

TO,  
STATE BANK OF INDIA  
BRANCH: RACPC SION LOAN PROCESSING OFFICE.

**VALUATION REPORT (IN RESPECT OF FLATS)**  
(To be filled in by the Approved Valuer)

Reports Scrutinised  
D. Praveesh  
Asst. Dy. Manager / CM

I. GENERAL		
1.	Purpose for which the valuation is made	To Access fair market value
	Reference No.	AVE/SBI/2132
2.	a) Date of inspection	: 19/12/2022
	b) Date on which the valuation is made	: 20/12/2022
3.	List of documents produced for perusal	
	i)	: Agreement for sale Dt.30/12/2003
	ii)O.C.	: 20/10/1997.
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)	: Mrs.Premalata Udayraj Chauhan(seller). Mr.Pravesh Chauhan.(Purchaser).
5.	Brief description of the property	: Flat No.202, Second Floor , "TRIMBAK NEST CHS LTD.", P & T Colony, Gandhi Nagar, Near Royal International School, Nandivali Village, Dombivli (East), Thane- 400 612.
6.	Location of property	
	a) Plot No. / Survey No.	: 1361.
	b) Door No.	: 202.
	c) T. S. No. / Village	: Nandivali Through Panchanand.
	d) Ward / Taluka	: Kalyan.
	e) Mandal / District	: Thane.
	f) Date of issue and validity of layout of approved map / plan	Not Provided.
	g) Approved map / plan issuing authority	Not provided.
	h) Whether genuineness or authenticity of approved map / plan is verified	NO
i) Any other comments by our empanelled valuers on authentic of approved plan	No.	
7.	Postal address of the property	Flat No.202, Second Floor , "TRIMBAK NEST CHS LTD.", P & T Colony, Gandhi Nagar, Near Royal International School, Nandivali Village, Dombivli (East), Thane- 400 612.





8.	City / Town	:	Dombivli.	
	Residential Area	:	Yes.	
	Commercial Area	:	Yes.	
	Industrial Area	:	--.	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle.	
	ii) Urban / Semi Urban / Rural	:	Urban.	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Corporation.	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Details not available.	
12	Boundaries of the property	:		
	North	:	Open Land.	
	South	:	Road.	
	East	:	Nav Sanmati Building.	
	West	:	Amid Hawal chs ltd.	
13	Dimensions of the site	:	A	B
			575.00sq.ft. B.U.A.	As per document provided.
	North	:	As above.	
	South	:	--.	
	East	:	--.	
	West	:	--.	
14	Extent of the site	:	--.	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19.202641,73.090074	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	Residential flat.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Vacant on the date inspection.	

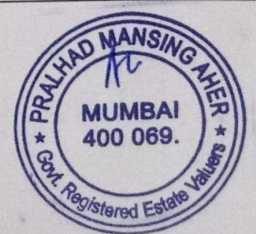
<b>II.</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential.
2.	Location	:	
	T.S.No.	:	-
	Block No.	:	-
	Ward No.	:	-
	Village/ Municipality / Corporation	:	KDMC.
	Door No., Street or Road (Pin Code)	:	400 612.
3.	Description of the locality Residential / Commercial / Mixed	:	Mixed.





4.	Year of Construction	:	1997.(As per O.C.)
5.	Number of Floors	:	Ground + Three upper floor.
6.	Type of Structure	:	R.C.C Framed structure.
7.	Number of Dwelling units in the building	:	Not provided.
8.	Quality of Construction	:	Good.
9.	Appearance of the Building	:	Good.
10	Maintenance of the Building	:	Good.
11	Facilities Available	:	
	Lift	:	No.
	Protected Water Supply	:	Yes.
	Underground Sewerage	:	Yes.
	Car Parking - Open/ Covered	:	Open.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the Building	:	Yes.

III	FLAT	:	
1	The floor on which the flat is situated	:	Second.
2	Door No. of the flat	:	202.
3	Specifications of the flat	:	
	Roof	:	R.C.C.
	Flooring	:	Vitrified.
	Doors	:	T.W. Flush.
	Windows	:	Aluminum framed sliding.
	Fittings	:	Good.
	Finishing	:	Good.
4	House Tax	:	Not provided.
	Assessment No.	:	Not provided.
	Tax paid in the name of	:	Not provided.
	Tax amount	:	---
5	Electricity Service Connection no.	:	Not provided.
	Meter Card is in the name of	:	Not provided.
6	How is the maintenance of the flat?	:	Good.
7	Sale Deed executed in the name of	:	Mr.Pravesh Chauhan.
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	575.00SQ.FT. B.U.A.
10	What is the floor space index (app.)	:	1.
11	What is the Carpet Area of the flat?	:	410.00Sq.ft. as per physical measurement.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium.
13	Is it being used for Residential or Commercial purpose?	:	Residential.
14	Is it Owner-occupied or let out?	:	Owner occupied.
15	If rented, what is the monthly rent?	:	Rs.6K-8K.





<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good.
2	What are the factors favoring for an extra Potential Value?	:	---
3	Any negative factors are observed which affect the market value in general?	:	N.A.
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	6k To 8k for Built-up area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	6k per Sq.ft. for Built-up area.
3	Break - up for the rate	:	
	i) Building + Services	:	N.A(Composite method taken for valuation).
	ii) Land + Others	:	N.A(Composite method taken for valuation).
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	57,000.00per Sq.mtr. for B.U.A.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a.	Depreciated building rate	:	N.A(Composite method taken for valuation)
	Replacement cost of flat with Services(v (3)i)	:	N.A(Composite method taken for valuation)
	Age of the building	:	25Years.
	Life of the building estimated	:	35years.
	Depreciation percentage assuming the salvage value as 10%	:	<b>N.A(Composite method taken for valuation)</b>
	Depreciated Ratio of the building	:	As Below.
b.	Total composite rate arrived for valuation	:	Rs.7000.00persq.ft.
	Depreciated building rate VI (a)	:	N.A(Composite method taken for valuation)
	Rate for Land & other V (3)ii	:	N.A(Composite method taken for valuation)
	Total Composite Rate	:	Rs.7,000.00



## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	575.00sq.ft.	7000.00per sq.ft.	Rs.40,25,000.00
2	Wardrobes	--	---	--
3	Showcases	--	---	--
4	Kitchen Arrangements	--	---	---
5	Superfine Finish	--	---	---
6	Interior Decorations	--	---	---
7	Electricity deposits / electrical fittings, etc.,	---	---	---
8	Extra collapsible gates / grill works etc.,	---	---	---
9	Potential value, if any	---	---	---
	<b>Total</b>			<b>Rs.40,25,000.00</b>

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.40,25,000.00(Rs.Forty Lac Twenty Five Thousand only)**. The book value of the above property as of Rs.4,00,000.00 is Rs. Four Lac only) and the Relizable value Rs.36,22,500.00 (Rupees Thirty Six Lac Twenty Two Thousand Five Hundred only).

Place:Mumbai  
Date:20/12/2022

Signature  
(P.M.AHER)



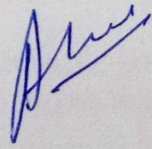


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**DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 19/12/2022 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 have personally inspected the property on 19/12/2022 The work is not sub-contracted to any other valuer and carried out by myself.
- 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 III- A 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.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Date: 20/12/2022  
Place: MUMBAI

  
(P.M.AHER)





**PHOTOGRAPHS SHOW THE PRESENT VIEWS OF  
 FLAT NO.202, SECOND FLOOR, "TRIMBAK NEST CHS LTD.", P & T COLONY,  
 GANDHI NAGAR, NEAR ROYAL INTERNATIONAL SCHOOL, NANDIVALI VILLAGE,  
 DOMBIVLI (EAST), THANE- 400 612.**



Photo No. 01

Photo No. 02

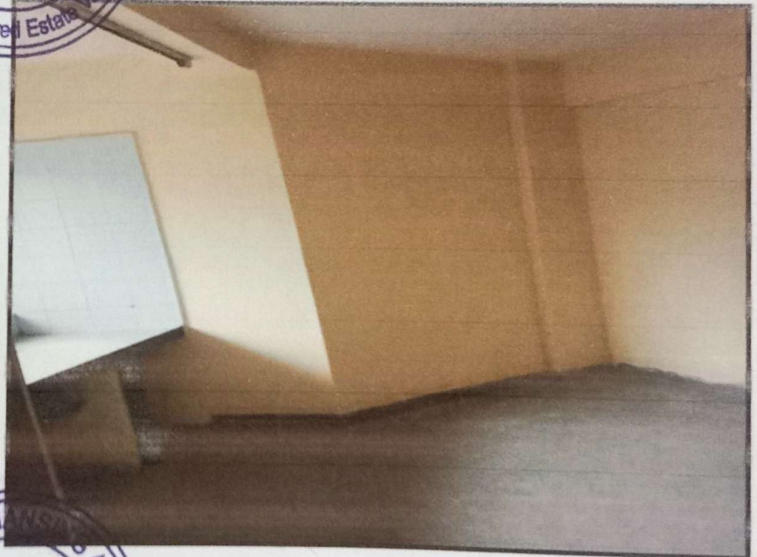


Photo No. 03

Photo No. 04





# PHOTOGRAPHS SHOW THE PRESENT VIEWS OF SALE INSTANCE & READY RECKONER RATE:-

FLAT NO.202, SECOND FLOOR, "TRIMBAK NEST CHS LTD.", P & T COLONY, GANDHI NAGAR, NEAR ROYAL INTERNATIONAL SCHOOL, NANDIVALI VILLAGE, DOMBIVLI (EAST), THANE- 400 612.

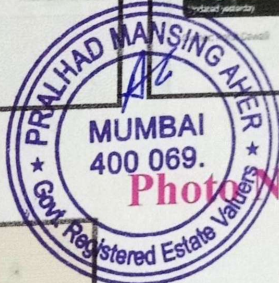
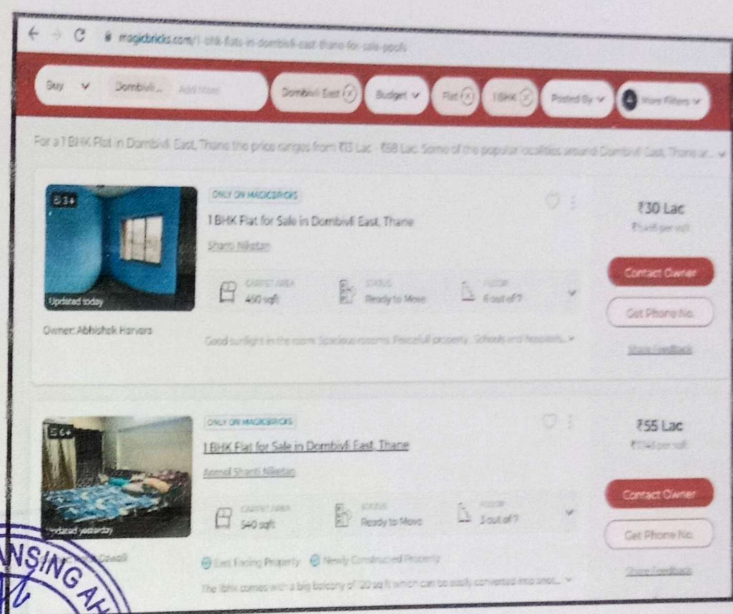
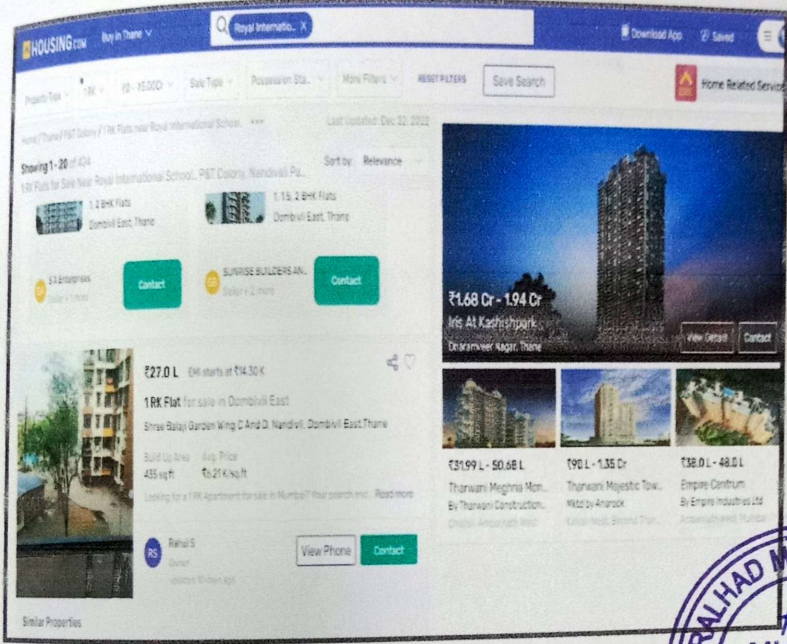


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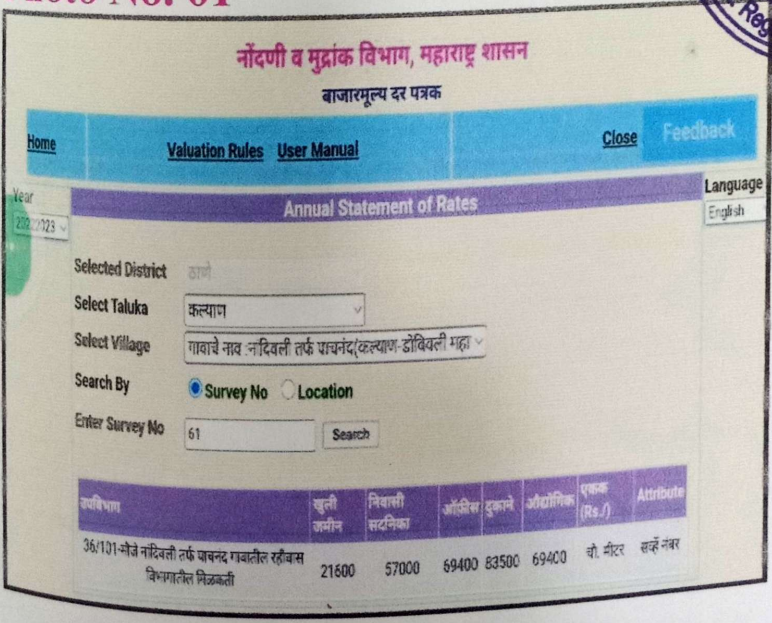


Photo No. 03



Village : Nandivli  
Area of Flat : 53.43 Sq. Mtrs. Built-up.  
Market Value : Rs.30,46,000/-  
Agreement Value : Rs.32,00,000/-  
Stamp Duty : Rs.2,24,000/- on A.V.  
Registration fees : Rs.30,000/-

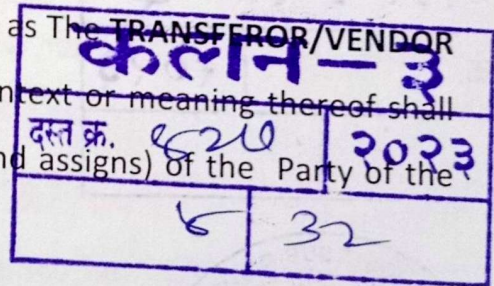
### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE OF OWNERSHIP FLAT is made and entered into at Dombivli, Taluka : Kalyan, Dist. - Thane on this 6<sup>th</sup> day of Jan'2023.

### BETWEEN

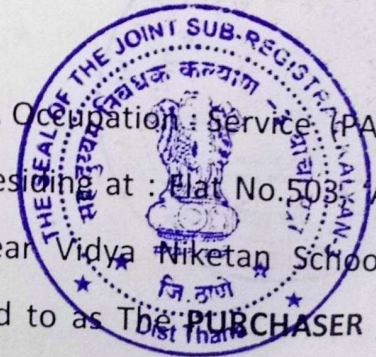
SMT. PREMLATA UDAYRAJ CHAUHAN, Age : 53 years, Occupation : Business (PAN : AIZPC3061C) (Adhar No.9651 8623 4258) Owner of Flat No.202, Second floor, Trimbak Nest Co-operative Housing Society Ltd; P & T colony, Village : Nandivli, Dombivli (E) 421201, Dist:Thane herein after called and referred to as The TRANSFEROR/VENDOR (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the Party of the

FIRST PART;



### AND

SHRI. PRAVESH RADHESHYAM CHAUHAN, Age : 28 years, Occupation : Service (PAN : AWZPC5925B)(Adhar No.3813 0211 9211) at present residing at : Flat No.503, 'A' wing, Sai Dhara Tower, Manpada Umbharli Road, Near Vidya Niketan School, Dombivli (East) – 421201 hereinafter called and referred to as The PURCHASER / TRANSFEREE (which expression shall unless it be repugnant to the context or



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meaning thereof shall mean and include his legal heirs, executors, administrators and assigns) the Party of the **SECOND PART**;

**AND WHEREAS SMT. PREMLATA UDAYRAJ CHAUHAN** - The **VENDOR/TRANSFEROR** had purchased the aforesaid Flat from **SMT. ASHA HARINATH SHARMA AND SHRI. HARINATH S. SHARMA** by executing the Agreement for Sale **AND** which was registered with the office of the Sub-Registrar, **Kalyan-4 on 30.12.2003** vide document no.**KLN4-04954-2003** and become the lawful owner of the said flat.

**WHEREAS** the **VENDOR/TRANSFEROR** is the only lawful owner and as such is in possession of or otherwise well and sufficiently executed to the **Flat No.202** at **Second Floor**, admeasuring **575 Sq. Ft. = 53.43 Sq. Mtrs. Built-up** area in the building named **Trimbak Nest Co-operative Housing Society Ltd; P & T colony, Village : Nandivli, Survey No.61, Hissa no.P, Dombivli (East), Taluka:Kalyan, Dist. Thane;** and more particularly described in schedule hereunder written and hereinafter for the sake of brevity called & referred to the said premises.

**AND WHEREAS** Trimbak Nest Co-op. Hsg. Socy. Ltd., is registered under Co-op. Housing Rules and Regulation Act which has a Registered no. **TNA/KLN/HSG/(TC)/11078/99** Dated **06.11.1999** and in which the said flat no.202 is registered.

And further the **VENDOR/TRANSFEROR** becomes the lawful owner of the said flat by paying the full and final sale consideration to the Owner.

<b>करना-३</b>	<b>AND WHEREAS</b> since acquisition of ownership right the Vendor of first part herein is the absolute owner, well seized and possessed sufficiently entitled of flat no.202, Trimbak Nest Co-op.Hsg.Soc.Ltd., P & T colony, Village : Nandivli, Dombivli (East) - 421201 holding all the clear documents in their support of title to the same of flat.
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**AND WHEREAS** the Vendor herein is the member of Co-operative Housing Society known as **Trimbak Nest Co-op. Hsg.Soc.Ltd.,P & T colony, Village : Nandivli, Dombivli (East) 421201,** and holding **Share Certificate No.8** for Five fully paid up **Share of Rs.50/-** each bearing distinctive number **36 to 40** endorsed.

**AND WHEREAS** the Vendor will pay all outgoing, taxes, installments, Society charges etc. up to the possession.

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AND WHEREAS the Vendor herein has decided to settle elsewhere, therefore agreed to assign and transfer all their rights, title and interest in the above said flat in the name of the Purchaser herein for the total cost price/consideration amount of Rs.32,00,000/- (Rupees Thirty Two Lakhs Only).

AND WHEREAS the Purchaser herein has accepted the above offer of the Vendor on the following terms and conditions mutually agreed by and between the parties herein as under:-

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) The VENDOR/ TRANSFEROR hereby transfers and assigns all her rights, title and interest in respect of the said flat no.202, Trimbak Nest Co-op. Hsg. Soc. Ltd., P & T colony, Village : Nandivli, Dombivli (East) 421201 including its tenancy, occupancy, ownership rights unto and in favor of the Purchaser herein forever and absolutely from the date of execution hereof.
- 2) The Vendor hereby agree to co-operate with the Purchaser for the transfer of the said flat and its cost price unto and in favor of the Purchaser.
- 3) That the Vendor further undertakes to co-operate with the Purchaser for the transfer of membership/shares of the Trimbak Nest Co-op.Hsg.Soc.Ltd. which is having registered under no. TNA/KLN/HSG/(TC)/11078/1999 of the said building premises in the name of the Purchaser herein.
- 4) The Vendor hereby agrees to sign necessary applications, forms, letters, affidavits, No Objection letters and other documents as may be required for the transfer of the said flat in favors of the Purchaser.
- 5) The Vendor hereby declares that she or any of her/his/all of her family members, nominees etc. have no objection for the above transfer and none of them shall claim any rights, title and interest in the said flat in future.
- 6) The Vendor hereby declares that :-
  - a) she has not entered into any agreement/s with any other person/s in respect of the said flat.
  - b) she has not assigned/transferred his right, title and interest in the said flat to any other person/s.

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- c) she has not mortgaged, alienated or charged with the said flat and the same is free from any encumbrances.
- d) Except the Vendor no other person/s have any claim over the said flat and she being the owner, allottee, occupant and possessor of the said flat and has got full absolute right to assign transfer all her right, title and interest in the said flat in favor of the Purchaser.
- e) The said flat is absolutely free from any financial institution i.e. Vendor has not avail any kind of loan from the said flat from any financial institution.
- f) That the Society/Board authorities have adopted a policy decision to transfer/regularize the flat in the name of the Purchaser on payment of the society transfer donation charges and in view of the above the Vendor has got full and absolute right to assign and transfer all the right, title and interest in the said flat in favour of the Purchaser.
- 7) A) On execution of this present the Purchaser has paid to the Vendor a sum of Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) as and by way of **PART** payment of the said price / consideration in the following manners :-

i) Rs. 1,00,000/-

By NEFT dtd. 03.01.2023,

from Union Bank of India

ii) Rs. 85,000/-

By NEFT dtd :03.01.2023

from State Bank of India

iii) Rs. 25,000/-

By IMPS dtd.03.01.2023

iv) Rs. 50,000/-

By MOBFT dtd.04.01.2023

In Cash on 06.01.2023

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v) Rs. 60,000/-

Total.

**Rs. 3,20,000/-**

(Receipt of which the **VENDOR/TRANSFEROR** both hereby admit & acknowledges the same).

**B) AND** the balance payment of Rs. 28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only) will be paid by the Purchaser after availing Loan from any Bank or any other suitable financial institute i.e. within **60 days** from the date of registration of this Agreement.

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- 8) Upon receipt of amount **Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)** being the full and final payments of consideration amount of the said flat, the Vendor will put the Purchaser in actual, physical, legal, vacant and peaceful possession of the said flat.
- 9) The Purchaser shall responsible for the payment of Taxes, outgoing, installments, loan installments, transfer/regularization charges, Society maintenance charges and all other amounts in respect of the said flat to the concerned authorities directly from the date of possession of the said flat and the Vendor shall not be held responsible for the same.
- 10) The Purchaser hereby undertake to join the membership of the Trimbak Nest Co-op. Hsg. Soc. Ltd., of the building/society premises formed by all the flat holders and shall abide by the rules, regulations and bye-laws of the said society and discharge all the liabilities in respect of the said flat from time to time.
- 11) The Vendor hereby declares that on receipt of the full & final consideration amount of the said flat from the Purchaser, the Vendor have no more any claims, rights, title and interest on the said flat and the Purchaser shall be entitled to hold, occupy, use and enjoy the said flat without any interruption by the Vendor or any other person/s or any other financial institution claiming through him.
- 12) The Vendor also declares that she has no objection of whatsoever nature to transfer/regularize the said flat in the name of the Purchaser by the Trimbak Nest Co-op. Hsg. Soc. Ltd. / Board and transfer of the Membership/Shares of the Housing Society of the flat after receipt of full and final payments towards consideration amount.
- 13) The Transferor also declares that she has no objection of whatsoever nature to transfer/regularize the said flat in the name of the Purchaser by the **Trimbak Nest Co-op. Hsg. Soc. Ltd. / Board** and transfer of the Membership/Shares of the Housing Society of the flat and also transfer the **Electric meter no. 07520980028 Consumer No. 020012514761** In the name of Purchaser after receipt of full and final payments towards consideration amount.
- 14) Society Transfer donation shall be paid by Vendor, stamp duty and registration charges shall be paid and borne by the Purchaser alone.

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*[Handwritten Signature]*



- 15) The Vendor hereby undertakes to execute further legal documents for effectually transfer of the said flat in the name of Purchaser herein and also hands over all the original documents, papers, receipts, certificates, allotment letters etc. along with the said flat to the Purchaser on execution of full and final payment hereof when received.
- 16) This agreement is made in accordance with Provisions of Maharashtra Ownership Flat Act, 1963 and Rules made thereunder.
- 17) Both the parties are executing this Agreement at their own free will and after fully realizing and understanding the meaning of the contents appearing hereinabove and they are putting their signatures hereunder without being subjected to any coercion, fraud and/or undue influence.

SCHEDULE OF THE PROPERTY

**A Residential Flat No. 202 on Second Floor** in the Building known as "**Trimbak Nest C.H.S.LTD.**" P & T colony, Village : Nandivli, Dombivli (East) - 421201 Registered no. TNA/KLN/HSG/(TC)11078/1999 admeasuring **575 Sq. Ft. = 53.43 Sq. Mtrs.** built-up area with **Ground plus Three** floor without lift, without terrace constructed on all that piece and parcel of land lying, being and situated at **Village : Nandivli, Dombivli (E), Taluka :**

**Kalyan, Dist. : Thane, bearing S. No.61, Hissa no.Part within the limits of Kalyan-Dombivli Municipal Corporation, Dombivli Division and within the Registration Sub-District: Kalyan, Registration District: Thane.**

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*[Handwritten Signature]*



THE TRIMBAK NEST CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the Maharashtra Co-operative Societies Act, 1960

(Registration No. TNA/KLN/HSG/TC/11078/99 Date 6/11/99)

Serial No. 8

Authorised Share Capital Rs. 3000/- Divided into 60 Shares each of Rs. 50/- only

Members Registration No. 202

THIS IS TO CERTIFY that S/Ms. ASHA HARINATH SHARMA.

& MR. HARINATH S. SHARMA

of DOMBIVLI is the Registered Holder of Five Shares from No 36 to 40 of Rs. 50/- each (Rs. Fifty each)

THE TRIMBAK NEST CO-OPERATIVE HOUSING SOCIETY

LIMITED under the Bye-laws of the said Society

& that upon such Shares the sum of Rs 250/- (Rupees Two hundred fifty) has been paid.

GIVEN under the Common Seal of the said Society at DOMBIVLI this 26<sup>th</sup> day of JANUARY 2000.

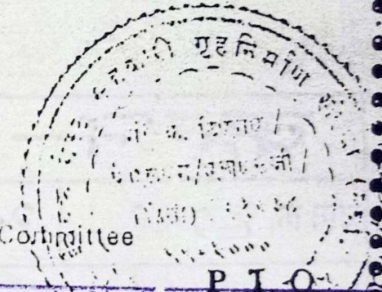
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Chairman

Secretary

Member of the Committee



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दस्ता क्र. 820	2023
98	32



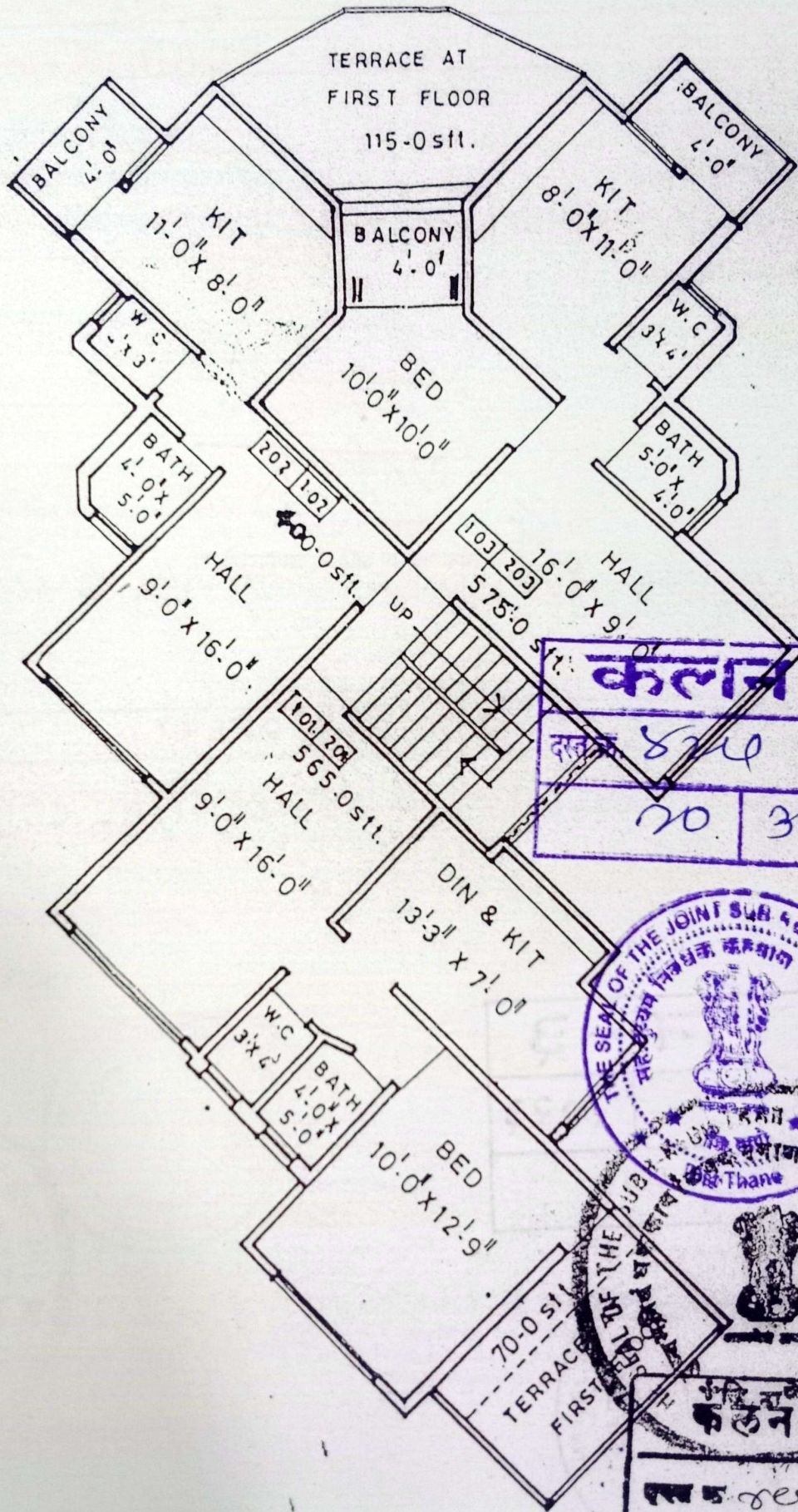
*पुमल्ला चौहान*

**कलन ४**









TYPICAL FLOOR PLAN  
FIRST & SECOND FLOOR.

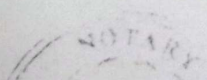
PROPOSED BUILDING ON PLOT NO. [ ]

BOOKING PLAN

कलन - 1	
874	203
70	32



कलन 874
96/20



CERTIFIED TRUE COPY



कल्याण महानगरपालिका, कल्याण



जा.क. कल्याण/नरवि/श्रीमती/श्रीमती  
कल्याण महानगरपालिका, ३०४  
कार्यालय कल्याण.

दिनांक - 20-10-20

कल ३  
दस्तावेज क्र. २०१४/१०९  
९१/१०

संपत्तिपत्र पुरातनता दाखला

श्री. श्री. स. श्री. ...  
श्री. श्री. स. श्री. ...  
श्री. श्री. स. श्री. ...

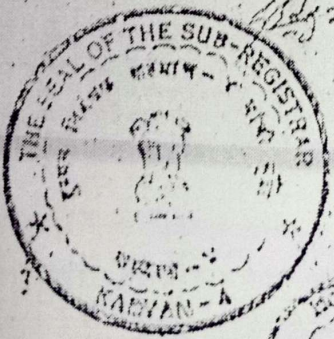
श्री. श्री. स. श्री. ...  
१३३७० ...  
दिनांक २०१४/१०९ ...  
९१/१०

पुरातनता दाखला परवानगी जाचक प्रमाणिक ...  
दिनांक २०१४/१०९ ...

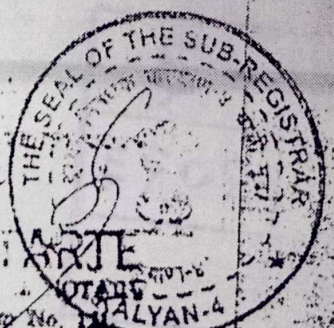
- मालका : ३ ठाळे ...
- मालका : ३ ठाळे ...
- मालका : ३ ठाळे ...
- मालका (संश्लेषित) : ३ ठाळे ...

प्रतिष्ठानत रचना ...  
...  
...  
...  
...  
...  
...

...



कल ४  
२५/३५



...  
...  
...

कल्याण-३



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 3

दम्त क्रमांक : 427/2023

नोंदणी :

Regn:63m

गावाचे नाव : नांदिवली तर्फे पाचानं०ंद

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	3200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3045600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग 36/101 दर 57000 प्रति चौरस मीटर मोजे : नांदिवली,सर्वे नंबर 61,हिस्सा नंबर पैकी,फ्लॅट नंबर 202,दुसरा मजला,क्षेत्रफळ 53.43 चौरस मीटर विल्ट अप त्रिंबक नेस्ट सोसायटी,डोंबिवली(( Survey Number : 61 ; ))
(5) क्षेत्रफळ	1) 53.43 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:-प्रेमलता उदयरज चौहान वय:-53; पत्ता:-प्लॉट नं: बी-302, माळा नं: तिसरा मजला , इमारतीचे नाव: गंगेश्वर वेली सोसायटी , ब्लॉक नं: डोंबिवली, रोड नं: नांदिवली रोड , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AIZPC3061C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवेश राधेश्याम चौहान वय:-28; पत्ता:-प्लॉट नं: ए - ५०३, माळा नं: फ़्लिथ फ़्लोअर , इमारतीचे नाव: साई धारा टॉवर, ब्लॉक नं: डोंबिवली, रोड नं: मानपाडा उम्भार्ली रोड , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-AWZPC5925B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	427/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



*Satish*  
सह.दुय्यम निबंधक क्र.२ कल्याण क्र.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



कल्याण महानगरपालिका, कल्याण



जा.क्र. क.म.पा./न.र.वि./सो.मो.डो.वि.  
 कल्याण महानगरपालिका; 308  
 कार्यालय कल्याण.

दिनांक - 20-10-19

कल 4 3  
 दस्त.क्र. 2098/109  
 99/100

संप्रकाश पूर्णतेचा वाखला

श्री. उरविंद. दामादार के. के. के. के.

श्री. म. प. धारिक श्री. म. मं. जु. वा. विजय सप्रे

श्री. ही. ही. सप्रे (वास्तुशास्त्रकार)

श्री. ही. ही. सप्रे यांचे

पत्रांक 103150 ये अर्जासमन वाखला देण्यात येतो. को. र्पती कल्याण

खिंका हद्दीत, सर्वे नं. 89 हि. नं.

नं. 93 प्लॉट नं. 93

नं. दिवली. र्पालिका यांचे कटोल बांधकाम परवानगी जायक क्रमांक 20/म.पा./न.र.वि./  
 दिनांक 25/10/19 जन्मये मंजूर केल्या  
 गेले आहे. या बांधकाम पूर्ण केले जाई. सर्व रचना तोवतच्या  
 हिंदू रंगाने दुसरी दाखविल्या प्रमाणे तसेच खालील नोंदीवर बांधकामाची  
 मती देण्यात येत आहे.

अक्षा : 3 गाळे र खोल्या रहिवासी, 1 सो.सो. 3 नो.सो.

मजला : 3 गाळे 5 खोल्या रहिवासी.

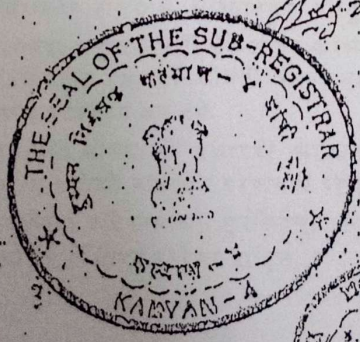
मजला : 3 गाळे 7 खोल्या रहिवासी.

मजला (पैकी) : 3 गाळे 9 खोल्या रहिवासी.

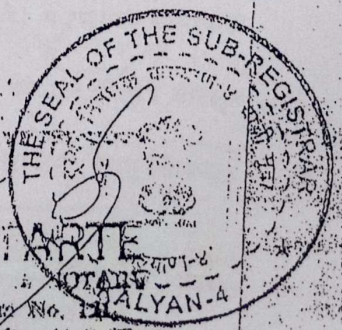
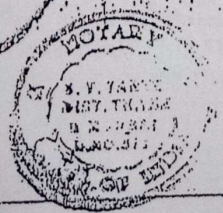
अधिकृत रचना. खं. दि. न. र. म. स. र्पी जागेची जावदरनाता प्राप्त्यास  
 को. उरविंद. दामादार महानगरपालिकेस विनाशु. ह. म. न. र. र्पी को. म. र्पी  
 व्यतीरील को. म. र्पी जावकाम केल्यास अर्जासमन आधिकृत को. म. र्पी  
 पना जरेता नोडव्यात येईल.

नगरप्रधानाकार  
 महानगरपालिका कार्यालय, कल्याण महानगरपालिका  
 दिनांक 20/10/19

पत्र गोविंदली  
 म. पा. ग.



कल 4 8  
 दस्त.क्र. 2098/109  
 99/100



S. V. TARTE  
 NOTARY  
 481/402, Day, Near, T. A. ROAD  
 Kalyan, District, Thane



Please Tick

PMAY Yes/No	Annual Gross Income
CIF No. 90389369349	PAL
Existing SBI A/C No.	Tie up (if applicable)
LOS Reference No. 50/230313029997	Take Over

Applicant Name : Mr. Praveesh R. Chaudhan  
 Co-Applicant Name :  
 HL A/c No. 41781868287  
 Contract (Resi.) Mobile : 8097769721 Call : 98426737699

Loan Amount : 28,00,000/-	Tenure : 360 M
Interest Rate : 8.75%	EMI :
Loan Type :	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location : Dombivali  
 Property Cost :  
 Name of Developer / Vendor :

Zone - I Branch - PBB Sign Code No. 04296  
 S.L. Co ordinator along with Mob No.: Amit S. Dumbre  
 ACPC Co ordinator along with Mob No.: 9819758387  
 f HLST / MPST / BM / FS alongwith Mob No.: PF - 5948568

	DATE		DATE
SEARCH - 1	VS Legal	RESIDENCE VERIFICATION	Samarth
SEARCH - 2	22/12/2022		
VALUATION - 1	Aher	OFFICE VERIFICATION	22/12/2022
VALUATION - 2	21/12/2022	SITE INSPECTION	RACPC 13/03/23

Gross Amount:

असुरक्षित लोन  
 LAN -  
 Customer's Sign

HLC  
 Mangesh  
 Rajeshirke  
 MUMHLC00220  
 Dixit Thakor

Report Initiated 03/01/2023  
**H-69803**  
 13/03/2023 Deepika Kiran



