205, क्षेत्र. 540 चौ. फुट वाधलेली अर्धी मिळवताना 5/3(A), 3(B) (pt) :)

1) 540 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-- मे. नंदन विल्डर्म आणि डेव्हलपर्म तर्फे भागीदार श्री. सुंदर खानचंद त्रिजवाणी वय: 19 पत्ता:- प्लॉट नं: दुकान नं. २ आणि ३, माळा नं. १, इमारतीचे नाव: मोर्य नगरी, ब्लॉक नं. विल्डींग नं. १, रोड नं: मानेरे गाव तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड: 421004 पॅन नं: AAHFN8349L

2): नाव:-- मे. नंदन विल्डर्म आणि डेव्हलपर्म तर्फे भागीदार श्री. सुगतामल उर्फ अशोक सुगतमल कुकरेजा वय:-50; पत्ता:- प्लॉट नं: दुकान नं. २ आणि ३, माळा नं: १, इमारतीचे नाव: मोर्य नगरी ब्लॉक नं: विल्डींग नं. १, रोड नं: मानेरे गाव तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AAHFN8349L

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

1): नाव:-- श्री. सुरेश अर्जुन केणे वय:-47; पत्ता:- प्लॉट नं: मदनिका नं. 503, माळा नं. पाचवा मजला, इमारतीचे नाव: हिल व्हीन टॉवर, ब्लॉक नं: ओ. टी. सेक्शन, रोड नं: उल्हासनगर 4, तालुका उल्हासनगर, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ANJPK0061H



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क.३

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.