

To,
State Bank of India,
Stressed Assets Recovery Branch,
 6th Floor, "The International",
 16, Maharshi Karve Road,
 Churchgate, Mumbai – 400 020

**VALUATION REPORT
 (IN RESPECT OF UNDER CONSTRUCTION RESIDENTIAL BUNGALOW)**

I. GENERAL	
1.	<p><i>Purpose for which the valuation is made</i></p> <p>To ascertain the Market Value of Bungalow No. 63-B, Elegant Phase I, Plot No. 193, Village Jambrung, Taluka Karjat, District Raigad – 410 201</p>
2.	<p>a) <i>Date of inspection</i></p> <p>November 02, 2022</p> <p>b) <i>Date on which the valuation is made</i></p> <p>November 02, 2022</p>
3.	<p><i>Document produced for perusal</i></p> <p><u>Ownership Documents:-</u></p> <p>i. Agreement for sale dated October 15, 2016, executed between the Developers – M/s. Dgains Bhoomi Nirmaan Ltd. and the Confirming Parties – Pappilon Co-operative Housing Society Ltd. formerly known as Sai Nisarg Samajik Vanikaran Sahakari Santha Ltd. and the Purchaser – Mrs. Bansi Amit Kumar Makwana</p> <p>ii. Registration Receipt No. 8407 & Registration No. KJR-4385-2016 dated October 15, 2016, indicating Purchase Price INR 42,50,000 and Market Value INR 24,15,000</p> <p>iii. Index II dated October 15, 2016, indicating 65.04 sq. mtr. i.e. 700.08 sq. ft. (Carpet area)</p> <p><u>Technical Documents:-</u></p> <p>iv. NA order No. MASHA/L.N.A.1(B)/S.R.88/2010 dated February 17, 2011, issued by Office Of District Collector, Raigad</p>
4.	<p><i>Name of the owner(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i></p> <p>Mrs. Bansi Amit Kumar Makwana ✓</p> <p>Residence address (As identified in the agreement): A302, Building A, Shri Twinkle Star Co-op. Hsg. Soc., 100 feet Road, Vasai (West), District Palghar – 401 202</p>
5.	<p><i>Brief description of the property</i></p> <p>The said bungalow comprises of Ground + 1 upper floor, of Elegant Phase I, which is approx. 27.1 km from Karjat railway station</p>
6.	<p><i>Location of property</i></p> <p>a) <i>Plot No./ Survey No./CTS No.</i></p> <p>New Survey No. 262, Plot No. 193</p> <p>b) <i>Door No.</i></p> <p>Bungalow No. 63-B</p> <p>c) <i>T.S. No. / Village</i></p> <p>Jambrung</p>



Private & Confidential

	d) Ward / Taluka e) Mandal / District f) Date of issue and validity of layout of approved map/plan g) Approved map/plan issuing authority h) Whether genuineness or authenticity of approved map/plan is verified? i) Any other comments by our empaneled valuers on authentic of approved plan	Karjat Raigad We have not received approved plan for our perusal N. A. N. A. N. A.						
7.	Postal address of the property	Bungalow No. 63-B, Elegant Phase I, Plot No. 193, Village Jambrung, Taluka Karjat, District Raigad – 410 201						
8.	City / Town Residential Area Commercial Area Industrial Area	Yes No No						
9.	Classification of the area i). High / Middle / Lower ii). Urban / Semi Urban / Rural	Middle class Semi Urban area						
10.	Coming under Corporation limit / Village Panchayat / Municipality	Grampanchayat Jambrung						
11.	Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area?	Not apparent from documents perused						
12.	Boundaries of the property North South East West	Road Open plot Road Bungalow No. 45						
13.	Dimensions of the site North South East West	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed</td> <td>Actuals</td> </tr> <tr> <td>N. A.</td> <td>N. A.</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	N. A.	N. A.
A	B							
As per the Deed	Actuals							
N. A.	N. A.							
14.	Extent of the site (Bungalow)	65.04 sq. mtr. i.e. 700.08 sq. ft. (Carpet area) (As identified in the sale agreement)						
14.1	Latitude, Longitude & Co-ordinates of property	19°00'33.2"N 73°30'38.3"E						



15.	<i>Extent of the site (Bungalow) considered for valuation</i>	652 sq. ft. (Carpet area) i.e. 782 sq. ft. (Built-up area) (As per measurement)
16.	<i>Whether occupied by the owner / tenant?</i> <i>If occupied by tenant since how long?</i> <i>Rent received per month.</i>	The bungalow is under construction and is 80% complete N. A. N. A.
II. APARTMENT		
1.	<i>Nature of Apartment</i>	Residential bungalow
2.	<i>Location</i> <i>T.S. No.</i> <i>Block No.</i> <i>Ward No.</i> <i>Village/ Municipality</i> <i>Corporation</i> <i>Door No., Street or Road (Pin Code)</i>	- - - Village Jambrung Grampanchayat Jambrung Bungalow No. 63-B, Plot No. 193, Village Jambrung, Taluka Karjat, District Raigad – 410 201
3.	<i>Description of the locality Residential / Commercial / Mixed</i>	Residential
4.	<i>Year of construction</i>	The bungalow is under construction and is 80% complete
5.	<i>Number of floors</i>	Ground + 1 upper floor
6.	<i>Type of structure</i>	RCC framed structure with brick wall masonry
7.	<i>Number of dwelling bungalows in the complex</i>	Not counted (Valuation is only for said residential bungalow)
8.	<i>Quality of construction</i>	The bungalow is under construction and is 80% complete
9.	<i>Appearance of the bungalow</i>	
10.	<i>Maintenance of the bungalow</i>	
11.	<i>Facilities available</i> <i>Lift</i> <i>Protected water supply</i> <i>Underground Sewerage</i> <i>Car Parking - Open/Covered</i> <i>Is compound wall exiting</i> <i>Pavement around the bungalow</i>	lift is not provided for the said bungalow The bungalow is under construction and is 80% complete Open space is available for car parking The bungalow is under construction and is 80% complete The bungalow is under construction and is 80% complete



III RESIDENTIAL BUNGALOW			
1.	The floor in which the bungalow is situated?	Ground + 1 upper floor	
2.	Door number of the Bungalow	Bungalow No. 63-B	
3.	Specification of the Bungalow		
	Roof	RCC	
	Flooring	Vitrified	
	Doors	Wooden doors	
	Windows	Yet to be taken up	
	Fittings	Yet to be taken up	
	Finishing	The bungalow is under construction and is 80% complete	
4.	Property Tax		
	Assessment No.	N. A. (The bungalow is under construction and is 80% complete)	
	Tax paid in the name of	N. A.	
	Tax amount	N. A.	
5.	Electricity service connection number?	N. A. (The bungalow is under construction and is 80% complete)	
	Meter Card is in the name of?	N. A.	
6.	How is the maintenance of the bungalow?	The bungalow is under construction and is 80% complete	
7.	Sale agreement executed in the name of?	Mrs. Bansi Amit Kumar Makwana	
8.	What is the undivided area of land as per sale?	N. A. - Valuation is only for residential bungalow	
9.	What is the plinth area of the bungalow	652 sq. ft. (Carpet area) i.e. 782 sq. ft. (Built-up area) (As per measurement)	
10.	What is the floor space index (App.)?	As per local norms	
11.	What is the area of the bungalow?		
		Area - as per Sale agreement / Index II (Carpet area in sq. ft.)	Area - as per site measurement (Carpet Area in sq. ft.)
	Bungalow No. 63-B	700.08	652
	Balcony	-	38
	Area Calculation for Valuation	Carpet area in sq. ft.	Built-up area in sq. ft.
	Bungalow No. 63-B	652	782
	Balcony	38	



	Area considered for valuation	Bungalow No. : 782 sq. ft. (Built-up area) 63-B Balcony : 38 sq. ft. (Carpet area)																										
	Note: Our valuation report is based on the area as identified in the sale agreement or that physically measured by us at the time of inspection, whichever is lower.																											
12.	<i>Is it Posh / I Class / Medium / Ordinary</i>	Medium																										
13.	<i>Is it being used for residential or commercial purpose?</i>	Residential																										
14.	<i>Is it owner occupied or let out?</i>	The bungalow is under construction and is 80% complete																										
15.	<i>If tenanted, what is the monthly rent?</i>	It may fetch a rent in the range of INR 9,000 to INR 12,000 per month (on completion)																										
16.	Stage of Construction/ Project <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #00AEEF; color: white;"> <th style="width: 70%;">Work (The bungalow is Ground + 1st upper floor)</th> <th style="width: 30%;">Work till date</th> </tr> </thead> <tbody> <tr><td>Plinth</td><td>Complete</td></tr> <tr><td>RCC above ground</td><td>Complete</td></tr> <tr><td>Brickwork</td><td>Complete</td></tr> <tr><td>Internal Plastering</td><td>Complete</td></tr> <tr><td>External plastering</td><td>Complete</td></tr> <tr><td>Kitchen Platform, tiling work</td><td>Complete</td></tr> <tr><td>Flooring</td><td>Complete</td></tr> <tr><td>Plumbing</td><td>Complete</td></tr> <tr><td>Electrification work</td><td>Complete</td></tr> <tr><td>Paint</td><td>Yet to be taken up</td></tr> <tr><td>Doors, windows</td><td>Yet to be taken up</td></tr> <tr><td>Finishing & Possession</td><td>Yet to be taken up</td></tr> </tbody> </table> <p>➤ The said bungalow is 80% complete.</p> <p>➤ We have considered the value of the said bungalow at 80% of the Present Market Value based on the progress of the work complete, as on the date of our visit.</p>		Work (The bungalow is Ground + 1 st upper floor)	Work till date	Plinth	Complete	RCC above ground	Complete	Brickwork	Complete	Internal Plastering	Complete	External plastering	Complete	Kitchen Platform, tiling work	Complete	Flooring	Complete	Plumbing	Complete	Electrification work	Complete	Paint	Yet to be taken up	Doors, windows	Yet to be taken up	Finishing & Possession	Yet to be taken up
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IV.	MARKETABILITY																											
1.	<i>How is the marketability?</i>	Good																										
2.	<i>What are the factors favouring for an extra potential value?</i>	Nil																										
3.	<i>Any negative factors observed which affect the Market Value in general</i>	Nil																										
V	RATE																											
1.	<i>After analysing the comparable sale instances, what is the composite rate for a similar bungalow with same specifications in the adjoining locality? (Along with details / reference of at least two latest deals/ transactions with respect to</i>	INR 5,000 to INR 7,000 per sq. ft. on Built-up area (Sale Transaction are attached)																										



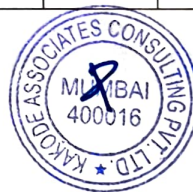
	<i>adjacent properties in the areas)</i>							
2.	<i>Assuming it is a new construction, what is the adopted basic composite rate of the bungalow under valuation after comparing with the specifications and other factors with the bungalow under comparison (Give details)</i>	INR 6,000 per sq. ft. on Built-up area considering the locational attributes and marketability of the said bungalow						
	<i>In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline Value provided in the State Govt. Notification or Income Tax Gazette justification on variation has to be given</i>	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/disadvantage of particular property vis-a-vis its locations. Rates of bungalows 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.						
	<i>Details of last two transaction in the locality / area to be provided, if available</i>	Sale Transaction are attached						
3.	Break- up for the rate <i>Building + Services</i> <i>i) Land + others</i>	INR 1,800 per sq. ft. on Built-up area INR 4,200 per sq. ft.						
4.	<i>Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2022-23 (an evidence thereof to be enclosed)</i> <i>Guideline Value (Agreement area)</i>	INR 36,900 per sq. mtr. i.e. INR 3,428 per sq. ft. on Built-up Area <table border="1"> <thead> <tr> <th>Built-up Area in sq. ft.</th> <th>Unit Rate INR/ sq. ft.</th> <th>Total Value INR</th> </tr> </thead> <tbody> <tr> <td>840</td> <td>3,428</td> <td>28,79,520</td> </tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate INR/ sq. ft.	Total Value INR	840	3,428	28,79,520
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840	3,428	28,79,520						
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION								
a.	<i>Depreciated Bungalow Rate</i> <i>Replacement cost of bungalow with Services(v(3)i) (Insurable Value)</i> <i>Age of the bungalow</i> <i>Life of the bungalow estimated</i> <i>Depreciation percentage assuming the salvage value as 10%</i> <i>Depreciated Ratio of the bungalow</i>	N. A. (The said bungalow is under construction) INR 1,800 X 782 sq. ft. = INR 14,07,600 Say INR 14,00,000 The said bungalow is under construction & is 80% complete 60 years after completion of the said bungalow N. A. (The said bungalow is under construction) N. A. (The said bungalow is under construction)						
b.	<i>Total Composite rate arrived for valuation</i> <i>Depreciated Bungalow rate VI(a)</i>	N. A. (The said bungalow is under construction) N. A. (The said bungalow is under construction)						



<i>Rate for Land & other V(3) ii</i>	N. A. (The said bungalow is under construction)
<i>Total Composite Rate</i>	N. A. (The said bungalow is under construction)

VII. DETAILS OF VALUATION

Sr. No.	Description	Area in Sq. ft.	Unit Rate (INR/ sq ft.)	On completion with its amenities INR	As on date of Inspection 80% INR
1.	<i>Present value of the Bungalow (incl. car parking, if provided)</i> (Built-up Area)	782	6,000	46,92,000	
2.	<i>Balcony</i> (Carpet area)	38	2,000	76,000	
3.	<i>Wardrobes</i>				
4.	<i>Show cases</i>				
5.	<i>Kitchen arrangements</i>				
6.	<i>Superfine finish</i>				
7.	<i>Interior decorations</i>				
8.	<i>Electricity deposits/ electrical fittings, etc.,</i>				
9.	<i>Extra collapsible gates / grill works etc.,</i>				
10.	<i>Potential value, if any</i>				
11.	<i>Others</i>				
Total INR				47,68,000	38,14,400



Valuation Methodology

The valuation of the residential premises is based on **Sales Comparison Method** in which the **Present Market Value** of the premises is dependent on the condition, location and other infrastructural facilities available at and around the said premises. However, as the bungalow is under construction stage (**The said bungalow is 80% complete**), we have valued the said bungalow considering the **Market Value** of the bungalow **On Completion** of the said project.

We have further discounted the **On-Completion Market Value** of the bungalow after considering the present status of completion of the said residential bungalow. We have also enquired in the vicinity of the project regarding the rate prevailing in the area for a similar type of construction.

We have considered the valuation on Built-up area for the premises, which is an increase of 20% over that of its measured carpet area. We have considered the balcony based on its carpet area only.

The Realizable Value of the said residential premises is considered at **90%** of the Present Market Value of the said premises, while the Forced Sale Value for the said premises is considered at **80%** of its Present Market Value.

Remarks:

- The said property is residential bungalow.
- We observe that the Guideline Value of the said bungalow is significantly less as compared to its Market Value.
- We have adopted the Sale Rate based on the above factors & below attached sale transactions, as per our local inquiries and prevailing Market Rate in the vicinity.
- All the civic amenities are within the proximity of the bungalow.



As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Bungalow No. 63-B, Elegant Phase I, Plot No. 193, Village Jambrung, Taluka Karjat, District Raigad – 410 201, and valued for Mrs. Bansi Amit Kumar Makwana, in its present prevailing condition and on completion in all respects with aforesaid specifications is as under:

Summary	On completion with its amenities	As on date of Inspection 80%
Market Value (MV)	INR 47,68,000 (Rupees forty seven lakh sixty eight thousand only)	INR 38,14,400 (Rupees thirty eight lakh fourteen thousand four hundred only)
Realizable Value (90% of MV)	INR 42,91,000 (Rupees forty two lakh ninety one thousand only)	INR 34,33,000 (Rupees thirty four lakh thirty three thousand only)
Distress Sale Value (80% of MV)	INR 38,14,000 (Rupees thirty eight lakh fourteen thousand only)	INR 30,52,000 (Rupees thirty lakh fifty two thousand only)
Insurance Value	INR 14,00,000 (Rupees fourteen lakh only)	
Purchase Price (Year 2016)	INR 42,50,000 (Rupees forty two lakh fifty thousand only)	
Rental Value	It may fetch a rent in the range of INR 9,000 to INR 12,000 per month (On Completion)	

33.37

28.37



For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.

Anil B. Pai



Ashok S. Akerkar

ANIL B. PAI KAKODE
Director & Govt. Approved Valuer

ASHOK S. AKERKAR
Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988

CCIT/PNJ/4(3)-Tech/2005-06

Place : Mumbai

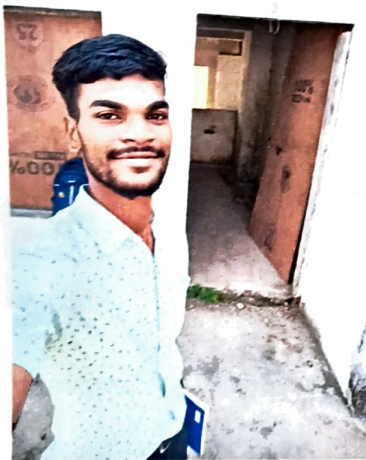
Date : November 12, 2022

Private & Confidential

PHOTOGRAPHS



VIEW OF BUNGALOW



SELFIE AT SITE



VIEW OF DOOR



INTERNAL PHOTOGRAPHS OF 1ST FLOOR





Index-II

<https://freearchngservice.maharashtra.gov.in/issnrt/HTMLReportSuchiKramank.2.aspx>

438590	सूची क्र.2	दुय्यम निबंधक : दु.नि. कर्जत
12-11-2022		दस्त क्रमांक : 4385/2016
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn.63m
गावाचे नाव : 1) जामरंग		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोजबदल	4250000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2415000	
(4) भू-मापन,फोटोहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.रायगडइतर वर्णन : इतर माहिती: मोजे जांमरंग तालुका कर्जत येथील स.नं.262 प्लॉट नं.193 एकुण क्षेत्र 200 चौ मी पेकी दिलेले क्षेत्र 66.66 चौ.मी.यावरील इलीगेंट फेज-1,बांधकाम बंगलो नंबर 63-बी क्षेत्र 65.04 चौ मीटर कारपेट म्हणजेच 700.08 चौ फुट कारपेट((Plot Number : 193 ;))	
(5) क्षेत्रकळ	1) 0 NA	
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून देवणा.या पत्रकाराचे नाव किंवा दिवाणी म्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -मे डिगेन्स भूमि निर्माण लि तर्फे डापरेक्टर देबाशिष दास याचे कबुली जबाबाकरीता म्हणून श्री रवी मोहन बारीया -- वप -35, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं रा 108,श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व, महाराष्ट्र, ठाणे पिन कोड -401105 पॅन नं.-AADK D2716J 2) नाव -मा देणार -पॅपिलॉन को ऑप हो सोसा लि तर्फे कु मु म्हणून मे डिगेन्स भूमि निर्माण लि तर्फे डापरेक्टर देबाशिष दास याचे कबुली जबाबाकरीता म्हणून रवी मोहन बारीया -- वप -35, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं रा 108, श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व, महाराष्ट्र, ठाणे पिन कोड -401105 पॅन नं.-AADK D2716J	
(8) दस्तऐवज करून घेणा.या पत्रकाराचे व किंवा दिवाणी म्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -बन्सी अमित कुमार मकवाना -- वप -30, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं ए 302,बिल्डिंग ए, श्री ट्रीनकलें व्हार सी एव एस,100 फुट रोड,वसई वेस्ट पालघर, महाराष्ट्र, ठाणे पिन कोड -401202 पॅन नं -CVDPM9454X	
(9) दस्तऐवज करून दिल्याचा दिनांक	15.10.2016	
(10)दल नोंदणी के त्याचा दिनांक	15.10.2016	
(11)अनुक्रमांक खंड व पृष्ठ	4385/2016	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	175000	





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home

Valuation Rules User Manual

Close

Feedback

Year

20222023

Annual Statement of Rates

Language

English

Selected District

रायगड

Select Taluka

कर्जत

Select Village

जामरुंग

Vibhag Number

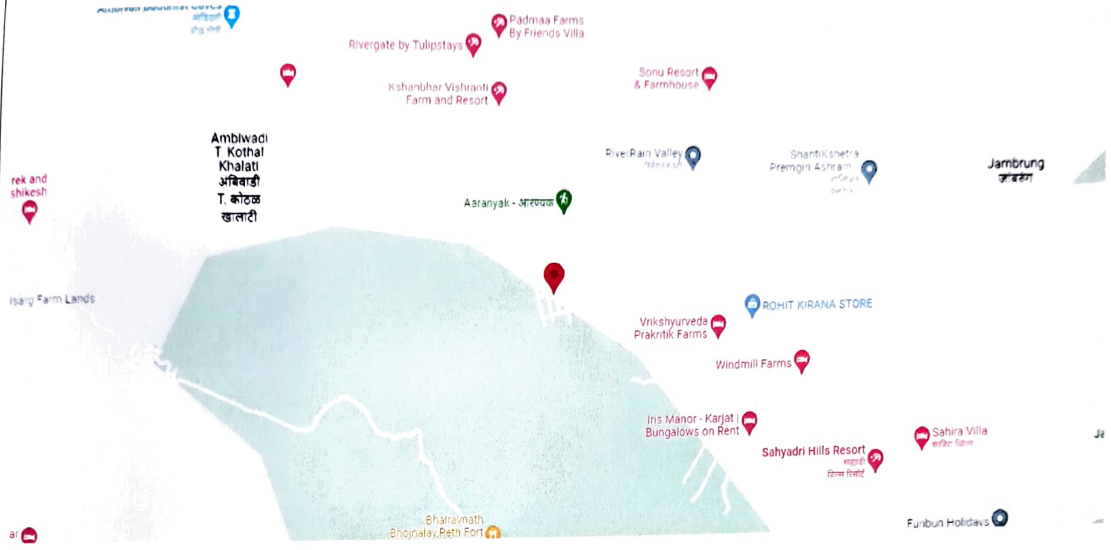
5

Assessment Type	Assessment Range	Rate Rs/-
बिनशेती जमीनी/भूखंड	0-0.00	3790
हायवेवरील जमिनी	0-0.00	3790
गावठाणातील मिळकती	0-0.00	3980
आंबा-फळबाग	0-0.00	0
काजू-फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सदनिका	0-0.00	36900

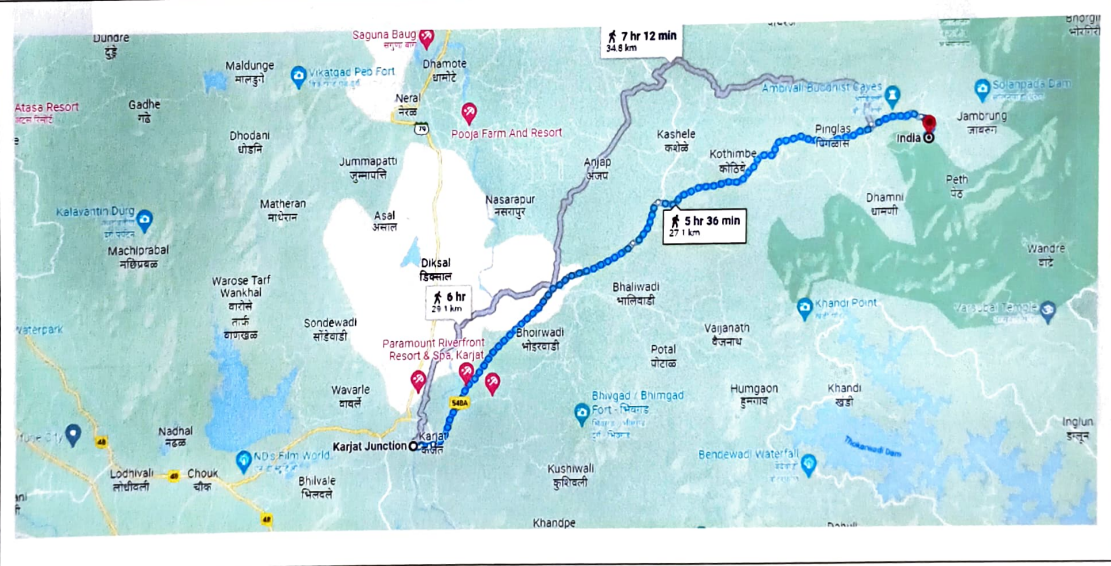
1 2 3 4



GOOGLE MAP



Google Co-ordinates - 19°00'33.2"N 73°30'38.3"E



Benchmark 1

134190

12-11-2022

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुयम निबंधक : दु.नि. कर्जत

दस्त क्रमांक : 1341/2022

नोदणी :

Regn.63m

गावाचे नाव : जामरुंग

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	10500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3490000
(4) भू.मापन पोर्टहिसस व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 5 बांधकाम दर 32100/- प्रती चौ मीटर मौजे जामरुंग तालुका कर्जत येथील स.नं.262 प्लॉट नं.219 यावरील प्रोजेक्ट ईलिग्रेट फेज-1 सेक्टर देसी, बंगलो नंबर 219-बी चे तळ मजला व पहिला मजला एकुण बांधकाम क्षेत्र 1063 चौ फुट कारपेट(क्षेत्र 98.68 चौ.मी कारपेट (MILKAT NUMBER : BUNGALOW NO- 219-B ;))
(5) क्षेत्रफळ	98.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -मे डिगेन्स भूमि निर्माण लि तर्फे डायरेक्टर देबाशिष दास यांचे कबुली जबाबाकरीता म्हणून श्री रवी मोहन बारीया - वय -35 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. ऑफिस पत्ता- 105, श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं.-AADK D2716J 2) नाव -मा देणार.पॅपिलॉन को.ऑप हो सोसा लि तर्फे कु मु म्हणून मे डिगेन्स भूमि निर्माण लि तर्फे डायरेक्टर देबाशिष दास यांचे तर्फे कबुली जबाबाकरीता म्हणून रवी मोहन बारीया - वय -35 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. ऑफिस पत्ता- 105, श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं.-AADK D2716J
(8) दस्तऐवज करून घेणा.या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अनिल सिद्धेश्वर हजारे - वय -35, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. रा.रुम नंबर 7 बाबू मारुती पेटेकर चाल सत एकनाथ मार्ग सावरपाडा मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400066 पॅन नं.-AIHPH8567J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोदणी केल्याचा दिनांक	01/04/2022
(11) अनुक्रमांक.खंड व पृष्ठ	1341/2022

Benchmark 2

237190

12-11-2022

Note -Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुयम निबंधक : दु.नि. कर्जत

दस्त क्रमांक : 2371/2022

नोदणी :

Regn.63m

गावाचे नाव : जामरुंग

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4005495
(4) भू.मापन पोर्टहिसस व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 5 बांधकाम दर 36900/- प्रती चौ मीटर मौजे जामरुंग तालुका कर्जत येथील जुना स.नं.262 नविन स.नं.118 4 प्लॉट नं.219 यावरील प्रोजेक्ट ईलिग्रेट फेज-1 सेक्टर देसी, बंगलो नंबर 219-ए चे तळ मजला व पहिला मजला एकुण बांधकाम क्षेत्र 1063 चौ फुट कारपेट(क्षेत्र 98.68 चौ.मी कारपेट)रेरा नंबर. पी 52000024571 दिनांक 31-12-2022 पर्यंत (MILKAT NUMBER : BUNGALOW NO- 219-A ;))
(5) क्षेत्रफळ	98.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -मे डिगेन्स भूमि निर्माण लि तर्फे डायरेक्टर देबाशिष दास यांचे कबुली जबाबाकरीता म्हणून श्री रवी मोहन बारीया - वय -35 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. ऑफिस पत्ता- 105, श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं.-AADK D2716J 2) नाव -मा देणार.पॅपिलॉन को.ऑप हो सोसा लि तर्फे कु मु म्हणून मे डिगेन्स भूमि निर्माण लि तर्फे डायरेक्टर देबाशिष दास यांचे तर्फे कबुली जबाबाकरीता म्हणून रवी मोहन बारीया - वय -35 पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. ऑफिस पत्ता- 105, श्री ट्रेड सेंटर,मिरा भाईंदर रोड, भाईंदर फाटक जवळ, भाईंदर पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं.-AADK D2716J
(8) दस्तऐवज करून घेणा.या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -राज रवींद्रन आपी - वय -34, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. - रोड नं. रा. ए.203 अतिरिक्त सी एच एस लि कर्नाटका रोड कर्नाटका पोलीस स्टेशन जवळ मीरा रोड ईस्ट मीरा भायंदर ठाणे. महाराष्ट्र, ठाणे. पिन कोड -401107 पॅन नं.-INKPS7360N
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2022
(10) दस्त नोदणी केल्याचा दिनांक	04/07/2022
(11) अनुक्रमांक.खंड व पृष्ठ	2371/2022

