

10472980826/1925/12 Coll No 77851481150  
R. D. Ashtaputre & Associates

R. D. Ashtaputre

B.E. M.I.E. F.I.V.

Mob. : 98690 89652 / 98332 89652

Rohan Ashtaputre

B.E. M.VAL (R.E.) PGDBM

Mob. : 9769 1010 49

- ★ Govt. Approved Valuers
- ★ Lenders Engineer
- ★ Chartered Engineers
- ★ Project Consultants

Head Office : 43/1713, "Shramik", D. N. Nagar, Opp. Y.M.C.A., Juhu Link Road, Andheri (W), Mumbai - 400 053.

Branch Office : B - 8, Ground Floor, Prashant C.H.S., Near Gayatri Temple, Cmi Nagar, Ambadi Road, Vasai (W), Dist : Palghar - 401 202.

E-mail : rdavaluer@yahoo.co.in / rohanashtaputre@yahoo.in

INVOICE

RDA(V)/SBI SME/1507/2021-22

Tax Inv. No. 07-2029/2021-22

20/07/2021

Bill for Valuation  
of  
Unit No. 106, 1<sup>st</sup> Floor,  
Shiv Sagar Industrial Estate Premises Coop. Soc. Ltd.,  
Kotkar Road, Goregaon - (East), Mumbai - 400 063.  
(Name of the Owner : M/s Nippon Technologies)  
[Name of Account - M/s. Nippon Technologies]

The bill for the cited assignment is forwarded herewith please.

1). Valuation Amount	Rs. 1,00,00,000/-
2). Professional Charges	Rs. 2,500/-
3). Central Tax ( 9 % )	Rs. 225/-
4). State Tax ( 9 % )	Rs. 225/-
5). Total	Rs. 2,950/-

(Rs. Two Thousand Nine Hundred & Fifty Only.)

GSTIN / UIN : 27AAFPA4812R1ZJ  
Service Tax Reg. No. AAFPA4812RSD001  
Pan No. AAFPA4812R  
HSN/SAC No. 998331

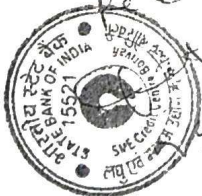
Please Credit Proceeds to SBI Current A/c. No. 33089240059

Thanking you

Yours Faithfully,

R. D. ASHTAPUTRE  
for R. D. Ashtaputre & Associates

To,  
The Chief Manager  
State Bank of India - Borivali (West) Branch,  
101, 1<sup>st</sup> Floor, Landmark Building  
S. V. Road, Borivali - (West), Mumbai - 400 092.  
(GSTIN/UIN:-27AAACS8577K2ZO)



# Ashtaputre & Associates

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RDA(V)/SBI/1507/2021-22

20/07/2021

To  
The Chief Manager  
State Bank of India, SME City Centre,  
101, 1<sup>st</sup> Floor, Landmark Building  
S. V. Road, Borivali - (West), Mumbai - 400 092.

## VALUATION REPORT

### I. GENERAL

1.	Purpose for which valuation is made	Bank Loan (Name of Account - M/s. Nippon Technologies)
2.	a). Date of inspection of visit b). Date on which valuation is made	15/07/2021 20/07/2021
3.	List of documents produced for perusal	a. Copy of Agreement for Sale dated 24/07/2003 b. Copy Society Share Certificate issued by society
4.	Name of the Owners & Address of the Property	M/s Nippon Technologies Unit No. 106, 1 <sup>st</sup> Floor, Shiv Sagar Industrial Estate Premises Coop. Soc. Ltd., Kotkar Road, Goregaon - (East), Mumbai - 400 063.
5.	Brief description of the property	This property is located on Kotkar Road, Near Romell Residency Building at a distance of @ 1 Km. from Goregaon Railway Station.
6.	Location of property - a). Plot No./Survey No./C.T.S No. b). Door No. c). Village d). Taluka e). District	C.T.S No. : 174 - D Unit No. 106 Pahadi Goregaon Borivali Mumbai Suburban
7.	Postal address of the Property	Unit No. 106, 1 <sup>st</sup> Floor, Shiv Sagar Industrial Estate Premises Coop. Soc. Ltd., Kotkar Road, Goregaon - (East), Mumbai - 400 063.
8.	a). City/Town b). Residential Area c). Commercial Area d). Industrial Area	City -- -- Yes
9.	i). High / Middle / Poor ii). Urban / Semi Urban / Rural	Middle Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai





**R. D. Ashtaputre & Associates**

Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area	Not known
Boundaries of the Property a). North b). South c). East d). West	By Industrial Area. By Romell Residency Building By Industrial Area. By Open Ground
3. Dimensions of the Site a). North b). South c). East d). West	(a) As per Deed                      (b) As per Actuals Not known                      By Industrial Area. By Romell Residency Building By Industrial Area By Open Ground.
4. Extent of the Site	--
5. Latitude & Longitude	Lat N 19 10' 14.3472" Long E 72 51' 11.7612"
6. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	Owner Occupied

**II. INDUSTRIAL BUILDING**

1. Nature of Apartment	Industrial
2. Location : a). C.T.S. No. & Village b). Taluka & District c). Municipal Corporation	C.T.S No. 174 - D, Village - Pahadi Goregaon Borivali & Mumbai Suburban Municipal Corporation of Greater Mumbai
3. Description of Locality : Residential / Commercial / Mixed	Mixed
4. Year of Construction	2002
5. Number of floors	Ground + 3 Storied R.C.C. Structure.
6. Type of Structure	R.C.C.
7. No. of dwelling units in the building	--
8. Quality of Construction	Good
9. Appearance of the Building	Good
10. Maintenance of the Building	Good
11. a). Lift b). Protected Water Supply c). Underground Sewerage d). Car Parking - Open/Covered e). If compound wall existing? f). If paving laid around the building?	2 Nos. Yes Yes Open Yes Yes



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**I. UNIT**

1.	The floor in which the Shop is situated	First Floor
2.	Door No. of the Unit	Unit No. 106
3.	Specifications of the Unit a). Roof b). Flooring c). Doors d). Windows e). Fittings f). Finishing	R.C.C. Marbonate M. S. Rolling Shutter (2 Nos.) Aluminum Sliding Concealed Type Good
4.	House Tax a). Assessment No. b). Tax paid in the name of c). Tax Amount	Not known
5.	a). Electrical Service connection No. b). Meter Card is in the name of	-- --
6.	How is the maintenance of the Unit?	Good
7.	Sale Deed executed in the name of	M/s Nippon Technologies
8.	What is undivided area of land as per Sale Deed?	--
9.	What is the Plinth area of the Unit?	Details given separately
10.	What is the floor Space Index (app.)	--
11.	What is the Carpet Area of the Unit?	Details given separately
12.	Is it Posh / I Class / Medium / Ordinary?	Medium
13.	Is it being used for Residential or Commercial purpose?	Commercial purpose
14.	Is it owner-occupied or let out?	Owner-occupied
15.	If rented, what is the monthly rent?	-----

**IV. MARKETABILITY**

1.	How is the marketability?	Good
2.	What are the factors favoring for an extra potential value?	--
3.	Any negative factors are observed which affect the market value in general?	--



**R. D. Ashtaputre & Associates**

**V. RATE**

1.	After analyzing the comparable sale instances, what is the composite rate for a similar unit with same specifications in the adjoining locality?	Prevalent Rates of Similar Industrial Unit in Goregaon (East) are in the Range of Rs. 18,000/- to Rs 20,000/- Sq.ft.
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 unit under comparison	Rs. 19,000/- Sq.ft.
3.	Break-up for the rate i). Building + Services ii). Land + Others	Rs. 4,000/- Sq.ft. Rs. 15,000/- Sq.ft.
4.	Guideline rate obtained from the registrar's office	Rs. 1,64,030/- Sq.mtrs. = Rs. 15,239/- Sq.ft.

**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

1.	Depreciated building rate :	
a.	Replacement cost of unit with services	Rs. 21,00,000/-
b.	Age of the building	19 Years
c.	Life of the building estimated	41 years with periodic structural audit & regular maintenance adopting full life of 60 years
d.	Depreciated percentage assuming the salvage value as 10%	Rs. 72/-
e.	Depreciated ratio of the building	--
2.	Total composite rate arrived for valuation	
a.	Depreciated building rate	--
b.	Rate for Land & Other	--
c.	Total composite Rate	Rs. 19,000/- Sq.ft.

This Industrial Building is Ground + 3 Storied R.C.C. Structure with 2 lifts.  
Unit No. 106 is located on 1<sup>st</sup> Floor. Height of the unit is @ 13'.  
Mezzanine Floor is also constructed inside the Unit.

Main Unit consists of Executive cabin, Assembling Area, Pantry & W.C. Facility.  
Mezzanine Floor consists of Manufacturing, Assembling Area & Packaging activity.  
Marbonate Flooring & Concealed Type Electrical Wiring are provided in entire unit

**Carpet Area of Unit 106 (as per actual measurements) = 25.11 x 17.54 = 440.43 Sq.ft.**

**Carpet Area (as per agreement) = 40.89 Sq.mtrs. = 440.00 Sq. ft.**

**Built-up Area = 1.2 x Carpet = 1.2 x 440 = 528.00 Sq.ft**

**which is taken into consideration for valuation purpose.**

Considering Location, Above Specifications, Age of the Building, Present Market Trends, Composite Rate of Rs. 19,000/- Sq.ft. of Built-up Area is adopted for valuation of the unit.



## R. D. Ashtaputre & Associates

### Details of Valuation

r. no.	Description	Built-up Area (in Sq.ft.)	Rate (Rs./Sq.ft.)	Value (Rs.)
1.	Present Value of the Property	528	19,000/-	1,00,32,000/-
2.	Car parking	--	--	--
3.	Wardrobes	--	--	--
4.	Showcases/almirahs	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decoration	--	--	--
8.	Electricity deposits/Electrical fittings	--	--	--
9.	Extra collapsible gates/ grill works, etc	--	--	--
	<b>Value Rs.</b>			<b>1,00,32,000/-</b>
	<b>Say</b>			<b>1,00,00,000/-</b>

### Valuation :-

- 1). Fair Market Value = Rs. 1,00,000.00/- ( Rs. One Crore Only. )
- 2). Net Realizable Value = Rs. 90,00,000/- ( Rs. Ninety Lakhs Only. )
- 3). Distress Sales Value = Rs. 81,00,000/- ( Rs. Eighty One Lakhs Only. )
- 4). Value for Insurance Purpose = Rs. 21,00,000/- ( Rs. Twenty One Lakhs Only. )

As a result of my appraisal and analysis, it is my considered opinion that present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,00,00,000/- ( Rs. One Crore Only. )** Net Realizable Value is **Rs. 90,00,000/- ( Rs. Ninety Lakhs Only. )** & Distress Sales Value is **Rs. 81,00,000/- ( Rs. Eighty One Lakhs Only. )**

### Declaration : We hereby declare that -

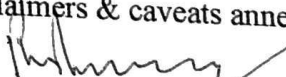
- a) The information furnished in our report dated 20/07/2021 is true and correct to the best of my knowledge & belief and I have made an impartial and true valuation of the property.
- b) We have no direct and indirect interest in the property valued.
- c) We inspected the property through our representative Mr. Vikas on 15/07/2021
- d) We have not been convicted of any offence and sentenced to a term of imprisonment.
- e) We have not been found guilty of misconduct in our professional capacity.
- f) We are registered under Section 34 AB of the Wealth Tax Act 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- g) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- h) Photographs of the property taken by us are attached with this report.
- i) This valuation is purely an option and has no legal or contractual obligation on our part.
- j) The rates are based on current market conditions and this may vary with time and status.
- k) This valuation report is given on the request of Bank officials.
- l) This report is based on some assumptions, where no data was available or was not made available on the basis documentary proof.
- m) Abnormal fluctuations in the real estate market have not been considered in the valuation.
- n) This valuation report is for specific purpose, however if used otherwise for any other purpose partially or fully it could be misleading.

I. I / our representative have personally inspected asset under valuation.

II. We have no direct / indirect interest in the above valuation.

III. This valuation report should be read along with disclaimers & caveats annexed herewith.

Place : Mumbai  
Date : 20/07/2021

  
R. D. ASHTAPUTRE  
For R. D. Ashtaputre & Associates



***R. D. Ashtaputre & Associates***

The undersigned has inspected the property detailed in the valuation report dated 20/07/2021.

We are satisfied that the fair and reasonable market value of the property **Rs. 1,00,00,000/-**

**( Rs. One Crore Only. )**

**Date :**

**Signature**  
**(Name of the Branch Manager with Office Seal)**

## *R. D. Ashtaputre & Associates*

### **Disclaimers & Caveats**

1. Valuation is based on our experience and knowledge and this is only an opinion and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
2. This report does not certify valid or legal or marketable title of any of the parties over the Property. Our report does not cover verification of ownership, title clearance or legality and subject to adequacy of engineering/structural design.
3. As regards to the Authenticity/Genuineness/Verification of documents, the onus lies with the lenders. Our report is valid subject to the said Property legally cleared by the lender's Panel Advocate.
4. Encumbrances of Loan, Government and other dues, Stamp Duty, Registration Charges, Transfer Charges etc. if any, are not considered in the valuation. We have assumed that the Assets are free from encumbrances.
5. Our report should be read along with disclaimers and caveats. The value given in our report is only an opinion on the Fair Market Value as on date. If there is any opinion from others / Valuers about increase or decrease in the value of the Assets valued by us, we should not be held responsible as the views vary from person to person and based on circumstances.  
The principle of 'BUYERS BEWARE' is applicable in case of any sale/purchase of Assets.
6. This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.
7. Values can go down in case of forced sale. However, it is possible to fetch a higher price in case needy buyer is found.
8. The Valuation is based on the site visit and the information given by the Bank/Client.
9. The valuation is subject to clear and marketable title of the property.
10. Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property and is based on market rate.
11. This report is issued on actual inspection to the best of our knowledge and ability and is without prejudice.
12. The documents provided to us are assumed to be the latest and that no changes have taken place with respect to the said Property. (including change of ownership, approvals etc. )
13. 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 *R. D. Ashtaputre & Associates* within 30 days from the date of the report.
14. Value of the property depends on several external factors & hence it changes from time to time, over which valuer has no control.
15. Valuation Report submitted to the bank / client is only for information purpose & the report shall be valid only after the professional charges have been paid for.



  
**R. D. ASHTAPUTRE**  
**For R. D. Ashtaputre & Associates**



***R. D. Ashtaputre & Associates***

**DECLARATION- CUM- UNDERTAKING**

I, Ravikiran D. Ashtaputre, 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 dated 20/07/2021 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) Our representative have personally inspected the property on 15/07/2021. The work is not subcontracted to any other valuer and carried out by my staff.
- 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 convicted of any offence and sentenced to a term of imprisonment
- h) I have not been found guilty of misconduct in professional capacity
- i) I have not been declared to be un sound mind
- j) I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k) I am not an un discharged in solvent
- l) 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 Income tax (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
- m) 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
- n) My PAN Card number is AAFPA4812R
- o) I undertake to keep you inform do fan event so happenings which would make me ineligible for empanelment as a valuer
- p) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q) 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
- r) 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
- s) 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)
- t) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS)only.
- y) Further, I hereby provide the following information.



**R. D. Ashtaputre & Associates**

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	This property is unit situated in industrial area
2	purpose of valuation and appointing authority	Loan Purpose for State Bank of India
3	Identity of the valuer and any other experts involved in the valuation;	R. D. Ashtaputre & Associates
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of appointment 12/07/2021 Inspection date : 15/07/2021 Report date : 20/07/2021
6	inspections and/or investigations undertaken;	Physical site verification, & photographs of the property
7	nature and sources of the information used or relied upon;	Based on our site visit & information collected at site
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per standards
9	restrictions on use of the report, if any;	--
10	major factors that were taken into account during the valuation;	Nil
11	major factors that were not taken into account during the valuation;	Nil
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.	--

Date : 20/07/2021  
Place: Mumbai



**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standard so integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straight forward, and for the right 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 the clients, possible sources of conflicts of duties and interests, while providing un biased 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**

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**

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.

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

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

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**

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

6. 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 organization discredits the profession.

**Miscellaneous**

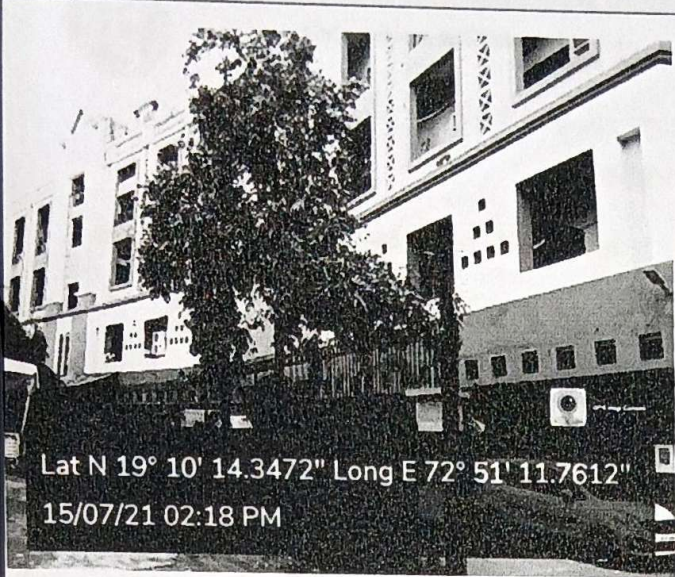
31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

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



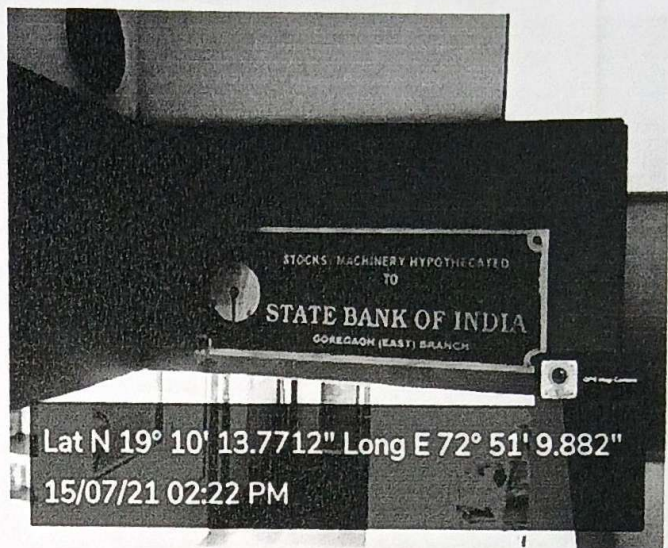


Unit No. 106, 1<sup>st</sup> Floor,  
 Shiv Sagar Industrial Estate Premises Coop. Soc. Ltd.,  
 C.T.S No. : 174- D, Village - Pahadi Goregaon,  
 Kotkar Road, Goregaon - (East), Mumbai - 400 063.  
 (Name of Owner - M/s. Nippon Technologies)



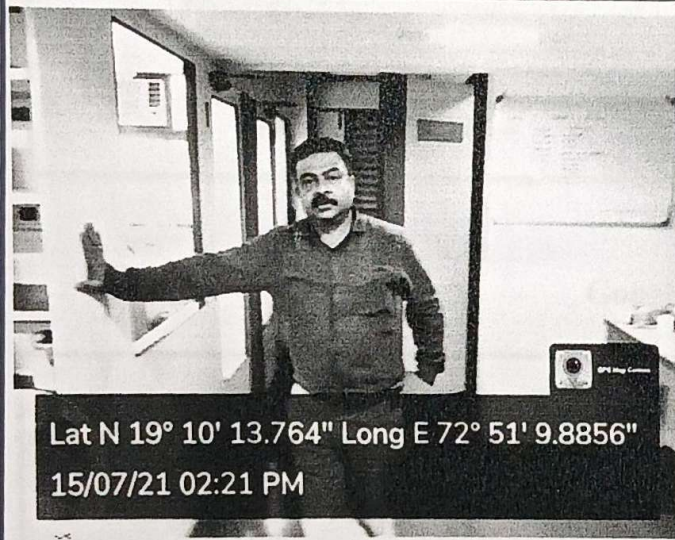
Lat N 19° 10' 14.3472" Long E 72° 51' 11.7612"  
 15/07/21 02:18 PM

VIEW OF BUILDING



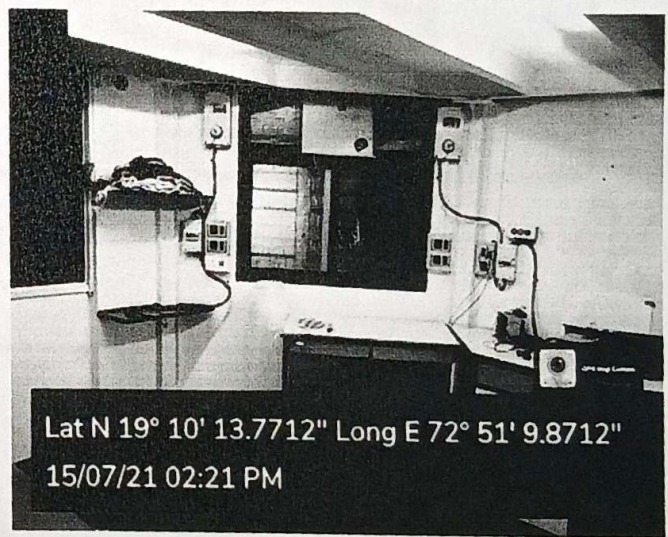
Lat N 19° 10' 13.7712" Long E 72° 51' 9.882"  
 15/07/21 02:22 PM

VIEW OF SBI NAME PLATE



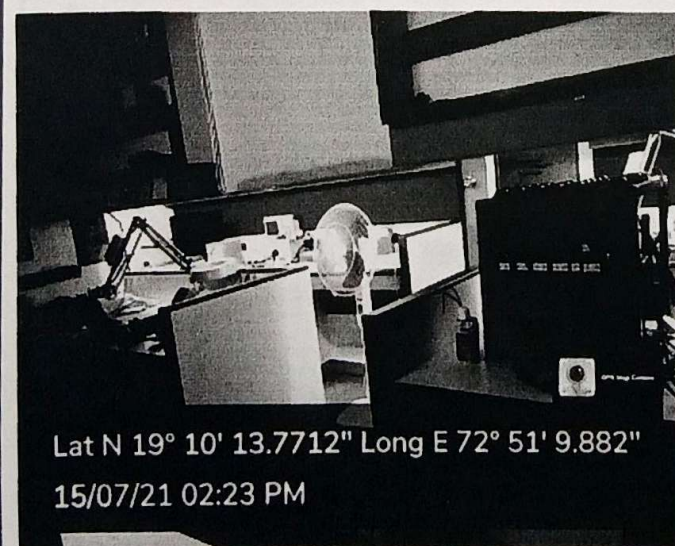
Lat N 19° 10' 13.764" Long E 72° 51' 9.8856"  
 15/07/21 02:21 PM

INSIDE VIEW OF UNIT



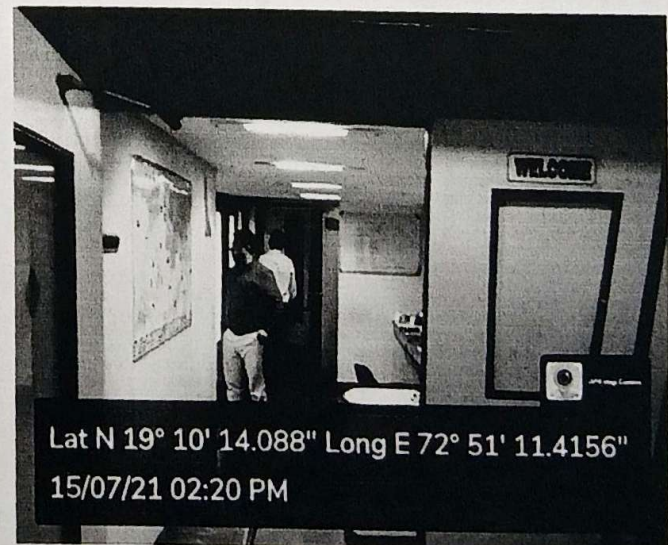
Lat N 19° 10' 13.7712" Long E 72° 51' 9.8712"  
 15/07/21 02:21 PM

INSIDE VIEW OF UNIT



Lat N 19° 10' 13.7712" Long E 72° 51' 9.882"  
 15/07/21 02:23 PM

MEZZANINE AREA



Lat N 19° 10' 14.088" Long E 72° 51' 11.4156"  
 15/07/21 02:20 PM

INSIDE VIEW OF UNIT





## Stamp Duty Ready Reckoner Rate (Source - igrmaharashtra.gov.in)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

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Annual Statement of Rates

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पहाडी-गोरगाव पूर्व (वोरीवली)

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Survey No  Location

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174

Search

उपविभाग	वृत्ती प्रमाण	निवासी वर्धिका	संपत्ति	दुकाने	नौचोपिक	रकम (Rs.)	Attribute
58/269-भुभाग : उत्तर व पूर्वेत गावाची हद्द व अंशतः दृतगती मार्ग, दक्षिणस गोरगाव स्टेशन ते दृतगती मार्ग मोडगारा रस्ता व पश्चिमेत रेल्वे लाईन.	76200	164030	188530	246700	164030	चौरस मीटर	सि.टी.एन. तवर

### Google Map

