

AP/20

VALUATION REPORT

IN RESPECT OF ROW HOUSE

FOR

Shri. Sanjay Vasudev Acharya

PROPERTY ADDRESS

Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41(pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.

BANK OF INDIA
RBC-2, Nana Chowk Branch

Always Best & Perfect Services from



KATKAR ENGINEERS & VALUERS

Vr. Balasaheb P.Katkar
(B.Tech,DE,FIIV,AIISLA)
* Govt. Registered Valuers.
(IBBI & WEALTH TAX)
* Chartered Engineers
* Structural Auditors.
* Surveyors.
*Project Management Consultants.

Shop No.03,Kulswamini NiwasC.H.S.Ltd
Gulmohar Marg,Near Chembur Nagrik
Bank, Chunabhatti- East,
Mumbai 400 022
Email :- balasaheb.katkar@yahoo.in
:- katkarengineers@gmail.com
Mobile:- 9322297451/8082597451.
Tel- 022 24052085

TAX INVOICE TOWARDS PROFESSIONAL CHARGES

Ref A/C-

Shri. Sanjay Vasudev Acharya

Client:

Shri. Sanjay Vasudev Acharya

Name: Katkar Engineers & Valuers.

Business: Registered Valuers, Surveyors,
Charter Engineers ,PMC

Pan no: AOJPK9087N

GSTIN No : 27AOJPK9087N2ZY

Bill No.808

Date:- 23-07-2021

Sr.No.	Particular	Amount (in Rs.)
1	Professional charges to towards Valuation of Property at Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41(pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.	Rs. 3,500.00
Grand Total		Rs. 3,500.00

Rupees Three Thousand Five Hundred Only

E. & O.E

Yours Very truly

For Katkar Engineers & Valuers

(Auth Signatory)

Please Credit

Katkar Engineers and Valuers

Current Account no: 004120110000913,

Bank of India , Branch - Sion

IFSC CODE : BKID0000041

By Quoting your Bank, Borrowers Name & Bill No.



KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar

B.Tech, DE, FIIV, AIISLA

GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulsawmini Nivas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M : 9322297451 / 8082597451

REF NO: KEV/808/BOI/2021.

Date:- 23-07-2021

To,
The Chief Manager,
Bank of India,
RBC-2, Nana Chowk Branch

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client :

Shri. Sanjay Vasudev Acharya

Description of the property -

Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41(pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.

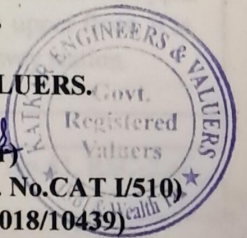
Summary of valuation:-

A]	Fair Market Value of the Property as on date	:	Rs. 1,36,82,000.00
B]	Realizable Market Value of the Property as on date	:	Rs. 1,23,14,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 1,09,46,000.00
D]	Govt. Stamp Duty Ready Recknor Valuation as on date .	:	Rs. 99,52,852.00
E]	Insurance value of property	:	Rs. 19,89,000.00
F]	Rental Value	:	Rs. 40,000.00 /Month

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P. Katkar. (Proprietor)
Govt. Regd Valuer. (Wealth Tax Reg. No. CAT I/510)
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)





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Balasaheb P. Katkar

B.Tech, DE, FIIV, AIISLA

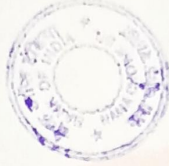
GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulsawmini Nivas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Churnabhatti (East), Mumbai - 400 022.
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/808/BOI/2021.

Date:- 23-07-2021

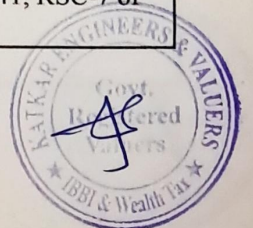
To,
The Chief Manager,
Bank of India,
RBC-2, Nana Chowk Branch



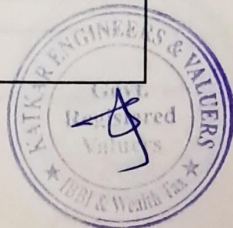
Approved
Wuk
26/7/21

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

I. GENERAL	
1	<i>Purpose for which the valuation is made</i> : To ascertain of fair market value of Property for Bank
2	<i>a) Date of inspection</i> : 22-07-2021 <i>b) Date on which the valuation is made</i> : 23-07-2021
3	<i>List of documents produced for perusal (Photocopy of Documents)</i>
	<i>i) Indenture of Lease</i> : Indenture of Lease dated 22nd April 1999 between Maharashtra Housing and Area Development Authority and Shri. S. V. Acharya
	<i>ii) Full Occupancy Certificate</i> : CHE/A-5118/BP(WS)/AR dated 20th April 2013
	<i>iii) Commencement Certificate</i> : CHE/A-5118/BP(WS)/AR dated 30th April 2012
4	<i>Name of the Owner (s) and his / their address with Phone no.</i> : Shri. Sanjay Vasudev Acharya
5	<i>Brief description of the property</i> : The Premises under consideration is Residential Row House/Bungalow. The Row House No.82 is situated at Plot No.82, RSC-7 is Ground + 2 upper floors but as per O.C Ground + 1 upper floor. It is easy Route From Kandivali Railway station.
6	<i>Location of property</i>
	<i>a) Plot No. / Survey No.</i> : Plot No.82, Sector No.8, Survey No.41, RSC-7 of village Charkop



b) Door No.	:	Row House No.82
c) T. S. No. / Village	:	Charkop
d) Ward / Taluka	:	Andheri
e) Mandal / District	:	Mumbai Suburban
f) Date of issue and validity of layout of approved map / plan	:	O.C.No.- CHE/A-5118/BP(WS)/AR dated 20th April 2013
g) Approved map / plan issuing authority	:	MCGM
h) Whether genuineness or authenticity of approved map / plan is verified	:	No
i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7 Postal address of the property	:	Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41(pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.
8 City / Town	:	Mumbai
Residential Area	:	Yes.
Commercial Area	:	No.
Industrial Area	:	No.
9 Classification of the area		
i) High / Middle / Poor	:	Middle.
ii) Urban / Semi Urban / Rural	:	Urban.
10 Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM
11 Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Not apparent from documents shown.
Whether Leasehold/Freehold.	:	Leasehold (Under MHADA)
12 Boundaries of the property		
North	:	Adj. Plot No.81
South	:	Adj. Plot No.83
East	:	By road
West	:	By road
13 Dimensions of the site	:	As per the Deed Actuals
North	:	.
South	:	N.A. N.A.
East	:	.
West	:	.



13.	<i>Extent of the site</i>	:	N.A.
14	<i>Latitude, Longitude & Co-ordinates of flat</i>	:	Latitude - 19.2158051, Longitude - 72.8132083
15	<i>Extent of the site considered for valuation (least of 13 A & 13 B)</i>	:	N.A.
16	<i>Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.</i>	:	Owner occupied.

II. APARTMENT BUILDING

1	<i>Nature of the Apartment</i>	:	Residential Row House/Bungalow.
2	<i>Location</i>	:	
	<i>T.S.No.</i>	:	Plot No.82, Sector No.8, Survey No.41, RSC-7 of village Charkop
	<i>Block No.</i>	:	-
	<i>Ward No.</i>	:	-
	<i>Village/Municipality/Corporation</i>	:	MCGM
	<i>Door No., Road (Pin Code)</i>	:	Row House No.82
	<i>Nearest Landmark</i>	:	Near KB Patil International School
3	<i>Description of the locality Residential / Commercial / Mixed</i>	:	Residential use area.
4	<i>Year of Construction</i>	:	2013 year (as per O.C)
	<i>Age of Building</i>	:	8 Years
	<i>Estimated Future Life</i>	:	52 Years
5	<i>Number of Floors</i>	:	Ground + 2 upper floors
6	<i>Type of Structure</i>	:	R.C.C. frame structure.
7	<i>Number of Dwelling units in building</i>	:	Row House
8	<i>Quality of Construction</i>	:	Good.
9	<i>Appearance of the Building</i>	:	Good.
10	<i>Maintenance of the Building</i>	:	Good.
11	<i>Facilities Available</i>	:	
	<i>Lift</i>	:	Nil
	<i>Protected Water Supply</i>	:	Yes
	<i>Underground Sewerage</i>	:	Yes
	<i>Car Parking - Open/ Covered</i>	:	No
	<i>Is Compound wall existing?</i>	:	Yes
	<i>Is pavement laid around Building</i>	:	Yes.

III FLAT

1	<i>The floor on which the flat is situated</i>	:	Ground +2 upper floor
2	<i>Door No.</i>	:	Row House No.82
3	<i>Specifications of the Premises</i>	:	4 BHK Row House + Terrace
	<i>Roof</i>	:	R.C.C Water proofing.
	<i>Flooring</i>	:	Vitrified tiles.



Doors	:	T.W. panel type doors
Windows	:	Allu. Frame
Fittings	:	Good
Finishing	:	Good
4 House Tax Assessment No.	:	N.A.
Tax paid in the name of	:	N.A.
Tax amount	:	N.A.
5 Electricity Service Connection no. Meter Card is in the name of	:	N.A.
6 How is the maintenance of flat?	:	N.A.
7 Sale Deed executed in the name of	:	Good.
8 What is the undivided area of land as per Sale Deed?	:	Shri. Sanjay Vasudev Acharya
9 What is the plinth area of the premises?	:	N.A.- Valuation is only for flat.
10 What is the floor space index (app.)	:	73.9 Sq.Mtrs.Builtup area
11 What is the Builtup Area of the Premises?	:	As per local norms.
	:	As per Documents
	:	Carpet
	:	Built up
	:	(area in Sq.Mtrs) - 73.90
	:	(area in Sq.ft) - 795.46
	:	Actual measured = Grd Floor - 670 Sq.ft.Carpet
	:	First floor - 516 Sq.ft.Carpet
	:	2nd floor= 255 Sq.ft.carpet + Terrace = 270 Sq.ft
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?	:	Owner occupied
15 If rented, what is the monthly rent?	:	Rs.40,000.00 /Month
IV MARKETABILITY		
1 How is the marketability?	:	Good
2 What are the factors favouring for an extra Potential Value?	:	Nil
3 Any negative factors are observed which affect the market value in general?	:	No
V Rate		
1 After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /transactions with respect to adjacent properties in the areas)	:	Rs. 16,000 to Rs.18,000/Sq.ft on Builtup area

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. 17,500.00 /Sq.ft.Builtup area
3	Break - up for the rate		
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft
	ii) Land + Others	:	Rs. 15,000.00 /Sq.ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,34,680.00 /Sq.Mtrs Rs. 12,512.08 /Sq.ft

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	:	Rs. 2,200.00 /Sq.ft
	Replacement cost of flat	:	795.46 X Rs. 2,500.00 Rs. 19,88,649.00
	Age of the building	:	8 Years
	Life of the building estimated	:	52 Years
	Depreciation percentage assuming the salvage value as 10%	:	12 %
	Depreciated Ratio of the building	:	Rs. 2,200.00 /Sq.ft
b.	Total composite rate arrived for valuation	:	Rs. 17,200.00 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 2,200.00 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 15,000.00 /Sq.ft
	Total Composite Rate	:	Rs. 17,200.00 /Sq.ft for Builtup area.

VIII DETAILS OF VALUATION.

Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Row House (incl. car parking, if provided)	795.46	Rs. 17,200.00	Rs. 1,36,81,905.12
2.	Wardrobes	-	-	-
3.	Show cases	-	-	-
4.	Kitchen arrangements	-	-	-
5.	Superfine finish	-	-	-
6.	Interior decorations	-	-	-
7.	Electricity deposits/ electrical fittings, etc.,	-	-	-
8.	Extra collapsible gates / grill works etc.,	-	-	-
9.	Potential value, if any	-	-	-
10.	Others	-	-	-
Total				Rs. 1,36,82,000.00



Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of 20% over that of its carpet area. 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 residential premises is considered at 80% of its present market value.

Remarks:

The said property is **4 BHK Row House + Terrace**.
All the civic amenities are available within the proximity of the said building.
We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

DISCLAIMER

- 1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- 2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
- 3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
- 4 We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- 5 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that title for the property is clear & marketable without any doubts/dues.
- 6 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also affects market value.
- 7 This Valuation is purely an opinion as on date & has no Legal or contractul obligation on our Part & may change with time,purpose and negetive factors developed in future.

Signature
(Name of the Branch Manager)



REF NO: KEV/808/BOI/2021.

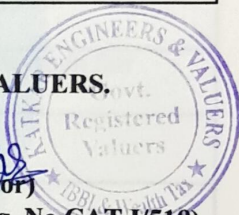
As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41(pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.

In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 1,36,82,000.00 Rupees One Crore ThirtySix Lakh EightyTwo Thousand Only
Realizable Value (90% of MV).	Rs. 1,23,14,000.00 Rupees One Crore TwentyThree Lakh Fourteen Thousand Only
Distress Sale Value (80% of MV)	Rs. 1,09,46,000.00 Rupees One Crore Nine Lakh FourtySix Thousand Only
Book Value (Ready-Recknor Rate)	Rs. 99,52,852.00 Rupees NinetyNine Lakh FiftyTwo Thousand Eight Hundred FiftyTwo Only
Insurance or Replacement Value	Rs. 19,89,000.00 Rupees Nineteen Lakh EightyNine Thousand Only

For **KATKAR ENGINEERS & VALUERS.**

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd Valuer.(Wealth Tax Reg. No.CAT I/510)
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)



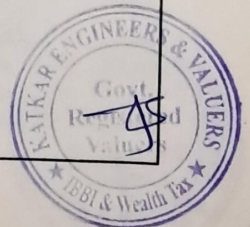
The undersigned has inspected the property detailed in Valuation Report dated on
We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees)

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

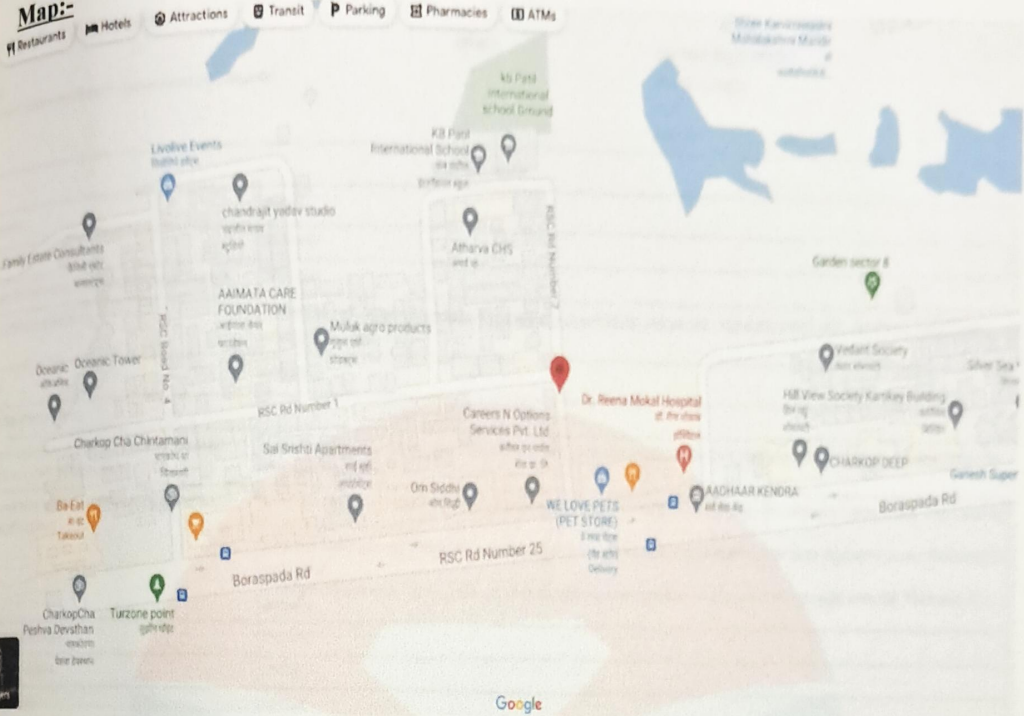
DECLARATION FROM VALUERS

- a The information furnished in my valuation report dated 23-07-2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the correct property.
- b I have no direct or indirect interest in the property valued;
- c I have personally inspected the property on 22-07-2021 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.
- 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.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential Row House/Bungalow.
2	Purpose of valuation and appointing authority	Official of Bank of India to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	22-07-2021 23-07-2021
6	Inspections and/or investigations undertaken	Measurement and 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	-
10	Major factors that were taken into account during the valuation	-
11	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.	Disclaimers Given



Map:-



Government Guideline Rate:-



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year: 2021/2022 **Annual Statement of Rates** Language: English

Selected District: मुंबई(उपनगर) Select Village: चारकोप (श्रीवली) Search By: Survey No Location Enter Survey No: 41 Search

सपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
80/357-पुभाग: चारकोप गावातील संपूर्ण मिळकती.	58450	134680	151500	174000	134680	चौरस मीटर	सि.टी.एस. नंबर



Sale Instances:-

3/4/21
3/07/2021
File Generated Through eSearch Module For original report please contact concern SRO

सूची क्र.2

दस्तावेज संख्या: मह दु नि. बेरीवली 7
दस्तावेज क्रमांक: 1139/2021
शेती: ...
Region: 63m

क्रमांक	गावाचे नाव : धारकोण
1) विविध प्रकार	करारनामा
2) क्षेत्रफळ	13900000.00
3) मालकाचा अधिकार व बाबतचे कायदे अन्वयाने देणे की घट्टदार ते नमुद करावे	10704348.20
4) मूल्यांकन वेळीस व धारकोण (अवकाश)	1) पाकिचे नाव मुंबई मत्तपाइतर वर्गित : सदनिका नं. रो हाऊस प्लॉट नं. 288-66, इमारतीचे नाव. रोड नं. आरएससी-1, म्हाडा से आउट, ब्लॉक नं. सेक्टर -2 धारकोण, रोड : काटिबती प मुंबई 400067 (Survey Number : 41 ;)
5) क्षेत्रफळ	61.99 चौ.मीटर
6) मालकाची किंवा कुठे टाकून अंतिम ठेवा	
7) एकाच ठिकाण वरून दोन वा विरुद्ध वेळाने वा घडकाराचे नाव किंवा टिकणी न्यायालयाचा हुक्मनामा किंवा अर्धे अडवणक प्रतिअर्धे नाव व पत्ता	1) नाव -अमित बालिकाना सोनीकी वय -19 पत्ता -प्लॉट नं. 109-68, म्हाडा नं. - इमारतीचे नाव रोड नं. अरएससी-1, म्हाडा से आउट, ब्लॉक नं. सेक्टर -2 धारकोण, रोड नं. काटिबती प मुंबई, म्हाडा, M.C.B.A.L. पिन कोड -400057 पिन नं. -A07254181D
8) एकाच ठिकाण वरून दोन वा घडकाराचे व किंवा टिकणी न्यायालयाचा हुक्मनामा किंवा अर्धे अडवणक प्रतिअर्धे नाव व पत्ता	1) नाव -पिंका - ईशोपुत्र वय -21, पत्ता -प्लॉट नं. 001, म्हाडा नं. - इमारतीचे नाव. गुलाब बुद्ध अड वळ, ब्लॉक नं. मोडीवर सलम रोड रोड लण्डन जवळ, रोड नं. सातकून रोड मुंबई, म्हाडा, M.C.B.A.L. पिन कोड -400057 पिन नं. -A1ZPD3484Q 2) नाव -नराना - कर्नाळी वय -40, पत्ता -प्लॉट नं. 001, म्हाडा नं. - इमारतीचे नाव. गुलाब बुद्ध अड वळ, ब्लॉक नं. मोडीवर सलम रोड रोड लण्डन जवळ, रोड नं. सातकून रोड मुंबई, म्हाडा, M.C.B.A.L. पिन कोड -400057 पिन नं. -A7DPC1694C 3) नाव -सुरेश - श्रीनिवास वय -47, पत्ता -प्लॉट नं. 001, म्हाडा नं. - इमारतीचे नाव. गुलाब बुद्ध अड वळ, ब्लॉक नं. मोडीवर सलम रोड रोड लण्डन जवळ, रोड नं. सातकून रोड मुंबई, म्हाडा, म्हाडा पिन कोड -400057 पिन नं. -A1ZPD4683N
9) एकाच ठिकाण वरून दोन प्रकारचे टिकणे	25/02/2021
10) एकाच ठिकाणी वेळाने टिकणे	25/02/2021
11) अनुमति प्राप्त व पत्र	1139/2021
12) मालकाच्या मूल्यांकन शुल्क शुद्ध	417000

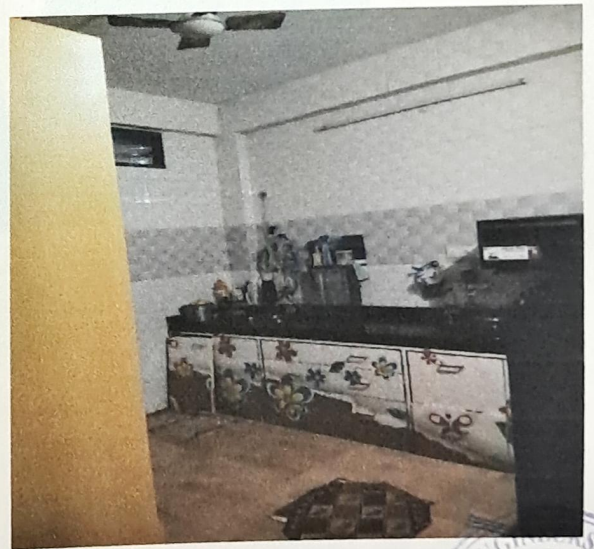
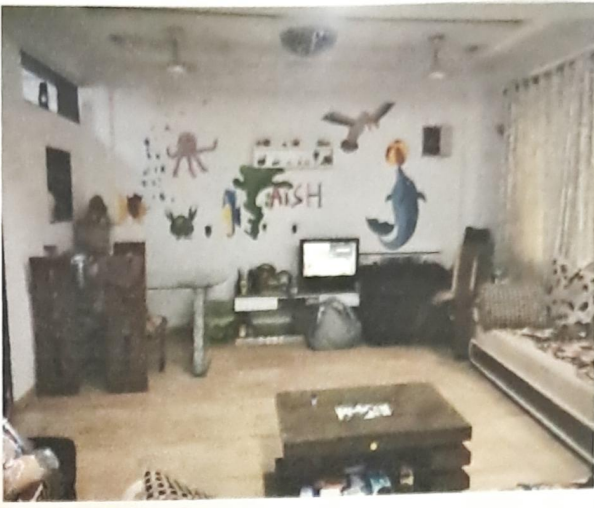
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सूची क्र.2

दस्तावेज संख्या: मह दु नि. बेरीवली 7
दस्तावेज क्रमांक: 834/2020
शेती: ...
Region: 63m

क्रमांक	गावाचे नाव : धारकोण
1) विविध प्रकार	अंवीमेट टू सेल
2) क्षेत्रफळ	11800000
3) मालकाचा अधिकार व बाबतचे कायदे अन्वयाने देणे की घट्टदार ते नमुद करावे	9681282
4) मूल्यांकन वेळीस व धारकोण (अवकाश)	1) पाकिचे नाव मुंबई मत्तपाइतर वर्गित : इमारतीचे नाव. बोधीत बेगलो प्लॉट नं. 68, आरएससी-5, ब्लॉक नं. म्हाडा से आउट ऑफ धारकोण सेक्टर नं. 8, रोड : काटिबती पियम मुंबई. 400067 (Survey Number : 41 (pt) ; C.T.S. Number : 3 pt ;)
5) क्षेत्रफळ	60.06 चौ.मीटर
6) मालकाची किंवा कुठे टाकून अंतिम ठेवा	
7) एकाच ठिकाण वरून दोन वा विरुद्ध वेळाने वा घडकाराचे नाव किंवा टिकणी न्यायालयाचा हुक्मनामा किंवा अर्धे अडवणक प्रतिअर्धे नाव व पत्ता	1) नाव -नमोन चंद्रकांत अर्धे वय -57, पत्ता -प्लॉट नं. - म्हाडा नं. - इमारतीचे नाव बेगलो प्लॉट नं. 68, ब्लॉक नं. काटिबती पियम मुंबई, रोड नं. म्हाडा से आउट ऑफ धारकोण सेक्टर नं. 8, आरएससी-5, म्हाडा, M.C.B.A.L. पिन कोड -400067 पिन नं. -A1J2A1513B 2) नाव -शिवराज मनोज अर्धे वय -33, पत्ता -प्लॉट नं. - म्हाडा नं. - इमारतीचे नाव. बेगलो प्लॉट नं. 68, ब्लॉक नं. काटिबती पियम मुंबई, रोड नं. म्हाडा से आउट ऑफ धारकोण सेक्टर नं. 8, आरएससी-5, म्हाडा, M.C.B.A.L. पिन कोड -400067 पिन नं. -A0DPA5281
8) एकाच ठिकाण वरून दोन वा घडकाराचे व किंवा टिकणी न्यायालयाचा हुक्मनामा किंवा अर्धे अडवणक प्रतिअर्धे नाव व पत्ता	1) नाव -अनंत बाबूदास जयदास वय -57, पत्ता -प्लॉट नं. ए-17, म्हाडा नं. - इमारतीचे नाव धारकोण 1, लक्ष्मी बागे अर्धे शेती ती. ब्लॉक नं. काटिबती पियम मुंबई, रोड नं. प्लॉट नं. 331, आरएससी-12, धारकोण -3, म्हाडा, M.C.B.A.L. पिन कोड -400067 पिन नं. -ABS2P8837D 2) नाव -नीलम अनंत लक्ष्मी वय -53, पत्ता -प्लॉट नं. ए-17, म्हाडा नं. - इमारतीचे नाव धारकोण 1, लक्ष्मी बागे अर्धे शेती ती. ब्लॉक नं. काटिबती पियम मुंबई, रोड नं. प्लॉट नं. 331, आरएससी-12, धारकोण -3, म्हाडा, M.C.B.A.L. पिन कोड -400067 पिन नं. -AFC2P9944B
9) एकाच ठिकाण वरून दोन प्रकारचे टिकणे	25/02/2020
10) एकाच ठिकाणी वेळाने टिकणे	25/02/2020
11) अनुमति प्राप्त व पत्र	834/2020
12) मालकाच्या मूल्यांकन शुल्क शुद्ध	708000





Residential use Row House No.82 is situated at Plot Bearing No.82, Road RSC-7, Sector No.8, Survey No.41 (pt), MHADA Layout Charkop, Kandivali-West, Mumbai- 400067.

