

Ref No.: July - 2021 - 091

To,

The Branch Manager

State Bank of India,

Branch: - Hindu Colony Branch,

Dadar, Mumbai

Date: 23/07/2021

Subject : Report on Opinion of Value of Immovable property for Bank's Purpose.**Client Name : Mr. Vijaykumar Jha & Mrs. Nilanjana Jha**

Dear Sir/ Madam,

Please find enclosed herewith the Valuation Report for your perusal.

Property Address : Residential Flat No. 5202, 52th Floor, in the project "Allura", B Wing, on CTS No. 464, at Lower Parel, Mumbai

Different Values Opinion of the Property:

Sr. No.	Particulars	Amount in Rs.
1	Fair Market Value (FMV)	Rs. 5,59,00,000.00
2	Realizable Value (90% of FMV)	Rs. 5,03,10,000.00
3	Forced Sale Value (75% of FMV)	Rs. 4,19,25,000.00
4	Insurable Value	Rs. 28,82,400.00
5	Govt. Value as per Ready Reckoner	Rs. 3,65,52,435.00

For Joshi Consultants,

**SHRIKANT V. JOSHI**B.E. (Civil), M. Val (R.E.), MIE, FIV, FIIBE, MICA
Govt. Registered Valuer & Chartered Engineer

To,
State Bank of India,
Branch: Hindu Colony Branch
City: Mumbai

VALUATION REPORT (IN RESPECT OF FLATS)

	Name of the Valuer	Shrikant Vasantrao Joshi B.E. (Civil), M.Val (Real Estate) M.I.E., F.I.V., F.I.I.B.E., M.I.C.A. Registered Valuer & Chartered Engineer Reg. No. CAT-1-689/2003-04 CCIT, Pune Reg. No. IBBI/RV/02/2018/10319
I.	GENERAL	
1.	Purpose for which the valuation is made	To estimate Different Values of property for Bank Loan Purpose
2.	a) Date of inspection	19/07/2021
	b) Date on which the valuation is made	23/07/2021
	List of documents produced for perusal	
3.	i) Copy of Agreement	No. 34/2019 SRO Mumbai 3 Dt. 03/01/2019 between M/s. Lodha Developers and Purchaser – Mr. Vijaykumar Jha And Mrs. Nilanjana Jha
	ii) Copy of occupancy Certificate	No. EB/1342/GS/A/OCC/1/New of 13 June 2019 Dt. 13/06/2019
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)	Mr. Vijaykumar Jha Mrs. Nilanjana Jha
5.	Brief description of the property	It is 3 BHK Flat with 1 Hall, 1 Kitchen, 3 Bedrooms, 3 Toilets, and 3 Baths. Flat under valuation is located on 52 nd floor in a building of Basement + Podium + 78 Floors.
6.	Location of property	
	a) Plot No. / Survey No.	CTS No. 464
	b) Door No.	Flat No. 5202
	c) T. S. No. / Village	Lower Parel
	d) Ward / Taluka	Mumbai
	e) Mandal / District	Mumbai
	f) Date of issue and validity of layout of approved map / plan	Not made available.



g)	Approved map / plan issuing authority	Not made available.
h)	Whether genuineness or authenticity of approved map / plan is verified	YES/ NO
i)	Any other comments by our empaneled valuers on authentic of approved plan	Plan is not made available.
7.	Postal address of the property	Residential Flat No. 5202, 52th Floor, in the project Allura, B Wing, on CTS No. 464, at Lower Parel, Mumbai.
8.	City / Town	: Mumbai
	Residential Area	: Residential area
	Commercial Area	: -
	Industrial Area	: -
9.	Classification of the area	:
	i) High / Middle / Poor	: High Class
	ii) Urban / Semi Urban / Rural	: Urban area
10	Coming under Corporation limit/ Village Panchayat / Municipality	: Municipal Corporation of Greater Mumbai
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No
12	Boundaries of the property	: As per site inspection
	North	: Flat No.5203
	South	: Open Space
	East	: Flat No.5201
	West	: Open Space



13	Dimensions of the site	A		B
		As per the Deed		
	North	-	-	-
	South	-	-	-
	East	-	-	-
	West	-	-	-
14	Extent of the site	Carpet area : 98.66 sqm i.e. 1062 sqft EBVT area : 2.79 sqm i.e. 30 sqft Total Carpet area : 101.45 sqm i.e. 1092 sqft		
14.1	Latitude, Longitude & Co-ordinates of flat	19°00'14.2"N 72°49'45.3"E		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Total Carpet area : 101.45 sqm i.e. 1092 sqft		
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Occupied by the Owner		
II. APARTMENT BUILDING				
1.	Nature of the Apartment	It is Residential Flat		
2.	Location	At Senapati Bapat Marg, Lower Parel Mumbai		
	T. S. No.	-		
	Block No.	-		
	Ward No.	-		
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai		
	Door No., Street or Road (Pin Code)	Flat No. B- 5202		
3.	Description of the locality Residential / Commercial / Mixed	Residential area		
4.	Year of Construction	2019		
5.	Number of Floors	Basement + Podium + 78 Floors		
6.	Type of Structure	RCC frame structure		
7.	Number of Dwelling units in the building	4 Flats on each Floor		
8.	Quality of Construction	Good		
9.	Appearance of the Building	Good		
10	Maintenance of the Building	Good		
11	Facilities Available			



	Lift	:	Yes	/
	Protected Water Supply	:	Yes	/
	Underground Sewerage	:	Yes	/
	Car Parking - Open/ Covered	:	2 Covered Parkings	/
	Is Compound wall existing?	:	Yes	/
	Is pavement laid around the Building	:	Yes	/
III	FLAT	:		
1	The floor on which the flat is situated	:	52 nd Floor	
2	Door No. of the flat	:	Flat No. 5202	
3	Specifications of the flat	:		
	Roof	:	RCC	
	Flooring	:	Italian Marble	
	Doors	:	Vinear & Melamine Door	
	Windows	:	Powder Coated Aluminum Sliding Window	
	Fittings	:	Concealed Copper Wiring	/
	Finishing	:	Good	
	House Tax	:	Not provided	
	Assessment No.	:	--	
4	Tax paid in the name of	:	--	
	Tax amount	:	Information Not made available	
	Electricity Service Connection no.	:	Information Not made available	/
5	Meter Card is in the name of	:	Information Not made available	
6	How is the maintenance of the flat?	:	Information Not made available	
7	Sale Deed executed in the name of	:	AND Mr. Vijaykumar and Mrs. Nilanjana Jha	
8	What is the undivided area of land as per Sale Deed?	:	N.A.	
9	What is the Built area of the flat?	:		
10	What is the floor space index (app.)	:	Basic FSI : 1.00	
11	What is the Carpet Area of the flat?	:	Total Carpet area : 101.45 sqm i.e. 1092 sqft	



12	Is it Posh/ I class / Medium / Ordinary?	:	It is Posh
13	Is it being used for Residential or Commercial purpose?	:	Being used for Residential use
14	Is it Owner-occupied or let out?	:	Occupied by Owner
15	If rented, what is the monthly rent?	:	About Rs. 1,30,000/- per month approx.
IV MARKETABILITY			
1	How is the marketability?	:	Fair
2	What are the factors favoring for an extra Potential Value?	:	Not observed in particular
3	Any negative factors are observed which affect the market value in general?	:	Not observed in particular
V RATE			
1	After analyzing the comparable sale instances, what is the composite rate for a <u>similar property</u> with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	:	<p>Basis of Valuation: Justification for rate adopted – The rate adopted for valuation is more than 20% of Ready Reckoner Rate. The following factors are considered while estimating the rate –</p> <ul style="list-style-type: none"> Registered transactions in the vicinity(Comparable Transactions as per IVS) Sale offers surrounding the subject property within the range of 1-2 Kms with similar specifications which is in the range of Rs. 48,000/- to Rs. 52,000/- per sqft on Carpet area Comparable Listings as per IVS) Age of the building & maintenance Specification of the building Amenities offered Proximity to civic amenities Means & modes of transport facilities available to reach the property. Floor on which the subject flat is located Vista from the flat
2	Assuming it is a <u>new construction</u> , what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	<p>Rs. 52,000/- per Carpet area for New Construction</p>



VII VALUATION CALCULATIONS

A) FAIR MARKET VALUE

Valuation of subject property has been done by Market Approach. The rate has been estimated by Comparable Transaction Method/ Comparable Listing Method as mentioned in International Valuation Standards. Notices regarding aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from seacoast / tidal level must be incorporated) have not been made available to us during valuation.

S. No	Particulars	Area	Rate	Amount Rs.
1	Total Carpet area	Sqft 1092	Rs./Sqft 49,500	Rs. 5,40,54,000.00
2	2 Covered Car Parking	Lump sum @ Rs.6,00,000 each		Rs. 12,00,000.00
3	Fixed Furniture and Fixture	Kitchen Trolley, Bed etc.		Rs. 6,00,000.00
		Fair Market Value		Rs. 5,58,54,000.00 Say Rs. 5,59,00,000.00

B) GUIDELINE/ GOVT. VALUE

S. No.	Particulars	Area	RR Rate	Amount Rs.
1	Total Built up area	Sqft 1201	Rs./Sqft 30,435	Rs. 3,65,52,435.00
		Guideline Value		Rs. 3,65,52,435.00

C) INSURABLE VALUE

S. No.	Particulars	Area	Replacement Cost	Amount Rs.
1	Total Built up area	Sqft 1201	Rs./Sqft 2400	Rs. 28,82,400.00
		Insurable Value		Rs. 28,82,400.00



Details of Valuation:

Sr. No.	Description	Qty. in sqft	Rate per Unit Rs. on Carpet area	Estimated Value Rs.
1	Total Carpet area	1092	49500	Rs. 5,40,54,000.00
2	Car Parking	Lump sum		Rs. 12,00,000.00
3	Showcases			--
4	Kitchen Arrangements			Rs. 1,50,000.00
5	Superfine Finish			Rs. 2,00,000.00
6	Interior Decorations			Rs. 2,50,000.00
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc.,			
9	Potential value, if any			
10	Others			
	Total		Fair Market Value	Rs. 5,58,54,000.00 Say Rs. 5,59,00,000.00

Photograph of owner/representative with property in background is enclosed.

Screen shot of longitude/ latitude and co-ordinates of property using GPS/ Various Apps/Internet sites



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

Particulars	Amount in Rs.	Amount in Words Rs.
Fair Market Value	Rs. 5,59,00,000.00	Rupees Five Crore Fifty Nine Lacs Only.
Realizable Value	Rs. 5,03,10,000.00	Rupees Five Crore Three Lacs Ten Thousand Only.
Distress Sale Value	Rs. 4,19,25,000.00	Rupees Four Crore Nineteen Lacs Twenty Five Thousand only.
Insurable Value	Rs. 28,82,400.00	Rupees Twenty Eight Lacs Eighty Two Thousand Four Hundred Only
Govt. Value	Rs. 3,65,52,435.00	Rupees Three Crore Sixty Five Lacs Fifty Two Thousand Four Hundred and Thirty Five Only.

For Joshi Consultants,



Shrikant V. Joshi
B.E. (Civil), M.Val (Real Estate)
M.I.E., F.I.V., F.I.I.B.E., M.I.C.A.
Registered Valuer & Chartered Engineer
Reg. No. CAT-1-689/2003-04 CCIT, Pune
Ren. No. IBBI/RV/02/2018/10319



Date: 23/07/2021
Place: Pune

The undersigned has inspected the property detailed in the Valuation Report dated 23/07/2021 on 19/07/2021.

We are satisfied that the fair and reasonable market value of the property is Rs.5,59,00,000.00 (Rupees Five Crore Fifty Nine Lacs only).

Date: 23/07/2021

Signature
(Name of the Branch Manager with office Seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

SITE PHOTOS

<p>Building</p> 	<p>Kitchen</p> 
<p>Bedroom</p> 	<p>Living Room</p> 
<p>Bedroom</p> 	<p>External Passage</p> 
<p>Door</p> 	<p>Bedroom</p> 



READY RECKONER RATE: Rs. 3,27,610 / Sqm i.e. Rs. 30,435/ Sqft

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

21/2022 English

Annual Statement of Rates

Selected District मुंबई(सेल) ▼

Select Village लोकर परेल दिव्हीजन ▼

Search By Survey No Location

Enter Survey No 464 Search

अपडेटाईज

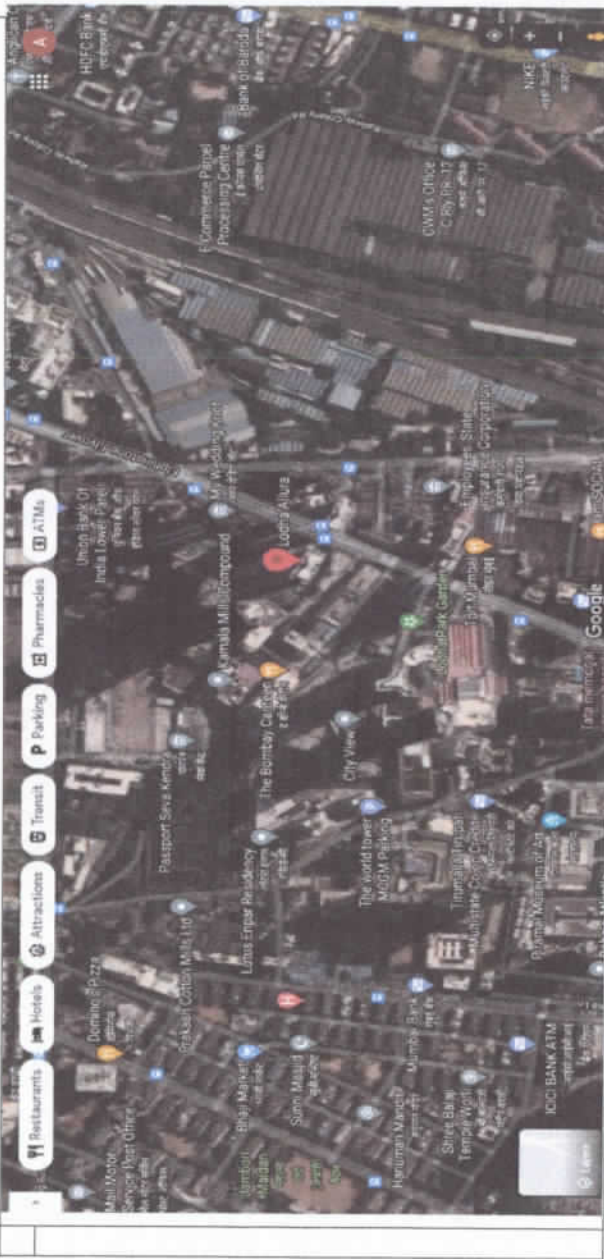
अपडेटाईज	पुरी नवीन	दिली बदलित	बाँधीत	डवले	नवनिर्माण (Rs.)	आवक्या
12/514-मुपान पुर्वील ना व जोशी मार्ग, सडिनेस निबपान रोड अचुतकार मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग व दक्षिणेस लक्ष्मणराव करन-मार्ग	120420	327610	374960	439100	327610	चौस चौस शि.डी.एन. नंबर
12/53-मुपान : उत्तरेस राव साहेब कोले मार्ग व डाकडे मार्ग, पुर्वेस पडिनेस रेल्वे लाईन, सडिनेस मयानी रोड व शाकनकर मार्ग सामथील विक्रान्ती मुपान.	111810	243500	278060	310210	235800	चौस चौस शि.डी.एन. नंबर

GOVT. REGD. VALUER * 04-03/16889-03-CAT

Shri. M. S. Joshi
B.E., CIVIL ENGINEER
100, P. S. ROAD, AIROLI
MUMBAI-400075

GOOGLE LOCATION MAP

Latitude & Longitude: 19°00'10.6"N 72°49'45.5"E 19.002940, 72.829316



COMPARABLE TRANSACTION - 1

Description: Consideration Amt : Rs. 3,63,32,625.00
Carpet area : 75.41 sqm ie. 812 sqft
Rate per sqft on Carpet area : Rs. 44,744/- per sqft

7/20/2021 https://freesearchignservice.maharashtra.gov.in/samantTM.ReportSearch/zamant2_RegdLive.aspx

8172/508
20/07/2021
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.
दुयम निबंधक : सह दु.नि.मुंबई शहर 4
दस्ता क्रमांक : 8172/2021
नोंदणी :
Regn:83m



गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	36332625
(3) बाजारभाव/भाडेपट्टयाच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	38851849.07
(4) भू-मापन,पोटहिसा व परक्यांक(अस्त्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं.: 4404, माळा नं.: 44वा मजला, इमारतीचे नाव: अॅत्सुरा बी-विंग लोढा पार्क, ब्लॉक नं.: हार्ड रॉक कॅफे समोर,वरळी,मुंबई, रोड : पी. बी. मार्ग, इतर माहिती: सोबत एक कार पार्किंग((C.T.S. Number : 464 part वीदस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	82.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल किंवा.	
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मॅकोटेक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नाथर तर्फे कु. मु. राहुल वडेकर -- वय -41 पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. 412, 4था मजला, 17वी वर्धमान चेंबर, कावसजी परेल रोड, हॉर्नमन सर्कल, कोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई, पिन कोड.-400001 पॅन नं.-.AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-यारुल गोरेल -- वय.-55; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं 5, 2-सी, सोनावाला विल्डिंग, ताडटेव, ग्राट रोड, मुंबई, इंडिया, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड.-400007 पॅन नं.-.AAEPG0087F 2): नाव.-जयती गोरेल -- वय.-82; पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं 5, 2-सी, सोनावाला विल्डिंग, ताडटेव, ग्राट रोड, मुंबई, इंडिया, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड.-400007 पॅन नं.-.AACPG5356X.
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2021
(10)दस्त नोंदणी केल्याचा दिनांक	17/06/2021
(11)अनुक्रमेणक, खंड व पृष्ठ	8172/2021
	3044000



COMPARABLE TRANSACTION - 2

Description: Consideration Amt : Rs. 5,05,00,000.00
Carpet area : 106.65 sqm i.e. 1148 sqft
Rate per sqft on Carpet area : Rs. 43,989/- per sqft

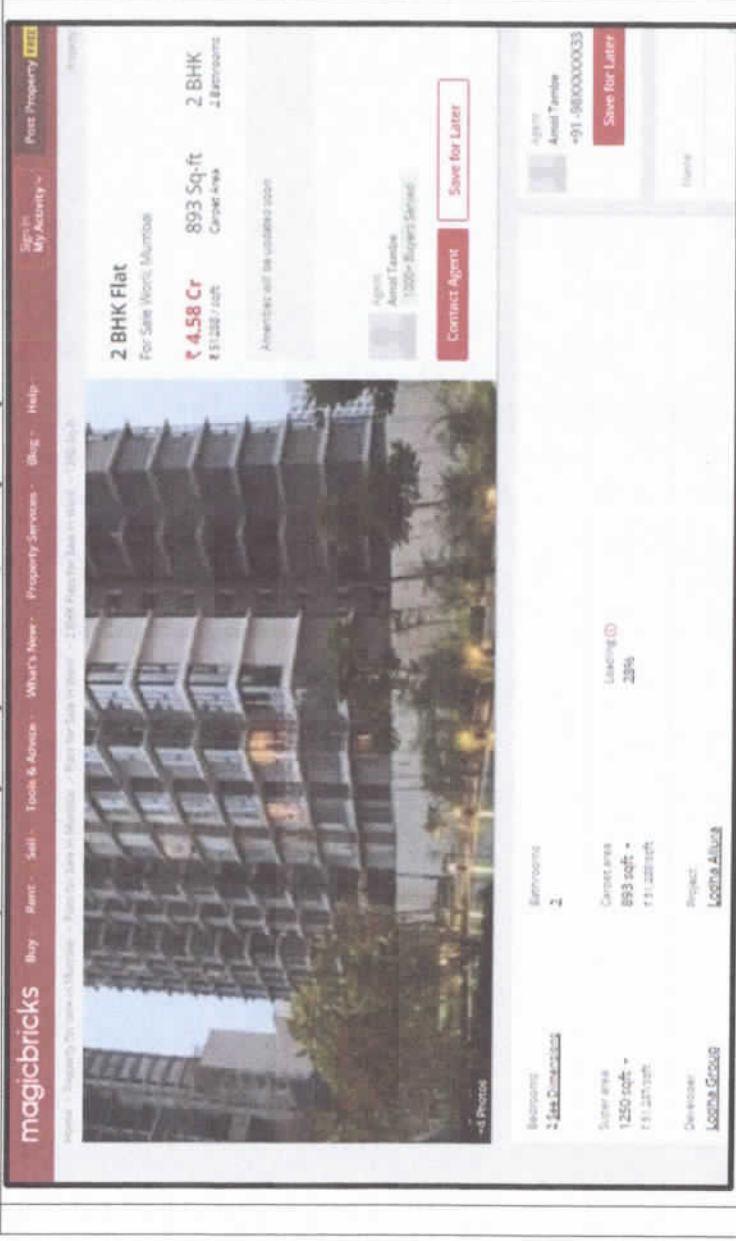
20/07/2021	शुभम मण्डळकर - सिए यू.ए. सुखर साठे
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्ता क्रमांक : 5853/2021 नोदणी : Regn:63m
गावाचे नाव : लोअर परेल	
(1)विश्लेषाचा प्रकार	करारनामा
(2)मोबदला	50500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	48405687.94
(4) भू-मापन पोर्टलिसा व परक्रमांक(अस्त्यस)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन -सदनिका नं: 6003 ए विंग, माळा नं: 60 वा मजला, इमारतीचे नाव- लोढा अल्लुवा, ब्लॉक नं: वरळी मुंबई 400013, रोड : पांडुरंग बुधकर मार्ग, इतर माहिती: सोबत दोन कारपाकिंग स्पेस नं. पी3-1004 आणि पी3-1005((C.T.S. Number : 464 ;)
(5) क्षेत्रफळ	117.32 चौ मीटर
(6)आकारणी किंवा जुळी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता.	1): नाव.-अनिता रतन मिरचंदानी वय.-61 पत्ता.-पॉर्ट नं. 806, माळा नं. 8 वा मजला, इमारतीचे नाव.-ऑशिन व्ह्यू, ब्लॉक नं. शार पश्चिम मुंबई, रोड नं. युनियन पार्क, महाराष्ट्र, मुंबई. पिन कोड-400052 पॅन नं.-AADPM68633Q 2): नाव.-तारा रतन मिरचंदानी तर्फे मुख्यावर अनिता रतन मिरचंदानी वय.-61 पत्ता.-पॉर्ट नं. 806, माळा नं. 8 वा मजला, इमारतीचे नाव.-ऑशिन व्ह्यू, ब्लॉक नं. शार पश्चिम मुंबई, रोड नं. युनियन पार्क, महाराष्ट्र, मुंबई. पिन कोड-400052 पॅन नं.-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यस,प्रतिवादिचे नाव व पत्ता	1): नाव.-कमलेषा बाबुलाल जैन वय.-56, पत्ता.-पॉर्ट नं. 4702 ए विंग, माळा नं. 47 वा मजला, इमारतीचे नाव- लोढा अल्लुवा, ब्लॉक नं. वरळी मुंबई, रोड नं. पांडुरंग बुधकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-AABP7260N 2): नाव.-सीमा कमलेषा जैन वय.-55, पत्ता.-पॉर्ट नं. 4702 ए विंग, माळा नं. 47 वा मजला, इमारतीचे नाव- लोढा अल्लुवा, ब्लॉक नं. वरळी मुंबई, रोड नं. पांडुरंग बुधकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड-400013 पॅन नं.-ADHP7462OP
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2021
(10)दस्ता नोंदणी केल्याचा दिनांक	27/04/2021
(11)अनुक्रमांक,खंड व पृष्ठ	5853/2021
(12)बाजारभावप्रमाणे मूदकांक शतक	1515000



COMPARABLE LISTINGS/ WEB INSTANCES

Description: Offer Price : Rs. 4,58,00,000.00

Carpet area : 893 sqft Rate per sqft : Rs. 51,288/- per sqft



2 BHK Flat
For Sale in Hard Road, Mumbai

₹ 4.58 Cr
₹ 51,288 / sqft

893 Sq-ft
Carpet Area

2 BHK
2 Bathrooms

Agents will be updated soon

Agents: Anand Tambe
1000+ Buyers Served

Contact Agent | Save for Later

Agents: Anand Tambe
+91-9800000033
Save for Later

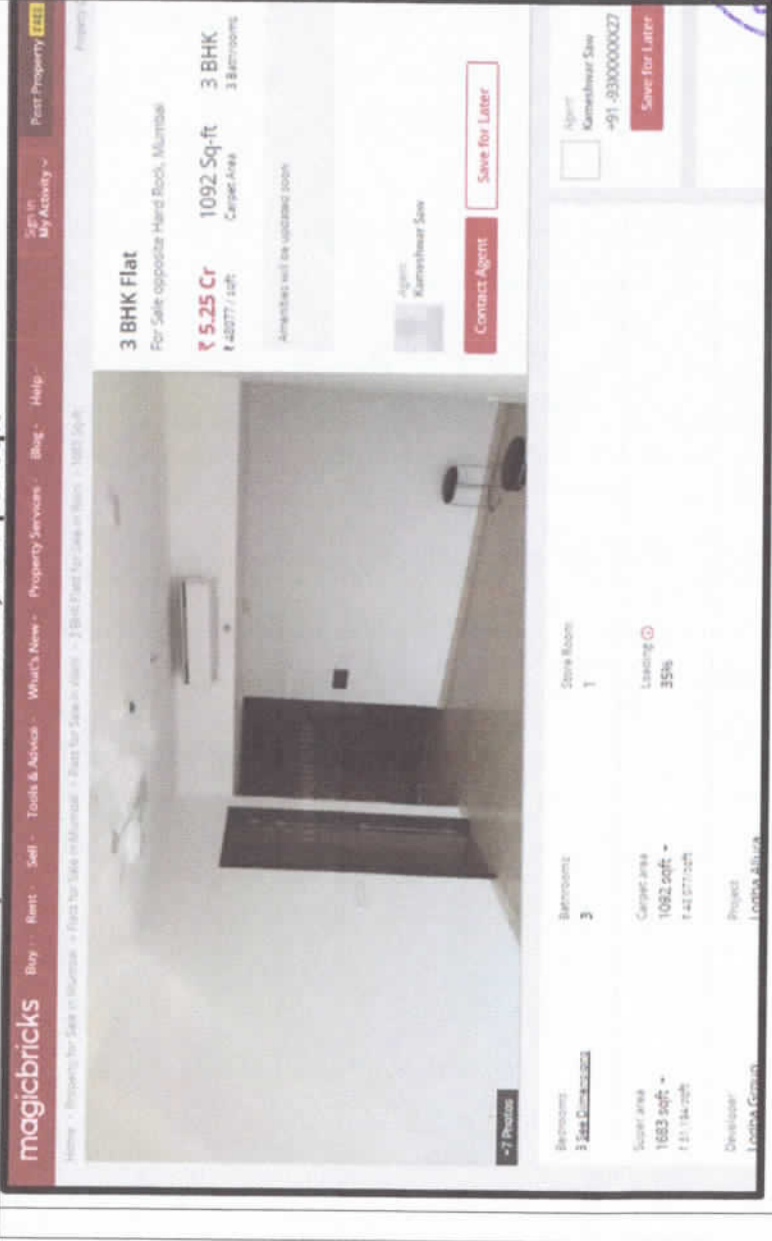
Bedrooms: 2
Bathrooms: 2
Carpet area: 893 sqft - ₹ 51,288/sqft
Leasing EOI: 23%

Developer: Lodha Group
Project: Lodha Altus

COMPARABLE LISTINGS/ WEB INSTANCES

Description: Offer Price : Rs. 5,25,00,000.00

Carpet area : 1092 sqft Offer Rate Rs. 48,077/- per sqft



3 BHK Flat
For Sale opposite Hard Road, Mumbai

₹ 5.25 Cr
₹ 48,077 / sqft

1092 Sq-ft
Carpet Area

3 BHK
3 Bathrooms

Agents will be updated soon

Agents: Kamaljeet Saw

Contact Agent | Save for Later

Agents: Kamaljeet Saw
+91-9300000027
Save for Later

Bedrooms: 3
Bathrooms: 3
Carpet area: 1092 sqft - ₹ 48,077/sqft
Leasing EOI: 35%

Developer: Lodha Group
Project: Lodha Altus



DOCUMENTS REFERRED
Description: ownership document

7/25/2021

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34450 20/07/2021 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	दुग्गाय निबंधक : साह द्रु. नि. मुंबई शहर 3 दस्ता क्रमांक : 34/2019 नोंदणी: Rajga.63m
सूची क्र.2	
मावाचे नाव : 1) लोअर परेत	
(1) शिडोबाया प्रवार	करारनामा
(2) नोंदणी	52858929
(3) खातरनाम/माहितीपत्राचा खासिगायतकर अक्षरशी देतो की पट्टेदार ते नमुद करावे,	48556000
(4) मू.मायन,वॉटर्सिस् व पारकमाक,असलपारस)	1) पार्लिकेचे नाव,मुंबई मनपाइतर वर्जिन ,सदनिना नं. 5202, माळा नं. 52वा मजला, इमारतीचे नाव: अॅल्युरा वी.विंग द पार्क. ब्लॉक नं. श्री सीमांघर जेन टेम्पल,वरळी,मुंबई, रोड नं. पादुरंग बुधकर मार्ग, इतर माहिती: सोबत दोन कार पार्लिम् (C.I.S. Number : 464 part व दस्तात नमूद केल्याप्रमाणे ;)
(5) डोंगरकाव	1) 111.59 चौ.मीटर
(6) अक्षरशी किंवा सुटी देण्यात असेल केवळ.	
(7) दस्तावेज करून देण्या किंवा देण्या-या पत्रकातवे नाव किंवा दिवशी न्यायालयचा हुकुमनाम किंवा अदालत असल्यास,प्रतिबद्धिचे नाव व पत्ता.	1) नाव-वॅंडा डेव्हलपर्स लि. लॉक नु. सुरेन्द्रन नायर लॉक नु. मु. प्रदाप सलोककर वग. 35, पत्ता-वॉट नं. , माळा नं. , इमारतीचे नाव: 412, अश माळा, 17वी कथमान पॅकर, अजयसाजी पटेल रोड, हॉर्मिन लॉकर, फोर्ड, मुंबई, ब्लॉक नं. , रोड नं. , मातवण, मुंबई, पिन कोड-400061 पॅन नं.-AAACL14901
(8)दस्तावेज करून देण्या-या पत्रकातवे व किंवा दिवशी न्यायालयाचा हुकुमनाम किंवा अदालत असल्यास,प्रतिबद्धिचे नाव व पत्ता	1) नाव-विजयकुमार झ -- वग-57, पत्ता-->, 102 ए.सिंग, डीन अक्टॉमेट, माई रोड, गार्डन कोर्ट हॉटेल जवळ, मातवण-वॅडिंग, मुंबई, इटिय --, लिबर्टी टा-टॅप , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400064 पॅन नं.-AAADP992421 2) नाव-निर्वाकन झ -- वग-52, पत्ता-->, 102 ए.सिंग, डीन अक्टॉमेट, माई रोड, गार्डन कोर्ट हॉटेल जवळ, मातवण-वॅडिंग, मुंबई, इटिय --, लिबर्टी टा-टॅप , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400064 पॅन नं.-AAAPF1955A
(9) दस्तावेज करून दिल्याच दिवस	03/01/2019
(10)दस्ता नोंदणी केल्याच दिवस	03/01/2019
(11)हुकुमनांक,डॉड व पत्र	34/2019
(12)खातरनाम/पत्राचलने मुदतक मुलक	2643000
(13)खातरनाम/पत्राचलने नोंदणी मुलक	300000
(14)नोंद	
मुदतक-नसादी मिचरता केवळीत	
मुदतक मुलक आकारल्यान मिचरलेला अनुषंगेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Schedule

Annexure 6

(Unit and Project Details)

- (I) CUSTOMER ID : 0001288394
- (II) Correspondence Address of Purchaser: 102,A-wing,Twin Apartment,Marve Road,Near Garden Court Hotel,Malad West, Mumbai-400084 India
- (III) Email ID of Purchaser: niravmetals@gmail.com

(IV) Unit Details:

(i) Development/Project : THE PARK (LODHA ALLURA,MARQUISE,PARKSIDE ,TRUMP,KIARA)

(ii) Building Name : Allura

(iii) Wing : Wing B

(iv) Unit No. : B-5202

(v) Area :

	Sq. Mtrs.
Carpet Area	1062
EBVT Area	30
Net Area (Carpet Area +EBVT Area)	1092

(vi) Car Parking Space allotted: 2 nos.



DOCUMENTS REFERRED

Description: copy of Occupancy Certificate



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[EB/1342/GS/A/OCC/1/New of 13 June 2019]

To,
M/S Jawala Real Estate Pvt. Ltd.
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The **Part 4** development work of **Residential** building comprising of **Wing-1,2 & 3 for + P3 podium (pt) + P4 podium (pt) + PS podium (pt) + 43rd to 62nd upper floors.** on plot bearing C.S.No./CTS No. **464** of Division **Lower Parel at Senapati Bapat Marg** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV** , **Licensed Surveyor** , Lic. No. **J/167/LS** , Shri. **Girish Purushotam Dravid** , **RCC Consultant**, Lic. No. **STR/D/59** and Shri. **Anil Kumar Raman** . Site supervisor, Lic.No. **R-202/SS-1** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/1342/GS/A-CFO** dated **20 April 2019**.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
2. A.A. & C. , G/South
3. EE (V), City
4. M.I. , G/South
5. A.E.W.W. , G/South
6. Architect, **SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)**

For information please

