

SAMEER SHANTARAM SHINDE

Architect (Reg. No. CA/95/18240),
Urban & Regional Planner, LL.B. (Mumbai University)
Govt. Registered Valuer (Reg. No. CAT-1/350/15/16/44/2006-07)
IBBI Registered Valuer (Reg. No. IBBI/RV/07/2019/11743)



Delta Valuation Services Pvt. Ltd.

103, Shivsmruti, Near Dr. Tambe's Bungalow, Gawand Path,
Off Gokhale Road, Naupada, Thane (West) - 400 602.
E-mail : deltavspl@gmail.com
Tel.: 022- 25425818 | Mob. : 8898367222

Ref.: DVSP/BOI/03/23/67

Date: 18/03/2023

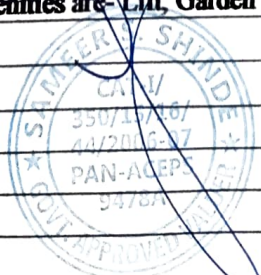
TO,
THE MANAGER
BANK OF INDIA
BRANCH: Kalbadevi

Approved

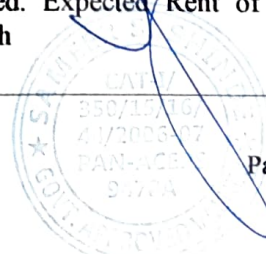
20-01-2024
Chief Manager/Assistant General Manager
Bank of India, Kalbadevi Branch

VALUATION REPORT

L	GENERAL	
1.	Purpose for which the valuation is made	To ascertain the fair market value of the property as on date.
2.	a) Date of inspection	: 18 th Mar. 2023
	b) Date on which the valuation is made	: 18 th Mar. 2023
3.	List of documents produced for perusal	
	1) Registered agreement for sale M/s. Sai Shrushti Enterprises AND I) Mr. Ranjit B. Samanta 2) Mrs. Supriya Samanta Maiti dated 13.02.2019 bearing (Doc. no. TNN-1-2445-2019)	
	2) Commencement Certificate ref.no. V.P. No.S11/0180/18/TMC/TDD/2950/19 dated 14.01.2019 issued by TMC	
	3) Occupancy Certificate ref. no. V.P. No.S11/0180/18/TMC/TDD/OCC/0698/19 dated 06.06.2019 issued by TMC	
	4) Maha-Rera registration no. P51700017148	
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)	: The said property is <u>Jointly Owned</u> by 1) Mr. Ranjit B. Samanta 2) Mrs. Supriya Samanta Maiti Seller - M/s. Sai Shrushti Enterprises <u>Address of the Property:</u> Flat no. 407, 4 th floor, Building no. A, "Sai Shrushti Sapphire" in "Sai Shrushti Sapphire Dagdu Alimkar A Chs. Ltd." Survey no. 136, Hissa no. 1 of village Dawale, Tal. & Dist.- Thane - 421204
5.	Brief description of the property: The subject property is 1-BHK Residential Flat and it is located on 04 th floor of Stilt (Pt) /Ground(Pt)+ 07 upper floors & Residential + Commercial building known as "Sai Shrushti Sapphire", in the society "Sai Shrushti Sapphire Dagdu Alimkar A Chs. Ltd", having society reg. no. TNA/ (TNA)/HSG/TC/, Diva-Shil road, Survey no.167/2A, 3 Village- Davale, Tal. & Dist.- Thane The Diva Railway station is about 2.8 kms away from the property. The Proposed Flat comprises of 1 Living Room, 1 Kitchen, 1 Bedroom, 1 Bathroom, 1 W.C., 3 Balconies & 1 Dry Balcony. The Proposed Common amenities are- Lift, Garden	
6.	Location of property	
	a) Plot No. / Survey No.	: Survey no. 136, Hissa no. 1 of village Dawale,
	b) Door No.	: Flat no. 407, 4 th floor
	c) T. S. No. / Village	: Village -Davale
	d) Ward / Taluka	: Taluka Thane



	e) Mandal / District	:	District Thane	
	f) Date of issue and validity of layout of approved map / plan	:	Building plan is not provided for our perusal but Occupancy Certificate ref. no. V.P. No.S11/0180/18/TMC/TDD/OCC/0698/19 dated 06.06.2019 issued by TMC	
	g) Approved map / plan issuing authority	:		
	h) Whether genuineness or authenticity of approved map / plan is verified	:		
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Not applicable	
7.	Postal address of the property	:	Flat no. 407, 4 th floor, Building no. A, "Sai Shrushti Sapphire" in "Sai Shrushti Sapphire Dagdu Alimkar A Chs. Ltd." Survey no. 136, Hissa no. 1 of village Dawale, Tal. & Dist.- Thane - 421204	
8.	City / Town	:	Thane	
	Residential Area	:	Residential Area	
	Commercial Area	:	Commercial Area	
	Industrial Area	:	-	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane 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	:	No	
	Whether Leasehold/Freehold	:	Freehold	
12	Boundaries of the property	:	Flat	
	North	:	Open to sky	
	South	:	Passage	
	East	:	Flat no. 406	
	West	:	Staircase	
13	Dimensions of the site	:	A	
			B	
		As per the Deed	:	<u>Actual</u>
	North	:	--	Parking Space
	South	:	--	Chawl
East	:	--	Road	
	West	:	--	Sai Shrushti Estate
14	Extent of the site	:	--	
14.1	Latitude, Longitude & Co-ordinates of flat	:	Lat: 19.165813727953232, Lng: 73.04504904896021	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	NA	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Rented. Expected Rent of Rs. 6,000/- per month	



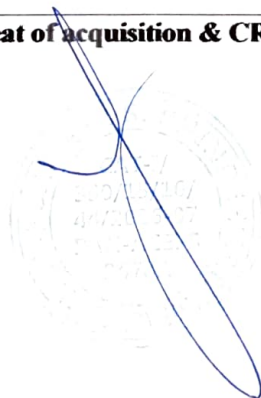
II. APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential + Commercial Building
2.	Location	:
	T. S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village/ Municipality / Corporation	: Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	: 421204
	Nearest Landmark	: Near Sai Shruti Phase-II.
3.	Description of the locality Residential / Commercial / Mixed	: Mixed
4.	Year of Construction	: 2020 or thereabout
5.	Number of Floors	: Stilt (Pt) /Ground(Pt)+ 07 upper floors & Residential + Commercial building
6.	Type of Structure	: RCC
7.	Number of Dwelling units in the building	: Not known
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 01
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Stilt/Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III FLAT		
1	The floor on which the flat is situated	: 04 th floor
2	Door No. of the flat	: Flat no. 407
3	Specifications of the flat	: 1-BHK Flat
	Roof	: RCC slab
	Flooring	: Vitrified flooring
	Doors	: Wooden doors
	Windows	: Aluminum sliding windows
	Fittings	: Concealed
	Finishing	: Concealed
4	House Tax	: Not Known
	Assessment No.	: Not applicable
	Tax paid in the name of	: Not applicable
	Tax amount	: Not applicable
5	Electricity Service Connection no.	: Not Known
	Meter Card is in the name of	: Not Known
6	How is the maintenance of the flat?	: Good

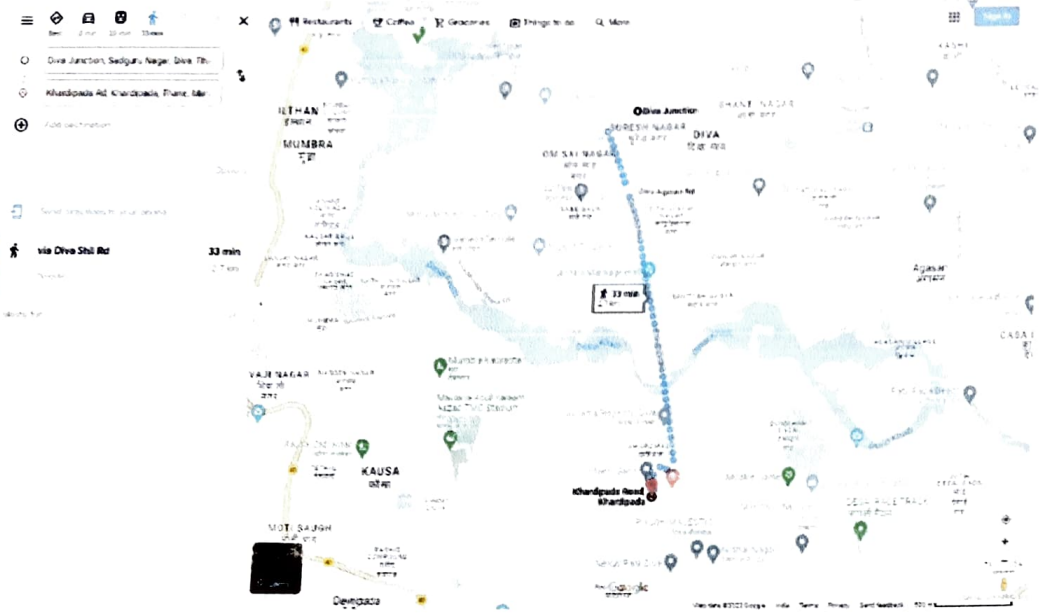
7	Sale Deed executed in the name of	:	Registered agreement in the name of 1) Mr. Ranjit B. Samanta 2) Mrs. Supriya Samanta Maiti
8	What is the undivided area of land as per Sale Deed?	:	Not Applicable
9	What is the plinth area of the flat?	:	Not known
10	What is the floor space index (app.)	:	Not known
11	What is the Carpet Area of the flat? As per site visit	:	362 sq.ft. + 66 sq.ft. (Balcony) + 17 sq.ft. (Dry Balcony)
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential + Commercial
14	Is it Owner-occupied or let out?	:	Rented
15	If rented, what is the monthly rent?	:	Expected Rent is Rs. 6,000/- P.M.
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Nil
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)	:	Rs. 6,000/- to Rs. 7,000/- on BUA
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs. 7,600/- on BUA
3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 2,500/- per Sq.ft.
	ii) Land + Others	:	Rs. 5,100 /- per Sq.ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 52,300/- per Sq.mt. i.e. Rs. 4,859/- per Sq.ft.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	Rs.2,400/- (4% dept.)
	Replacement cost of flat with Services(v(3)(i)	:	Rs. 2,500/- x 396 Sq.ft. = Rs. 9,90,000/-
	Age of the building	:	4 years
	Life of the building estimated	:	66 Years
	Depreciation percentage assuming the salvage value as 10%	:	5%
	Depreciated Ratio of the building	:	Not Applicable
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 2,400/- per Sq.ft.
	Rate for Land & other V (3)ii	:	Rs. 5,100/- per Sq.ft.
	Total Composite Rate	:	Rs. 7,500/- per Sq.ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the	30.66 sq.mt. + 3.04 sq.mt. (Enclosed area) (Carpet area as per agreement)		
2	BUA	[30.66 sq.mt. x 1.1] + 3.04 sq.mt. = 33.73 sq.mt. + 3.04 sq.mt. = 36.77 sq.mt. i.e. 395.79 ~ 396 sq.ft.	Rs. 7,500/-	Rs. 29,70,000/- Say Rs. 30,00,000/-
3	Wardrobes	N.A.		
4	Showcases	N.A.		
5	Kitchen Arrangements	N.A.		
6	Superfine Finish	N.A.		
7	Interior Decorations	N.A.		
8	Electricity deposits / electrical fittings, etc.,	N.A.		
9	Extra collapsible gates / grill works etc.,	N.A.		
10	Potential value, if any	N.A.		
11	Others	N.A.		
12	Total (Fair Market Value i.e. F.M.V)		Rs. 30,00,000/- (Rupees thirty lakh only)	
14	Construction cost/ Insurable value	396 Sq.ft.	Rs. 2,500/-	Rs. 9,90,000/-
15	Realizable value (90% of F.M.V)	--	--	Rs. 27,00,000/-
16	Distress value (80% of F.M.V)	--	--	Rs. 24,00,000/-
19	Government Market Value	Rs. 52,300/- per Sq.mt. i.e. Rs. 4,859/- per Sq.ft.	Rs.4,665/- per sq.ft. (4% dept.)	Rs. 18,47,340/-

The said property has no impending threat of acquisition & CRZ provisions are not applicable.





As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 30,00,000/- (Rupees thirty lakh only)**



**Ar. Sameer S. Shinde (M. Arch., LL.B.)
Govt. Approved Valuer
Regn. No CAT - 1/350/15/16/44/2006-07**

Annexure - V
DECLARATION FROM VALUERS

I hereby declare that-


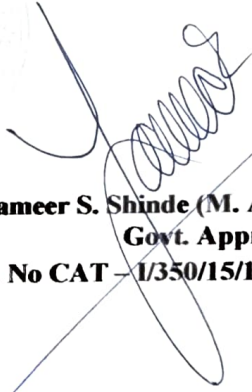
- a. The information furnished in my valuation report dated 18th Mar. 2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the correct property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally arranged the property to be inspected by my assignee, Mr. Ravikiran Shivthare and this visit to the said property was conducted on 18/03/2023. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am an official member of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential + Commercial building
2	Purpose of valuation and appointing authority	Appointed by Bank of India. Purpose of this report is to ascertain the Value for extending credit facility against the said property.
3	Identity of the valuer and any other experts involved in the valuation;	Sameer Shantaram Shinde
4	Disclosure of valuer interest or conflict, if any;	NIL
5	Date of appointment, valuation date and date of report;	Inspection Date: 18 th Mar. 2023 Report Date: 18 th Mar. 2023
6	Inspections and/or investigations undertaken;	Site-visit undertaken; Documents such as
7	Nature and sources of the information used or relied upon;	Agreement for sale, CC, OC

8	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9	Restrictions on use of the report, if any;	Yes. As per the attached Annexure VI
10	Major factors that were taken into account during the valuation;	Surrounding development, Local market conditions and Sale Instances.
11	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.	As per attached Annexure VI

Place: Thane

Date: 18th Mar. 2023

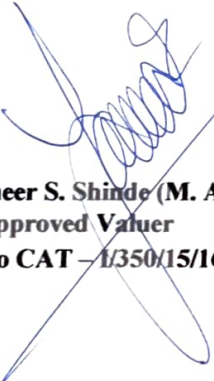



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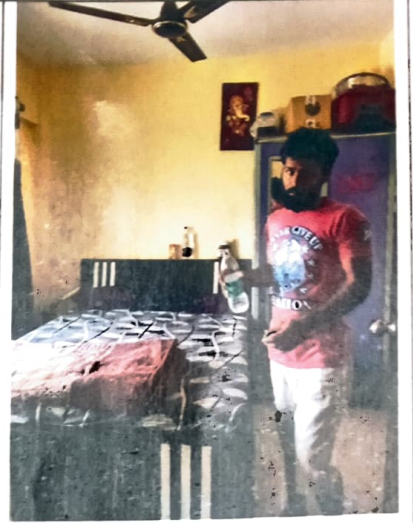
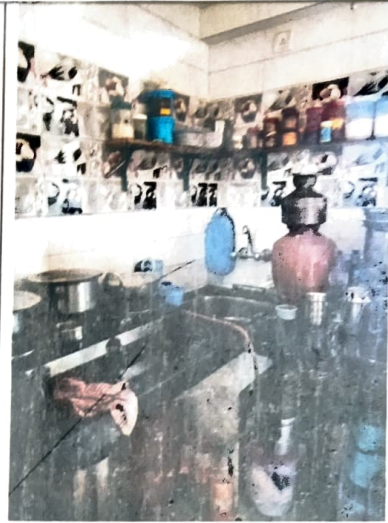
Annexure - VI**DECLARATION:**

We hereby declare that:-

- a. The information furnished above is true & correct to the best of our knowledge and belief.
- b. We have no direct or indirect interest in the assets valued.
- c. This valuation shall remain valid for the purpose for which it is made.
- d. Issued without prejudice.
- e. In our opinion we have visited & valued right property.
- f. This report is issued for specific purpose of use & is not valid if the purpose of use & party is different.
- g. The valuers shall not be responsible for matters of legal nature that may affect the value and opinion expressed by us.
- h. It is assumed that the property is free of lien & encumbrance. Our report is valid subject to the said property legally cleared by the lenders' paneled advocates.



Ar. Sameer S. Shinde (M. Arch., LL.B.)
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Sai Shree Nilgiris A

FIRST FLOOR	THIRD FLOOR	FOURTH FLOOR
101 B. BALU & ANJANA	301 B. SACHIN & ANJANA	401 B. RAJESH & ANJANA
102 B. SACHIN & ANJANA	302 B. SACHIN & ANJANA	402 B. RAJESH & ANJANA
103 B. SACHIN & ANJANA	303 B. SACHIN & ANJANA	403 B. RAJESH & ANJANA
104 B. SACHIN & ANJANA	304 B. SACHIN & ANJANA	404 B. RAJESH & ANJANA
105 B. SACHIN & ANJANA	305 B. SACHIN & ANJANA	405 B. RAJESH & ANJANA
106 B. SACHIN & ANJANA	306 B. SACHIN & ANJANA	406 B. RAJESH & ANJANA
107 B. SACHIN & ANJANA	307 B. SACHIN & ANJANA	407 B. RAJESH & ANJANA
108 B. SACHIN & ANJANA	308 B. SACHIN & ANJANA	408 B. RAJESH & ANJANA
109 B. SACHIN & ANJANA	309 B. SACHIN & ANJANA	409 B. RAJESH & ANJANA
110 B. SACHIN & ANJANA	310 B. SACHIN & ANJANA	410 B. RAJESH & ANJANA
111 B. SACHIN & ANJANA	311 B. SACHIN & ANJANA	411 B. RAJESH & ANJANA
112 B. SACHIN & ANJANA	312 B. SACHIN & ANJANA	412 B. RAJESH & ANJANA
113 B. SACHIN & ANJANA	313 B. SACHIN & ANJANA	413 B. RAJESH & ANJANA
114 B. SACHIN & ANJANA	314 B. SACHIN & ANJANA	414 B. RAJESH & ANJANA
115 B. SACHIN & ANJANA	315 B. SACHIN & ANJANA	415 B. RAJESH & ANJANA
116 B. SACHIN & ANJANA	316 B. SACHIN & ANJANA	416 B. RAJESH & ANJANA
117 B. SACHIN & ANJANA	317 B. SACHIN & ANJANA	417 B. RAJESH & ANJANA
118 B. SACHIN & ANJANA	318 B. SACHIN & ANJANA	418 B. RAJESH & ANJANA
119 B. SACHIN & ANJANA	319 B. SACHIN & ANJANA	419 B. RAJESH & ANJANA
120 B. SACHIN & ANJANA	320 B. SACHIN & ANJANA	420 B. RAJESH & ANJANA
121 B. SACHIN & ANJANA	321 B. SACHIN & ANJANA	421 B. RAJESH & ANJANA
122 B. SACHIN & ANJANA	322 B. SACHIN & ANJANA	422 B. RAJESH & ANJANA
123 B. SACHIN & ANJANA	323 B. SACHIN & ANJANA	423 B. RAJESH & ANJANA
124 B. SACHIN & ANJANA	324 B. SACHIN & ANJANA	424 B. RAJESH & ANJANA
125 B. SACHIN & ANJANA	325 B. SACHIN & ANJANA	425 B. RAJESH & ANJANA
126 B. SACHIN & ANJANA	326 B. SACHIN & ANJANA	426 B. RAJESH & ANJANA
127 B. SACHIN & ANJANA	327 B. SACHIN & ANJANA	427 B. RAJESH & ANJANA
128 B. SACHIN & ANJANA	328 B. SACHIN & ANJANA	428 B. RAJESH & ANJANA
129 B. SACHIN & ANJANA	329 B. SACHIN & ANJANA	429 B. RAJESH & ANJANA
130 B. SACHIN & ANJANA	330 B. SACHIN & ANJANA	430 B. RAJESH & ANJANA
131 B. SACHIN & ANJANA	331 B. SACHIN & ANJANA	431 B. RAJESH & ANJANA
132 B. SACHIN & ANJANA	332 B. SACHIN & ANJANA	432 B. RAJESH & ANJANA
133 B. SACHIN & ANJANA	333 B. SACHIN & ANJANA	433 B. RAJESH & ANJANA
134 B. SACHIN & ANJANA	334 B. SACHIN & ANJANA	434 B. RAJESH & ANJANA
135 B. SACHIN & ANJANA	335 B. SACHIN & ANJANA	435 B. RAJESH & ANJANA
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138 B. SACHIN & ANJANA	338 B. SACHIN & ANJANA	438 B. RAJESH & ANJANA
139 B. SACHIN & ANJANA	339 B. SACHIN & ANJANA	439 B. RAJESH & ANJANA
140 B. SACHIN & ANJANA	340 B. SACHIN & ANJANA	440 B. RAJESH & ANJANA
141 B. SACHIN & ANJANA	341 B. SACHIN & ANJANA	441 B. RAJESH & ANJANA
142 B. SACHIN & ANJANA	342 B. SACHIN & ANJANA	442 B. RAJESH & ANJANA
143 B. SACHIN & ANJANA	343 B. SACHIN & ANJANA	443 B. RAJESH & ANJANA
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146 B. SACHIN & ANJANA	346 B. SACHIN & ANJANA	446 B. RAJESH & ANJANA
147 B. SACHIN & ANJANA	347 B. SACHIN & ANJANA	447 B. RAJESH & ANJANA
148 B. SACHIN & ANJANA	348 B. SACHIN & ANJANA	448 B. RAJESH & ANJANA
149 B. SACHIN & ANJANA	349 B. SACHIN & ANJANA	449 B. RAJESH & ANJANA
150 B. SACHIN & ANJANA	350 B. SACHIN & ANJANA	450 B. RAJESH & ANJANA
151 B. SACHIN & ANJANA	351 B. SACHIN & ANJANA	451 B. RAJESH & ANJANA
152 B. SACHIN & ANJANA	352 B. SACHIN & ANJANA	452 B. RAJESH & ANJANA
153 B. SACHIN & ANJANA	353 B. SACHIN & ANJANA	453 B. RAJESH & ANJANA
154 B. SACHIN & ANJANA	354 B. SACHIN & ANJANA	454 B. RAJESH & ANJANA
155 B. SACHIN & ANJANA	355 B. SACHIN & ANJANA	455 B. RAJESH & ANJANA
156 B. SACHIN & ANJANA	356 B. SACHIN & ANJANA	456 B. RAJESH & ANJANA
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158 B. SACHIN & ANJANA	358 B. SACHIN & ANJANA	458 B. RAJESH & ANJANA
159 B. SACHIN & ANJANA	359 B. SACHIN & ANJANA	459 B. RAJESH & ANJANA
160 B. SACHIN & ANJANA	360 B. SACHIN & ANJANA	460 B. RAJESH & ANJANA
161 B. SACHIN & ANJANA	361 B. SACHIN & ANJANA	461 B. RAJESH & ANJANA
162 B. SACHIN & ANJANA	362 B. SACHIN & ANJANA	462 B. RAJESH & ANJANA
163 B. SACHIN & ANJANA	363 B. SACHIN & ANJANA	463 B. RAJESH & ANJANA
164 B. SACHIN & ANJANA	364 B. SACHIN & ANJANA	464 B. RAJESH & ANJANA
165 B. SACHIN & ANJANA	365 B. SACHIN & ANJANA	465 B. RAJESH & ANJANA
166 B. SACHIN & ANJANA	366 B. SACHIN & ANJANA	466 B. RAJESH & ANJANA
167 B. SACHIN & ANJANA	367 B. SACHIN & ANJANA	467 B. RAJESH & ANJANA
168 B. SACHIN & ANJANA	368 B. SACHIN & ANJANA	468 B. RAJESH & ANJANA
169 B. SACHIN & ANJANA	369 B. SACHIN & ANJANA	469 B. RAJESH & ANJANA
170 B. SACHIN & ANJANA	370 B. SACHIN & ANJANA	470 B. RAJESH & ANJANA
171 B. SACHIN & ANJANA	371 B. SACHIN & ANJANA	471 B. RAJESH & ANJANA
172 B. SACHIN & ANJANA	372 B. SACHIN & ANJANA	472 B. RAJESH & ANJANA
173 B. SACHIN & ANJANA	373 B. SACHIN & ANJANA	473 B. RAJESH & ANJANA
174 B. SACHIN & ANJANA	374 B. SACHIN & ANJANA	474 B. RAJESH & ANJANA
175 B. SACHIN & ANJANA	375 B. SACHIN & ANJANA	475 B. RAJESH & ANJANA
176 B. SACHIN & ANJANA	376 B. SACHIN & ANJANA	476 B. RAJESH & ANJANA
177 B. SACHIN & ANJANA	377 B. SACHIN & ANJANA	477 B. RAJESH & ANJANA
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180 B. SACHIN & ANJANA	380 B. SACHIN & ANJANA	480 B. RAJESH & ANJANA
181 B. SACHIN & ANJANA	381 B. SACHIN & ANJANA	481 B. RAJESH & ANJANA
182 B. SACHIN & ANJANA	382 B. SACHIN & ANJANA	482 B. RAJESH & ANJANA
183 B. SACHIN & ANJANA	383 B. SACHIN & ANJANA	483 B. RAJESH & ANJANA
184 B. SACHIN & ANJANA	384 B. SACHIN & ANJANA	484 B. RAJESH & ANJANA
185 B. SACHIN & ANJANA	385 B. SACHIN & ANJANA	485 B. RAJESH & ANJANA
186 B. SACHIN & ANJANA	386 B. SACHIN & ANJANA	486 B. RAJESH & ANJANA
187 B. SACHIN & ANJANA	387 B. SACHIN & ANJANA	487 B. RAJESH & ANJANA
188 B. SACHIN & ANJANA	388 B. SACHIN & ANJANA	488 B. RAJESH & ANJANA
189 B. SACHIN & ANJANA	389 B. SACHIN & ANJANA	489 B. RAJESH & ANJANA
190 B. SACHIN & ANJANA	390 B. SACHIN & ANJANA	490 B. RAJESH & ANJANA
191 B. SACHIN & ANJANA	391 B. SACHIN & ANJANA	491 B. RAJESH & ANJANA
192 B. SACHIN & ANJANA	392 B. SACHIN & ANJANA	492 B. RAJESH & ANJANA
193 B. SACHIN & ANJANA	393 B. SACHIN & ANJANA	493 B. RAJESH & ANJANA
194 B. SACHIN & ANJANA	394 B. SACHIN & ANJANA	494 B. RAJESH & ANJANA
195 B. SACHIN & ANJANA	395 B. SACHIN & ANJANA	495 B. RAJESH & ANJANA
196 B. SACHIN & ANJANA	396 B. SACHIN & ANJANA	496 B. RAJESH & ANJANA
197 B. SACHIN & ANJANA	397 B. SACHIN & ANJANA	497 B. RAJESH & ANJANA
198 B. SACHIN & ANJANA	398 B. SACHIN & ANJANA	498 B. RAJESH & ANJANA
199 B. SACHIN & ANJANA	399 B. SACHIN & ANJANA	499 B. RAJESH & ANJANA
200 B. SACHIN & ANJANA	400 B. SACHIN & ANJANA	500 B. RAJESH & ANJANA

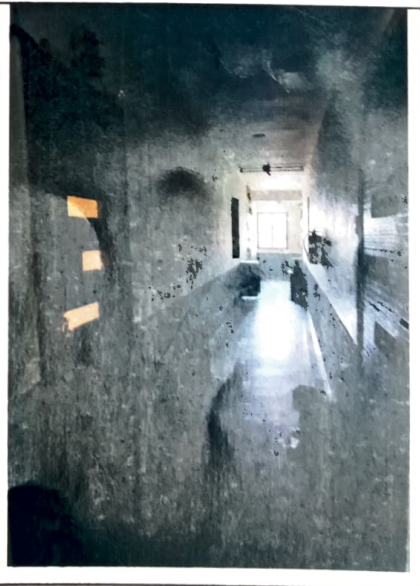
साई सृष्टी समारंभ दगड अस्मिन्कर ए को-ऑपरेटिव सोसायटी लि.
 को-ऑप. नं. १२५२, (टी.ए.ए.) एम.सा.सी./टी.सी. ४४२१/४४ - ४४२१

सोसायटी नियम अटी

- १) काम मालकानी कच खरोटी/चिनी व भातपाने देताना सोसायटीची परवानगी घेणे आवश्यक आहे व भाडेकच्चा करारच्या सोसायटीकडे जाय कायना.
- २) काम मध्ये दुकानी व कोठारी काम करताना सोसायटीची परवानगी घेणे आवश्यक आहे.
- ३) लिफ्ट (इस्वायम) मजगती ०२ ते ०५ या वेळेत बंद करवता येईल. आपत्कालीन वेळेत बंदी मागे घ्यायची आहे. लिफ्ट मध्ये अचानक सायन येऊ नये.
- ४) वास्तव्य जाताना पीप, मंस व पाण्याचे बंद बंद करून घेणे पाणी तपून पावणे.
- ५) वाहन मू. का घेवताना १ ते २१ बंद बंदी घ्यायची आहे.
- ६) काम व दुकान, एमकर सोसायटी अचानक व लिफ्ट बंद व सोसायटी बंद व काम घ्यायची.
- ७) सोसायटीच्या का निवारीने वेळेत नियम घ्यायचे, सदस्यांनी दुकाने घ्यायची नसायती.

सोसायटीच्या कामात १ व २ वेळेत व ३ व ४ वेळेत सकाळी १० ते दुपार १२ व ३ व ४ वेळेत

350/15/16/44/2016-87
 PAN AEPB
 9478A





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

Annual Statement of Rates

Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : डावले

Search By: Survey No Location

Enter Survey No: 136 Search

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
28/107-20अ) सर्वे नंबर	10400	52300	53500	65400	53500	चौ. मीटर	सर्व्हे नंबर

The undersigned has inspected the property detailed in the Valuation Report dated 20th Mar. 2023
We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs.
_____ only).

Date:



Signature

(Name of the Branch Manager with office Seal)