

## KHANDEKAR

### ARCHITECTS & SURVEYORS

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

INVOICE		KAS/22/23/529
To: ADDRESS:	Central Bank of India, Seepz Branch	14.03.2023
G.S.T No:	27AAACC2498P1Z3	
OUR REF:	CBI/DK/AC/TKC/12922/03-2023	
PARTICULARS		AMOUNT
Valuation For: - Mr. Yogesh Vishwanath Shelar		₹.3,000/-
Add: - Gala No. 4/30, Ground Floor, Vikas Co-operative Housing Society Limited, Motilal Nagar No. 3, S. V. Road, Opp. Jain Hospital, Goregaon (West), Mumbai - 400104.		
	CGST@9%	₹.270/-
	SGST@9%	₹.270/-
	IGST @ 18%	₹.000/-
	Sub Total	₹.540/-
	Travelling Expenses plus Food Allowances	₹.00/-
	Total	₹.3,540/-
	Less Amount received till date	₹.00/-
	Balance payable amount	₹.3,540/-

FOR KHANDEKAR ARCHITECTS & SURVEYORS

  
DATTA KHANDEKAR

Gpay : 9322276196

UPI ID: khandekarvaluer@okicici

KHANDEKAR ARCHITECTS & SURVEYORS

A/C NO – 36120889733

Bank –STATE BANK OF INDIA, KARJAT BRANCH

IFSC CODE – SBIN0012869

Pan card No: AAGPK8116K

GST NO.27AAGPK8116K1ZH

SAC Code: 997224

URN:-UDYAM-MH-19-0111396

[khandekarvaluer@gmail.com](mailto:khandekarvaluer@gmail.com)

# Valuation Report of the Immovable Property

Details of the property under consideration:

NAME OF APPLICANT

Mr. Yogesh Vishwanath Shelar

REF. NO. CBI/DK/AC/TKC/12922/03-2023

Add - Gala No. 4/30, Ground Floor, Vikas Co-operative Housing Society Limited,  
Motilal Nagar No. 3, S. V. Road, Opp. Jain Hospital, Goregaon (West), Mumbai  
- 400104.

## **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/TKC/12922/03-2023

11/03/2023

To

The Branch Manager  
Central Bank of India,  
Speez Branch

#### "VALUATION REPORT (IN RESPECT OF FLATS/OFFICE)"

I	GENERAL	
1	The purpose for which the valuation is made	For assessment of the market value of the property for bank purposes.
2	a. Date of Inspection	08/03/2023
	b. Date on which the valuation is made	11/03/2023
3	List of documents produced for perusal	<p>1] Copy of the <a href="#">Agreement</a> for Sale is made between Shri. Rajesh Murali Yadav "THE TRANSEROR" and Mr. Yogesh Vishwanath Shelar "THE PURCHASER" vide. reg. no. BDR-6/11328/2022 dtd. 24/05/2022.</p> <p>2] Copy of <a href="#">Index II</a> vide reg. no. Borivali-6/11328/2022 dtd. 26/05/2022.</p> <p>3] Copy of the Registration <a href="#">Receipt</a> No. 12537 dtd. 24/05/2022.</p> <p>4] Copy of the <a href="#">Share Certificate</a> issued by Vikas Co-operative Housing Society Limited in the name of Mr. Rajesh Murali Yadav dtd. 01/01/2016.</p>
4	Name of the Owner(s) and his / their address (es) with phone no.	<p><b>Mr. Yogesh Vishwanath Shelar</b></p> <p>Residing at Plot No.54, Room No. 28, Shiv Shakti CHS, RSC-18, Borivali (West), Mumbai - 400091.</p>
5	Brief descriptions of the property	<p><b>Gala No. 4/30, Ground Floor, Vikas Co-operative Housing Society Limited, Motilal Nagar No. 3, S. V. Road, Opp. Jain Hospital, Goregaon (West), Mumbai – 400104</b></p> <p>This Property is in the form of a <b>Commercial Gala</b> on the Ground floor at the society "Vikas Co-operative Housing Society Limited" (Soc. reg. no. MUM/TNA/MHADB/HSG/(TO)/200(TC)/13049/2010-2011) situated in the middle-class locality in a residential area near Jain Hospital &amp; S.V. Road. It is situated at a distance of 1.5 km from</p>





		<p>Goregaon Railway Station. The area is having basic infrastructure facilities &amp; services like water supply, electricity, and telecommunication, sewage, stormwater drainage system, street lighting, other public services, etc. The area falls within the limits of the Municipal Corporation of Greater Mumbai. Public transport is available. The area is well connected to all parts by a good network of Roads &amp; Railways.</p> <p>During the site inspection, it was observed that two additional upper floors had been constructed. However, pertinent documents such as the approved plan were not furnished. As a result, the documented Carpet Area of 450 sq. ft. as per a copy of the agreement is being considered for this valuation. Currently, the aforementioned galas are occupied by tenants. There are 6 units on the Ground floor.</p> <p>The said structure is Ground + 2 upper without lift &amp; the building is estimated at approx. 35 years (subject to proper care and maintenance of the building)</p>
6	Location of Property	
	a) Plot No. / Survey No. / Sector	C.T.S. No. 14/30
	b) Door No.	Gala No. 4/30, Ground Floor
	c) C.T.S. No. / Village	Pahadi-Goregaon
	d) Ward / Taluka	Borivali
	e) Mandal / District	Mumbai Suburban
7	Postal address of the property	<b>Gala No. 4/30, Ground Floor, Vikas Co-operative Housing Society Limited, Motilal Nagar No. 3, S. V. Road, Opp. Jain Hospital, Goregaon (West), Mumbai – 400104.</b>
8	City/ Town	Goregaon (West)
	i. Residential Area	Yes
	ii. Commercial Area	N.A.
	iii. Industrial Area	N.A.
9	Classification of the Area	
	i. High / Middle / Poor	Middle
	ii. Urban / Semi-Urban / Rural	Urban
10	Coming under Corporation limit /Village Panchayat/Municipality	Within the limits of the Municipal Corporation of Greater Mumbai (MCGM).
11	Whether covered under any State / Central Govt. enactment	No
12	Boundaries of the property	
	i. North	Chawl No. 5



	ii. South	Internal Road
	iii. East	Unnat Nagar No. 4
	iv. West	The Fashion Enterprises
		<b>Latitude</b> <b>19.163837</b>
		<b>Longitude</b> <b>72.837621</b>
13	Dimension of the site / Flat	As Stated Above (sr.no12)
	North	
	South	
	East	
	West	
14	The extent of the site	Ground + 2 upper floors
15	The extent of the site considered for valuation (least of 13A & 13B)	Gala No. 4/30 admeasuring <u>450</u> sq. ft. Carpet Area (As per Copy of the Agreement dtd. 24/05/2022)
16	Whether occupied by the owner/tenant? If occupied by the tenant for how long? Rent received per month	Tenant Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
	<b>Description</b>	
1	Nature of the apartment	Commercial
2	Location	
	i. C.T.S. No.	As stated above Sr. No. 6
	ii. Block No.	
	iii. Ward No.	
	iv. Village / Municipality / Corp	
	v. Door No., Street Road (Pin code)	
3	Descriptions of the locality Residential / Commercial / Mixed	Gala No. 4/30, 3, S. V. Road, Mumbai - 400104. Commercial
4	Year of Construction	Approx. 1998 (As informed on site)
5	Number of Floors	Ground + 2 upper floors
6	Type of Structure	Composite Structure
7	Number of Dwelling Units in the bld	6 Units
8	Quality of Construction	Ordinary
9	The appearance of the Building	Ordinary
10	Maintenance of the Building	Ordinary
11	Facilities Available	
	i) Lifts	N.A.
	ii) Protected Water Supply	Yes supply by MCGM
	iii) Underground Sewerage	Yes attached to the MCGM Sewerage line
	iv) Car Parking – Open / Covered	Open
	v) Is Compound Wall Existing?	No
	vi) Is Pavement laid around the Bld	No





<b>III</b>	<b>Flat/ Office/Unit</b>	
1	The floor on which the Gala is situa	Ground Floor
2	Door No. Of the Gala	Flat no. 4/30
3	Specification of the Gala	
	i. Roof	AC Sheet Roof Cover
	ii. Flooring	Vitrified Tiles
	iii. Doors	Wooden Doors
	iv. Windows	Aluminum Window
	v. Fittings	Concealed Wiring & Plumbing
	vi. Finishing	Distemper Color
	vii. Kitchen	N.A.
4	House Tax	} Detail Not Furnished
	Assessment No.	
	Tax paid in the name of	
	Tax Amount	
5	Electricity Service Connection no.	}
	The meter Card is in the name of	
6	How is the maintenance of the Flat	Average
7	The sale deed was executed in the name of	Copy of the <a href="#">Agreement</a> for Sale is made between Shri. Rajesh Murali Yadav "THE TRANSEROR" and Mr. Yogesh Vishwanath Shelar "THE PURCHASER" vide. reg. no. BDR-6/11328/2022 dtd. 24/05/2022.
8	What is the Undivided area of land	Details not furnished
9	What is the Plinth area of the Gala?	540 sq. ft. Built-up Area
10	What is the floor space index	As per MCGM norms
11	What is the Carpet Area of the Gala	450 sq. ft. Carpet Area (As per Copy of the Agreement dtd. 24/05/2022)
12	It is Posh/I Class/Middle/Ordinary	Middle
13	It is being used for Residential or Commercial purposes?	Commercial
14	Is it Seller occupied or Let out?	Tenant Occupied
15	If rented, What is the monthly rent	N.A.
<b>IV</b>	<b>MARKETABILITY</b>	
1	How is marketability?	Marketability is good, it is a good demanding Residential area
2	What are the factors favoring an extra Potential Value?	All civic amenities like Schools, Colleges, Hospitals, Railway Stations, markets, Malls, Banks, ATMs, etc. are nearby properties.
3	Any negative factors are observed that affect the market value in general?	No
<b>V</b>	<b>RATE</b>	
1	After analyzing the comparable sale instances, what is the composite	The prevailing market rate in and around the Area is between ₹.28,000/- to ₹.32,000/- sq. ft.



	rate for a similar Flat with the same specifications in the adjoining locality?	depending on the location & another considerable factor
2	Assuming it is new construction, what is the adopted basic composite rate of the Flat undervaluation after comparing with the specification and other factors with the Flat comparison	Considering negotiation, location, size, shape, topography, frontage, plot development, permissible use and FSI, access, demand, and supply of similar properties, etc., we have adopted the market rate of the subject property at ₹.30,000/- per sq. ft.
3	Break-up for the rate	
	i. Building + Services	₹.2,107/- sq. ft.
	ii. Land + Others	₹.27,893/- sq. ft.
4	Guidelines rate obtained from the Registrar's office	₹.27,387/- sq. ft. Built-up Area
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a	i. Depreciated building rate	₹.2,107/- sq. ft.
	ii. Replacement cost of Flat with services (v(3)i)	₹.2,810/- sq. ft.
	iii. Age of the building	25 Year
	iv. Life of the building estimated	35 years (subject to proper care and maintenance of the Building)
	v. Depreciation percentage assuming the salvage value as	25%
	vi. Depreciation Ratio of the Bldg.	25%
b	Total composite rate arrived for valuation	
	i. Depreciated building rate VI (a)	₹.2,107/- sq. ft.
	ii. Rate for Flat & other V (3) ii	₹.27,893/- sq. ft.
	Total Composite Rate	₹.30,000/- sq. ft.

#### DETAILS OF VALUATION

Sr	Description	Qty.	Rate per unit ₹	The estimated value is ₹
1	Present value of the flat (car parking )	No Car Parking	--	₹.1,62,00,000/-
2	Wardrobes		} Including Interior	} Including Interior
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits/ electrical			
8	Extra collapsible gates			
9	Potential value, if any			
10	Others			
	Total			





The Market Approach (i.e. Comparable method of valuation) uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties must share certain features with the property in question. Some of these include physical features such as square footage, the number of rooms, condition, and age of the building; however, the most important factor is the location of the property. Adjustments are usually needed to account for differences as no two properties are the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential & units, where there are typically many comparables available to analyze. As the property is a residential & unit, we have adopted Sale Comparison Approach Method for valuation. The Price for a similar type of property in the nearby vicinity is in the range of ₹.28,000/- to 32,000/- per sq. ft. on a Built-up Area.

Considering the rate with the attached report, current market conditions demand and supply position, Unit size, location, the upswing in real estate prices, sustained demand for Residential & Units, and all-around development of commercial and residential applications in the locality, etc. We estimate ₹.30,000/- per sq. ft. for this valuation.

The impending threat of acquisition by the government for road widening/public service purposes,	Since this development is approved by the Municipal Corporation of Greater Mumbai there is no impending threat of acquisition by the Government for Road widening/ public service purpose
Sub merging & applicability of CRZ provisions and their effect on	Not Applicable because the property under reference is 850 mtr away from the sea, therefore it will not affect CRZ
Salability	Good
Likely rental values in the future in	₹.40,000/-p.m. expected rental income per month
Any likely income it may generate	Rental Income

A photograph of the representative with property in the background is to be enclosed. Screenshot of longitude/latitude and coordinates of property using GPS/various Apps/internet sites.

In this case, 2 Transactions of similar properties were obtained from the e-search site. Copies of transactions are enclosed.





Value has been arrived at by Market Approach. (i.e. Comparable method of valuation).  
As a result of my appraisal and analysis, it is my considered opinion that the

1	The Market Value of the Property is	₹.1,62,00,000/-	Rupees One Crore Sixty-Two Lakhs Only
2	The book value of the above property as of 26/05/2022 is	₹.10,50,000/-	Rupees Ten Lakhs Fifty Thousand Only
3	The Realizable value of the above property is 90% is	₹.1,45,80,000/-	Rupees One Crore Forty-Five Lakhs Eighty Thousand Only
4	The distress value of the above property is 80%	₹.1,29,60,000/-	Rupees One Crore Twenty-Nine Lakhs Sixty Thousand Only

Date:- 11/03/2023

Place:- Mumbai

For KHANDEKAR ARCHITECTS & 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)

The undersigned has inspected the property details in the valuation report dated..... on..... We are satisfied that the fair and reasonable market value of the property is ₹ \_\_\_\_\_ ( ₹ \_\_\_\_\_ only)

Date:

Signature

(Name & Designation of the Inspecting official/s)

Countersigned (Branch Manager)



## DECLARATION

I hereby declare that-

- a) The information furnished in my valuation report dated 11/03/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I/My Authorized representative Mr. Amit Chavan inspected the property on 08/03/2023. My office carries out the work and is not subcontracted to any other valuer.
- d) I have not been convicted of any offense 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 conforms 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 conforms 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 the empanelment of the 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.



Sl.No	Particular	Valuer Comments
1	background information of the asset being valued;	Gala No. 4/30, Ground Floor, Vikas Co-operative Housing Society Limited, Motilal Nagar No.3, S. V. Road, Opp. Jain Hospital, Goregaon (West), Mumbai - 400104.
2	purpose of valuation and appointing authority	For assessment of the 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 as a 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 is being valued
5	date of appointment, valuation date, and date of the report;	Date of Appointment 07/03/2023, Visit dated 08/03/2023 & Report dated 11/03/2023
6	inspections and/or investigations undertaken;	Site visits, Local inquiries 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 investigations & Market Research
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market value is assessed based on the transactions of similar property obtained from E search. "Market Approach Comparable method of valuation" method is considered for valuation
9	restrictions on the use of the report, if any;	The report is restricted to use for assessment of the property's market value for the 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 the valuer, which shall not be to limit his responsibility for the valuation report.	We have assumed that the subject property has a clear title with all necessary approvals and the same has been considered for the valuation exercise. 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 or Legal competent person. 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 Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there any liability exists on the property & deduct the same from the present Market Value of the property. For Valuation, we have considered the Area mentioned in the documents provided for our perusal.

Date: 11/03/2023

Place: Mumbai

For KHANDEKAR ARCHITECTS & 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)





## DETAILS OF VALUATION

Area of the Gala – 450 sq. ft. Carpet Area i.e. 540 sq. ft. Built-up Area (As per Copy of the Agreement dtd.24/05/2022)			
VALUATION	BUA in sq. ft.	Rate sq. ft. in ₹	Value in ₹
Market Value of Property	540	30,000/-	1,62,00,000/-
Realizable Sale Value @ 90 %			1,45,80,000/-
Distress Sale Value @ 80 %			1,29,60,000/-
Government Value (After Deprecation)			1,44,09,360/-
Rental			40,000/-p.m.
Insurance Value	540	2,107/-	11,37,780/-

### RATE ANALYSIS CALCULATION FROM TRANSACTION

Sr. No	Date	Index II	B U sq. ft.	Purchase Price	Rate	Gov. Price	Gov. Rate	Location
1	28.02.2023	4172	321.09	90,00,000	28,030	84,41,949	26,292	750 mtr
2	13.01.2023	619	266.95	90,00,000	33,715	50,66,640	18,980	600 mtr
Average					30,872			
3	26.05.2022	11328	540.00	10,50,000	1,944.44	96,07,964	17,793	Owner Index

### Basis of Valuation

- 1) Average transaction rate of similar properties in this vicinity is ₹.30,872/- sq. ft. on the Built area.
- 2) Government Rate of the property is ₹.27,387/- per sq. ft. on the Built-up area.
- 3) Property U/R was purchased @₹.1,944/- sq. ft. Built up area on 26.05.2022.
- 4) Property U/R is 1.5 km away from Goregaon Railway Station.
- 5) During the site inspection, it was observed that two additional upper floors had been constructed. However, pertinent documents such as the approved plan were not furnished. As a result, the documented Carpet Area of 450 sq. ft. as per a copy of the agreement is being considered for this valuation. Currently, the aforementioned galas are occupied by tenants.
- 6) The verification and confirmation of the authenticity of the structure shall be conducted with utmost stringency.
- 7) Please obtain Approved Plan, & Occupation Certificate.

In view of the above, it is my appraisal, analysis & considered opinion that the rate of the property under reference shall be @ ₹.30,000/- sq. ft.



## Index II Of The Property Under Reference

11328389

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

10-03-2023

दस्त क्रमांक : 11328/2022

Note:-Generated Through eSearch Module, For the original report please contact the concerned SRO office.

नोंदणी :

Regn:63m

<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>	
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	1050000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9607964.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: गाला नं .4/30, इमारतीचे नाव: विकास को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरेगाव पश्चिम मुंबई 400104,मोतीलाल नगर नं .3, रोड : एस व्ही रोड,जैन हॉस्पिटल च्या बाजूला( ( C.T.S. Number : 14/30 ; ) )
(5) क्षेत्रफळ	50.18 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:-राजेश मुरली यादव वय:-55 पत्ता:-प्लॉट नं: सदनिका नं. 4/30, माळा नं: -, इमारतीचे नाव: विकास को-ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: गोरेगाव पश्चिम मुंबई , रोड नं: मोतीलाल नगर नं.३, एस व्ही रोड , जैन हॉस्पिटल च्या बाजूला , महाराष्ट्र, मुम्बई. पिन कोड:- 400104 पॅन नं:-AIEPY4749G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश विश्वनाथ शेलार वय:-38; पत्ता:-प्लॉट नं: रूम नं .28, प्लॉट नं .54, गोरार्ड - 1, आरएससी - 18, माळा नं: तळ मजला , इमारतीचे नाव: शिव शक्ती को-ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: बोरीवली पश्चिम मुंबई , रोड नं: बाजूला स्वामी विवेकानंद स्कूल , महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-BDTPS7970J
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	26/05/2022
(11)अनुक्रमांक,खंड व पृष्ठ	11328/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	577000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Transaction 1

4172389

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

10/03/2023

दस्त क्रमांक : 4172/2023

Note:-Generated Through eSearch Module, For the original report please contact the concerned SRO office.

नोंदणी :

Regn:63m

### गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8441949.66
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप नं 6, माळा नं: तळ मजला, इमारतीचे नाव: ब्ल्यू एक्सेलेन्सी को ऑप हौ सो ली, ब्लॉक नं: एस वी रोड, रोड : गोरेगांव पश्चिम मुंबई 400104, इतर माहिती: शॉपचे एकूण क्षेत्रफळ 321 चौ फूट बिल्टअप एरिया...(( C.T.S. Number : 309/16 ; ))
(5) क्षेत्रफळ	29.83 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:-मधुबेन कांतिलाल छगनलाल वय:-70 पत्ता:-प्लॉट नं: सदनिका क्र 1902/इ, माळा नं: - इमारतीचे नाव: अनमोल को ऑप हौ सो ली, ब्लॉक नं: एस वी रोड ऑप पटेल पेट्रोल पम्प, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ATTPC5739N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूर्वी पंकज पटेल वय:-43; पत्ता:-प्लॉट नं: सी-613, माळा नं: - इमारतीचे नाव: स्वामी नारायण नगर, ब्लॉक नं: दत्त मंदिर रोड सी ओ डी कॅम्प जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AMXPP0184H 2): नाव:-पंकज धिरूभाई पटेल वय:-43; पत्ता:-प्लॉट नं: सी-613, माळा नं: - इमारतीचे नाव: स्वामी नारायण नगर, ब्लॉक नं: दत्त मंदिर रोड सी ओ डी कॅम्प जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AKRPP7586R
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	4172/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000





## Transaction 2

619387

13-03-2023

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 619/2023

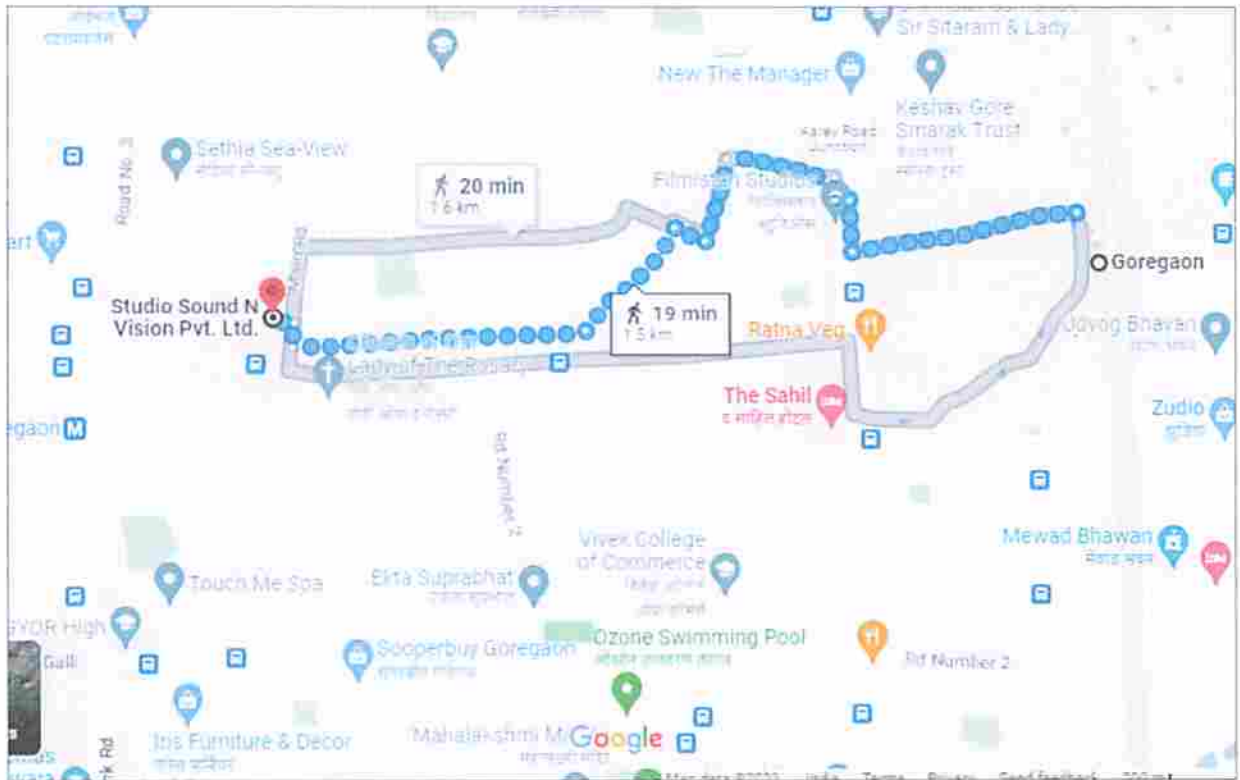
नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5066640
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप नं. 18, माळा नं: तळ मजला,ए विंग, इमारतीचे नाव: शेफर्ड रॉयल, ब्लॉक नं: लिंक रोड, रोड : गोरेगाव पश्चिम मुंबई - 400104( ( C.T.S. Number : LA/178/2 ; ) )
(5) क्षेत्रफळ	24.80 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:-रमीझ रशद मुजावर - - वय:-28 पत्ता:-प्लॉट नं: सदनिका नं. 1102, माळा नं: 11 वा मजला, इमारतीचे नाव: स्टोन अर्च को ऑप हो सो ली , ब्लॉक नं: शेर्ली राजन रोड , रोड नं: बांद्रा पश्चिम, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-CRIPM8012R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र के. वाविया - - वय:-36; पत्ता:-प्लॉट नं: सदनिका नं. सी- 1202, माळा नं: -, इमारतीचे नाव: गॅलॅक्सी हार्ड्ट्स , ब्लॉक नं: -, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ANWPP7483M 2): नाव:-दिनेश खीमजी वेरात - - वय:-31; पत्ता:-प्लॉट नं: शॉप नं. 32 , माळा नं: -, इमारतीचे नाव: गॅलॅक्सी हार्ड्ट्स, ब्लॉक नं: लिंक रोड , रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ARTPV7615G
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	619/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



### Location Map

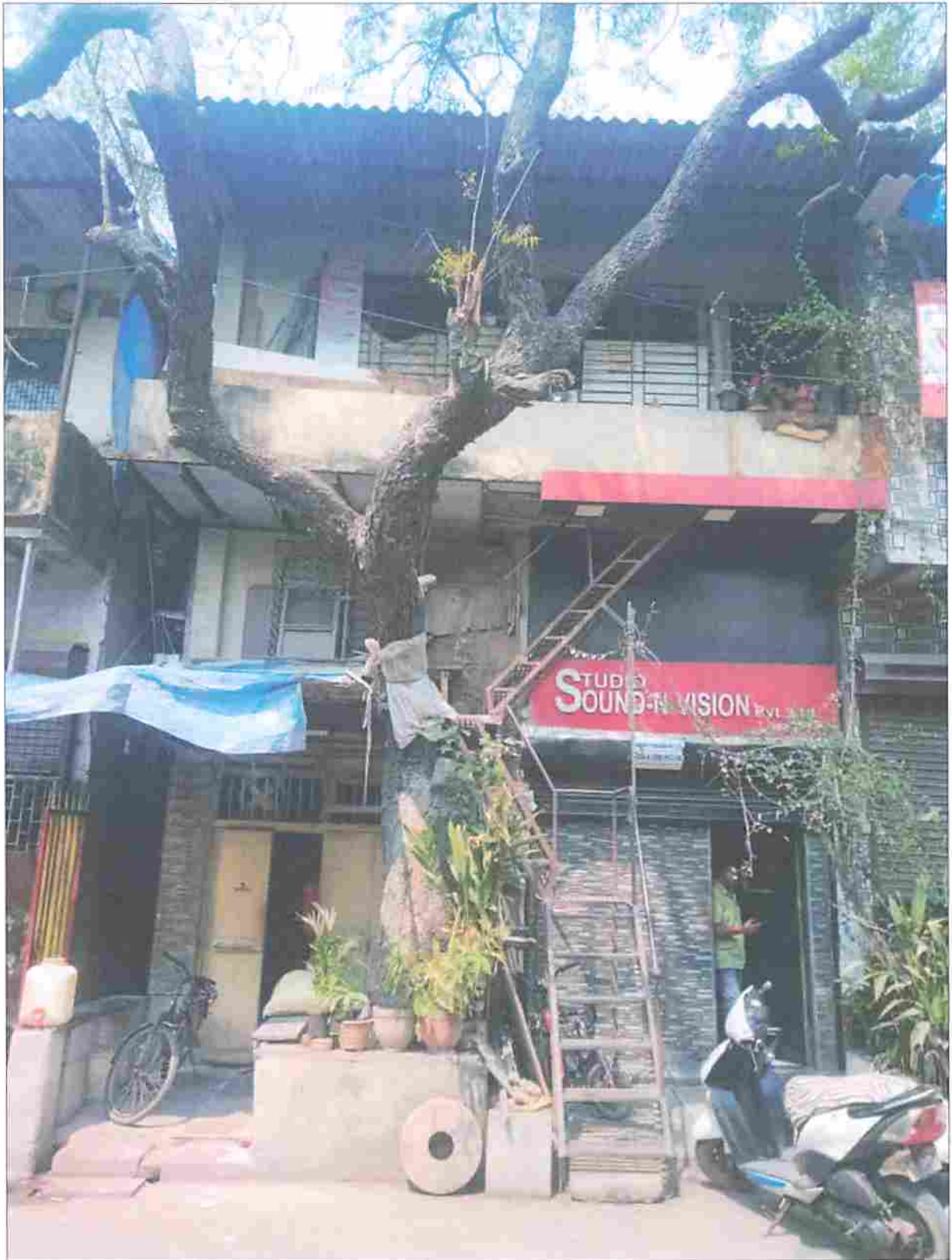


### Google Map





**Building Photo**






### Site Photo



### Government Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
वाजारमूल्य दर पत्रक

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**Year** 2022-2021 **Language** English


**Annual Statement of Rates**

**Selected District** मुंबई (उपनगर) **Select Village** गव्हाडी-मोरेगाव पश्चिम ( वारीभली )

**Search By**  Survey No  Location

Select	वर्णनिकाय	कुली करीर	शिवाजी कारिफर	मोडिग	दुवणे	मोडोनिग	एकम (P.L.)
SurveyNo	57/263-पुणमः उजरेक क दुर्वेक घाडी, इडिनेक वावाकी पीम क इडिनेक घाडी	29480	68700	81300	97400	68700	मोरक मीडर
SurveyNo	57/264A-पुणमः CR-1 डेवारीक मवाकिड विडवरी	32890	0	0	0	0	मोरक मीडर
SurveyNo	57/264 -पुणमः उजरेक वावाकी इड, दुर्वेक शिक रोड, इडिनेक वावाकी पीम क इडिनेक घाडी	83660	163440	187950	204300	163440	मोरक मीडर
SurveyNo	57/266A-पुणमः वावाक विडवारीक विडोएक वडर वडीक विडवडी (विडोमः इडिनेक)	108960	191470	238800	294900	191470	मोरक मीडर
SurveyNo	57/266-पुणमः उजरेक वावाकी इड, दुर्वेक एम, वडी रोड, इडिनेक वावाकी इड क इडिनेक शिक रोड	76820	160470	184650	218300	160470	मोरक मीडर

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MHADA Document

