VALUATION REPORT

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GEETA AMIT GOREGAONKAR & AMIT RAMESH GOREGAONKAR

At. "CODENAME YOUNIQUE" Unit No. 1202, 12th Floor, D wing, Sion Trombay Road, Chunabhatti (East) Tal. Kurla, Mumbai - 400 022



For <u>SATE BANK OF INDIA – BELAPUR BRANCH</u> BY

D G SHAH AND ASSOCIATES Mr. Dilip Shah

Architect, Interior Designer, Government Valuer & Project Consultant

Office No. 606, Thacker Tower, Plot No. 86, Sector 17, Vashi Navi Mumbai - 400705 Tel No: 41239031 & Mob No: 9004004055 Email id : dgshah606@gmail.com & dgshah333@gmail.com



Date: 25/09/2024

To, The Manager of State Bank of India Branch:- Belapur Branch

Subject : Valuation Report of Fair Market Value of the Property

Client Name : Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar

Dear Sir,

Please find enclosed here with the valuation report of the subject property.

Location of Property		Unit No. 1202, 12th Floor, D wing, "CODENAME
		YOUNIQUE", Sion Trombay Road, Chunabhatti
		(East), Tal. Kurla, Mumbai - 400 022
Area	:	Carpet area - 869 Sq ft (As per Agreement)
Fair Market Value	:	Rs. 3,19,15,000/-
Realizable Value (95% Loading	:	Rs. 3,03,19,250/-
on FMV)		RS. 5,05,17,250/-
Distress Value (80% Loading on	•••	Rs. 2,55,32,000/-
FMV)		RS. 2,33,32,000/-
Government Value	•••	Rs. 1,11,17,324/-
Insurable Value	:	Rs. 33,46,000/-
Agreement Value	:	NA

This Report contains 20 Pages (Including Photographs & Annexure) Kindly Acknowledge Thanking You

Er. Dilip Shah

D G Shah & Associates Date: 25/09/2024 Place: Vashi

Architect, Interior Designers, Government Valuer & Project Consultant



Dated : 25/09/2024

To, STATE BANK OF INDIA BELAPUR BRANCH

VALUATION REPORT (IN RESPECT OF FLAT)

Ι	GEN	IERAL		
1	Purpose for which the valuation is made		Fo	or Bank Loan
2	a)	Date of Inspection	:	25/09/2024
	b)	Date on which the valuation is made	:	25/09/2024
3	List	t of documents produced for		
	-	usal		
	Agr	reement For Sale	:	Regn No. 20713/2024 on dated 12/09/2024 Made between M/s. Sheth Smarthomes LLP as the Promoter AND Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar as the Allottee's.
		nmencement Certificate No	:	No. MH/EE/(BP)/GM/MHADA- 23/1371/2024/CC/1/New on dated 28/03/2024 issued by Mhada
	REI	RA Certificate	:	No. P51800056060 Valid upto 31/12/2028
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)Brief Description of the property		:	Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar Add: 15/52, 3rd Floor, Dr. Rangnekar CHS, Shivsrushti Kurla (East) - 400024 3 BHK Residential Unit No. 1202, 12th Floor, D wing, "CODENAME YOUNIQUE", Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai -
				400 022
		ation of the property	-	
	a)	Plot No./ Survey No.	:	CTS No. 458/A
	b)	Door No.	:	Unit No. 1202
	c)	T.S.No. / Village Ward / Taluka	:	Sion Kurla
	d)	Mandal/District	:	Mumbai
	e) f)	Date of issue and validity of layout of approval map/plan		No. MH/EE/(BP)/GM/MHADA- 23/1371/2024/CC/1/New on dated 28/03/2024
	g)	Approval map/ Plan issuing authority		Issued by Mhada

Architect, Interior Designers, Government Valuer & Project Consultant



	h)	Whether genuineness or		Yes				
		authenticity of approved map/plan						
		is verified						
	i)	Any other comments by our		No				
	empanelment valuer on authentic							
		of approved plan						
7	Pos	tal address of the property	:	Unit No. 1202, 12th Floor, I	D wing, "CODENAME			
				YOUNIQUE", Sion Trombay	y Road, Chunabhatti			
				(East), Tal. Kurla, Mumbai				
8	City	// Town	:	Chunabhatti (East)				
		idential Area	:	Yes				
		nmercial Area	:	Yes				
		ustrial Area		Nil				
9	-	ssification of the Area						
	i)	High/ Middle/ Poor	;	Middle Class				
	ii)	Urban / Semi Urban/ Rural		Urban				
10	,	ning under Corporation limit/ Village		Within the Limits of Mhada	<u> </u>			
10		ichayat Municipality	•		L			
11	Wh	ether covered under any state/	:	No				
	Cen	tral Gory. Enactments (e.g., Urban						
	Lan	d Ceiling Act) or notified under						
	age	ncy area/ scheduled area/						
	can	tonment area						
12	Βοι	Indaries of the Property						
	Nor	rth	:	Sumangal Project By Herita	age			
	Sou	th	:	Service Road				
	Eas	t	:	Trimurti Road				
	We	st	:	Raheja Amaltis - A Tower				
	Din	nensions of the site		A B				
				As per the Deed	As per Actual			
	Nor	•th	:	NA	Sumangal Project			
		-	⁻		By Heritage			
	Sou	th	:	NA	Service Road			
	Eas		:	NA	Trimurti Road			
	We			NA Raheja Amalt				
			.	1111	Tower			
14	-	ent of the site		NA				
14.1		itude, Longitude & Co-ordinates of		Longitude -72.874630, La	titude – 19.051793			
1 Г	flat							
15	-	ent of the site considered for Jation (least of 13A & 13B)		Carpet area - 869 Sq ft (As	per Agreementj			
16	-	ether occupied by owner/ tenant? If		Building is under construct	tion			
	•	/	•					



	occupied by tenant, since how long?		
	Rent received per month		
II	APARTMENT BUILDING		
1.	Nature of the Apartment		Residential
2.	Location		Chunabhatti (East)
	T. S. No.		NA
	Flat No.	•	Unit No. 1202
	Ward No.	:	
	Village/Municipality/Corporation		Under limits of Mhada
	Door No., Street or Road (Pin Code)	:	400 022
	. ,		
3.	Description of the locality Residential/	:	Residential
4	Commercial/Mixed		Duilding is up day any stration
4. 5.	Year of Construction Number of Floors		Building is under construction
5.		:	Proposed 03 Basement + Ground + 23rd upper floors
6.	Type of Structure		RCC Framed
7.	Number of dwelling units in the Building		3 Flat on 12th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	÷	Building is under construction
10	Maintenance of the Building		Building is under construction
11	Facilities Available		
	Lift		Yes, 2 nos (Proposed)
	Protect Water Supply		Municipal (Proposed)
	Underground Sewerage	:	Yes (Proposed)
	Car Parking – Open/ Covered	:	Yes (Proposed)
	Does Compound Wall exist?	:	Yes (Proposed)
	Is pavement laid around the Building	:	Yes (Proposed)
III	Flat		
1	The Floor on Which flat is situated	:	12th Floor
2.	Door No. of the flat	:	Flat No. 1202
3	Specification of flat		
	Roof	:	RCC Slab
	Flooring	:	Vitrified (Proposed)
	Doors	:	Wooden (Proposed)
	Windows	:	Aluminum & Sliding (Proposed)
	Fitting	:	Concealed (Proposed)
	Finishing	:	Distemper (Proposed)
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.



	Tax amount	:	N.A.
		-	
5	Electricity Service Connection No.	:	N.A.
	Meter Card in the name of	:	N.A.
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Geeta Amit Goregaonkar & Amit Ramesh Goregaonkar
8	What is the undivided area of land as per Sale Deed?	•	N.A.
9	What is the Plinth area of the flat		NA
10	What is the floor space index (app.)	:	NA
11	What is the Carpet Area of the Flat	•••	Carpet area - 869 Sq ft (As per Agreement)
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium
13	Is it being used for residential or Commercial	:	Residential
14	Is it Owner occupied or Let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	Future Rental Approx. Rs. 66,000/- Per Month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra potential value	••	Good residential area, All the civic amenities are within close proximity of the building. It is about 0.900 Km distance away from Chunabhatti Railway Station .
3	Any negative factors are observed which affect the market value is general?	:	No
V	Rate		
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? – (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)		The rate in the locality are in between Rs. 35,000/- per Sq. Ft on Carpet Area
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details) Break - up for the rate	:	The rate in the locality are in between Rs. 35,000/- per Sq. Ft on Carpet Area

^{606,} Thacker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705. Tel.: 41239031 Mob.: 9821134875 Email: dgshah606@gmail.com, dgshah333@gmail.com



	i) Building + Services	:	Rs. 3,500/-
	ii) Land + Others		Rs. 31,500/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed		Rs. 1,25,170/- per Sq. mtr i.e 11,629/- Per Sq.ft
5	In case of variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		The Ready Reckoner Rates are guide line rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply& demand, Also Specifications & other amenities Provided for the Property. We have Considered the factors which elevates the value of the property. It is well located & easy reaches both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we have given the Fair market value as mentioned below.
VI	COMPOSITE RATE ADOPTED AFTER DEP	RE	CIATION
a.	Depreciated Building Rate		
	Replacement cost of Flat with Services (v (3)i)	:	Rs. 3,500/- Sq.ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 Years (Balance Life of the Subject Building after Completion)
	Depreciation percentage assuming the salvage value as	:	
	Depreciated Ratio of the building	:	
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 3,500/-
	Rate for Land & other V (3)ii	:	Rs. 31,500/-
	Total Composite Rate	:	Rs. 35,000/-

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Details of Valuation:

Sr. No.	Description	Qty. (Sq.ft)	Rate per unit Rs.	Estimated Value Rs.						
1	Present value of the flat	869	Rs. 35,000/-	Rs. 3,04,15,000/-						
	Car Parking	1	Rs. 15,00,000/-	Rs. 15,00,000/-						
	Total Rs. 3,19,15,000/-									
	Remarks:- As on site building in under construction total 10% work is completed (Excavation work is completed), Remaining work is in progress.									

As a result of my appraisal & analysis, it is my considered opinion that the **Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 3,19,15,000/-** (In Words- Rs. Three Crore Nineteen Lakh Fifteen Thousand Only).

The **Realizable Value** of Flat is **Rs. 3,03,19,250/-** (In Words- Rs. Three Crore Three Lakh Nineteen Thousand Two Hundred Fifty Only)

The **Distress Value** of Flat is **Rs. 2,55,32,000/-** (In Words- Rs. Two Crore Fifty Five Lakh Thirty Two Thousand Only)

The Government value of Flat is Rs. 1,11,17,324/-

The Insurance value of Flat is Rs. 33,46,000/-

Date. 25/09/2024

Signature (D G Shah and Associates) Er. Dilip Shah CAT-I/441/1988

The undersigned has inspected the property detailed in the valuation Report dated We are satisfied that the fair & Reasonable value of the property is Rs. /-(In Words- Rs. Only).

Signature (Name of the Branch manager with office seal)

Architect, Interior Designers, Government Valuer & Project Consultant



DECLARATION - CUM – UNDERTAKING

I, Dilip G. Shah 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 25.09.2024 is true and correct to the best to my knowledge and belief and I have made an impartial and true valuation of the property.
- d. Our representative has inspected the property 25.09.2024.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier.
- h. I have not been convicted of nay offence and sentenced to a term of imprisonment.
- i. I have not been found guilty of misconduct in professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. I undertake to keep you informed of any events or 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. (Strike off, if not applicable).
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- x. Further, I hereby provide the following information.

For D. G. SHAH & ASSOCIATES Er. Dilip Shah



CAT-I/441/1988

SI.	Particulars	Valuer Comment
No.		
1	Background information of the asset being valued.	Builder develop land & sale the Flat
2	Purpose of valuation and appointing authority	for loan purposes
3	Identity of the valuer and any other experts involved in the valuation	Property valued by me personally.
4	Disclosure of valuer interest or conflict if any	I have no direct or indirect interest in the asset valued
5	Date of appointment, valuation date of report	Date of Appointment- 25.09.2024 Valuation date - 25.09.2024.
6	Inspection and / or investigation undertaken	Property inspected by Our representative Mr. Girish
7	Nature and sources of information used or relied upon	 Index II Commencement Certificate RERA Certificate
8	Procedures aborted in carrying out the valuation and valuation standard followed.	Composite Rate method
9	Restrictions on use of the report, if any ;	State Bank of India, Loan purpose.
10	Major factors that wear taken into account during the valuation	Prevailing market rate.
11	Caveats, limitation and disclaimers to the extent they or elucidate the limitations faced by valuer which shall not be for the purpose of limited his responsibility for the valuation report.	-

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(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

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

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

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

Independence and Disclosure of Interest

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

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

14. A valuer shall maintain complete independence in his/its professional relationships and



shall conduct the valuation independent of external influences.

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

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India

(Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

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

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

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

Confidentiality

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

Information Management

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

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization 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 organization 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. 1

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.

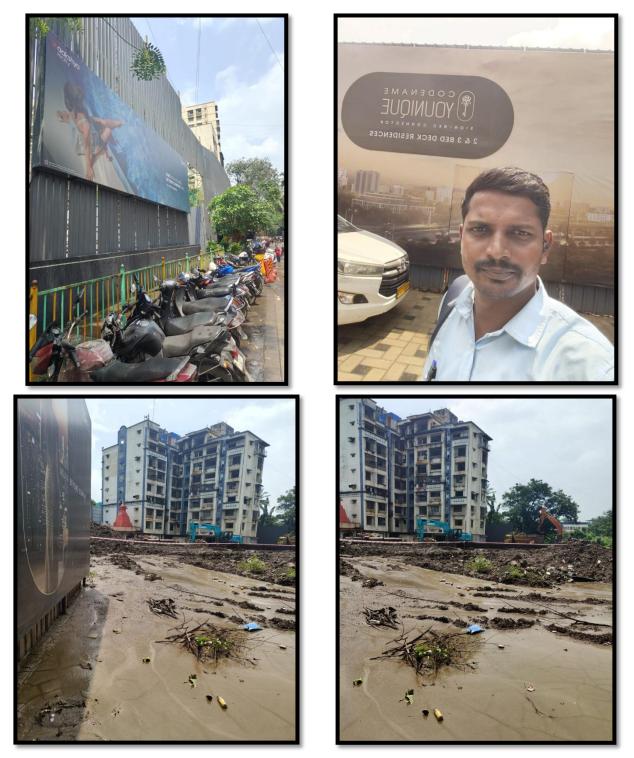
32. A valuer shall follow this code as amended or revised from time to time.

Date. 25/09/2024

Signature (D G Shah and Associates) Er. Dilip Shah CAT-I/441/1988



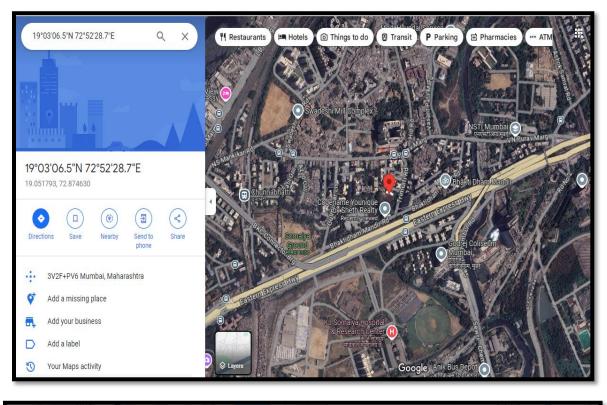
PROPERTY PHOTOS

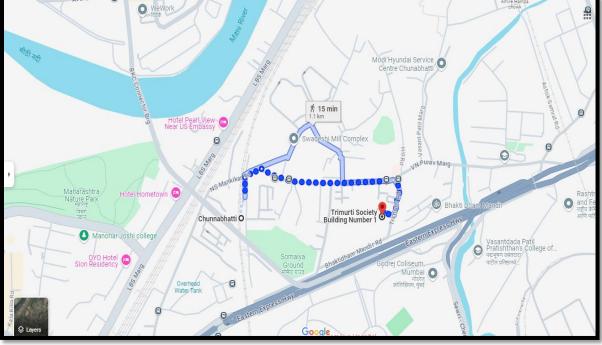


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LOCATION MAPS





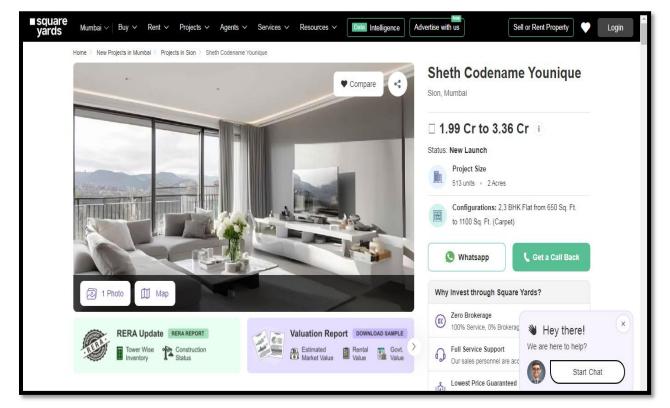
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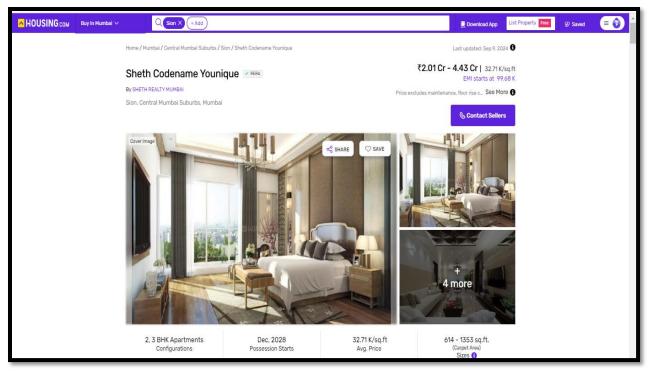


STAMP DUTY READY RECKNOR FOR YEAR 2024-2025

Department of Registration and Stamp Government of Maharashtra Annual Statement of Rates Ver. 2.0										
				tent of र पत्रकः						
<u>Home</u>							Valuation	1 Guide	lines User M	<u>lanual</u>
Year 2024-2	Selected District	Mumba	aiSubUrb	an			Language	End	alish	
	Select Village	कुर्ला - 3	3							
	Search By	 Survey 	y No.	C	Location					
	Enter Survey No	458				Searc	ch			
उपविभाग			खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक ^ए (F	्कक Rs./)	Attribute	
107/514 -भुभाग: स.गो.	वर्वे मार्गाच्या दक्षिणेकडील ग भूभाग.	ावाचा सर्व	49960	125170	143940	0 178000	0 125170 3	चौ. मीटर	सि.टी.एस. नंवर	









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Sheth Code	name Younique Si	on Mumbai By S	Party and a	(Location Samarth Nagar, Sion	
(contraction) (CONFIGURATI	Floor Plans About (Highligh	hts (Project Stories) (Amenitie	B (Bpecifications) (Develo	per About Sion >	Project Size 1 Acres, 513 Units Developer	
	oom, kitchen, 2 bedrooms, 2 bo		676.26 ft ²	2.21 Cr 0	Products	
2 BHK	oom, kitchen, 2 bedrooms, 2 be		686.7 ft ² 716.29 ft ²	2.18 Cr (0)	REQUEST DETAILS	
2 BHK	oom, kitchen, 2 bedrooms, 2 bo		613.53 ft ²	1.99 Cr ()		
3 BHK 1 living r	oom, kitchen, 3 bedrooms, 3 be	athrooms	919.98 ft ²	 3.50 Cr ()		
3 BHK 1 living r	oom, kitchen, 3 bedrooms, 3 ba	athrooms	833.46 ft ²	2.75 Cr 🛈		
99acres Buy ~ All Residential Ty	ae Location or Project/Socie	ty or Keyword		SEARCH		Home Loans Dashboard Menu
3BHK Flat/Apartment Codename YOUNI Sion, Central Mumbai, Mumbai	QUE				Why choose this project ? Unobstructed views of Bandra-Worll sea link. By greens Somaky a grounds A 25.000sqt one-of-ta-kind sky promenade pluz clubhouse Landscape garden of 11,000sqft	
Home > Property in Mu 2.833 - 3 Base Price: 035612 F	er Sq.Ft. (80.64 Carpe	- 972 sq.ft. ∨ Ne - 90.3 sq.m.) Pos	w Launch session:December 2028	Posted on Sep 2	1, 2024 by Next Door Reality Pvt Ltd. Under Construction	View Phone number
NO BROKERAGE RE	REGISTERED Project Details	Registration No: P51800056060 Society Reviews	View OR Code Website: H	ittps://maharera.maharashtra.go Recommendations	vin/ Dealer Details	
FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETA	ILS		
	3 bedrooms	Carpet Area : 868 sq. fr 80.64 sq.m.	. Base Price.	0 2.83 Crores		
	3 bedrooms	Carpet Area : 972 sq.ft 90.3 sq.m.	. Base Price:	3.75 Crores		

606, Thacker Tower, Plot No. 86, Sector - 17, Vashi, Navi Mumbai - 400705. Tel.: 41239031 Mob.: 9821134875 Email: dgshah606@gmail.com, dgshah333@gmail.com



COMMENCEMENT CERTIFICATE

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		COMM	MENCEMENT C		
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	in the line of the			BOLN IN	
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То,	Invoice Date: 25.09.2024
Assistant General Manager,	
STATE BANK OF INDIA,	DGS-SBI/415/2024
BELAPUR Branch	
Particular	Fees (Rs.)
Being Professional Charges towards valuation	
carried out as per your requirement	2,500/-
GEETA AMIT GOREGAONKAR & AMIT RAMESH GOREGAONKAR	2,3007
Unit No. 1202, 12th Floor, D wing, "CODENAME YOUNIQUE" , Sion Trombay Road, Chunabhatti (East), Tal. Kurla, Mumbai - 400 022	
Total	2,500/-
Add GST @ 18%	450/-
Gross Amount	2,950/-
(In Word : Two	Thousand Nine Hundred Fifty Only)
GST Regn. No. : 27ANMPS5975P1ZP	
Account Name : D G Shah & Associates	
Bank Name : STATE BANK OF INDIA	
Account No. : 00000040019217347	
IFSC Code : SBIN0070665	