

**VALUATION REPORT FOR  
UNION BANK OF INDIA, MUMBAI SAMACHAR MARG BRANCH  
FORT, MUMBAI**



**FLAT NO.33, 3RD FLOOR, B - WING  
TAHNEE HEIGHTS CO-OPERATIVE HOUSING SOCIETY  
LTD. TAHNEE HEIGHTS PETIT HALL D BUILDING  
66, L. JAGMOHANDAS MARG, NEPEANSEA ROAD  
MUMBAI - 400 006  
MAHARASHTRA.**

**BORROWER**

**DR. NILESH MOHANLAL SHAH  
NILESH M. SHAH (HUF)  
&  
MRS. RITA NILESH SHAH**



**DEEPAK KUMAR SHRIVASTAV**

B.E., M.I.E., F.I.V. C. ENGG.

(C/o.: HI-TECH ENGINEER)

GOVT. REGD. VALUER: CAT-1/421 OF 1988

IBBI REGD. VALUER: IBBI/RV/07/2020/12976

CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

**HITECH-49-2025**

**Dated: 09.01.2025**

**To,  
The Branch Head  
Union Bank of India  
Mumbai Samachar Marg,  
Fort, Mumbai.**

**VALUATION REPORT (IN RESPECT OF FLAT)  
(To be filled in by the Approved Valuer)**

<b>I. GENERAL</b>		
1	Purpose for which the valuation is made	Fair Market value for Bank Loan Purpose
2	a) Date of inspection	: 08.01.2025
	b) Date on which the valuation is made	: 09.01.2025
3	List of documents produced for perusal	
	i) Deed of Transfer Copy	Deed of Transfer Copy bearing regd. No. BBE1-2228-2022 Dated: 07.03.2022
	ii) Other Document	: Part Occupancy Certificate Copy
	iii)	Share Certificate Copy
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)	: <b>Dr. Nilesh Mohanlal Shah Nilesh M. Shah (HUF) &amp; Mrs. Rita Nilesh Shah</b>
5	Brief description of the property	: Valuation of Flat No.33, 3 <sup>rd</sup> Floor B - Wing, Tahnee Heights Co-Operative Housing Society Ltd, L. Jagmohandas Marg, Nepeansea Road, Mumbai. The building is located in a well - developed locality. Nearest Railway Station Grant Road at abouts 2.9 km distance from the building. All civic amenities nearby.  It is a <b>3BHK</b> Flat.
6	Location of property	
	a) Plot No. / Survey No/Gut No.	: New Survey No.2/7215 & 3/7215
	b) Door No.	: Flat No.33, 3 <sup>rd</sup> Floor, B - Wing
	c) C. T. S. No. / Village	: C.T.S. No. 356 (Pt.) of Malabar Hill & Cumballa Hill Division
	d) Ward / Taluka	: D - Ward / Taluka: Mumbai City
	e) Mandal / District	: District: Mumbai City
f) Date of issue and validity of layout of approved map / plan	: Part Occupation Certificate No: EB/6094/D/A Dated: 05.07.2001	

	g)	Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	It is genuine.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	None.
7		Postal address of the property	:	Flat No.33, 3 <sup>rd</sup> Floor, B - Wing, Tahnee Heights Co-Operative Housing Society Ltd. Tahnee Heights Petit Hall D Building, 66, L. Jagmohandas Marg, Nepeansea Road, Mumbai - 400 006 Maharashtra.
8		City / Town	:	
		Residential Area	:	Yes
		Commercial Area	:	Yes.
		Industrial Area	:	No.
9		Classification of the area	:	
	i)	High/ Middle/ Poor	:	High Class
	ii)	Metro/ Urban/ Semi Urban/ Rural	:	Urban
10		Coming under Corporation limit/ Village Panchayat/ Municipality	:	Coming under 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 Deed
		North	:	Not Mentioned
		South	:	Not Mentioned
		East	:	Not Mentioned
		West	:	Not Mentioned
				Actual
		North	:	Petit Bungalow
		South	:	Internal Road
		East	:	Rambha Building
		West	:	Bungalow
12.1		Boundaries of the Flat:		
		North	:	Wall
		South	:	Wall
		East	:	Wall
		West	:	Lift / Flat No. 34
13		Dimensional area	:	
			:	A
			:	B
			:	As per the Deed
			:	Actual
		North	:	Carpet Area 1717 sq. ft Built up Area 191.48 sq.mtr. i.e.2064.04 sq.ft. Measured Area: 1720 Sq. ft.
		South	:	
		East	:	
		West	:	
14		Extent of the site.	:	Carpet Area 1717 sq. ft Built up Area 2064.04 sq.ft. (As per Document)
14.1		Latitude, Longitude and Coordinates of the site	:	Latitude: 18°95'49'73"N Longitude: 72°79'71.32"E
15		Extent of the site considered for valuation (least of 13A & 13 B)	:	Built up Area 2064.04 sq.ft. Which is considered for valuation
16		Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
<b>II. APARTMENT BUILDING</b>				
1		Nature of the Apartment	:	Residential
2		Location	:	Nepeansea Road, Mumbai

	C.T. S. No.	:	C.T.S. No. 356 (Pt.)
	Block No.	:	--
	Ward No.	:	D - Ward
	Village/ Municipality / Corporation	:	Malabar Hill & Cumballa Hill Division / MCGM
	Door No., Street or Road Pin Code	:	Flat No.33, 3 <sup>rd</sup> Floor, B - Wing, Pin Code: 400 006
3	Description of the locality Residential /Commercial / Mixed		Residential + Commercial Locality
4	Year of Construction	:	1991 (As per Agreement)
5	Number of Floors	:	Basement + 2 Level Podium + Service Floor + 34 Upper Floors
6	Type of Structure	:	RCC Structure
7	Number of Dwelling Flat s in the Floor	:	02 Nos. Flats on 3 <sup>rd</sup> Floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	Yes, 04 Nos. Lifts
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking- Open/ Covered	:	Covered Car parking
	Is Compound Wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
<b>III. FLAT</b>			
1	The floor on which the Flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the Flat	:	Flat No.33, 3 <sup>rd</sup> Floor, B - Wing,
3	Specifications of the Flat		
	Roof	:	RCC Roofing
	Flooring	:	Marble Flooring
	Door	:	Wooden Laminated Doors
	Windows	:	Aluminum coated windows
	Fittings	:	Concealed fitting
	Finishing	:	Royale Paint
4	House Tax		
	Assessment No.	:	Details not provided
	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5	Electricity Service Connection no.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Dr. Nilesh Mohanlal Shah Nilesh M. Shah (HUF) & Mrs. Rita Nilesh Shah
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Carpet Area 1717 sq. ft Built up Area 2064.04 sq. ft. (As per Document)
10	What is the floor space index (app.)	:	As permissible.
11	What is the Carpet Area of the Flat?	:	Carpet Area: 1717 sq. ft
12	Is it Posh/ I class / Medium / Ordinary?	:	I Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied

15	If rented, what is the monthly rent?	:	Expected Rent Rs.5,00,000/- to Rs.5,25,000/- per month
<b>IV. MARKETABILITY</b>			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Well - Developed Residential + Commercial Locality
3	Any negative factors are observed which affect the market value in general?	:	No.
<b>V. RATE</b>			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat 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)	:	Rs.1,05,000/- per sq. fts on Built up Area (Ref. copy attached)
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	Rs.1,05,000/- per sq. fts on Built up Area
Break - up for the rate /value			
3	i) Building + Services	:	Rs.4,000/- per sq. fts
	ii) Land + Others	:	Rs.1,01,000/- Per Sq. fts
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs.8,54,000/-per sq. mtr i.e. Rs.79,339/- per sq. ft.
<b>VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:</b>			
a.	Depreciated building rate	:	Rs.1,01,000/- Per sq.fts
	Replacement cost of Flat with Services (v (3) i)	:	Rs.4,000/- per sq. fts
	Age of the building	:	33 Years
	Life of the building estimated	:	27 Years (with proper maintenance & care of the building).
	Depreciation percentage assuming the salvage value as 10%	:	--
	Depreciated Ratio of the building	:	--
b.	Total composite rate arrived for valuation	:	Rs.1,05,000/- per sq. fts on Built up Area
	Depreciated building rate VI (a)	:	--
	Rate for Land & other V (3) ii	:	--
	Total Composite Rate	:	Rs.1,05,000/- per sq. fts on Built up Area

**DETAILS OF VALUATION:**

Sr. No	Description	Built up Area	Rate per sq. ft.	Estimated Value
1	<b>Present value of the Flat</b>	2064.04 sq. fts	Rs.1,05,000/-	<b>Rs.21,67,24,200/-</b>
	02 Covered car parking Space	02	Rs.15,00,000	<b>Rs.30,00,000/-</b>
2	Showcases			--
3	Kitchen Arrangements			--
4	Superfine Finish			--
5	Interior Decorations			--
6	Electricity deposits / electrical fittings, etc.,			--
7	Extra collapsible gates / grill works etc			--
8	Potential value, if any			--
	<b>Total Value</b>			<b>Rs.21,97,24,200/-</b>

(Valuation: Here, the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such 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) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be 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 **Rs.21,97,24,200/- (Rupees Twenty One Crore Ninety Seven Lakhs Twenty Four Thousand Two Hundred Only)**

Net Realisable Value is **Rs.19,77,51,780/- (Rupees Nineteen Crore Seventy Seven Lakhs Fifty One Thousand Seven Hundred Eighty Only)**.

The Distress value **Rs.17,57,79,360/- (Rupees Seventeen Crore Fifty Seven Lakhs Seventy Nine Thousand Three Hundred Sixty Only)**.

**Insurance Value: Rs.4,000/- per sq. fts x Built up Area: 2064.04 sq. fts = Rs.82,56,160/-**

**Expected Rent: Rs.5,00,000/- to Rs.5,25,000/-per month.**

**Stamp Duty Value: Rs.16,37,58,867/-**

Date:09.01.2025

Place: Mumbai.



**Deepak Kumar Shrivastav**  
**Govt. Regd. Valuer**  
**CAT-1/421 of 1988**

The undersigned has inspected the property detailed in the Valuation Report dated on \_\_\_\_\_.  
We are satisfied that the fair and reason able market value of the property is \_\_\_\_\_  
(Rupees\_\_\_\_\_)

**Date:**

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

## DECLARATION FROM VALUERS

I hereby declare that.

- a) The information furnished in my valuation report dated 09.01.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) Mr. Gupta from my Office personally inspected the property on 08.01.2025. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e) I have not been found guilty of misconduct in my professional capacity.
- f) 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.
- g) 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.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

S.No.	Particulars	Valuer comment
1	background information of the asset being valued	Immovable property
2	purpose of valuation and appointing authority	Official of Union Bank of India to ascertain fair market value.
3	Identity of the valuer and any other experts involved in the valuation;	Deepak Kumar Shrivastav
4	disclosure of valuer interest or conflict, if any.	N.A.
5	i) date of appointment & valuation date ii) date of report	08.01.2025 09.01.2025
6	inspections and/or investigations undertaken.	Photographs of the property with data collection.
7	nature and sources of the information used or relied upon;	Based on our site visit & the information collected at site.
8	procedures adopted in carrying out the valuation and valuation standards followed.	As per standards.
9	restrictions on use of the report, if any.	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation.	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during the valuation.	Nil
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

**(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 necessarily 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 valuer's organisation 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 valuer's organisation 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 organisation 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: 09.01.2025

Place: Mumbai.



**Deepak Kumar Shrivastav**  
**Govt. Regd. Valuer**  
**CAT-1/421 of 1988**


UNDERTAKING TO BE SUBMITTED BY THE VALUER FOR EMPANELMENT UNDERTAKING

I, Mr. Deepakkumar Shrivastav son of Mr. Achcheylal Shrivastav does hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I have not been removed / dismissed from service/ employment earlier,
- c) I have not been convicted of any offence and sentenced to a term of imprisonment.
- d) I have not been found guilty of misconduct in a professional capacity.
- e) I am not an undischarged insolvent.
- f) I have not been convicted of an offence connected with any proceeding before any court of law in India.
- g) PAN Card number as applicable is **ANRPS3450Q** / GST Number **27ANRPS3450Q2ZZ**.
- h) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- i) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- j) I act with independence, integrity and objectivity and undertake all valuation works with an independent mind and shall not come under any influence of anybody.
- k) I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- l) I am not related to any of the personnel in the Bank in the department/division dealing with valuation work directly.

Date: 09.01.2025

Place: Mumbai.

  
**Deepak Kumar Shrivastav**  
**Govt. Regd. Valuer**  
**CAT-1/421 of 1988**

# PHOTOS

















INSTANCE

4929318 08-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : द.नि.मुंबई शहर 1 दस्त क्रमांक : 4929/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मलबार</b>		
(1)विलेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	415100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	299701000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं 294,मजला क्र. 29 सोबत 2 कार पार्किंग क्र बी71 आणि बी72,विंग बी ताहनी हाईट्स,पेटिट हॉल डी,बिल्लिंग 66,नेपिअन सी रोड,मुंबई 400006( ( C.T.S. Number : 356 ; ) )	
(5) क्षेत्रफळ	3300 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयदेव पीतंबरदास चौकीसी वय:-79 पत्ता:-प्लॉट नं: 201, माळा नं: , इमारतीचे नाव: सलगुल सुंदरी प्लॉट नं 667, ब्लॉक नं: डॉ अंबेडकर रोड, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पिन नं:-AABPC6985D 2): नाव:-प्रमोद जयदेव चौकीसी वय:-52 पत्ता:-प्लॉट नं: 201, माळा नं: , इमारतीचे नाव: सलगुल सुंदरी प्लॉट नं 667, ब्लॉक नं: डॉ अंबेडकर रोड, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पिन नं:-AEBPC1185R 3): नाव:-मधुर जयदेव चौकीसी वय:-55 पत्ता:-प्लॉट नं: 201, माळा नं: , इमारतीचे नाव: सलगुल सुंदरी प्लॉट नं 667, ब्लॉक नं: डॉ अंबेडकर रोड, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पिन नं:-ACOPC439K 4): नाव:-अनिता मनीष शाह उर्फ अनिता जयदेव चौकीसी वय:-54 पत्ता:-प्लॉट नं: 706/707, माळा नं: , इमारतीचे नाव: शिवा स्वयंपालन ओएलिस, ब्लॉक नं: प्रिमिअर रोड , रोड नं: घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पिन नं:-AAPP54741M	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कृष्णकुमार मुलजी देवा वय:-87, पत्ता:-प्लॉट नं 11-1, माळा नं: , इमारतीचे नाव: सिल्वर आर्च , ब्लॉक नं: 66ए नेपिअन सी रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पिन नं:-AABPD2773L 2): नाव:-विक्रम कृष्णकुमार देवा वय:-54, पत्ता:-प्लॉट नं: 7, माळा नं: 4 था , इमारतीचे नाव: सुर्व दर्शन , ब्लॉक नं: 44 वाळकेकर रोड, शिर्डी पब्लिक स्कूल जवळ, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पिन नं:-AEPD7877E 3): नाव:-गौरी विक्रम देवा वय:-49, पत्ता:-प्लॉट नं: 15-2, माळा नं: 15 था , इमारतीचे नाव: तहनी हाईट्स ए विंग, ब्लॉक नं: 66 नेपिअन सी रोड, पेटिट हॉल जवळ, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पिन नं:-ALDPM1139J 4): नाव:-कार्तिकेय विक्रम देवा वय:-18, पत्ता:-प्लॉट नं: 15-2, माळा नं: 15 था , इमारतीचे नाव: तहनी हाईट्स ए विंग, ब्लॉक नं: 66 नेपिअन सी रोड, पेटिट हॉल जवळ, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पिन नं:-BQLPD7797K	
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4929/2024	

6439450 08-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 6439/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मलबार</b>		
(1)विलेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	310000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	263341148	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: रेसिडेन्सीयल प्रिमायसेस नं 211,21 वा मजला,तहनी हाईट्स बिल्लींग,पेटिट हॉल डी बिल्लींग,66 नेपेन्सी रोड,मुंबई 400006,सोबत दोन कारपार्किंग नं बी-13 आणि बी-14 सहित,रेसिडेन्सीयल प्रिमायसेस चे बिल्टअप क्षेत्र 2820 चौ फुट----- महाराष्ट्र आदेश क्रं मुद्रांक 2021/अनौ.सं.क्र.12/क.107/म-1(धोरण),दिनांक 31/03/2021 प्रमाणे,महिला खरेदीदार असल्याने,मुद्रांक शुल्कामध्ये 1% सूट देण्यात आली(( C.T.S. Number : 356 ; ))	
(5) क्षेत्रफळ	262.08 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोपी मोहन मनकानी वय:-79 पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: 211 तहनी हाईट्स पेटिट हॉल, डी बिल्लींग, 66 नेपेन्सी रोड, ब्लॉक नं: मुंबई , रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400006 पिन नं:-ASIPM2200Q	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रुती गगन चतुर्वेदी वय:-44; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: 271 तहनी हाईट्स पेटिट हॉल, डी बिल्लींग, ब्लॉक नं: मुंबई , रोड नं: 66 नेपेन्सी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400006 पिन नं:-AAGPC7198F	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6439/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	15500000	

## PARTICULARS OF THE PREMISES



Built-up area of the Flat No.33 is 2064.04 sq.ft. (built up area) i.e. 191.48 sq. mtrs. and Built-up area of two covered car parking spaces is 360 sq.ft. (built up area) i.e. 33.45 sq. mtrs.


Survey number of the property : 356 (pt) and New Survey No.2/7215 and 3/7215.

3. Municipal Ward No. : D
4. Number of Lifts: 4 (four)
5. Year of construction of the building.1991
6. Number of floors in the building : basement / stilt plus 32 (thirty two) upper floors.

बबई - १		
२२२८	१३	३४
२०२२		

१ - ४ २५

## Govt. Ready Reckoner Rate



Department of Registration & Stamps  
Government of Maharashtra

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महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Language: English

Selected District: मुंबई(मन)

Select Village: मलबार व खबाला हिल डिव्होजन

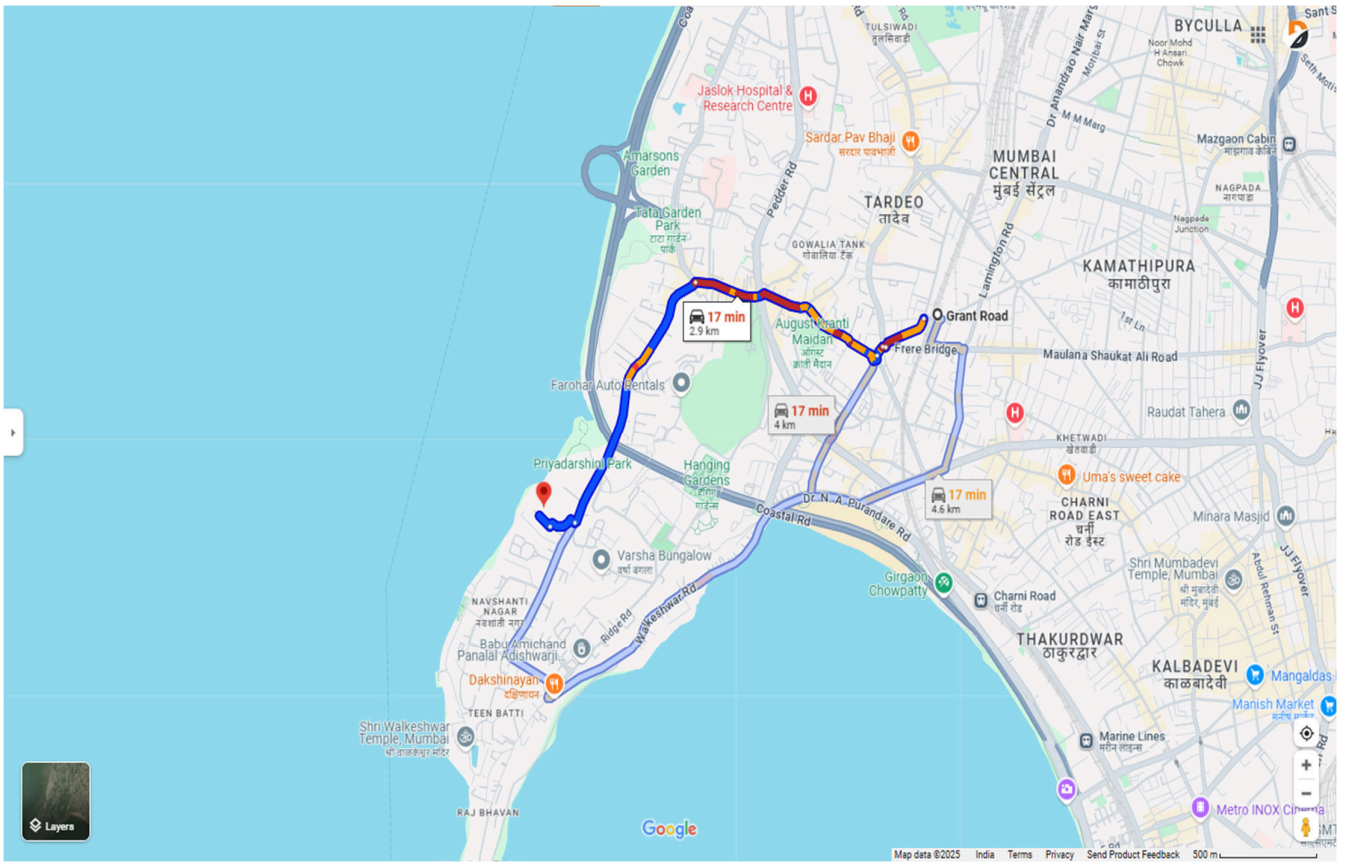
Search By:  Survey No  Location

Enter Survey No: 356

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
7/61A-रस्ता : जमनादास मेहता मार्ग व एत.जगमोहनदास मार्ग (नेपयन्सी रोड) - मुकेश चौक ते बी. जे. खेर मार्गापर्यंत.	417080	854000	982100 1067500	869610	चौरस मीटर	सि.टी.एस. नंबर



## Location Map



## Google Map

