

# **VALUATION REPORT**

## **OF**

### **RESIDENTIAL PROPERTY OF**

**Mrs. Gunjan A. Agarwal & Mr. Aditya R. Agarwal**  
**Flat No 1A, 1st Flr “Andromeda CHSL,**  
**85 Khan Gaffar Rd., Police Camp, Worli**  
**Sea Face, Worli, Mumbai, Maharashtra 400030**  
**For**

**Motilal Oswal Finvest Ltd.**  
**M/s SANMATI VALUER PRIVATE LIMITED**

**Shop no. 9, Lavender Shopping,**  
**Garden Groove Phase – II,**  
**Kanti park, Chikuwadi ,**  
**Borivali West, Mumbai – 400092**

<b>VALUATION REPORT</b>		
<b>Ref. No. SVPL/MOFL/006/11/2023-24</b>		
<b>S. No.</b>	<b>Particulars</b>	<b>Content</b>
<b>I</b>	<b>GENERAL</b>	
	Name & address of the Valuer	<b>M/S. SANMATI VALUER PRIVATE LIMITED Branch Office: Shop no.9, Lavender Shopping, Garden Grove Phase -II, Kanti Park, Chikuwadi, Borivali (W) Mumbai 92.</b>
1	Purpose for which the valuation is made	To Ascertain Fair Market Value
2	a) Date of inspection	11-11-2024
	c) Date of which the Valuation is made	12-11-2024
3	List of documents produced for perusal	1. Memorandum Recording Sale Dated 10-02-2004 between Mrs. Sumitradevi S. Jain as 'The Seller' AND Mrs. Gunjan A. Agarwal & Mr. Aditya R. Agarwal as 'Purchasers' 2. Index II Ref. No. 1052/2004 Dated 12-02-2004 3. Occupancy Certificate EB/1181/A Dt.29/05/1977 Issued By MCGM
4	Name of the Owner's (details of share of each owner in case of joint ownership)	<b>Name of owner: Mrs. Gunjan A. Agarwal &amp; Mr. Aditya R. Agarwal</b> <b>Person met on site : Mr. Rana - Servant</b>
5	Brief description of the property	Subject property is 4BHK converted into 2BHK Residential Flat located on 1 <sup>st</sup> Floor of building. Building comprising Stilt + 8 upper floors with 2 lifts.
6	Location of Property	
	a) Plot No./Survey No.	Plot No. 23A&B, S. No 3344, Cadestral Survey No. 747A & 1/747 at Village Worli
	b) Door No.	Flat No. 1A
	c) C. T. S. No./Village	Village Worli
	d) Ward/Taluka	Mumbai
	e) Mandal/District	Mumbai
	f) Date of issue and validity of layout of approved map/plan/OC	Occupancy Certificate EB/1181/A Dt.29/05/1977 Issued By MCGM
	g) Approved map/plan issuing authority	MCGM
	h) Whether genuineness or authenticity of approved map/plan is verified	Yes.
	i) Any other comments on authentic of approved Plan	Since OC Received, it is implied that the subject flat has built as per Approved Plan.

8	Postal address of the property	<b>Flat No. 1A, 1<sup>st</sup> Floor, "Andromeda CHSL, 89, Khan Abdul Gaffar Khan Road, Police Camp, Worli Sea Face, Worli, Mumbai, Maharashtra 400030</b>	
9	City/Town	Plot No. 23A&B, S. No 3344, Cadestral Survey No. 747A & 1/747 at Village Worli	
	Residential Area	Yes	
	Commercial Area	--	
	Industrial Area	--	
10	Classification of the area		
	i) High/Middle/Poor	Middle	
	ii) Urban/Semi Urban/Rural	Urban	
11	Coming under Corporation limit/VillagePanchayat/	MCGM	
12	Whether covered under any state/centralGovt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area	No	
13	Boundaries of the property	As per the plan	Actuals
	North	--	Jivan Niwas
	South	--	Benreeza Apartment
	East	--	Vaitarna Building
	West	--	Road
14	Dimension of the site/Flat	A	B
		As per the plan	Actuals
	North	--	Open to Air
	South	--	Lift
	East	--	Lobby
	West	--	Open to Air
15	Extent of the site	<b>BUA - 1,790 Sq.Ft. as per 1. Memorandum Recording Sale</b> <b>As per Physical measurement on site CA 1996 Sq.Ft. including T.B. Area</b>	
15.1	Latitude, Longitude & Co-ordinates of the flat	19.00536,72.81423	
16	Extent of the site Considered for valuation (least of 13A & 13B)	<b>BUA - 1,790 Sq.Ft. as per 1. Memorandum Recording Sale Considered for Valuation</b>	
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long?	Occupied by Owner	
<b>II.</b>	<b>FLAT BUILDING</b>		
1	Nature of the Flat	2 BHK	
	Distance from Nearest Railway Station	Approx. 4.5 Kms Distance from Dadar Railway Station .	

	Near By Landmark	Near M.A. Poddar Hospital
2	Location	Police Camp, Worli, Mumbai 400 030
	C.T.S. No.	Plot No. 23A S. No 3344, Cadastral Survey No. 747A & 1/747 at Village Worli
	Block No.	-
	Ward No.	-
	Village / Municipality / Corporation	MCGM
	Door No., Street Road (Pin code)	Flat No. 1A, 89, Abdul Gaffar Khan Road, Mumbai 400 030.
3	Description of the locality Residential/ Commercial/Mixed	Residential
3	Year of Construction	1977 As per Documents
4	Number of Floors	Building comprising of Stilt+ 8 Upper floors
5	Type of Structure	RCC Frame Structure.
6	Number of Dwelling units in the building	01 Flats per floor
7	Quality of Construction	Good
8	Appearance of the Building	Good
9	Maintenance of the Building	Well Maintained Property
10	Facilities Available	
	Lift	02 Lifts
	Protected Water Supply	--
	Underground Sewerage	Yes
	Car Parking-Open/covered	Yes
	Is Compound wall Existing?	Yes
	Is Pavement Laid around the building	Yes
<b>III</b>	<b>FLAT</b>	
1	The Floor on which the flat is situated	1 <sup>ST</sup> Floor
2	Door No. of the flat	Flat No. 1A
3	Speciation's of the flat	2 BHK
	Roof	RCC Slab
	Flooring	Vitrified Flooring And Ceramic Tiles
	Doors	Wooden Frame Doors
	Windows	Aluminum Sliding Windows
	Fittings	Concealed Wiring
	Finishing	Good
4	House Tax	Not Provided
	Assessment No.	Not Provided
	Tax Paid in the name of	Not Provided
	Tax Amount	Not Provided
5	Electricity Service connection no.	Not Provided

	Meter Card is in the name of	Not Provided
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mrs. Gunjan A. Agarwal & Mr. Aditya R. Agarwal
8	What is the undivided area of land as per Sale Deed?	N.A.
9	What is Plinth area of the flat?	N.A.
10	What is the floor space index(app.)	As per local norms
11	What is the Carpet Area of the flat?	<b>BUA - 1,790 Sq.Ft. as per 1. Memorandum Recording Sale</b> <b>As per Physical measurement on site CA 1996 Sq.Ft. including T.B. Area</b>
12	Is it Posh/I Class/Medium/Ordinary?	Medium
13	Is it being used for residential or Commercial Purpose?	Residential
14	Is it Owner-occupied or let out?	Own Occupied
15	If rented, what is the monthly rent?	Between Rs. 11,00,000/- to Rs. 11,25,000/- (depending on various loading factors etc.)
<b>IV</b>	<b>MARKETABILITY</b>	
1	How is the marketability?	Good
2	What are the factors favoring for an extra potential value?	Located in Developing Area
3	Any negative factors are observed which affect the market value ingeneral?	No
<b>V</b>	<b>RATE</b>	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications inthe adjoining locality?	Approx. Rs. 2,50,000/- to Rs. 2,60,000/- on BUA
2	Assuming it is a new construction, whatis the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	Approx. Rs. 2,50,000/- to Rs. 2,60,000/- on BUA
3	Break-up for the rate	
	Building + Services	Rs. 2,500/- Per Sq. Ft.
	Land + Others	Rs.2,47,500/- Per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 5,93,700 /- per sq.mtr. i.e. Rs.55,165/- per sq.ft on BUA
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a	Depreciated building rate	Comparable Sale method
	Replacement cost of the flat with Services	Comparable Sale method

	(V(3))			
	Age of the building		47 Years	
	Life of the building estimated		18 Years (subject to proper &regular maintenance)	
	Depreciation percentage assuming the salvage value as 10%		NA	
	Depreciated Ratio of the building		N.A.	
	Total composite rate arrived for valuation			
	Building + Services		Rs. 2,500/- Per Sq. Ft.	
	Rate for Land & other V(3)ii		Rs. 2,47,500/- Per Sq. Ft.	
	Total Composite Rate		Rs. 2,50,000/- Per Sq. Ft. on Carpet area	
	Details of Valuation:			
Sr. No.	Description	Area	Rate per Unit (Rs.)	Value Rs.
1	Fair Market value of the flat (With Car Parking if Any)	1790 Sq. Ft. BUA	Rs. 2,50,000 /- onBUA	Rs. 44,75,00,000 /-
	Total of FMV			Rs. 44,75,00,000 /-

**Remarks:**

- The Subject property is Amalgamated property i.e. previously it was 4 BHK and now as per Physical inspection it was found converted into 2 BHK. Such changes have done of Amalgamation without Harming or damaging structure of the building.
- We have made this valuation report based on documents provided to us.
- It is assumed that there is no Legal dispute as regards to ownership of the Property.
- It is assumed that no disputed government dues are pending against the said property.
- It is presumed that the Xerox of documents referred to in our attached report are taken from the originals duly tested and verified at ultra violet lamp machine (UVL) about veracity.
- The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that bank/Institution has got the same verified through its legal counsel. We do not certify the veracity of the documents.
- This report does not certify valid or legal or marketable title of any of the parties over the property as our report does not cover verification of ownership, title clearance, or legality.

As a result of my appraisal and analysis it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is

- a) Fair Market Value = Rs. 44,75,00,000 / -
- b) The Realizable sale Value of the Property 90% of F.M.V. = Rs. 40,27,50,000 / -
- c) The Distress Value of the Property 80% of F.M.V. = Rs. 35,80,00,000 / -
- d) Insurance Value = Rs 44,75,000 / -
- e) Rental Value (On 100% Completion) =Rs. 11,00,000/- to  
Rs. 11,25,000/-  
Depending on various factors etc

**For Sanmati Valuer Private Limited**

Date: 12-11-2024  
Place: Mumbai.

**Director**

### IX. RATE

Market rate for this property is arrived at, based on rates quoted by various Brokers, rates quoted on Internet, ready reckoner rates prescribed by the Government and through general enquiry

Rates quoted by Real Estate Broker's:

Sr. No.	Name	Cost in Rs./ Rate Per Sq. Ft.
1	Sales Enquiry	Between Rs. 2,50,000/- to Rs. 2,60,000/- on BUA

Rates quoted on Internet & Instances Obtained from Government Official Site

Sr. No	Date of Posting	Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Total Cost (Rs.)	Carpet Area Rate per Sq. Ft. (Rs.)	Built-up Area Rate per Sq. Ft. (Rs.)	Distance from Subject Property(M)	Source of Information
1	07-Nov-24	20000	24000	3,99,00,00,000	1,99,500	1,66,250	1.5 Kms	magicbrick.com

Rate adopted for Valuation:

Rs. 2,50,000/- Per Sq. Ft. on BUA

Basis for adoption of Rate:

- 1- The Location, Internal condition of the Property & age of the building, current demand and supply, etc.
- 2- In view of this, when we are giving an opinion regarding The Value of the Property, for us the intrinsic value of the property is relevant. Our emphasis is on "Value" of the security and not on the "Built Up Area" or "Super Built Up Area" etc. Hence as per square feet rate is judiciously adopted keeping in mind the rate of the similar Property in the same building/Locality.



### PART III DECLARATION

We further declare that:

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1. The information furnished in this Report is true and correct to the best of our knowledge and belief.
2. **We have/ Our engineer has personally inspected and valued the right property on 11-11-2024**
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed and this report has been prepared in conformity with standards adopted by the Indian Institution of Valuers and generally accepted market practices.
9. We have not been convicted of any offences or sentenced to a term of imprisonment and have not been found guilty of misconduct in our professional capacity.

Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued	Residential Flat in well-developed Society.
2.	Purpose of valuation and appointing authority	Assess Present Value.
3.	identity of the valuer and any other experts involved in the valuation;	Sanmati Valuer Private Limited
4.	disclosure of valuer interest or conflict, if any;	I have no interest in property
5.	date of appointment, valuation date and date of report;	Site Visit Dated: 11-11-2024 Report Dated: 12-11-2024
6.	Inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Site Enquiries Net Enquiries & Our Record.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Prescribed Procedures & Standards of Govt.
9.	restrictions on use of the report, if any;	For Motilal Oswal Finvest Ltd.
10.	major factors that were taken into account during the valuation;	All Factors Affecting value Considered.
11.	major factors that were not taken into account during the valuation;	All Factors Affecting value Considered.
	Caveats, imitations and disclaimers to the extent or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	NA

DATE : 12-11-2024

Place : Mumbai

## **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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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 authorized 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.
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 Bank finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

### **DISCLAIMER**

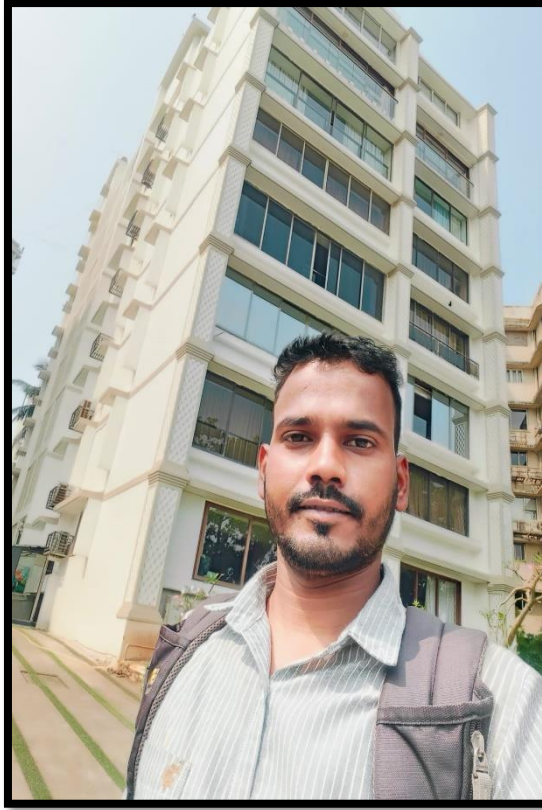
- (1) The statements, information and opinions expressed or provided in this report are intended only as a guide to some of the important considerations that relate to property. Although we believe they are correct and not misleading, with every effort having been made to ensure that they are free from error, they should not be taken to represent, nor are they intended to represent, investment advice or specific proposals, which must always be reviewed in isolation due to the degree of uniqueness that will attach thereto.
- (2) We do not give any warranties as to the contents nor accept any contractual, tortious or other form of liability for any consequences, loss or damage, which may arise as a result of any person acting upon or using the statements, information or opinions in the publication. This report is for use only for the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. This publication is confidential to the addressee and is not to be the subject of communication or reproduction wholly or in part.
- (3) The real estate market in India lacks transparency with limited availability of authentic data. The actual market value may differ significantly from the value that is officially documented. We understand that market survey among property brokers; actual sellers, developers and other persons dealing with properties would give us a fair indication of market trends. We have therefore based our valuation on verbal feedback received from such market sources.
- (4) We consider the area given in the agreement or any other document given to us, declared by the party and submitted for registration with the government authorities as final for valuation purpose. Any area that is not stated in the agreement is not considered for valuation unless the area is measured by us in which case that may be considered for valuation purpose.
- (5) This report is issued at the specific request of the party to whom it is addressed for specific purpose and the said report is not valid if the purpose of party is different.
- (6) Our valuation is based on our experience and knowledge and this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed of.
- (7) We presume that the legal documents pertaining to the ownership of the above said property have been verified by the party. We do not certify the authenticity of the documents presented to us for valuation and assume them to be correct. 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.
- (8) Encumbrance of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any, are not considered in the valuation. We assume that the assets are free from encumbrance unless otherwise stated to us by the party in writing.
- (9) Our report should be read along with disclaimers. The value given in our report is only an opinion as on date. We are neither answerable nor responsible for differences of opinion, if any, with other valuers about increase or decrease of value of property valued by us.

PLACE: MUMBAI

DATED: 12-11-2024

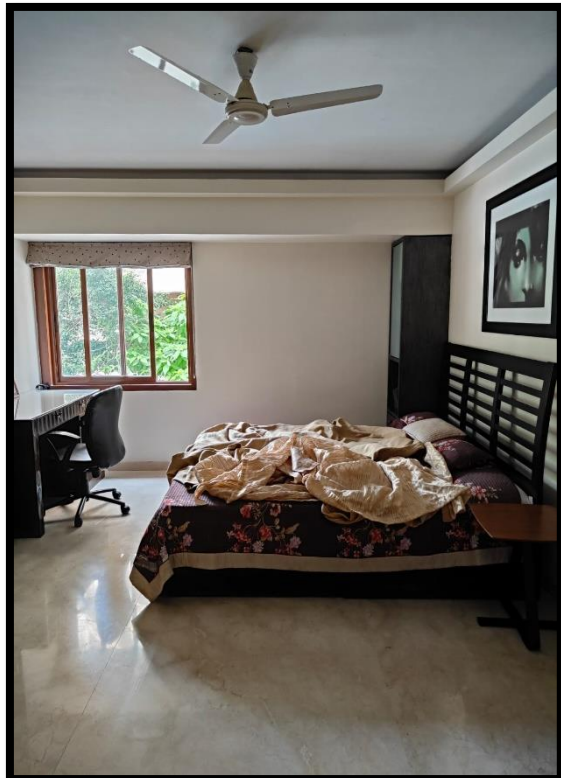


## IMAGES



Flat No. 1A, 1st Floor, "Andromeda CHSL, 85, Khan Abdul Gaffar Khan Road, Police Camp, Worli Sea Face, Worli, Mumbai, Maharashtra 400030

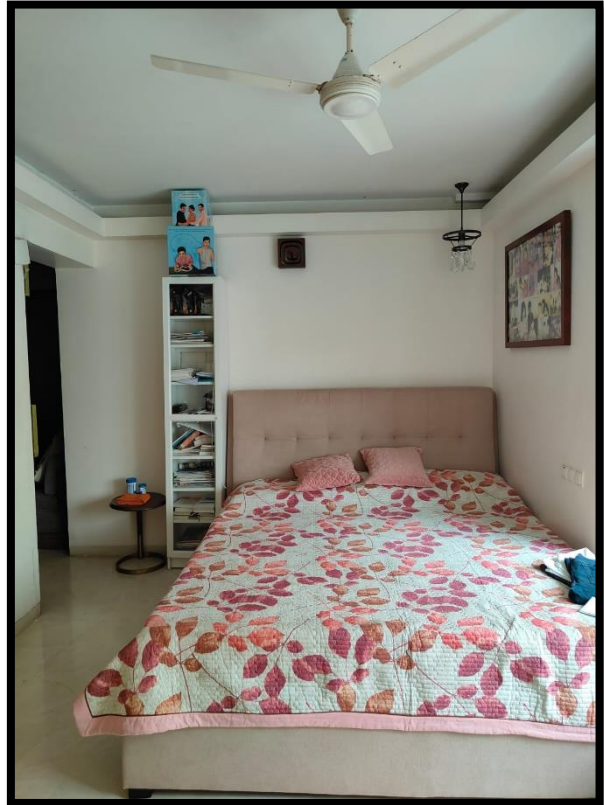
## IMAGES



Flat No. 1A, 1st Floor, "Andromeda CHSL, 85, Khan Abdul Gaffar Khan Road, Police Camp, Worli Sea Face, Worli, Mumbai, Maharashtra 400030



## IMAGES

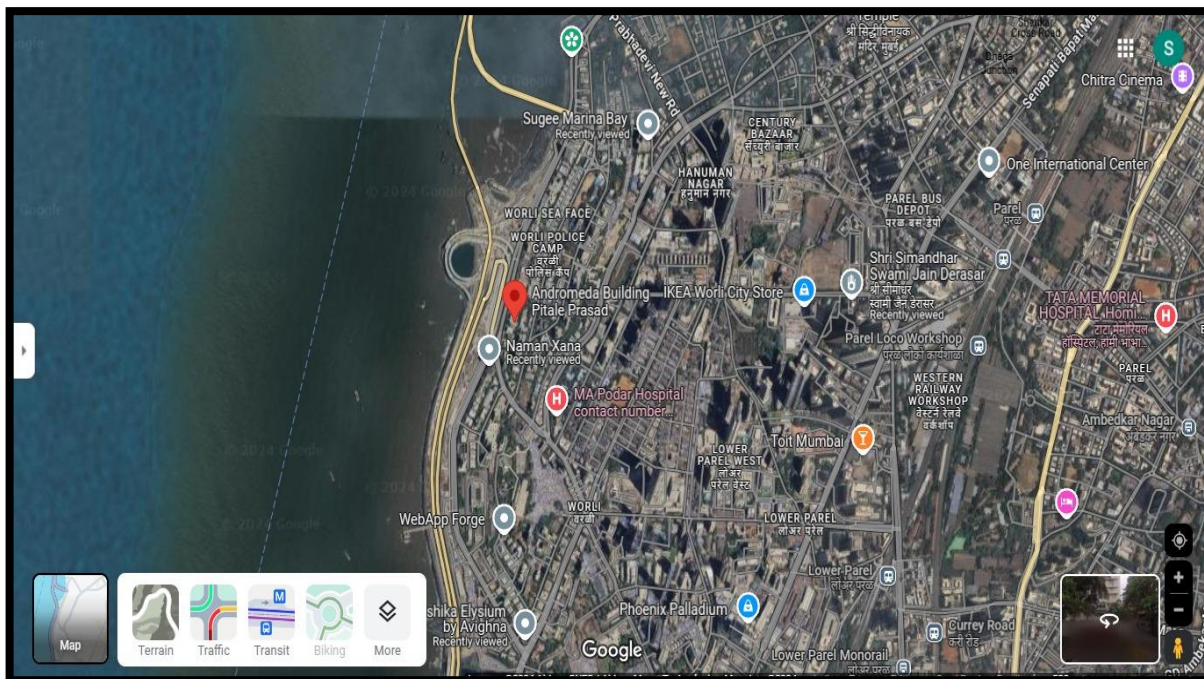


Flat No. 1A, 1st Floor, "Andromeda CHSL, 85, Khan Abdul Gaffar Khan Road, Police Camp, Worli Sea Face, Worli, Mumbai, Maharashtra 400030

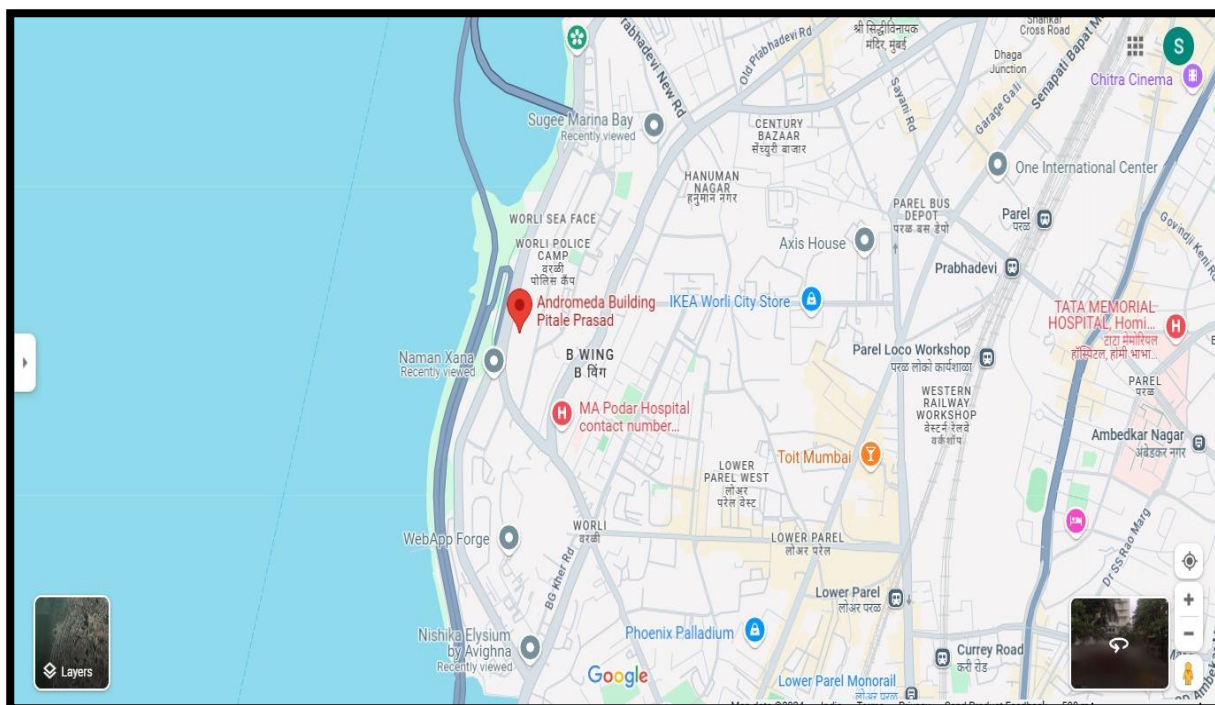


# ANNEXURE

## ANNEXURE 1: Google Maps



19.00536,72.81423



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## ANNEXURE 2: Government Rate

DIVISION / VILLAGE : WORLI  
Commence From 1st April 2024 To 31st March 2025

Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: From Worli Sea Face to Maulana Abdul Gaffar Khan Marg.					

Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
13	13/96	286660	593700	695140	757760	626060

CS No. 1/735, 1/739, 1/741, 1/742, 1A/743, 1/746, 1/832, 5, 7, 13/26, 14/868, 15/866, 16/866, 17/866, 208PT, 220, 727A, 728, 728A, 729, 729A, 730, 730A, 731, 731A, 732, 732A, 733, 734, 735, 735A, 735/1, 736, 737, 737A, 739, 739/1, 739A, 740, 740A, 741, 741/1, 742, 743, 743A, 744, 744A, 745, 745A, 746, 746A, 746/1, 747, 747A, 748, 748A, 749, 750, 750B, 750C, 799, 830, 830A, 830B, 830C, 832, 833, 860, 866/10, 866/11, 866/12, 866/13, 870, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 934, 938PT, 989

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10 BHK 30,000 Sq-ft Flat For Sale in [Police Camp, Mumbai](#)

10 Beds

5 Baths

1 Balcony

5 Covered Parking

on site view

See details

Smart Home

Clouds

Floor

29 (Out of 30 Floors)

Transaction Type

New Property

Additional Rooms

1 Store Room

Facing

West

Lifts

7

Furnished Status

Unfurnished

Car Parking

5 Covered

Type Of Ownership

Freehold

513

PROPERTIES FOR SALE

3

CRIIL RATING

View Profile

View Properties

Last contact made 3 days ago

Posted on: Nov 07, 24

Property ID: 70327385

Contact Agent

Certified Agent

Maresh

+91-98XXXXXXX

Get Phone No.

Top Agent in this Locality

Salunkhe

Mumbai Realty

REERA ID : A518000000623

513

PROPERTIES FOR SALE

3

CRIIL RATING

View Profile

View Properties



# ANNEXURE

P-6171-70/71-7.00.000

GEN-162/11-11-77

## Municipal Corporation of Greater Bombay

पुनर्वसुध महानगरपालिका

No.EB/1181/A

Ex. Eng. Bldg. Proposal-Z-1  
TE Ward Municipal  
3rd Floor, 18-24, 11/12/77  
Cyclops, Bombay-400004

Dated:-

To  
Shri R.W.Gudal,  
Architect,  
3/116, Tulsi Building,  
Khetwadi Back Road,  
Girgaum, Bombay-400004.

Occupation  
Certificate

Sub :- Proposed building on Plot No.23-A,  
Scheme No.52, Worli.

--O--

Sir,

Ref :- Your letter dated 23-4-1977.

### WITHOUT PREJUDICE

With reference to your above letter by the direction of Dy.City Engineer(Zone-I), I have to inform you that this office has No Objection to occupy the entire building subject to compliance of the following conditions within a period of six months.

- (1) Second lift should be installed.
- (2) The structure in South East Corner should be demolished and the area proposed for parking in the rear should be developed.
- (3) Ramp should be provided as proposed.
- (4) Certificate under Section 270-A should be submitted before applying for Building Completion Certificate.

This Occupation is granted Without Prejudice preserving the rights of Bombay Municipal Corporation to prosecute under Section 363-A of B.M.C.Act, if any of above conditions are not complied with within stipulated time.

Yours faithfully,

Sd/-  
Executive Engineer  
Building Proposals-(City).

EB/1181/A  
29.5.77

mtg./18.5.77.

Copy to :- (1) W.O./South. (2) A.E.W.W.G/South. (3) A.A.&C.G/South.  
(4) E.E.V. (5) M.I.G/South. (6) H.C.B.P.  
(7) Owner - The Secretary, Kamana Co-operative Housing Society, C/o.Architect.

Executive Engineer  
Building Proposals-(City).

# ANNEXURE



दस्तावेज क्रमांक व वर्ष: 1052/2004

Thursday, February 12, 2004

11:27:15 AM

दुसऱ्या निबंधक: मुंबई शहर 2 (वरली)

नॉटरी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वरली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 13,581,500.00  
बा.भा. रु. 11,738,362.00

- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक  
(असल्यास)

(1) सिटीएस क्र.: 747 वर्णन: विभागाचे नाव - सि.एस. नं 747, फ्लॅट नं 1-ए, पहिला मजला,  
अॅड्रोमेडा विलिंग, 89 वरली सिफेस रोड, मुं 25, वरली डिस्ट्रिक्ट, उपविभागाचे नाव - 13/96  
- रस्ता : वरली सी फेस कडील मी.अब्दुल गफार खान मार्ग. सदर मिल्कत सि.टी.एस. नंबर -  
747 मध्ये आहे.

- (3) क्षेत्रफळ

(1) बांधीय मिल्कतीचे क्षेत्रफळ 166.36 चौ.मी. आहे.

- (4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा

(1)-

- (5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(1) सुमित्रादेवी एस जैन ; घर/फ्लॅट नं: 1 ए ; गल्ली/रस्ता.; ईमारतीचे नाव: अॅड्रोमेडा ;  
ईमारत नं.; पेठ/बसाहत: वरली सिफेस ; शहर/गाव: मुं; तालुका.; पिन: 25.

- (6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

(1) गुंजन आदित्य अग्रवाल; घर/फ्लॅट नं: 1 बी; गल्ली/रस्ता.; ईमारतीचे नाव: अवंती; ईमारत  
नं.; पेठ/बसाहत: किंग्ज सर्कल; शहर/गाव: मुं; तालुका.; पिन: 22.

(2) आदित्य रामसिंग अग्रवाल; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता.; ईमारतीचे नाव.;  
ईमारत नं.; पेठ/बसाहत.; शहर/गाव.; तालुका.; पिन: -.


- (7) दिनांक करून दिल्याचा 10/02/2004  
(8) नोंदणीचा 12/02/2004  
(9) अनुक्रमांक, खंड व पृष्ठ 1052 /2004

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1035270.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा

# ANNEXURE




ब.व.क-2  
 १०४२/११  
 २००४

THIS MEMORANDUM RECORDING SALE is made at Mumbai this 10<sup>th</sup> day of February, 2004 BETWEEN MRS.SUMITRADEVI S. JADAVJI of Mumbai Indian Inhabitant having her address at 1-A, in the Building Andromeda situated at 89, Worli Seaface Road, Mumbai 400 025 herein referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof include her heirs, executors, administrators and assigns) of the ONE PART: AND MRS. GUNJAN ADITYA AGARWAL AND MR.ADITYA RAMSINGH AGARWAL of Mumbai Indian Inhabitant having her address at B-2/8 Avanti Apartments, King


Mr. S. Jadhav  
 9/11

Mr. S. Jadhav  
 9/11



Office of the  
 Administrative  
 Officer, Mumbai  
 CCRA / D. No.  
 1035270/8103  
 1356819 FEB 06 2004

S. C. KADAM  
 Proper Officer,  
 Sub Registrar & Additional Assistant Commissioner, Mumbai 22



Ten lac thirty five thousand five hundred seventy only