

D. V. Mane & Associates

[The Values become Value]

Mr. Dhairyashil Vijay Mane.
M.Sc. [REV], B.E.[Civil], M.B.A.[Mkt],
M.A. [Pol. Sci.], C. E., C. V., C. A.,
AMIA Structure,
Government Approved Valuer
No. CAT –I 313 of 2019-20
Insolvency and Bankruptcy Board Of India
No. IBBI/RV/02/2022/14816
Email ID: valuers@dvmene.in ,ranjitligade28@gmail.com
Contact No. 9987364918

Name of Owner : Sri. Navin Shivkumar Saraogi.

Residential Flat @ Rahendra Kripa CHSL, Building No.2 , Manish Darshan , Near Jain Mandir, J.B.Nagar, Andheri , Mumbai- 400059.

Bank: Bank Of Maharashtra

Branch : Bhavani Peth, Pune.

Office Address : Shop No. 62, First Floor, Cine wonder Mall, G.B. Road, Kapur Bawdi Naka, Opp Bank Of Baroda, Thane West, Maharashtra 400601.

D.V. Mane & Associates

[The Values Become Value]

Date :10/06/2023

To,
The Branch Manager
Bank : Bank Of Maharashtra
Branch : Bhavani Peth,Pune.

Dear Sir / Madam,

As per our telephonic discussion Please find enclosed herewith the subject valuation report. Kindly acknowledge the receipt. This Is To Certify That In My Opinion.

Subject : Valuation Report for Bank Loan Purpose

Ref. : Sri. Navin Shivkumar Saraogi.

**Address of the Property : Flat No.403,4th Floor,Building No.2 Manish Darshan,
Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400
059.**

Fair Market Value of the above property in the condition with aforesaid specifications	Rs.1,90,92,000 /-	Rupees One Crore Ninety Lakh Ninety Two Thousand Only.
Realizable value of the above property	Rs.1,71,82,800/-	Rupees One Crore Seventy One Lakh Eighty Two Thousand Eight Hundred Only.
Distress value of the above property	Rs.1,52,73,600/-	Rupees One Crore Fifty Two Lakh Seventy Three Thousand Six Hundred Only.
Government Value	Rs.75,85,760/-	Rupees Seventy Five Lakh Eighty Five Thousand Seven Hundred Sixty Only.
Insurance Value of Flat	Rs.11,20,000/-	Rupees Eleven Lakh Twenty Thousand Only.

Thanking You

VALUATION REPORT OF FLAT

I.	GENERAL		
1.	Purpose for which the valuation is made		: To assess the Fair Market value of the Property
2.	a)	Date of inspection	: 10/06/2023
	b)	Date of Valuation	: 10/06/2023
	c)	Ref. No.	: Th-1054/2023-24.
3.	List of documents produced for perusal		: 1)Xerox Copy of Agreement For Sale Dated on. 20/05/2001. 2) Xerox Copy of Occupancy Certificate Issued by MCGM.
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)		: Name of Applicant: Sri. Navin Shivkumar Saraogi. Address of the Property : Flat No.403,4th Floor,Building No.2 Manish Darshan, Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400 059.
	Nature of Ownership		: Single Ownership
5.	Brief description of the property		: Flat No.403,4th Floor,Building No.2 Manish Darshan, Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400 059.
	Landmark		: Near- Jain Mandir
	Is it freehold or leasehold property?		: Freehold
6.	Location of property		: Flat No.403,4th Floor,Building No.2 Manish Darshan, Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400 059.
	a)	Plot No. / Survey No.	: Survey No.29 , Hissa No.1 ,7 and 5 (part) C.T.S No. 189 , 192
	b)	Door No.	: Flat No.403, On 4 th Floor
	c)	T. S. No. / Village	: Village – Sahar
	d)	Ward / Taluka	: Tal. – Andheri
	e)	Mandal / District	: Dist. Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	: Occupancy Certificate Issued by Municipal Corporation of Greater Mumbai. Vide No. CE/6673/BSII/AK Dated on. 29 July 1983.
	g)	Approved map / plan issuing authority	: Occupancy Certificate Issued by Municipal Corporation of Greater Mumbai. Vide No. CE/6673/BSII/AK Dated on. 29 July 1983.
	h)	Whether genuineness or authenticity of approved map / plan is verified	: Yes. Occupancy Certificate Issued by Municipal Corporation of Greater Mumbai. Vide No. CE/6673/BSII/AK Dated on. 29 July 1983.

	i)	Any other comments by our empaneled valuers on authentic of approved plan	:	Said Flat is Residential, But Currently Using As Office
	j)	RERA Registered Project	:	No.
7.	Postal Address : Flat No.403,4th Floor,Building No.2 Manish Darshan, Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400 059.			
8.	City / Town		:	Sahar , Andheri
	Residential Area		:	Yes
	Commercial Area		:	No
	Industrial Area		:	No
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai.
11	Whether covered under any State / Union Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No
	Boundaries of the property			As per Site Visit (Flat)
	North			Open Space
	South			Staircase
	East			Open Space
	West			Lobby
				As per Site Visit (Apartment)
	North			Building No.1
	South			Building No.3
	East			Padmrag Building
	West			Internal Road
	Above			Corresponding Flat on 5 th Floor
	Below			Corresponding Flat on 4 th Floor.
	Remark for Boundary			No
13	Extent of the site		:	As Per Site Measurement Capet Area of Flat = 500 Sq.Ft As per Agreement For Sale Built Up Area Of Flat = 560 Sq.Ft.
14	Latitude, Longitude & Co-ordinates of flat		:	Latitude : 18.951931 Longitude : 73.147828
15	Extent of the site considered for valuation		:	As per Agreement For Sale Built Up Area Of Flat = 560 Sq.Ft.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Owner Occupied
II.	APARTMENT BUILDING			
1.	Nature of the Apartment		:	Residential
2.	Location		:	Village:- Sahar Tal:-Andheri Dist:-Mumbai.

	T. S. No.	:	Details not available
	Block No.	:	Details not available
	Ward No.	:	Details not available
	Village/ Municipality / Corporation	:	Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No.403,4th Floor,Building No.2 Manish Darshan, Rajendra Kripa CHSL, Near- Jain Mandir , J.B. Nagar , Andheri East, Mumbai-400 059.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1983 (As Part Occupancy Certificate)
5.	Number of Floors	:	Ground + 6 Upper Floor.
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	4 Flat Per Floor.
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
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Yes Self Car Parking 1 Nos. as Per Society Maintenance Bill
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	FLAT	:	
1	The floor on which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Flat No.403
3	Specifications of the flat	:	Said Flat is 1 BHK
	Roof	:	RCC
	Flooring	:	Vitrified
	Doors	:	Wooden Doors
	Windows	:	Aluminum Sliding
	Fittings	:	Concealed
	Finishing	:	Good
4	House Tax	:	Provided
	Bill No.	:	Bill No. 2574/22-23.
	Tax paid in the name of	:	Mr.Navinkumar Sarogi.
	Tax amount	:	Rs.5,952/-
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	Agreement To Sale executed in the name of	:	As Per Agreement For Sale Sri. Navin Shivkumar Saraogi.
8	What is the undivided area of land as per Sale Deed?	:	Not Applicable

9	What is the Super Built up area of the flat?	:	As per Agreement For Sale Built Up Area Of Flat = 560 Sq.Ft.
10	What is the floor space index (app.)	:	Not Applicable
11	What is the Carpet Area of the flat?	:	As Per Site Measurement Capet Area of Flat = 500 Sq.Ft
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?	:	Approximately Rent for 1 BHK is Rs.40,000/-Per Month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	1. Developed area 2. Good Connectivity
3	Any negative factors are observed which affect the market value in general?	:	Not shown in local enquiry
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)	:	Rs.30,000 /- to Rs.40,000/- per sq. ft. On 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 othe factors with the flat under comparison (give details).	:	Rs.34,000/- Per Sq. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	Rs.2,000/- Per Sq.Ft.
	ii) Land + Others	:	Rs.32,000/- Per Sq.ft
4	Guideline rate obtained from the Registrar’s office (an evidence thereof to be enclosed)	:	Rs.1,54,430 /- Per sq.Mtr Rs.14,346/- Per Sq.Ft
5	Government Value	:	Built Up Area Of Flat = 560 Sq.Ft. IGR = Rs. 14,346/- Per Sq.Ft Depreciation = Rs.2,000 X 0.40 = Rs.800/- Per Sq.Ft Government Valuation = Rs.14,346 – Rs.800 = Rs. 13,546/- Per Sq.Ft = Rs.13,546 X 560 = Rs.75,85,760/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Rs.2000 X 0.40 = Rs.800/- Per Sq.Ft. Rs.2000 – Rs. 800 = Rs.1,200/- Per Sq.Ft.

	Replacement cost of flat with Services(v (3)i)	:	Rs.2,810 X 560 Sq.Ft = Rs. 15,73,600/- Replacement cost of flat
	Age of the building	:	40 Years (As Per Occupancy Certificate)
	Life of the building estimated	:	20 Years with Good Maintenance & Repair
	Depreciation percentage	:	40%
	Depreciated Ratio of the building	:	40:100
b.	Total composite rate		Rs.34,000/- Per Sq.Ft.
	Depreciated building rate VI (a)	:	Rs.1,200/-Per Sq.Ft
	Rate for Land & other V (3)ii	:	Rs.32,000/- Per Sq.ft
	Total Composite Rate arrived for valuation	:	Rs.33,200/- Per Sq.Ft.

Details of Valuation

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value (Built Up Area X Rate)
1	Present value of the Flat	560 sq.ft Built Up Area	Rs.33,200 /- per sq.ft.	Rs.1,85,92,000/-
2	Car parking	1 Nos.	Rs.10,00,000/-	Rs.5,00,000/-
3	Wardrobes	N.A.	N.A.	N.A.
4	Showcases	N.A.	N.A.	N.A.
5	Kitchen Arrangements	N.A.	N.A.	N.A.
6	Superfine Finish	N.A.	N.A.	N.A.
7	Interior Decorations	N.A.	N.A.	N.A.
8	Electricity deposits / electrical fittings, etc.,	N.A.	N.A.	N.A.
9	Extra collapsible gates / grill works etc.,	N.A.	N.A.	N.A.
10	Potential value, if any	N.A.	N.A.	N.A.
11	Others	N.A.	N.A.	N.A.
	Total			Rs.1,90,92,000 /-

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in 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 site

As a result of my appraisal and analysis it is my considered opinion that the

Fair Market Value of the above property in the condition with aforesaid specifications	Rs.1,90,92,000 /-	Rupees One Crore Ninety Lakh Ninety Two Thousand Only.
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Place: Thane
Date : 10/06/2023

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The undersigned has inspected the property detailed in the Valuation Report dated __/__/____
We are satisfied that the Fair & Realizable Present market value of the property is
Rs.-----

Signature
(Name of the Branch Manager with Official seal)

Date : -----

Encl:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers)

Assumptions:

1. All statutory clearance & regulatory formality are in place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair market value has no documentary evidence. In case of any doubts regarding Fair Market Value as adopted by valuer, the banks must raise objection before disbursement/ renewal the loan/ Limit or within 15 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue office, this report does not verify or confirms any ownership/genuineness of documents or title of the property that has been valued.

• **Procedures adopted in carrying out the valuation and Valuation standards followed:**

- **Sales Comparison method adopted for valuation by market approach**
- Restrictions on use of the report if any : To be used for the purpose for which it is issued. Not valid for any other purpose.**
- Highest and Best use (HABU) : Residential Purpose**

ANNEXURE – II

DECLARATION FROM VALUERS

I hereby declare that –

- a. The information furnished in my valuation report dated 10/06/2023 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. Mr. Sachin Shukla personally inspected the property on 10/06/2023. Report Typed By Mr.Harshad Mane.
- 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-II, 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.
- k. Further, I hereby provide the following information

ANNEXURE – III

MODEL CODE OF CONDUCT FOR VALUERS {Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

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 endeavor 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 valuers organisation discredits the profession.

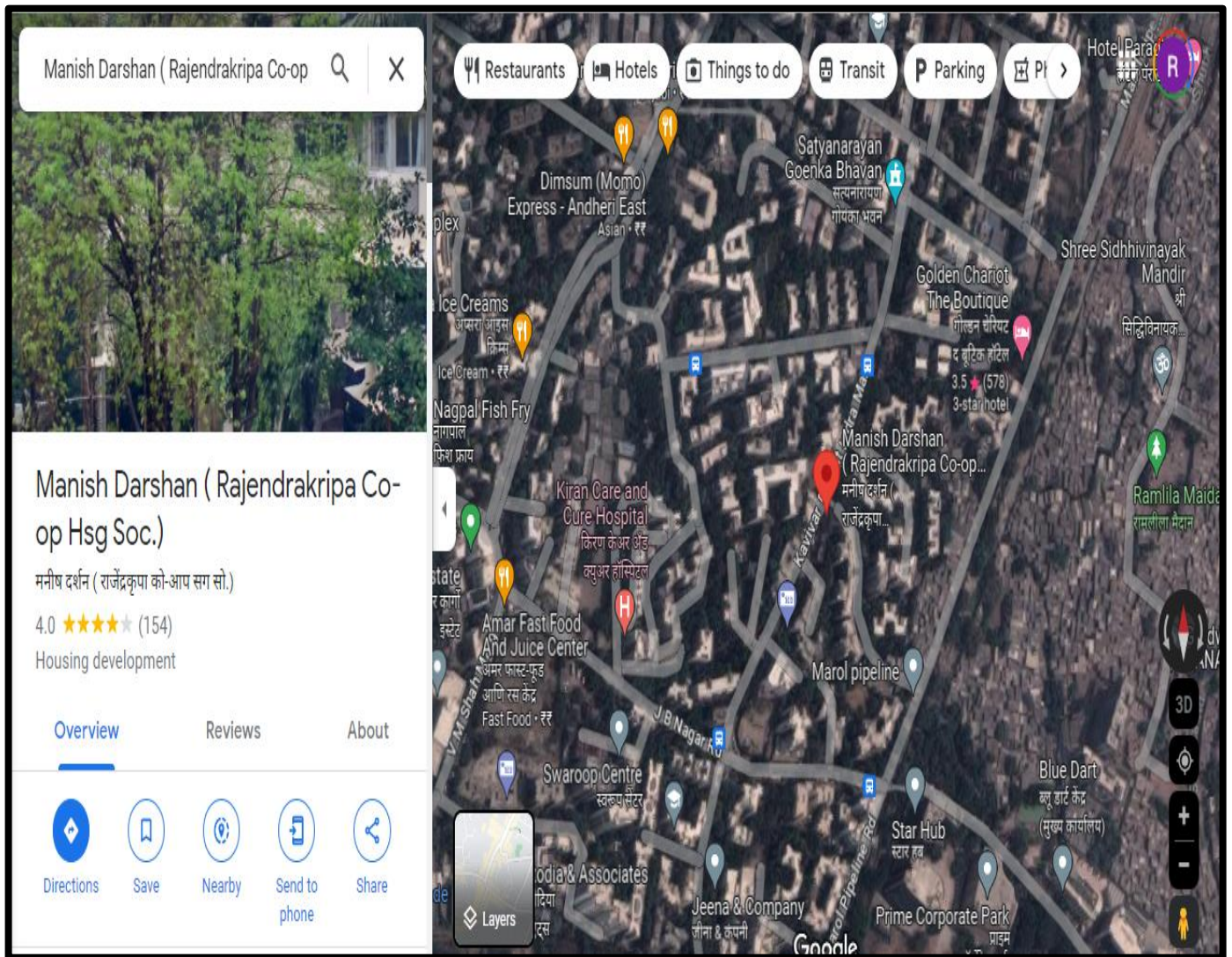
Sr.No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Residential Flat
2	Purpose of valuation and appointing authority.	Loan Purpose The Branch Manager Bank of Maharashtra Branch : Bhavani Peth,Pune.
3	Identity of the valuer and any other experts Involved in the valuation.	D.V. Mane & Associates
4	Disclosure of valuer interest or conflict, if any.	No
5	Date of appointment, Valuation date and Date of report	Date of inspection : 10/06/2023 Date of Report : 10/06/2023
6	Inspections and/ or investigations undertaken.	Visual Inspection
7	Nature and sources of the information used or relied upon.	For Area details : documents provided by Bank of Maharashtra For Rates : Website Instances, i.e. Magic bricks, 99 Acres, Housing.Com.
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Visual Inspection, followed by market survey, inspecting documents
9	Restrictions on use of the report if any	For Loan Purpose Only
10	Major factors that were taken into account during the valuation	1. Actual Site Inspection 2. Market Survey
11	Major factors that were not taken into account during the valuation;	Not applicable.
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.	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

Date: 10/06/2023


Place : Thane.

Signature

LOCATION MAP




IGR :



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	Annual Statement of Rates	Language																
20232024	<p>Selected District: मुंबई(उपनगर)</p> <p>Select Village: सहार (अंधेरी)</p> <p>Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location</p> <table border="1" style="width: 100%;"><thead><tr><th>Select</th><th>उपविभाग</th><th>खुली जमीन</th><th>निवासी सदनिका</th><th>ऑफिस</th><th>दुकाने</th><th>औद्योगिक</th><th>एकक (Rs./)</th></tr></thead><tbody><tr><td>SurveyNo</td><td>33/175-भुभाग: सहार गावातील सर्व मिळकती.</td><td>74990</td><td>154430</td><td>186470</td><td>202680</td><td>162150</td><td>चौरस मीटर</td></tr></tbody></table>	Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	SurveyNo	33/175-भुभाग: सहार गावातील सर्व मिळकती.	74990	154430	186470	202680	162150	चौरस मीटर	English
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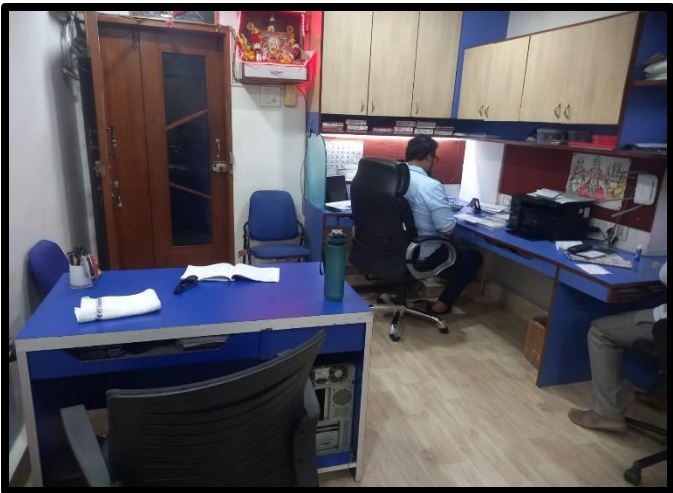
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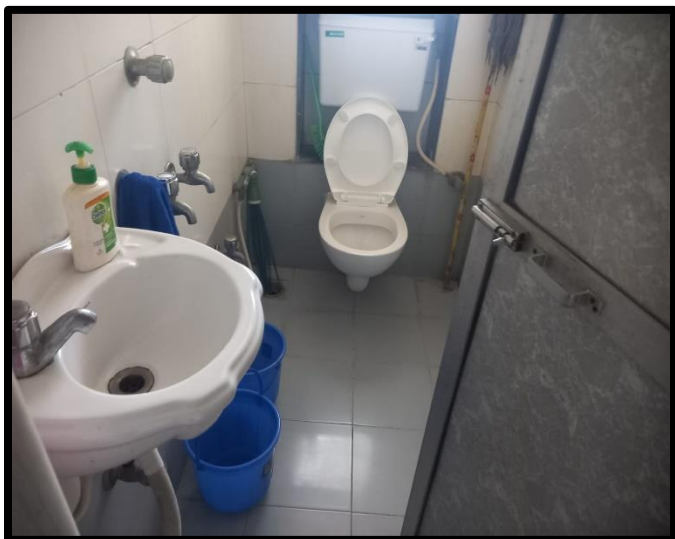
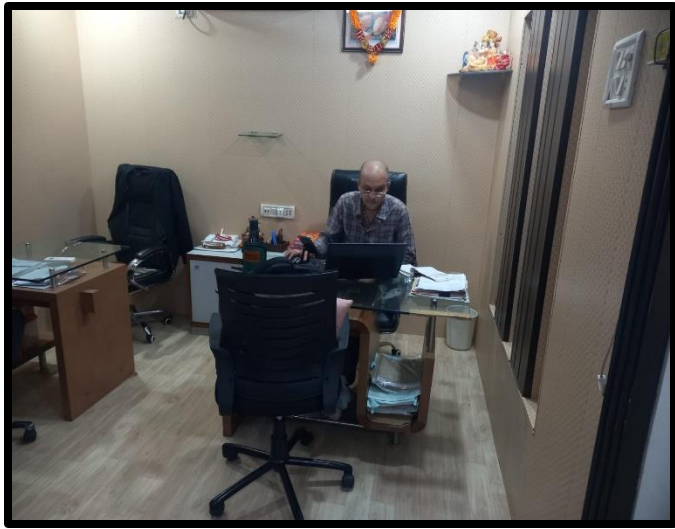
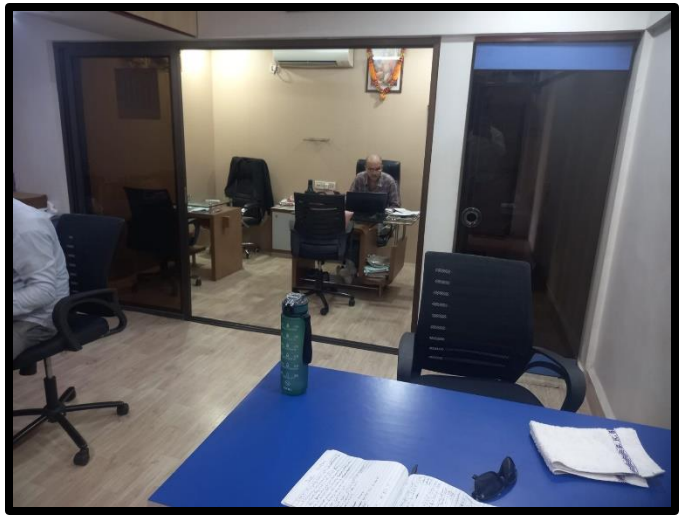
SALE INSTANCES

The screenshot displays the NOBROKER real estate platform interface. At the top, the NOBROKER logo is on the left, and navigation links for 'My Bookings', 'Pay Rent', 'Post Your Property', and user profile 'harshadmane' are on the right. A search bar contains 'J.B. Nagar' and a 'Search' button. Below the search bar, a 'Filters' sidebar on the left allows users to refine their search by BHK Type (1 RK, 1 BHK, 2 BHK, 3 BHK, 4 BHK, 4+ BHK), Price Range (₹ 0 to ₹ 10 Cr), Property Status (Under Construction, Ready), and Furnishing (Full, Semi, None). The main content area features a property listing for a '4 BHK Flat In Greenland Apartments For Sale In Andheri East'. The listing includes a 'Nearby' section with 'Marol Naka', a 'Commute Friendly' badge, and a 'Get Owner Details' button. Key details shown are a price of ₹4.8 Crores (₹40,167 per sq.ft.), an estimated EMI of ₹2.75 Lacs/Month, and a built-up area of 1,195 sqft. The property is described as a 4 BHK Apartment Type with 2 Bathrooms and Car Parking. A sidebar on the right contains promotional offers: 'GET SERVICES AT BEST PRICE', 'GET INTERIORS DONE', 'HOME CLEANING 5 STAR RATED PARTNERS' with 'UPTO 60% off' and 'BOOK NOW', and 'GET FREE HOME'.

We Considered Rate Rs. 34,000/- Per Sq.Ft On Built Up Area

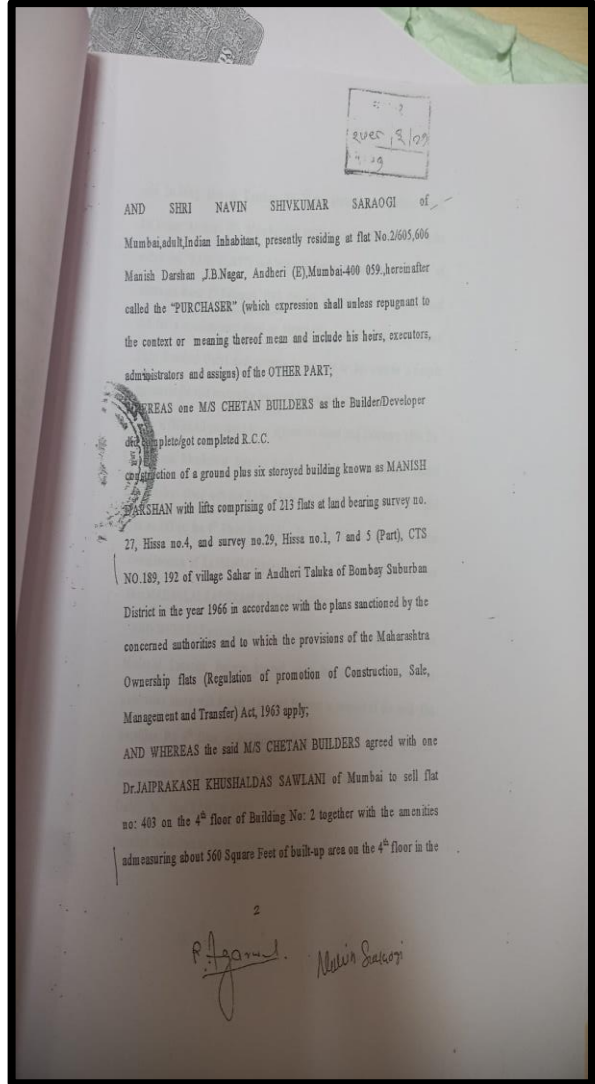
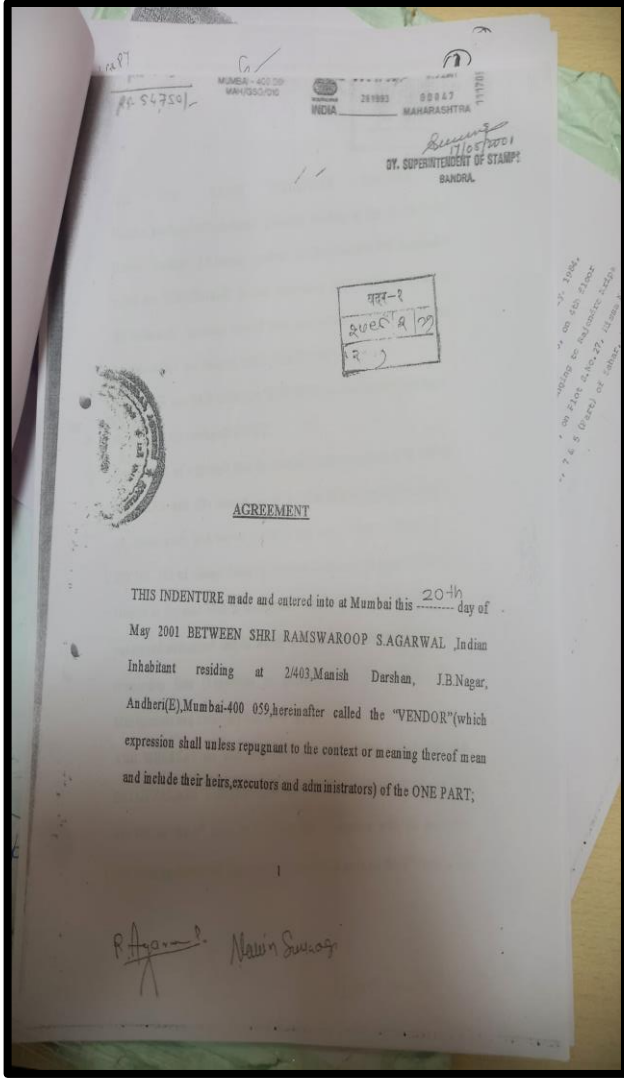
Property Photographs





Documents Referred:-

Agreement For Sale



Occupancy Certificate

4/11/24/106

राजेंद्र कृपा सहकारी मंडळ

2/6879/BSII/AR of

सहकारी मंडळ इवारी मंडळ

(राजेंद्र कृपा सहकारी मंडळ)

स.स. (स.म.स.) व स.स. (प.व.स.)

To
 Mr. D.V. Ambekar, Architect,
 Sankar Chambers, 2nd Floor,
 P.M. Road, Fort,
 Bombay 400 001.

SHR

Subj:- Occupancy Certificate for the Building No. 2 on
 3/36/27, H.No. 4, S.No. 20 (pt.) R.M.C. 1, 5 and 7
 of Vasthage Sahar, Andheri (East).

Sir,

Ref:- Your letter No. 111 of 15-3-1983.

With reference to the above, I have to inform you that
 there is no objection to your client occupying the premises as shown by
 you in the completion plans submitted by you after obtaining water
 connection and subject to following conditions which should be complied
 with within three months from the date of receipt hereof.

1) That the Certificate under section 270-A of the
 Bombay Municipal Corporation Act for adequate water supply should be
 obtained from Hydraulic Engineer.

2) That the completion certificate from S.R. Roads,
 S.S. (S.M.S.) and S.S. (P.V.S.) shall be submitted.

Please also note that if any of the user mentioned in
 the approved plans are found changed without prior permission from the
 Municipal Corporation, this occupancy Certificate granted to your
 client will be treated as cancelled and steps will be taken to cut off
 the water connection granted to your client.

Yours faithfully,
 Assistant Engineer Building & Proposals
 (Eastern Districts) K. Ward.

28/07/83.

2/6879/BSII/AR of 29 JUL 1983

For the attention of the General
 Manager of the Co-op. H.S. 2, 7, 304,
 Rajendra Kripa, Architect.

Assistant Engineer Building Proposals
 (Eastern Districts) K. Ward.

DRAFT

SURESH

ADVOCAT
 Flat No. 41-304
 Co-op. H.S. 2, 7, 304

Society Maintenance Bill

RAJENDRAKRIPA CO-OP. HOUSING SOCIETY LTD.
 REGN NO. BOMHSG/113/1966 DATED: 24-2-1966
 Manish Dashan, Near Kanti Nagar Jain Temple, J.B. Nagar, Andheri (East), Mumbai -400059
 Email : rkripa1966@gmail.com Ph : 022-28377143

MAINTENANCE BILL

BILL FOR THE PERIOD OF 1-Jan-23 To 31-Mar-23

MR NAVINKUMAR SAROGI		FLAT NO. : 2-403	DUE DATE : 31-Mar-23	BILL NO. : 257422-23	BILL DATE : 5-1-2023
Sr.	PARTICULARS	AMOUNT			
1	MUNICIPAL TAXES	384.00			
2	WATER TAXES	840.00			
3	COMMON ELECTRICITY CHARGES	873.00			
4	REPAIRS & MAINTENANCE FUND	1,089.00			
5	SINKING FUND	75.00			
6	SERVICE CHARGES	1,260.00			
7	INSURANCE & V.A. TAX	57.00			
8	SINKING FUND - RECUP	417.00			
9	EDUCATION & TRAINING FUND	30.00			
10	LEGAL & PROFESSIONAL FEES	27.00			
11	PARKING CHARGES 4W(AT OWNER RISK)	900.00			
		TOTAL	5,952.00		
PRINCIPAL ARREARS:		ADD: INTEREST			
INTEREST ARREARS:		ARREARS			
		Less: ADVANCE			
		GRAND TOTAL	₹ 5,952.00		

Amount in Words : Rs. Five Thousand Nine Hundred Fifty Two Only

NOTE:

- Payment should be made in favour of RajendraKripa Co-Op. Housing Society Ltd. & A/c PAYEE ONLY.
- Rebate @10% for 6 Months Advance Payment. If payment made before end of 1st month of the quarter.
- No Rebate on Sinking Fund- Recoup, Education Fund and Legal & Professional Fees.
- Interest @21.00% p.a. will be charged on delayed payments.
- Members are requested to write their name, wing, flat no., date on the reverse of the chq.
- Kindly mail us the NEFT details on the email id - rkripa1966@gmail.com with flat details
- Receipt will be issued with the next month bill.

Remark: Being Society Maintenance charges for the period of 1-1-2023 to 31-3-2023

FOR RAJENDRAKRIPA CO-OP. HOUSING SOCIETY LTD.

Bank & Branch : Janakalyan Sahakari Bank,
 A/c No. : 010010900201006 IFS Code : JSBL0000010

AUTHORISED SIGNATORY

RAJENDRAKRIPA CO-OP. HOUSING SOCIETY LTD.

RECEIPT

RECEIVED WITH THANKS FROM MR NAVINKUMAR SAROGI (2-403)

SUM OF RS. TWELVE THOUSAND TWO HUNDRED SIXTEEN ONLY, AGAINST BILL No. 2205/22-23 DATED 8-10-2022

₹ 12,216.00
 (Subject to Realization of Cheque)

Rept.No.	Date	Chq.No.	Chq.Dt.	Bank Name	Mode	Amount
444	29-Dec-22	NEFT	29-Dec-22		Bank Transfer	12,216.00
Receipt Total:						12,216.00

This is a Computer Generated Invoice no signature required.

Our Branches:

Maharashtra:

- Pune : Office No. 308, 3rd Floor, “Bharat Bhavan A”, 1360 Shukrawar Peth, Bajirao Road, Pune – 411002.
- Bhivghat : Laxmi Shamrao Yadav Complex, A/P – Karanje [Bhivghat], Tal. – Khanapur, Dist. Sangli – 415307.
- Vita : C. S. No. 1350, Minakshi Sadan, Yashwant Nagar, A/P – Vita, Tal. – Khanapur, Dist. Sangli – 415311.
- Sangli : Office No. S-3, 2nd Floor, “Siddhivinayak Fortune”, Opp. Pearl Hotel, Vijaynagar, Near Collector Office, Village – Sangli, Tal. – Miraj, Dist. – Sangli – 416416.
- Kolhapur : Office No. O/7B, 2nd Floor, “Royal Pearl”, Near Subhash Photo, Shahupuri 3rd Lane, Kolhapur – 416001.
- Ichalkaranji : Kulkarni Building, Opp. Dr. Shaha, Near Sundar Baug, Behind JP Sanghvi Showroom, Ichalkaranji, Kolhapur – 416115.

Karnataka:

- Belgum : Office No. T-3, 3rd Floor, Vijaylaxmi Arcade, Narvekar Galli, Near Kahade Bazar Police Station, Belgum, Karnataka – 590001.
- Bengaluru : Shop No. 411, 2nd Floor, Alankar Pearl Plaza, Near UCO Banglore Zonal Office, K.G. Road, Majestic, Bengaluru, Karnataka – 560001.

Madhya Pradesh:

- Indore : Office No. 402, 4th Floor, The Horizon Building, Near Gurukripa Restaurant, South Tukoganj, Indore, Madhya Pradesh – 452001.