

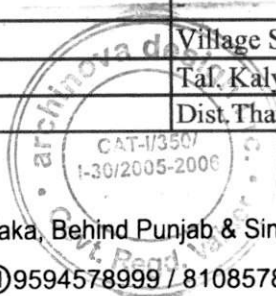
To,
THE MANAGER,
STATE BANK OF INDIA
RACPC GHATKOPAR
MUMBAI

Date : 29-04-2022

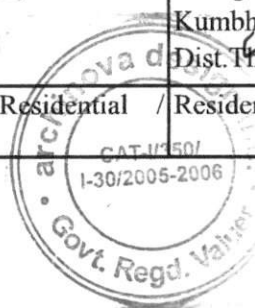
VALUATION REPORT
REF No. ADI/SBI/GHA/SP/PG/2022/04-33

I. GENERAL		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	28-04-2022
	b) Date on which the valuation is made	29-04-2022
3	List of documents produced for perusal	
	Documents Details	Index II No.KLN-2/9836/2022 Dated.25-04-2022 Agreement Value: Rs.45,00,000/- Government Value: Rs.36,32,300/- Sale Agreement Between M/s. Aditya Infra AND Mr. Birendra Shambuprasad Gupta & Mrs. Sony Birendra Gupta Special Power of Attorney Building Completion Certificate No. KDMC/NRV/CC/DV/2020/21/14 Dated. 12-03-2021 Title Clearance Certificate from Advocate Kavita Shah Dated.11-11-2019 Search Report from Advocate Mayur N. Surte Dated.22-11-2019 Commencement Certificate No KDMC/NRV/BP/CV/DV/2019-20/118 Dated.17-10-2019
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Birendra Shambuprasad Gupta Mrs. Sony Birendra Gupta
5	Brief description of the property	Flat No. 806, 8 th Floor, H Wing, " Shiv Savli Complex", S. No.79, Hissa No. 16 & 17, Village Shivajinagar, Near Khandoba Mandir, Kumbharkhan Pada, Dombivali West, Tal.Kalyan, Dist.Thane - 421 301.
6	Location of property	
	a) Plot No. / Survey No.	-
	b) Door No.	
	c) T. S. No. / Village	Village Shivajinagar
	d) Ward / Taluka	Tal. Kalyan
	e) Mandal / District	Dist. Thane

Reports Scrutinised
 RAS
 Asst / Dy Manager



	f) Date of issue and validity of layout of approved map / plan	Sanctioned Plan Not Given	
	g) Approved map / plan issuing authority	Kalyan Dombivali Municipal Corporation	
	h) Whether genuineness or authenticity of approved map / plan is verified	Bank to Verify	
	i) Any other comments by our empanelled valuers on authentic of approved plan	Sanctioned Plan Not Given	
7	Postal address of the property	As same mentioned in point No.5	
8	City / Town		
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	-	
9	Classification of the area		
	i) High / Middle / Poor	Middle Class	
	ii) Urban / Semi Urban / Rural	Semi Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Kalyan Dombivali Municipal 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	Reference Details Not Given	
12	Boundaries of the property		
	North	Khandoba Mandir Road	
	South	F Wing	
	East	Shankheshwar Palm	
	West	Khandoba Mandir	
13	Dimensions of the site	A	B
		As per the Deed	Actual Site
	North	-	Khandoba Mandir Road
	South	-	F Wing
	East	-	Shankheshwar Palm
	West	-	Khandoba Mandir
14	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of flat	Latitude: 19.2351222, Longitude: 73.0877434	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known, as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Flat is Vacant	
II. APARTMENT BUILDING			
1	Nature of the Apartment	Residential Apartment	
2	Location		
	T. S. No.	-	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Kalyan Dombivali Municipal Corporation	
	Door No., Street or Road (Pin Code)	Village Shivajinagar, Near Khandoba Mandir, Kumbharkhan Pada, Dombivali West, Tal.Kalyan, Dist.Thane- 421 301.	
3	Description of the locality Residential / Commercial / Mixed	Residential & Commercial	



4	Year of Construction	New Construction
5	Number of Floors	½ Stilt + ½ Ground + 08 Upper Floors
6	Type of Structure	RCC Frame Structure
7	Number of Dwelling units in the building	Per Floor 07 Flats
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good
11	Facilities Available	
	Lift	Yes
	Protected Water Supply	Yes, From KDMC
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	No
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes
III	FLAT	
1	The floor on which the flat is situated	8 th Floor
2	Door No. of the flat	Flat No. 806 (1 BHK)
3	Specifications of the flat	
	Roof	RCC
	Flooring	Marbonite Tiles Flooring
	Doors	Wooden Flush Doors
	Windows	Aluminium Sliding Windows
	Fittings	Concealed Electrification & Plumbing
	Finishing	Distemper Paint done over cement plaster
4	House Tax	Property Tax bill not given
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	-
5	Electricity Service Connection no.	Electricity Bill Not Given
	Meter Card is in the name of	-
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mr. Birendra Shambuprasad Gupta Mrs. Sony Birendra Gupta
8	What is the undivided area of land as per Sale Deed?	Reference Details Not Given
9	What is the plinth area of the flat?	As per Index II 580 Sq.Ft. Built Up Area
10	What is the floor space index (app.)	Cannot Comment since plan not received
11	What is the Carpet Area of the flat?	CA Derived by Index II BUA/1.1 (Considered for Valuation) 527 Sq.Ft. Carpet Area As per Measurement 396 Sq.Ft. Carpet Area
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential Purpose
14	Is it Owner-occupied or let out?	Flat is Vacant
15	If rented, what is the monthly rent?	
IV	MARKETABILITY	
1	How is the marketability?	Marketability is good



2	What are the factors favouring for an extra Potential Value?	Said Property is situated at Village Shivajinagar, Near Khandoba Mandir, Kumbharkhan Pada, Dombivali West, Tal.Kalyan, Dist.Thane - 421 301. All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km Radius. Nearest Railway Station is Dombivali Station abou 2 kms way.
3	Any negative factors are observed which affect the market value in general?	No
V Rate		
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)	As per the instructions from the Manager, SBI/Ghatkopar, we have done enquiry also searched composite rate online through Real Estate Authorised Site. And attached sale instances from Real Estate Sites and IGR from Govt. Stamp Duty And Registration Dept.
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	Rate adopted Rs.8,550/- per Sq Ft on Flat Carpet Area as per location
3	Break - up for the rate	
	i) Building + Services	Rs.2,500/-
	ii) Land + Others	Rs.6,050/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.7,157/- Sq.Ft. on Carpet Area
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	-
	Replacement cost of flat with Services	Rs.2,500/-
	Age of the building	New Construction
	Life of the building estimated	60 Years (Subject to Proper Maintenance)
	Depreciation percentage assuming the salvage value as	0%
	Depreciated Ratio of the building	100:100
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.2,500/-
	Rate for Land & other V (3) ii	Rs.6,050/-
	Total Composite Rate	Rs.8,550/-



Details of Valuation:

Sr. No.	Description	Qty. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the flat	527	8,550	4,505,850
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits /electrical			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others			
	Total			4,505,850

JUSTIFICATION:

The Govt. Guideline Rate is for Stamp Duty purpose only. The subject property. The Rates are justified by the Sale Advertisement for same type of properties in the same complex of the subject property which are open to be sold in year 2022. Also sales instances from same complex/premises are attached into report.

The Recent sale Advertisement in the same complex of subject property is attached with this Report. Market value given in the report is in line with current trend in the market value. The location, amenities / facilities will be available in complex premises, current demand & supply of real estate properties are the factors influencing the market value.

The Government Value

Rs.37,71,739/- (Rs.Thirty Seven Lakh Seventy One Thousand Seven Hundred Thirty Nine Only)

Rental Value

Rs.13,000/- (Rs. Thirteen Thousand Only)

Insurance Value

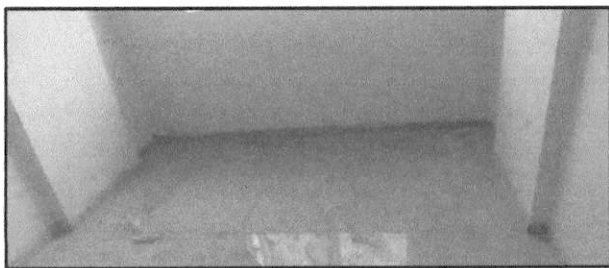
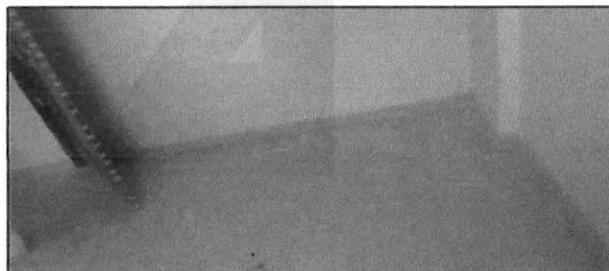
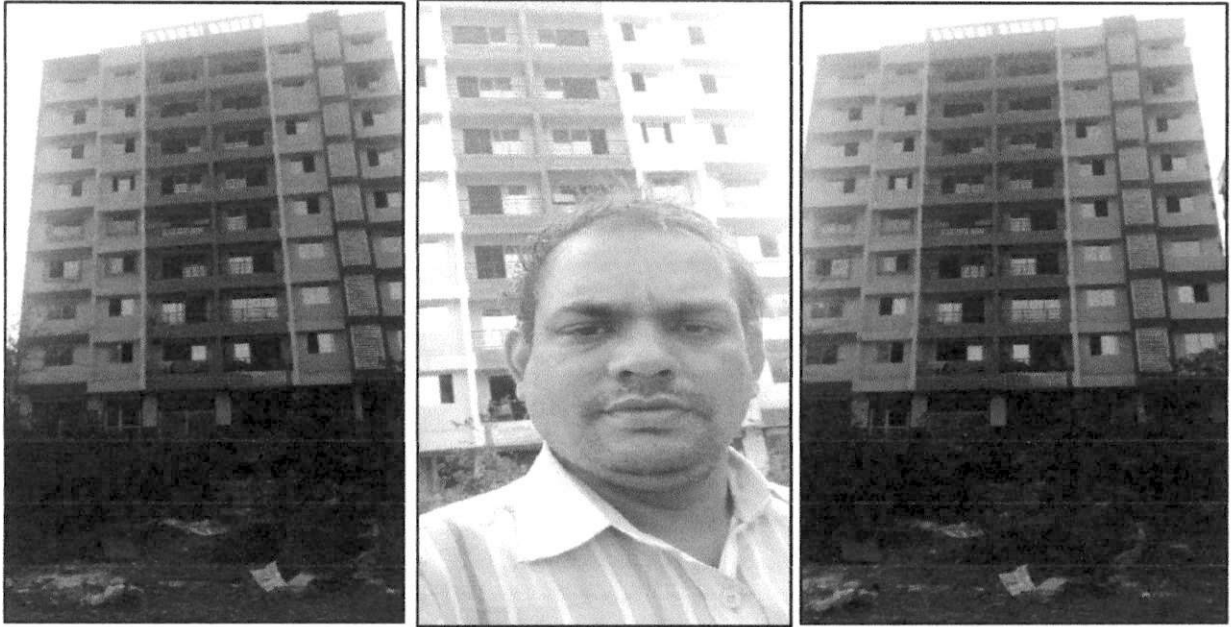
Rs.14,50,000/- (Rs.Forteen Lakh Fifty Thousand Only)

As per agreement, carpet is 527 Sq Ft, whereas on site it was measured 396 Sq Ft, Agreement carpet area is considered for valuation, also rate is adjusted accordingly.

Note:- Building is under construction, lift work is in progress (Work Completion - 95%) and possession given to customers



Photographs



Google Map



As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs.45,05,850/-**.
(Rupees Forty Five Lakh Five Thousand Eight Hundred Fifty Only).

Place **Thane**
Date **29-04-2022**



**Ar Dinesh
Warade**
Signature of the Valuer
Dinesh P. Warade

Digitally signed by Ar Dinesh Warade
DN: cn=Ar Dinesh Warade,
o=archinova design inc.,
ou=Valuation,
email=archinova@gmail.com, c=IN
Reason: I agree to specified portions
of this document
Location: Thane
Date: 2022.04.30 12:52:30 +05'30'

The undersigned has not inspected the property detailed in the Valuation Report Dated _____ .
We are satisfied that the fair and reasonable market value of the property is Rs. _____ .
(Rupees _____ only).

Signature
(Name of the Branch Manager with
Official seal)

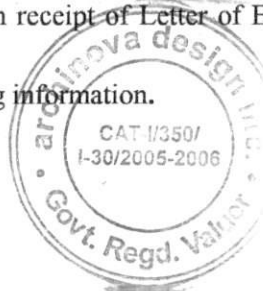
(Annexure-I)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I. Ar. Dinesh Warade son of Prabhakar Varade do hereby solemnly affirm and state that

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report date 29-04-2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 28-03-2022. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number AAFPW9891E /GSTN Number 27AAFPW9891E1ZZ
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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
- s. 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
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the proprietor authorized official of the firm , who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The valuation undertaken for Flat located in prominent locality.
2	purpose of valuation and appointing authority	To determine the Fair market value of the property
3	identity of the valuer and any other experts involved in the valuation;	Ar. Dinesh Warade, Prop. M/s. archinova design inc. No other expert involved for this valuation.
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets valued
5	date of appointment, valuation date and date of report;	Date of Appointment - 27-04-2022 Date of Valuation - 28-04-2022 Date of Report - 29-04-2022
6	inspections and/or investigations undertaken;	By Sachin Patil/ Mari Kannan
7	nature and sources of the information used or relied upon;	We have relied on data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during the valuation;	Legal Aspects
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	



Disclaimers

*Our report should be read along with the below given disclaimers.

*We have no direct or indirect interest in the assets valued.

*Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.

*The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.

*The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.

*As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.

*Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.

*It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any ,should be brought to the notice of M/s. Archinova Design Inc.(ADI)within 15 days and ADI is not responsible for any change in contents after expiry of 15 days from the date of the report.

*Encumbrances of loan, govtt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.

*The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.

*It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.

*It should be noted that ADI's value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.



Assumptions and Limiting conditions

- *Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- *In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- *Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- *We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- *There is compliance with zoning and land use regulation
- *There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- *All licences necessary to operate the asset have been obtained
- *The asset would be properly maintained over its balance life
- *In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

Caveat

- *This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- *Any sketch, plan or map in this report is included to assist the reader in visualizing the asset
- *The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment.
- If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance(including out of pocket expenses) are pre-determined.
- *If the report is tampered or unsigned in any manner then it shall be considered void.
- *Validity of this report is and on date of valuation report only.
- *This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
- *This valuation report do not cover any indemnity (other than the limited liability mentioned as above).

Date: 29-04-2022
Place: Thane



**Ar Dinesh
Warade**
Signature of the Valuer
Dinesh P. Warade

Digitally signed by Ar Dinesh Warade
DN: cn=Ar Dinesh Warade, o=archinova
design inc, ou=Valuation,
email=archinova@gmail.com, c=IN
Reason: I agree to specified portions of
this document
Location: Thane
Date: 2022.04.30 12:53:41 +05'30

(Annexure-II)
MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

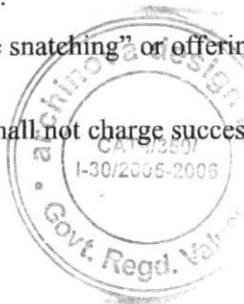
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee.



19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Date: 29-04-2022

Place: Thane



Ar Dinesh
Warade


Signature.....

Name Ar. Dinesh Warade

Address : 1,Gr. Floor, New Bhushan
Apt, Teen Hath Naka, Survewadi, M.S
Road, Thane (W) - 400 604.

Digitally signed by Ar Dinesh
Warade
DN: cn=Ar Dinesh Warade,
o=archinova design inc.,
ou=Valuation,
email=archinova@gmail.com, c=IN
Reason: I agree to specified portions
of this document
Location: Thane
Date: 2022.04.30 12:56:29 105'30'

SDRR

 Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year: 20222023 Language: English


Selected District: ठाणे
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Search By: Survey No Location
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उपविभाग	कुली जमीन	निवासी सदनिका	बॅंकीस दुकाने	बौद्धोगिक	एकक (Rs./)	Attribute
6/26-बभाग 18अ: शिवाजीनगर - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग	23900	64200	73500	85500	73500	चौ. मीटर सर्व्हे नंबर

realstateindia.com/property-data/1bkh-flats-apartments-for-sale-in-kumbharkhan-pada-dombivli-thane-in-shiv-savli-complex-565-sq-ft-27-34-1-1002222.htm

RealEstateIndia Thane BUY - RENT - PROJECTS - AGENTS - SERVICES

Home > Property for Sale in Thane > Property in Dombivli > Kumbharkhan Pada > Flats & Apartments > 1 BHK - 1 BHK - 565 Sq.ft.



1 BHK 565 Sq.ft. Residential Apartment for Sale in Kumbharkhan Pada, Dombivli, Thane

Kumbharkhan Pada, Dombivli, Thane, Maharashtra by [Eco Homes](#) - View Map

₹ 27.34 Lac @ ₹ 4.84 K/Sq.ft.

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Posted On: 22/11/2021

Price ₹ 27.34 Lac	Location Kumbharkhan Pada, Dombivli, Thane, Maharashtra	Bedrooms 1 BHK	Bathrooms 1 Bath	Built Up Area 565 Sq.ft.
Carpet Area	Super Area	Ownership	Sale Type	Type

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housing.com/in/buy/mumbai/2bkh-kumbharkhan-pada

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Kumbharkhan Pada

Property Type: 1 BHK Price: ₹ 0 - ₹ 5,000 Sale Type: Possession Sta. More Filters RESULT FILTERS Save Search Home Related Services

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Showing 1 - 20 of 30
1 BHK Flats for sale in Kumbharkhan Pada, Thane
Looking for 1 BHK Property in Kumbharkhan Pada? Choose from 25+ New Projects, 12+ Ready Property. Read more

₹37.64 L EMI starts at ₹1993 K

1 BHK Flat for sale in Kumbharkhan Pada
Amar Nana Vishnu Heights, Kumbharkhan Pada, Thane

Built Up Area Avg. Price
495 sq.ft ₹7.60 K/sq.ft

1 BHK Apartment for sale in Kumbharkhan Pada, Thane - Contact now. Read more

Anirudh Pattnaik
View Phone Contact

₹42.0 L EMI starts at ₹22.24 K

1 BHK Flat for sale in Kumbharkhan Pada
Amar Nana Vishnu Heights, Kumbharkhan Pada, Thane

Built Up Area Avg. Price
445 sq.ft ₹9.37 K/sq.ft

It's a launch project delivered by A.

View Phone Contact

₹25.45 L EMI starts at ₹15.48 K

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