

Thite Valuers & Engineers Pvt. Ltd

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THITE[®]

VALUERS & ENGINEERS

SINCE 1983

**Corporate Valuer
Chartered Surveyor**

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

Over Three Decades of Trust

Ref. No.:02/MJN21-102/SPJ/LMS

Date: 15/07/2021

To,
The Branch Manager,
State Bank of India
Branch: Commercial,
Sir P M Road, Fort, Mumbai

Sub: Valuation Report for Fair Market Value of property for Mortgage Loan Proposal.

Client Name : M/s. Bhavya Stainless Private Limited

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Description of the property : Flat No. 3603 & 3604, 36th Floor, "A" Wing, Building Known As" Shreepati Towers", (Shreepati Jewels "Ruby"), C.T.S. No. 370, Near CP Tank Circle & Shree Pimpleshwar Mahadev & Hanuman Mandir, Taty Gharpure Marg, Pimpalwadi, Village Girgaon Division, District Mumbai, Charni Road (East), Maharashtra - 400 004.

**Fair Market Value of property as on date : ₹ 5,76,00,000/-
(Rupees Five Crore Seventy Six Lakh(s) Only)**

Realisable Sale Value as on date : ₹ 5,18,00,000/-

Forced / Distress Sale Value as on date : ₹ 4,61,00,000/-

This report contains 44 sheets (Including Photographs + location map + Sale advertisement).

Kindly acknowledge.

Thanking you,

Yours faithfully,
For Thite Valuers & Engineers Pvt. Ltd.

(L. M. SARVAIYA)
(CHIEF ENGINEER)




(S. L. THITE)
PANEL VALUER
STATE BANK OF INDIA

Format - C
VALUATION REPORT
(IN RESPECT OF FLAT)
(To be filled in by the Approved Valuer)

I GENERAL

1. Purpose for which the valuation is made : Mortgage Loan purpose
2. a) Date of inspection : 29/06/2021
b) Date on which the valuation is made : 15/07/2021
3. List of Documents produced for perusal (Photo copies)
 - 📄 Agreement for Permanent Alternate Accommodation dated 22/09/2017 between M/s. Shreepati Jewels (The Promoters/Owners/Developers) And Mr. Bhavik Arvindkumar Shah (The Tenant/Occupant), registered at sub-registrar's Office Mumbai No.3 having sr.no. BBE3-6582-2017
 - 📄 Registration Receipt No. 7422 dated 22/09/2017
 - 📄 Extract of Index II dated 22/09/2017
 - 📄 Building Commencement Certificate bearing no. EEBPC/8190/D/A dated 26/06/2003 issued by Municipal Corporation of Greater Mumbai
 - 📄 Building Part Occupancy Certificate bearing no. EEBPC/8190/D/A dated 31/08/2009 issued by Municipal Corporation of Greater Mumbai
 - 📄 Letter bearing no. EEBPC/8190/D/A dated 24/01/2017 issued by Municipal Corporation of Greater Mumbai
 - 📄 Building Plan approved by Municipal Corporation of Greater Mumbai under permission no. EEBPC/8190/D/A dated 24/01/2017
 - 📄 Electricity Bill dated 09/04/2021 in the name of Bhavik Arvindkumar Shah

It is assumed that the information revealed through above documents is final and complete.

4. a) Party interested in valuation : M/s. Bhavya Stainless Private Limited
b) Name of the owner(s) and his / their address (es) with Phone No. (details of share of each owner in case of joint ownership) address (es) with Phone No. : Mr. Bhavik Arvindkumar Shah
Single ownership
5. Brief description of the property : This property is in the form of 4 BHK flat on 36th floor, situated in Higher Middle class locality in residential area
6. Location of the property.
 - a) Plot No. / Survey No.
 - b) Door No.
 - c) T.S. No. / Village
 - d) Ward / Taluka
 - e) Mandal / DistrictFlat No. 3603 & 3604, 36th Floor, "A" Wing, Building Known As" Shreepati Towers", (Shreepati Jewels "Ruby"), C.T.S. No. 370, Near CP Tank Circle & Shree Pimpleshwar Mahadev & Hanuman Mandir, Taty Gharpure Marg,



Pimpalwadi, Village Girgaon Division,
District Mumbai, Charni Road (East),
Maharashtra, 400004.

- | | | | |
|--|---|---|---------|
| f) Date of issue and validity of layout of approved map / plan | } | Building Plan approved by Municipal Corporation of Greater Mumbai under permission no. EEBPC/8190/D/A dated 24/01/2017. | |
| g) Approved map / plan issuing authority | | | |
| h) Whether genuineness or authenticity of approved map / plan is verified | : | Original plan is not available with the client. Hence, it's genuineness cannot be verified. | |
| i) Any other comments by our empaneled valuers on authentic of approved plan | : | -- | |
| 7. Postal address of the property | : | Same No. above 6 | |
| 8. City / Town | : | | |
| Residential Area | : | Yes | |
| Commercial Area | : | No | |
| Industrial Area | : | No | |
| 9. Classification of the Area | : | | |
| i) High/Middle/Poor | : | Higher Middle Class | |
| ii) Urban/Semi Urban/Rural | : | Urban | |
| 10. Coming under Village Panchayat/ Municipality. | : | Municipal Corporation of Greater Mumbai | |
| 11. Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. | : | No | |
| 12. Boundaries of the property | : | Actual | |
| East | : | By Corridor | |
| West | : | By Open Space | |
| South | : | By Open Space | |
| North | : | By Refuge Area | |
| 13. Dimensions of the site | : | A | B |
| | : | As per the Deed | Actuals |
| East | : | -- | -- |
| West | : | -- | -- |
| South | : | -- | -- |
| North | : | -- | -- |
| 14. Extent of the site | : | Please refer below table - | |



Particulars	Area as per Agreement (sft)		Measured area (sft)		Area as per plan (sft)		Area Considered for valuation (sft)***
	Carpet	Built up	Carpet**	Built up	Carpet	Built up	
Flat No. 3603 & 3604	1332.7	1599	1471	1765	1348	1618	1599
*Adding 20% for Built Up Area (As per guidelines provided by Govt. Of Maharashtra in the Ready Reckoner for stamp duty purpose)							
** Measured Carpet Area as per the Provision of Development Control Regulations for Greater Mumbai, 1991							
***All the above areas are within +/- 10% of the Agreement area. The above calculations and detail measurements taken by us prove that the Agreement area is not exorbitantly inflated. Hence, valuation is based on the Agreement area.							
Note: Flat No. 3603 & 3604 are internally amalgamated and having common entrance.							

- 14.1 Longitude / Latitude and coordinates of flat : Longitude : 72.824205 E
Latitude : 18.953731 N
15. Extent of the site considered for valuation : Same as above Sr. No. 14
16. Whether occupied by the owner/tenant? : Owner occupied
If occupied by tenant, since how long?
Rent received per month
- II. Apartment Building**
1. Nature of Apartment : Residential Building
2. Location : Flat No. 3603 & 3604, 36th Floor, "A"
T.S. No. : Wing, Building Known As" Shreepati
Block No. : Towers", (Shreepati Jewels "Ruby"),
Ward No. : C.T.S. No. 370, Near CP Tank Circle &
Village/Municipality/Corporation : Shree Pimpleshwar Mahadev & Hanuman
Door. No. , Street or Road (Pin Code) : Mandir, Taty Gharpure Marg,
Pimpalwadi, Village Girgaon Division,
District Mumbai, Charni Road (East),
Maharashtra, 400004.
3. Description of the Locality Residential / Commercial/Mixed : Residential
4. Year of Construction : About 2017
5. Number of Floors : Basement + Ground + 39th Upper floors
6. Type of Structure : RCC
7. Number of Dwelling units in the building : --
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
 Is compound wall existing ? : Yes
 Is Pavement laid around the building : Yes

III Flat

1. The floor on which the flat is situated : 36th floor
2. Door No. of the Flat : Flat No. 3603 & 3604
3. Specifications of the Flat :
 Roof :
 Flooring :
 Doors :
 Windows :
 Fittings :
 Finishing :
 It is a Basement + Ground +39 Upper Floors usual RCC framed structure with RCC slab having Vitrified flooring, Oil Bound Distemper internally, Concealed electrification, Concealed plumbing, Ceramic flooring in bathroom with dado upto 5' height, TW Door Frame, Powder Coated Aluminum Sliding windows. Kitchen platform is of Granite top with dado upto 3' height etc. Overall appearance of the Flat is Good. Internal height is 9'. Special amenities such as Lift, Parking, Fire Fighting, Security etc. have been provided.
4. House Tax Assessment No. :
 Tax Paid in the name of :
 Tax Amount :
 Details not provided
5. Electricity Service Connection No. : 805-81-124*3
 Meter Card in the name of : Bhavik Arvindkumar Shah
6. How is the maintenance of the flat ? : Good
7. Sale Deed executed in the name of : Mr. Bhavik Arvindkumar Shah
8. What is the undivided area of land as per Sale Deed ? : Details not provided
9. What is the Plinth area of flat ? : Refer Point No. 1(14) above
10. What is the floor space index (app) ? : As per DCR Rules.
11. What is the carpet area of the flat? : Refer Point No. 1(14) above
12. Is it posh/I Class / Medium / Ordinary : I Class
13. Is it being used for residential or commercial purpose ? : Residential purpose
14. Is it owner – occupied or let out : Owner Occupied
15. If rented, what is the monthly rent ? : Notional Rent Rs. 1,25,000/- to Rs. 1,45,000/- per month

IV MARKETABILITY

1. How is the marketability : Good
2. What are the factors favouring for an extra potential value ? : It is well developed residential area
3. Any negative factors are observed which affect the market value in general? : Nothing specific



RATE

- V
1. After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the areas)

Basis of Valuation

The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- i. **Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250**
- ii. **LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467**
- iii. **Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406**

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. Genuine and Comparable transactions were obtained from Govt. offices.
- ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- iii. The market enquiry was conducted.

COMPARABLE SALE INSTANCE

(Details of Sale transaction of a nearby property)

Name of the purchaser	:	Kailash Parasmal Mehta
Name of the vendor	:	Union Bank of India
Location of the property	:	Flat No.802, 8 th floor, Along with One Car Parking, Space, A Wing, Shivpati CHSL, CTS No.1553, Hareshchandra Goregaonkar Marg, Gamdevi, Mumbai 400 007
Area	:	Built Up Area 112.53 sqm i.e. 1211 sft
Sale consideration	:	₹ 4,61,50,000/-
Rate per sft	:	₹ 38,109/- per sft
Documents referred	:	Extract of Index II dated 22/01/2021 registered at sub-registrar's Office



Mumbai City No. 4 having sr.no.
1168/2021

COMPARABLE SALE INSTANCE II

(Details of Sale transaction of a nearby property)

Name of the purchaser : Jatin Nagindas Sanghvi & 02 Others
Name of the vendor : Nirupal Sandeep Kothari &
Sandeep Subhash Kothari
Location of the property : Flat No.2205, 22nd floor, Pancharatan
Building, CTS No.1/1487, Mama
Parmanand Marg, Opera House Mumbai
400 004
Area : Built Up Area 1182 sft
Sale consideration : ₹4,15,00,000/-
Rate per sft : ₹35,110/- per sft
Documents referred : Extract of Index II dated 09/04/2021
registered at sub-registrar's Office
Mumbai City No. 2 having sr.no.
5326/2021

COMPARABLE SALE INSTANCE III

(Details of Sale transaction of a nearby property)

Name of the purchaser : Sunny Prakash Awle &
Munal Sunny Awle
Name of the vendor : M/s. Purav Construction
Location of the property : Flat No. 2001, A Wing, Purvi Heights,
Block No. 2/18, CTS No. 1/291, Old
Survey No. 502, New Survey No.1/7650,
Cadastral Survey No.287, Taty Gharpure
Marg, Mughbat Lane, Mughbat Cross
Road, Girgaon, Mumbai 400 004
Area : Built Up Area 68.87 sqm i.e. 741 sft
Sale consideration : ₹2,40,00,000/-
Rate per sft : ₹32,389/- per sft
Documents referred : Extract of Index II dated 23/03/2021
registered at sub-registrar's Office
Mumbai City No. 3 having sr.no.
4225/2021

The average rate between the above three sale instance property is ₹35,203/- per sft

However we have to also consider the influence of various positive and negative factors associated with the said property. The local enquiry is also given due importance. In my opinion the reasonable rate for the subject property will be ₹36,000/- per sft

Market Rate Enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well known website.

2. Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing : ₹33,000/- to ₹37,000/- per sft



with the specifications and other factors with the flat under comparison (give details)

3. Break up for rate : ₹ 36,000/- per sft
 i. Building + Services : --
 ii. Land + Others : --
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : For stamp duty purpose the Govt. of Maharashtra has fixed the rate for flat in this area is ₹1,98,770.00 sqm. $\times 2.95$ or $\times 148.55$ - $\frac{GTV}{GTV}$
- C
- 15% variation*
- It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property **Vis-à-Vis** its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

- a. Depreciated building Rate : ₹ 36,000/- per sft
 Replacement cost of flat with services (v (3)i) : ₹ 4,000/- per sft
 Age of the building : The building is 4 years old (This is based on Building Plan approved by Municipal Corporation of Greater Mumbai under permission no. EEBPC/8190/D/A dated 24/01/2017)
- Life of the building estimated : About 71 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
- Depreciation percentage assuming the salvage value as 10% : Adopted Depreciated Market Rate for valuation.
- Depreciated Ratio of the building : --
- b. Total Composite rate arrived for valuation :
 Depreciated building rate VI(a) : ₹ 36,000/- per sft
 Rate for Land and other V (3)ii : --
 Total Composite Rate : ₹ 36,000/- per sft
1. Fair Market value of premises : Built up Area of the flat = 1599 sft

Factors Considered: The Location, Internal condition of the flat & amenities &



facilities available, grade & age of building, current demand & supply etc, (Prevailing Market Rates for Flat aving similar amenities & loading factor are in the Range of ₹ 33,000/- to ₹ 37,000/- per sft)

For the same premises rates on Carpet area basis are highest, on **Super Built Up Area** basis they are lowest & on Built Up Area basis they are in-between.

**Note : About the Per Sft Rate
Adopted Vis-à-vis the Saleable Area**

Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built Up Area (BUA) or Super Built Up Area (SBUA) etc are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'

In view of this, when we are giving opinion to the bank regarding **Value of the Security**, for us the **intrinsic value of the property** is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such



as the amenities provided, the loading factor adopted etc.

Market Rate Adopted=₹ 36,000/- per sft.

(Supporting documents in the form of sale advt. obtained from reputed websites are enclosed.)

Hence, Fair Market Value of premises as on date

= Built Up Area x Market Rate Adopted
= 1599 sft x ₹ 36,000/- = ₹ 5,75,64,000/-
Say~ ₹ 5,76,00,000/-

2. **Fair Market Value as on date** :

The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are –

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

= ₹ 5,76,00,000/-

(Rupees Five Crore Seventy Six Lakh(s) Only)

3. **Realisable Sale Value as on date** :

The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the property etc. Considering characteristics of the



'subject property' we are adopting discounting factor of 10% in this case.

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence Realisable value as on date
= Fair Market Value as on date x 0.90
= ₹ 5,76,00,000/- x 0.90
= ₹ 5,18,40,000/-
Say~₹ 5,18,00,000/-
(Rupees Five Crore Eighteen Lakh(s) Only)

4. Forced / Distress Sale Value

It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 20 %.

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

Hence, Forced / Distress Sale value as on date
= Fair Market Value as on date x 0.80
= ₹ 5,76,00,000/- x 0.80
= ₹ 4,60,80,000/-
Say~₹ 4,61,00,000/-
(Rupees Four Crore Sixty One Lakh(s) Only)

5. Replacement cost of construction

Built up Area of the flat = 1599 sft

Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of



₹ 4,000/- per sft is adopted.

Hence, Replacement Cost for insurance purpose.

= Built Up Area x Replacement Rate

= 1599 sft x ₹ 4,000/-

= ₹ 63,96,000/-

DETAILS OF VALUATION

Sr. No.	Description	Qty.	Rate per unit [per sft] in ₹	Estimated Value in ₹
1.	Present value of Flat		Refer above No. 1 (Fair Market Value)	
	Attached terrace			
	Top terrace			
	Garden / Open space			
	Parking			
			Sub Total	5,76,00,000/-
2.	Wardrobes	--	--	--
3.	Showcases	--	--	--
4.	Kitchen Arrangements	--	--	--
5.	Superfine Finish	--	--	--
6.	Interior Decorations	--	--	--
7.	Electricity Deposits / Electrical fittings	--	--	--
8.	Extra collapsible gates/grill works, etc.	--	--	--
9.	Potential value, if any	--	--	--
10.	Others	--	--	--
			Total	5,76,00,000/-

Note: This building have part occupancy certificate till 14th floors.

Remarks:

- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
- The valuation is subject to clear and marketable title & adequacy of engineering design.
- This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London).
- Past performance of Real Estate Market need not necessarily indicate the future trends.
- Emphasis of this report is on the value of the property and not on the title verification or legal aspects of the property.
- The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.



- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- The impact of the Covid-19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.
- The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is as below –

Fair Market Value of property as on date	: ₹ 5,76,00,000/- (Rupees Five Crore Seventy Six Lakh(s) Only)
Realisable Sale Value as on date	: ₹ 5,18,00,000/-
Forced / Distress Sale Value as on date	: ₹ 4,61,00,000/-

Visited by : Mr. Swapnil Juvekar
(Sr. Engineer)
Verified by : Mr. Lalit Sarvaiya
(Chief Engineer)
Entered by : Mr. Dinesh Bhatia

FOR THITE VALUERS & ENGINEERS PVT. LTD.

Place : Mumbai
Date : 15/07/2021




(S. L. THITE)
PANEL VALUER
STATE BANK OF INDIA

For: M/s. Bhavya Stainless Private Limited
Encl:

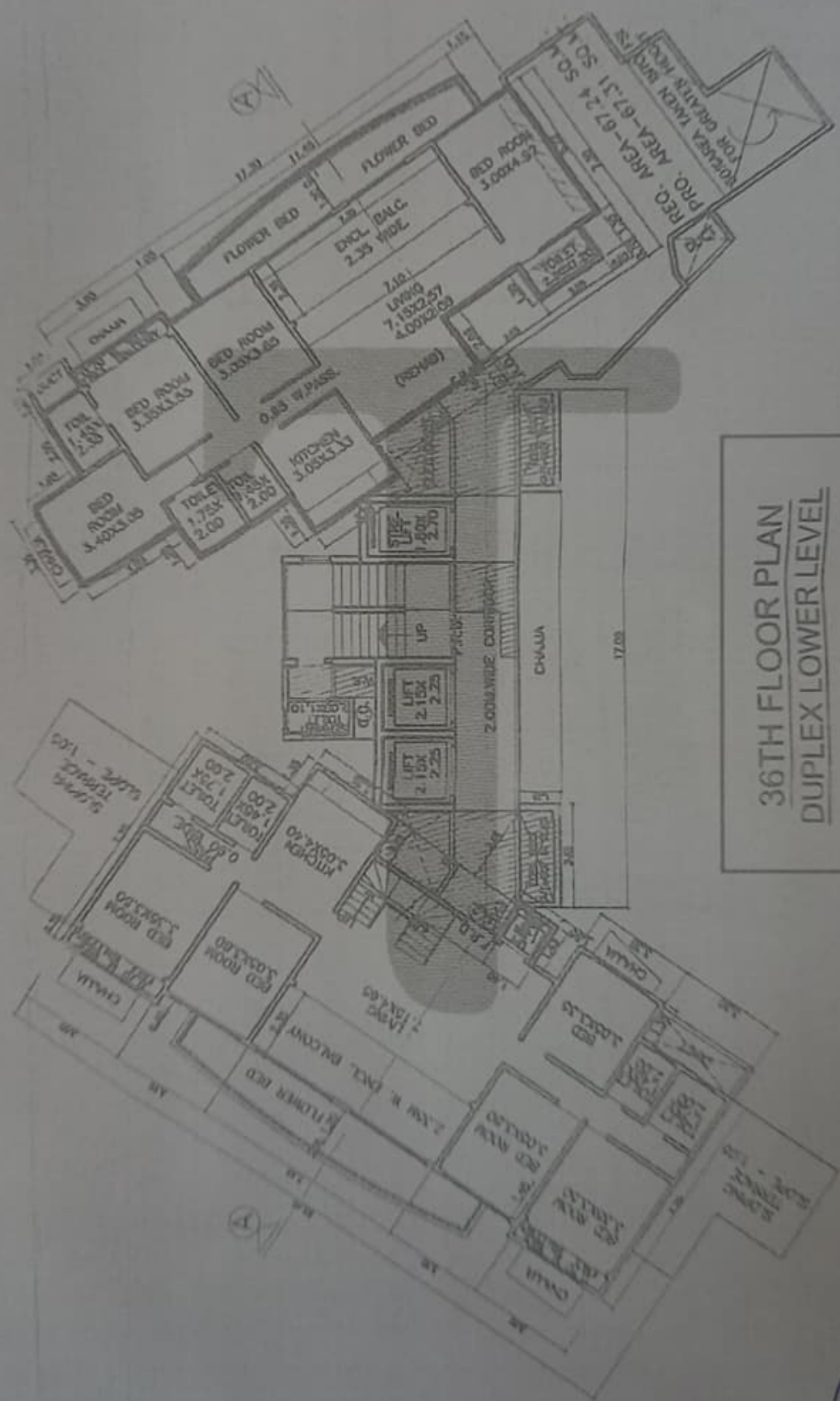
1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

ANNEXURE - I

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any

- 1) Copy of Registration Receipt
- 2) Copy of Agreement Details and Schedule
- 3) Copy of MCGM Letter
- 4) Copy of Commencement Certificate
- 5) Copy of Part Occupancy Certificate
- 6) Copy of Electricity Bill
- 7) Copy of Floor Plan
- 8) Copy of Approved Building Plan



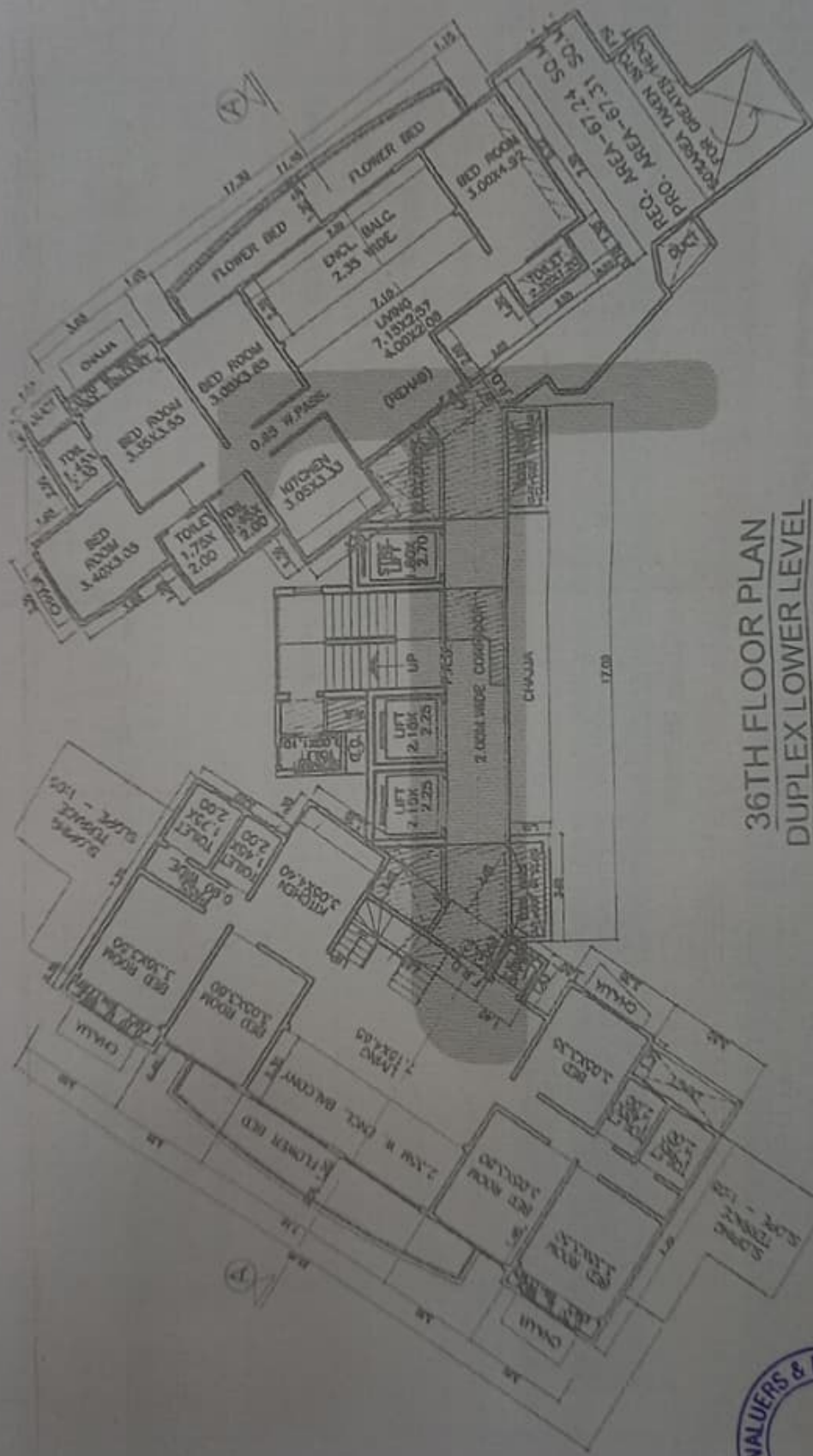


36TH FLOOR PLAN
DUPLEX LOWER LEVEL



<p>FILE NO : - EEBP / 8100 / D / A</p>	<p>SHEET NO : - 07 / 12</p>
<p>DIGITAL SIGN OF APPROVAL PLAN</p>	
<p>Rakesh kumar Motika nt Jha</p> <p><small>Digitally signed by Rakesh Kumar Motika Jha, DN: cn=Rakesh Kumar Motika Jha, o=Greater Municipal Corporation of Greater Mumbai, postalCode=400001, st=Maharashtra, 2.5.4.20=99379288156ead6a00434001445e02e1706b9733ada1230e62f1ad5fc936</small></p>	<p>Ratish Balkrishna Dichwalkar</p> <p><small>Digitally signed by Ratish Balkrishna Dichwalkar, DN: cn=Ratish Balkrishna Dichwalkar, o=Greater Municipal Corporation of Greater Mumbai, postalCode=400001, st=Maharashtra, 2.5.4.20=99379288156ead6a00434001445e02e1706b9733ada1230e62f1ad5fc936</small></p>
<p>Satish Bhaskar Gite</p> <p><small>Digitally signed by Satish Bhaskar Gite, DN: cn=Satish Bhaskar Gite, o=Greater Municipal Corporation of Greater Mumbai, postalCode=400027, st=Maharashtra, 2.5.4.20=ad7362b910ac087b6d31e823327c4d0a3a032772c89ad2254f80b070199</small></p>	<p>ASST. - ENG. (B. P.) CITY</p>
<p>EXE. - ENG. (B. P.) CITY</p>	<p>STAMP OF APPROVAL PLANS</p>





36TH FLOOR PLAN
DUPLEX LOWER LEVEL



Govt Rate

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

20212022

Annual Statement of Rates

Language

English

Selected District

मुंबई(मैन) ▾

Select Village

गिरगांव डिन्हीजन ▾

Search By

 Survey No Location

Enter Survey No

370

उपविभाग

6/56-भूभाग : पन्डिनेस शंकरशेट मार्ग, दक्षिणेस व. जयकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पुर्वेस अर्देशीर राजी स्ट्रीट व नाथा माधव जेन

शुद्धी करणी

विभागीय सदिका

व्यक्ति

दुकाने

वैवैधिक

एकक (Rs.)

Attribute

चौरस मीटर

चौरस मीटर

Sale Advertisement

NOBROKER

3 BHK Flat For Sale in Aaditya Pride Co-Op Hsg Soc. Ltd in Glig...
Kodakshi Vard near Zangari Buidin

₹ 5 Crores Non-negotiable
₹ 2.87 Lacs/Month Estimated EMI
BUA = RS. 41,666/- PER SFT

1,200 Sq Ft
May 16, 2023
Immediately
Aaditya Pride Co-op Apartment
None
Bike and Car Parking

3 Bedroom No. of Bedroom
3 Bathroom No. of Bathroom
NA Entry
Bike and Car Parking

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Need Home Loan? Report Error

34 Unique Views 0 Shortcuts 1 Chatbox

Powered By: **REKREKRE**

Search: Sander Poo Bhaij Metro MIDC Colony Maratha Manger Thacker Liberty Chawra South Mumbai

Overview

Age of Building	1-3 Years	Ownership Type	Sold Owned
Maintenance Charges	₹23 Per Sq.Ft/M	Floors	NA
Building Area	1220 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

Similar Properties

THE VALUERS & ENGINEERS PVT LTD

Sale Advertisement



3 BHK Flat For Sale In Angre Wadi Road
 Standalone Building, Amnol Building, near Sidda Nagar

Home / Mumbai / Angre wadi road / 3Bhk / Property Details





₹ 5.6 Crores ₹ 3.21 Lacs/Month
 Negotiable Estimated EMI

BUA = RS. 41,481/- PER SFT

1,350 Sq. Ft

3 Bedroom
 No. of Bedroom

3 Bathroom
 No. of Bedroom

NA
 Eatery

Bike and Car
 Parking

Jun 10, 2021
 Project On

Aug 1, 2021
 Possession

Standalone Building
 Standalone Building

None
 Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	20 Years	Ownership Type	Sell Owned
Maintenance Charges	₹44 Per Sq.Ft/M	Floors	Match/Garage
Build-up Area	1350 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

12	3	1
Queries Viewed	Shortlist	Contacted

Powered By: **NEERANDE**

Similar Properties



Sale Advertisement

NOBROKER

2 BHK Flat For Sale in Shreepati Castle in Girgaon
 Mumbai, Maharashtra, India

₹ 3.95 Crores
Non-negotiable

₹ 2.26 Lacs/Month
Estimated EMV

BUA = RS. 34,347/- PER SFT

By Bookings By Rent **Post your enquiry?**

Need Home Loan? **Apply Now**

Jun 4, 2021 Posted On

Immediately Premium

Shreepati Castle Attached

Bike and Car Parking None From Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



Request for Photos

Nearby: [Sardar Pav Bhajj](#) [MKS INOX Cinema](#) [Maratha Mandir Theatre](#) [Central Plaza](#) [South Mumbai](#)

Overview

Age of Building	3-5 Years	Ownership Type	Sold Owned
Maintenance Charges	NA	Flooring	Marble/Granite
Buildup Area	1150 Sq.Ft	Carpet Area	774 Sq.Ft

Activity On This Property

Unique Views	25	Deletes	0	Checked	1
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Powered By: [REEMAN](#)

Similar Properties



Location Map of the Property



- Send directions to your phone
 - via T Gharpure Rd
DETAILS
13 min
1.0 km
 - via Kele Wadi and T Gharpure Rd
15 min
1.1 km
 - via Dr Babasaheb Jaykar
Mang/Thakurdwar Rd
15 min
1.0 km
- All routes are mostly flat



Satellite Map

