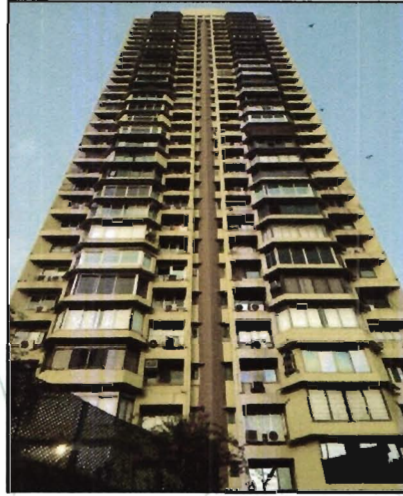


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Shanti Sadan Homes Pvt. Ltd.**

Pent House No. 301, 30th floor, **"Kshitij"**, The Nepean Sea Road, Parag Prem Premises Co-op. Soc. Ltd.,
47, Nepean Sea Road, Mumbai - 400 006, State - Maharashtra, Country - India.

Latitude Longitude: 18°57'37.3"N 72°48'09.0"E

Valuation Done for:

State Bank of India

Bharat Diamond Branch

Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex,
Mumbai – 400 051, State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad

**VALUATION OPINION REPORT**

This is to certify that the property bearing Pent House No. 301, 30th floor, "Kshitij", The Nepean Sea Road, Parag Prem Premises Co-op. Soc. Ltd., 47, Nepean Sea Road, Mumbai - 400 006, State - Maharashtra, Country - India belongs to **M/s. Shanti Sadan Homes Pvt. Ltd.**

Boundaries of the property.

North : Lotus Villa
 South : Simla Nagar
 East : Godrej Baug
 West : Internal Road & Matru Ashish Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises along with business premium can be assessed and valued for this particular purpose at **₹ 25,91,65,000.00 (Rupees Twenty Five Crore Ninety One Lakh & Sixty Five Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
 Consultants (I) Pvt. Ltd., ou=
 central-sharad@vastukala.org, c=IN
 Date: 2020.11.06 12:54:46 +05'00'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

**Mumbai**

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
 Fax : +91 22 28371324
 mumbai@vastukala.org

Delhi NCR

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AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org

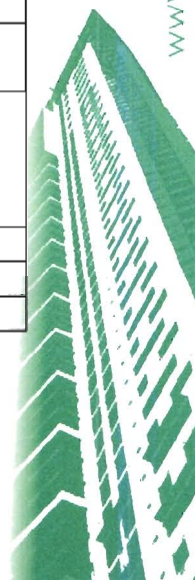


Valuation Report of Immovable Property

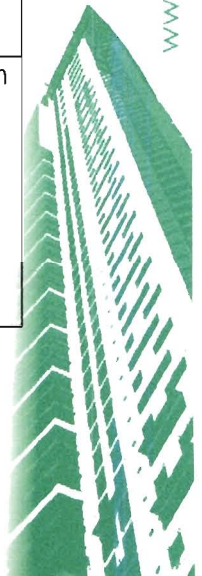
1. Introduction	
a)	Name of the Property Owner (with address & phone nos.)
	<p>M/s. Shanti Sadan Homes Pvt. Ltd.</p> <p>Address – Pent House No. 301, 30th floor, “Kshitij”, The Nepean Sea Road, Parag Prem Premises Co-op. Soc. Ltd., 47, Nepean Sea Road, Mumbai - 400 006, State - Maharashtra, Country - India</p> <p>Contact Person - Mr. Shankar Kumar(Staff) Mobile No. : 9867327101</p>
b)	Purpose of Valuation
	As per the request from State Bank of India, Bharat Diamond Branch to assess fair market value of the property for banking purpose.
c)	Date of Inspection of Property
	11.02.2020
d)	Date of Valuation Report
	06.11.2020
e)	Name of the Developer of Property (in case of developer built properties)
	Information not available
2. Physical Characteristics of the Property	
a)	Location of the Property
	Pent House No. 301, 30 th floor, “ Kshitij ”, The Nepean Sea Road, Parag Prem Premises Co-op. Soc. Ltd., 47, Nepean Sea Road, Mumbai - 400 006, State - Maharashtra, Country - India
	Brief description of the property
	<p>The property is located in a developed area having good infrastructure, well connected by road and train. The immovable property comprises of residential pent House located on 30th floor in the building known as “Kshitij”. The building is 2 Basement + Stilt + 30 upper floors. The building is having 3 Lifts + 2 Car Lifts. It is located at about 2 kms. travelling distance from Grant Road Railway Station.</p> <p>The composition of Pent House is : First level - Living Room + Dinning+ Kitchen + 2 Bedrooms + Servant Room Second level - 2 Bedrooms + Terrace</p> <p>There is a internal lift exclusive for Pent house No. 301.</p> <p>Amenities such as Italian Marble Flooring, Aluminium sliding windows, Teakwood flush doors, Concealed wiring and plumbing are provided. The flat is well decorated and fully furnished. The flat has sea view.</p>
	Nearby landmark
	Opposite Embassy Apartment
	Postal Address of the Property
	Pent House No. 301, 30 th floor, “ Kshitij ”, The Nepean Sea Road, Parag Prem Premises Co-op. Soc. Ltd., 47, Nepean Sea Road, Mumbai - 400 006, State - Maharashtra, Country - India
	Area of the plot/land (supported by a plan)
	Not applicable



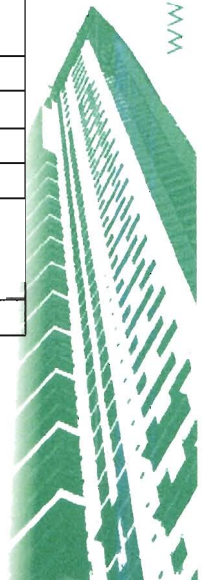
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land	
	Independent access/approach to the property etc.	Yes	
	Google Map Location of the Property with a neighborhood layout map	Provided	
	Details of roads abutting the property	15 M. wide B.T. Road	
	Description of adjoining property	Located in high class locality	
	Plot No. Survey No.	47, Nepean Sea Road	
	Ward/Village/Taluka	Malabar & Cumbala Hill Division	
	Sub-Registry/Block	-	
	District	Mumbai District	
	Any other aspect	Nil	
b)	Plinth Area, Built up Area, and saleable are to be mentioned separately and clarified	<p>Carpet Area 30th Floor = 1495.00 Sq. Ft. Duplex Floor = 796.00 Sq. Ft. Terrace Area = 598.00 Sq. Ft. Total Carpet Area = 2291.00 Sq.Ft. + 598.00 Sq. Ft. (Area as per Previous Valuation Report)</p> <p>Built up Area = 2750.00 Sq. Ft. Terrace Area = 598.00 sq, Ft. (Area as per Previous Valuation Report)</p> <p>Total Built up Area = 3049 Sq. Ft. (Built up Area + 50% of terrace considered for valuation).</p>	
c)	Boundaries of the Plot	As per Sale Deed/TIR	Actual
	North	Details not provided	Lotus Villa
	South	Details not provided	Simla Nagar
	East	Details not provided	Godrej Baug
	West	Details not provided	Internal Road & Matru Ashish Building
3. Town Planning parameters			
a)	Master Plan provisions related to property in terms of land use	Information not available	
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI permitted : Information not available Consumed: Information not available	
	Ground coverage	Not applicable	
	Comment on whether OC- Occupancy Certificate has been issued or not	Information not available	
	Comment on unauthorized constructions if any	Not applicable	
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	No TDR Applicable	
	Planning area/zone	Information not available	
	Developmental controls	Municipal Corporation of Greater Mumbai	
	Zoning regulations	Not Provided	



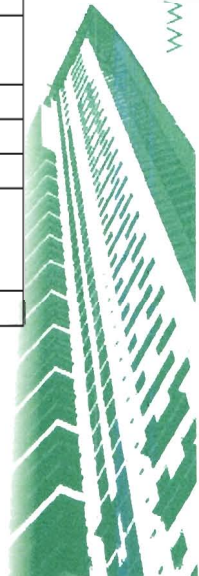
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for residential use.
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	Nil
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Previous Valuation Report dated 11.09.2017 2. Copy of Society Maintenance Bill No. 824 dated 01.10.2020 3. Copy of Electricity Bill dated 09.10.2020 4. Copy of Insurance Policy No. PO69701142 dated 29.05.2020 from from 29.05.2020 12:00:01 am to 28.05.2021 11:59:59 pm issued by The New India Assurance Co. Ltd.	
	TIR of the Property	Not provided
b)	Name of the Owner/s	M/s. Shanti Sadan Homes Pvt. Ltd.
c)	Ordinary status of freehold or leasehold including restrictions on transfer	As per TIR
d)	Agreement of easement if any	Not apparent from documents provided
e)	Notification of acquisition if any	Not apparent from documents provided
f)	Notification of road widening if any	As per layout plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	Information not available
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	Information not available
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan not provided for our verification.
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	Yes.
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.



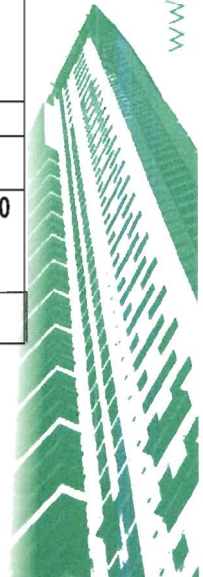
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Not applicale
p)	Qualification in TIR/mitigation suggested if any.	As per TIR Report
q)	Any other aspect	Nil
5. Economic Aspects of the Property		
a)	Reasonable letting value	₹ 7,45,000.00 expected rent per month
	If property is occupied by tenant	Owner occupied
	Number of tenants	
	Since how long (tenant- wise)	Information not available
	Status of tenancy right	Information not available
	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	₹7,640.00 as per Soccity Maintenance Bill No. 824 dated 01.10.2020 for the month of Oct. to Dec. 20
	Property Insurance	Copy of Insurance Policy No. PO69701142 dated 29.05.2020 from from 29.05.2020 12:00:01 am to 28.05.2021 11:59:59 pm issued by The New India Assurance Co. Ltd.
	Monthly maintenance charges	₹30,000.00 as per Soccity Maintenance Bill No. 824 dated 01.10.2020 for the month of Oct. to Dec. 20
	Security charges	Information not available
	Any other aspect	Nil
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed locality, posh class
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	As per Approved Plan
	Storage Spaces	As per Approved Plan
	Utility spaces provided within the building	As per Approved Plan
	Car Parking facility	Parking are available in Basements and Stilt.
	Balconies, etc.	Yes
b)	Any other aspect	Nil
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.e.	
	Water supply	Municipal Corporation



	Sewerage/sanitation System	Underground Sewerage connected to Municipal Corporation
	Underground or Open	
	Storm water drainage	Yes
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Yes
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
	Locational attributes	Developed area
	Scarcity	Normal
	Demand and supply of the kind of subject property	Normal
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	A Grade
c)	Specifications,	Standard
d)	Maintenance issues	Well maintained
e)	Age of the building	18 years
f)	Total life of the building	60 years
g)	Extent of deterioration	42 years Subject to proper, preventive periodic Maintenance & structural repairs.
h)	Structural safety	Normal
i)	Protection against natural disaster viz. earthquakes,	Normal
j)	Visible damage in the building	The quality of construction is good. Well maintained
k)	System of air-conditioning	Provided
l)	Provision of firefighting	Provided
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		



a)	Use of environment friendly building materials, Green Building techniques if any	No		
b)	Provision of rain water harvesting	No		
c)	Use of solar heating and lightening systems, etc.,	No		
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No		
12. Architectural and aesthetic quality of the Property				
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern Style		
13. Valuation				
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.		
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 75,000.00 to ₹ 85,000.00 per Sq. Ft. Considering the rate with attached report, current market conditions, demand and supply position, office area, location, upswing in real estate prices, sustained demand for residential building, all round development of commercial and residential application in the locality etc.		
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner for Above floor	₹ 7,44,000.00 per Sq. M. i.e. ₹ 69,119.00 per Sq. Ft.		
	Guideline Rate obtained from the Stamp Duty Ready Reckoner for Above floor (After depreciation)	₹ 7,37,542.00 per Sq. M. i.e. ₹ 68,519.00 per Sq. Ft.		
d)	Summary of Valuation			
	i. Guideline Value	Area in Sq. Ft.	Rate in ₹	Value in ₹
	Built up area as per Previous Valuation Report	3049.00	68,519.00	20,89,14,431.00
	ii. Fair Market Value			



	Built up area as per Previous Valuation Report	Area in Sq. Ft.	Rate in ₹	Value in ₹
		3049.00	85,000.00	25,91,65,000.00
Summary of Valuation				
	Total Value of the Property	₹ 25,91,65,000.00		
	Realizable Value	₹ 23,32,48,500.00		
	Forced/ Distress Sale value.	₹ 20,73,32,000.00		
	Insurable value of the property	₹ 91,47,000.00		
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Refer Page No. 18		
	Details of last two transactions in the locality/area to be provided, if available.	Refer Page No. 17		
Price indicator 1				
	Property: Flat at Nepean sea Road Source: magicbricks.com Carpet area: 1,704.00 Sq. Ft. Expected Price: ₹ 18,50,00,000.00 Expected Rate/Sq. Ft: ₹ 1,08,568.00 per Sq. Ft. on Carpet area i.e. 90,473.00 per Sq. Ft. on Built up area			
Price indicator 2				
	Property: Flat at Nepean sea Road Source: magicbricks.com Carpet area: 3,160.00 Sq. Ft. Expected Price: ₹ 36,00,00,000.00 Expected Rate/Sq. Ft: ₹ 1,13,924.00 per Sq. Ft. on Carpet area i.e. 94,937.00 per Sq. Ft. on Built up area			

14. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized representative, has inspected the subject property on 11.01.2020



Vastukala Consultants (I) Pvt. Ltd.

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- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.11.06 12:54:55 +05'30'



C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2017-18/942/178

Address:

Vastukala Consultants (I) Pvt. Ltd.
Office No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 06.11.2020

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org

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15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Price Indicator attached
h)	Any other relevant documents/ extracts	No



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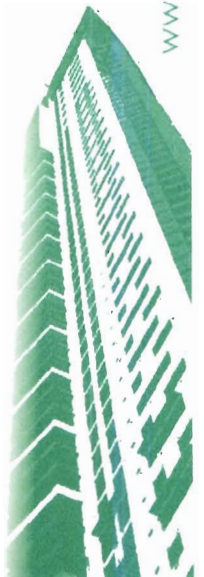


Actual Site Photographs

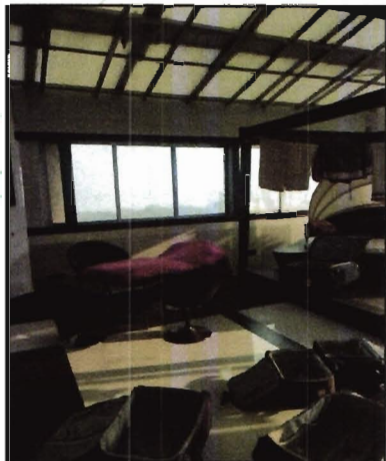
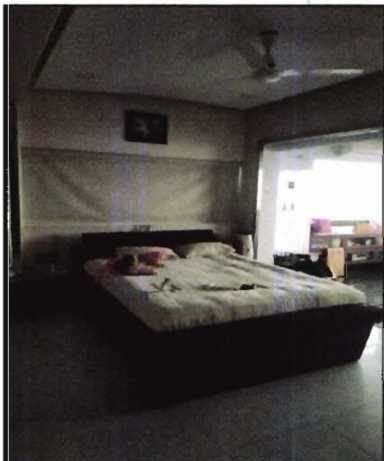
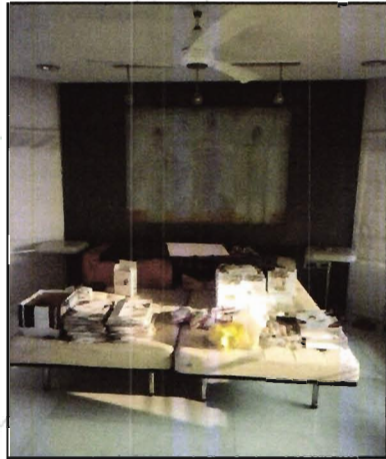


Vastukala Consultants: (I) Pvf. Ltd.

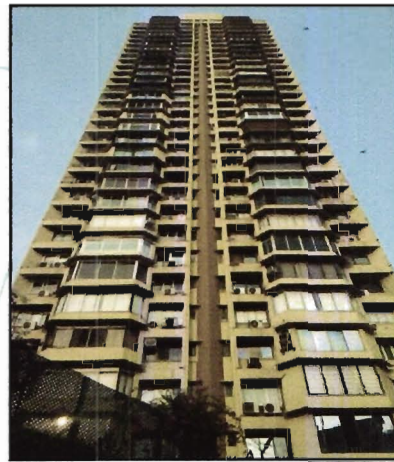
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Actual Site Photographs



Actual Site Photographs

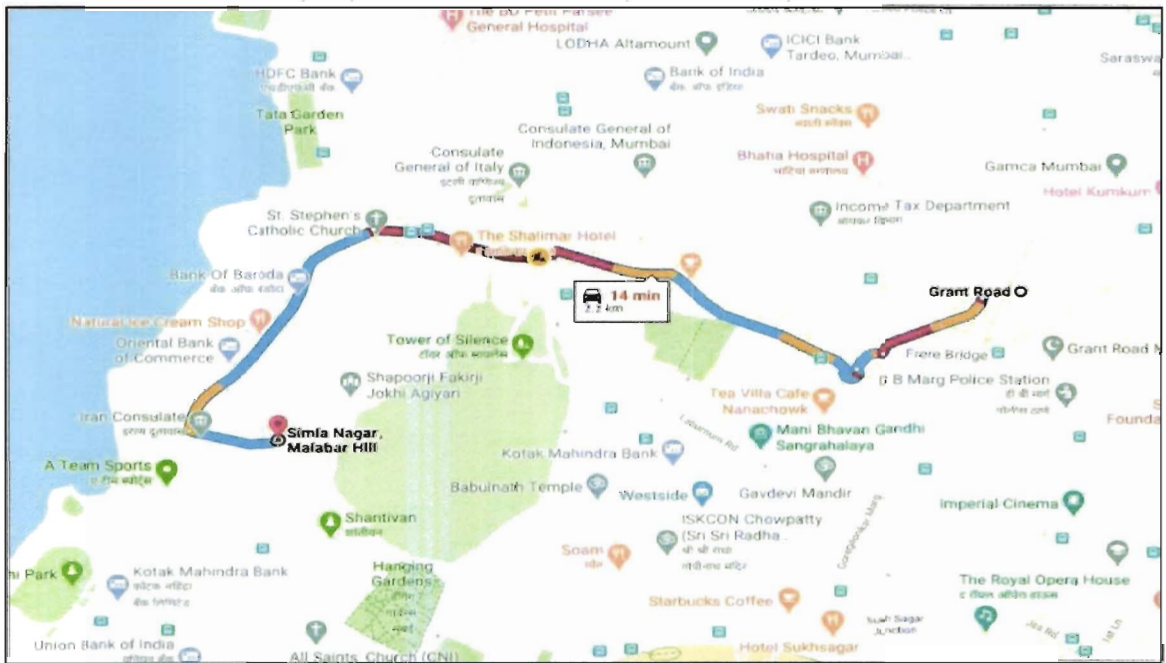
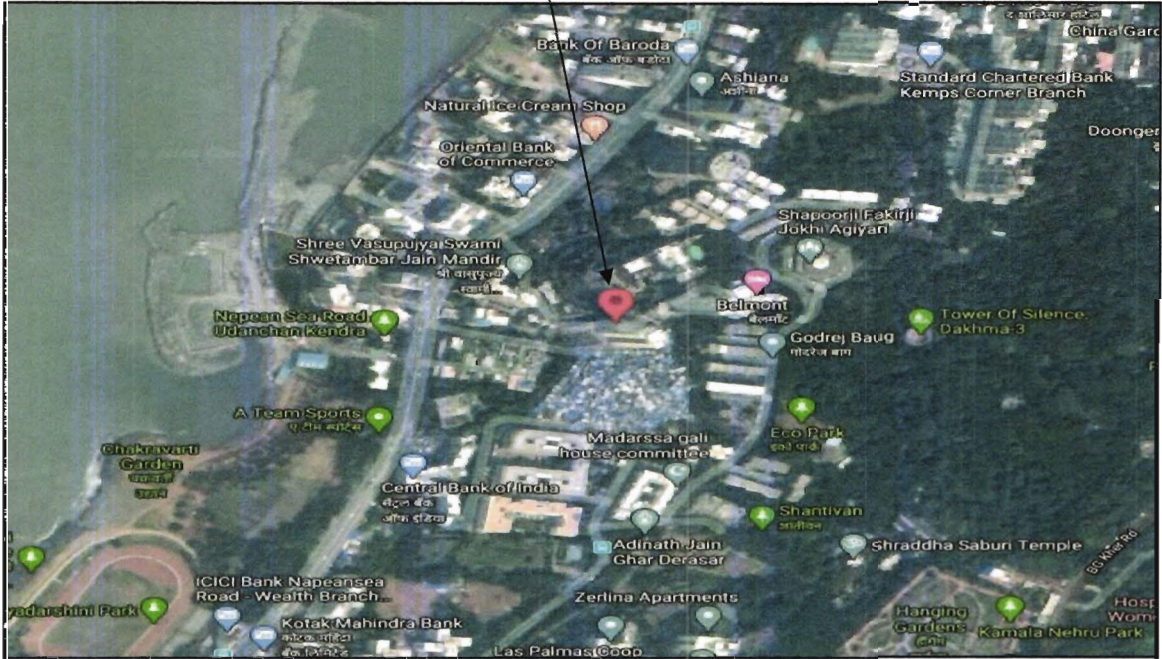


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Route Map of the property

Site u/r



Latitude Longitude: 18°57'37.3"N 72°48'09.0"E


Note: The Blue line shows the route to site from nearest Railway station (Grant Road- 2.2 Kms.)



Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner 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	Annual Statement of Rates						Language
20192020 ▾							English ▾
Selected District: मुंबई(मेन) ▾							
Select Village: मलवार व खंवाला हिल विन्हीजन ▾							
Search By: <input checked="" type="radio"/> Survey No. <input type="radio"/> Location							
Enter Survey No: 47 <input type="button" value="Search"/>							
उपविभाग	सुनी अमीन	निवासी सदनिळा	बॉफिस	दुकाने	जैवोगिक	एकक (Rs./)	Attribute
7/66F-भुभाग : बालगंगा वैन (पोहोलेन रस्ता उपलब्ध तसलेला भुभाग)	277200	620000	756700	908200	620000	चौरस मीटर	सि.टी.एम. नेबर



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Price Indicator

₹ 18.50 Cr 3 BHK 1704 Sq-ft Flat for Sale in Nap...
for sale in Napean Sea Road, Mumbai [What's Nearby](#)

3871 Buyers Served
Ajmera [Contact Now](#)

PROPERTY DETAILS



LOCALITY DETAILS

AGENT DETAILS

Bedrooms 3 See Dimensions	Bathrooms 3	Servant Room 1		
Carpet area 1704 sqft □ 1.08 sqft/sft	Status Ready to Move	Transaction type Resale	Floor 1 (Out of 25 Floors)	Car parking 3 Open
Furnished status Semi-Furnished	Floors 3	Type of Ownership Freehold	Facing East	


[Contact Agent](#) [View Phone No.](#)

[Share Property Feedback](#)

₹ 36.0 Cr 3 BHK 4300 Sq-ft Flat
For Sale Napeansea Road, Mumbai [What's Nearby](#)

3871 Buyers Served
Ajmera [Contact Now](#)

PROPERTY DETAILS



PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Property document is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Property document because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th November 2020**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: 

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 25,91,65,000.00 (Rupees Twenty Five Crore Ninety One Lakh & Sixty Five Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2020.11.06 12:55:06 +05'30'

Sharadkumar B. Chalikwar
Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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Sale Instance

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गावाचे नाव: 1) मलबार		
(1) विरोधाचा प्रकार	करारनामा	
(2) मोबदला	131400000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की परतदार ते नमूद करावे)	106194360	
(4) भू-मापन, पोटहिसा व परकामांक, असल्यास	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन: सदनिका नं. फ्लॉट नं. 132, माळा नं. 13 वा मकला आणि गॅरिज नं. 23, इमारतीचे नाव: क्षितीज अपार्टमेंट, ब्लॉक नं. पराग प्रेम ईस्टेट, रोड नं. 47, एल.नेपोयन सी रोड, मुंबई-36 (C.T.S. Number : 448 :)	
(5) क्षेत्रफळ	1) 167.29 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या तिहुन देणा-या पक्षकारांचे नाव किंवा दिशाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- श्रीमती सोना दिलीप बाहू वय-47, पत्ता- फ्लॉट नं. फ्लॉट नं. 112, माळा नं. 13 वा मकला, इमारतीचे नाव: क्षितीज अपार्टमेंट, ब्लॉक नं. रोड नं. 47, एल.नेपोयन सी रोड, मुंबई-36, महाराष्ट्र, MUMBAI पिन कोड-400016 फोन नं.- 8849528926	
(8) दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिशाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- दौलत आहजानी वय- 52, पत्ता- , 71-देवी भुवन, 38-नेपोयन सी रोड, मुंबई, राज्याची, MAHARASHTRA, MUMBAI, Non-Government पिन कोड-400016 फोन नं.-448947758 2) नाव- शरित आहजानी वय- 51, पत्ता- फ्लॉट नं. , माळा नं. , इमारतीचे नाव: 71-देवी भुवन, ब्लॉक नं. , रोड नं. 38-नेपोयन सी रोड, मुंबई, महाराष्ट्र, MUMBAI पिन कोड-400016 फोन नं.-448947760A	
(9) दस्तऐवज करून देण्याचा दिनांक	13/03/2018	
(10) दस्त- नोदणी केण्याचा दिनांक	13/03/2018	
(11) अनुक्रमाने खंड व पृष्ठ	1182/2018	
(12) बाजारभावप्रमाणें मूद्रांक शुल्क	6570000	
(13) बाजारभावप्रमाणें नोदणी शुल्क	30000	
(14) श्रेण		
मुर्यांकनासाठी विचारात घेतलेला तथ्यांक :-		
मूद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

