

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan

Residential Flat No. 2003, 20th Floor, Building No 3, Wing - C-3, **"Tulip"**, Wadhwa Wise City, Plot No. RZ8, South Block Phase I, Village - Vardoli, Taluka - Panvel, District - Raigad, PIN - 410 221, State - Maharashtra, India.

Latitude Longitude : 18°57'52.8"N 73°11'51.4"E

Valuation Prepared for:

State Bank of India RASMECCC Panvel

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India



Our Pan				
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 Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East),
 Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24

⊠ mumbai@vastukala.org





Valuation Report Prepared For: SBI / RASMECCC Panvel/ Ms. Firdos Jahan Khan (004370/2303144)

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Vastu/Mumbai/10/2023/004370/2303144 21/13-341-JAVS Date: 21.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2003, 20th Floor, Building No 3, Wing - C-3, "Tulip", Wadhwa Wise City, Plot No. RZ8, South Block Phase I, Village - Vardoli, Taluka - Panvel, District - Raigad, PIN -410 221, State - Maharashtra, India belongs to Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan.

: Ope	en Plot
: Kucl	chha Road / Layout Boundary
: Ope	en Plot
: Plot	t RZ8 - Building No. 2
	: Kuc : Ope

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 50,61,000.00 (Rupees Fifty Lakh Sixty One Thousand Only). As per Site Inspection 11% Construction Work is Completed.

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 report.

Think. Authosignte

💡 Rajkot

💡 Raipur

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Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Read. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

🖀 TeleFax : +91 22 28371325/24 🖂 mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To, The Branch Manager, State Bank of India RASMECCC Panvel

Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

	Gener	al	R				
1	Purpos	se for which the valuation is made	: To assess Fair Market Value of the property for Bank L Purpose.				
2	a)	Date of inspection	:	16.10.2023			
	b)	Date of which the valuation is made	:	21.10.2023			
3	 List of documents produced for perusal: Copy of Agreement For Sale Document No.14960-2023 Dated 28.08.2023 between Wadhwa Constru-And Infrastructure Private Limited & Valuable Properties Private Limited(The The Promoter) And Ms. FiJahan Khan & Mr. Sarfaraz Nawaz Khan(The The Allottees). Copy of Commencement Certificate Document No.CIDCO / NAINA / PANVEL / Vardoli / ITP / BP-236 / 2018/1649 Dated 11.05.2018 issued by City and Industrial Developement Corp Of Maharashtra Itd Copy of RERA Certificate Document No.P52000020812 Dated 08.09.2021 issued by Maharashtra Estate Regulatory Authority. Copy of Approved Building Plan Document No.CIDCO / NAINA / PANVEL / Wardoli / BP-00236 / A 2022/0153 Dated 01.05.2022 issued by Panvel Muncipal Corporation. 						
4	with Pl	of the owner(s) and his / their address (es) none no. (details of share of each owner in f joint ownership) Think.Inr		 Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan Residential Flat No. 2003, 20th Floor, Building No 3, Wing - C-3, "Tulip", Wadhwa Wise City, Plot No. RZ8, South Block Phase I, Village - Vardoli, Taluka - Panvel, District - Raigad, PIN - 410 221, State - Maharashtra, India. <u>Contact Person :</u> Ms. Firdos Jahan Khan (Owner) Mobile No. 9664912981 Joint Ownership Details of ownership share is not available 			





5	Brief description of the property (Including Leasehold / freehold etc.)	:	 The property is a Residential Flat located on 20th Floo per Approved Building Plan, the composition of residentia is 2 Bedrooms + Living Room + Kitchen + 2 Toilets (BHK with 2 Toilets) The property is at 5.4 km distance Railway Station Mohope. At the time of inspection building was un construction. 						
	Stage of Construction								
	If under construnction, extent of completion								
	RCC Footing/Foundation Complet	е		RCC Plinth	Complete				
	Full Building Rcc Complet	ed u	pto 1st floor						
	Total 11% wor	k co	mpleted						
6	Location of property								
a)	Plot No. / Survey No.	:	Plot No - RZ8						
b)	Door No.	:	Residential Flat No. 2003						
c)	C.T.S. No. / Village	:	Village - Vardoli						
d)	Ward / Taluka	:	Taluka - Panvel	el					
e)	Mandal / District	:	District - Raigad						
f)	Date of issue and validity of layout of approved map / plan		Approved Building Plan No. CIDCO / NAINA / PANVEL / Wardoli /BP-00236 / ACC / 2022/0153 Dated 01.05.2022						
g)	Approved map / plan issuing authority	:	issued by Panvel Municipal Corporation						
h)	Whether genuineness or authenticity of approved map/ plan is verified		Yes						
i)	Any other comments by our empanelled valuers on authentic of approved plan		N.A.						
7	Postal address of the property Think.Ini		 Residential Flat No. 2003, 20th Floor, Building No 3, Win C-3, "Tulip", Wadhwa Wise City, Plot No. RZ8, South Blo Phase I, Village - Vardoli, Taluka - Panvel, District - Raiga PIN - 410 221, State - Maharashtra, India. 						
8	City / Town								
	Residential area	:	Yes						
	Commercial area	:	No						
	Industrial area	:	No						
9	Classification of the area								
	i) High / Middle / Poor		Middle Class						
	ii) Urban / Semi Urban / Rura		Urban						





Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Vardoli City Industrial Development Corporation of Maharashtra			
Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:.	No			
Boundaries of the property	:	As per site	As per Document		
North	:	Open Plot	Details not available		
South	••	Kuchha Road / Layout Boundary	Details not available		
East	•••	Open Plot	Details not available		
West	•	Plot RZ8 - Building No. 2	Details not available		
Dimensions of the site	:	N. A. as property under conside a building.	eration is a Residential Flat in		
	:	As per the Deed	As per Actuals		
North	:	-	-		
South	:	-	-		
East	:	-	-		
West	:	-	-		
Extent of the site	•••	(Area As Per Agreement For S	ale)		
Latitude, Longitude & Co-ordinates of Flat	:	18°57'52.8"N 73°11'51.4"E			
Extent of the site considered for Valuation (least of 13A& 13B)	10				
Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction			
APARTMENT BUILDING					
Nature of the Apartment	:	Residential			
Location					
C.T.S. No.	:				
Block No.	:	-			
	Panchayat / Municipality Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area Boundaries of the property North South East West Dimensions of the site North South East West Extent of the site Latitude, Longitude & Co-ordinates of Flat Extent of the site Latitude, Longitude & Co-ordinates of Flat Extent of the site Co-ordinates of Flat Extent of the site considered for Valuation (least of 13A& 13B) Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. APARTMENT BUILDING Nature of the Apartment Location C.T.S. No.	Panchayat / MunicipalityWhether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area:Boundaries of the property:North:South:East:West:Dimensions of the site:South:East:West:Dimensions of the site:South:East:West:East:South:East:West:East:West:East:West:Extent of the site:Extent of the site considered for Valuation (least of 13A& 13B):Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.:APARTMENT BUILDING:Nature of the Apartment:Location:C.T.S. No.:	Panchayat / Municipality City Industrial Development Co Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area No Boundaries of the property : No North : Open Plot South : Kuchha Road / Layout Boundary East : Open Plot West : Plot RZ8 - Building No. 2 Dimensions of the site : N.A. as property under conside a building. North : - South : As per the Deed North : - South : - East : - South : - East : - West : - Extent of the site : Carpet Area in Sq. Ft. = 482.00 (Area As Per Agreement For S Built Up Area in Sq. Ft. = 530.2 (Carpet Area in Sq. Ft. = 482.00 (Area As Per Agreement For S Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. : Buildin		





	Village / Municipality / Corporation		Village - Vardoli, City Industrial Development Corporation of Maharashtra				
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2003, 20 th Floor, Building No 3, Wing - C-3, "Tulip" , Wadhwa Wise City, Plot No. RZ8, South Block Phase I, Village - Vardoli, Taluka - Panvel, District - Raigad PIN - 410 221, State - Maharashtra, India				
3.	Description of the locality Residential / Commercial / Mixed	:	Residential				
4.	Year of Construction	:	Building is under construction				
5.	Number of Floors	:	Ground + 25 Upper Floors				
6.	Type of Structure	:	Proposed R.C.C Framed Structure				
7.	Number of Dwelling units in the building	:	Proposed 08 Flats on 20 th Floor				
8.	Quality of Construction	:	Building Under Construction				
9.	Appearance of the Building	:	Building Under Construction				
10.	Maintenance of the Building	:	Building Under Construction				
11.	Facilities Available						
	Lift	:	Proposed 3 Lifts				
	Protected Water Supply	:	Municipal Water Supply				
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System				
	Car parking - Open / Covered	:	Yes				
	Is Compound wall existing?	:	Proposed, Yes				
	Is pavement laid around the Building)	Proposed, Yes				
III	Residential Flat						
1.	The floor in which the Flat is situated		20 th Floor				
2.	Door No. of the Flat Think Inc		Residential Flat No. 2003				
3.	Specifications of the Flat						
	Roof	:	Proposed R.C.C. Slab				
	Flooring	:	Proposed Vitrified tiles flooring				
	Doors	:	Proposed Teak wood door frame with flush doors				
	Windows	:	Proposed Powder coated aluminium sliding windows				
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring				
	Finishing	:	Proposed Cement Plastering				
4.	House Tax						
	Assessment No.	:	Details not available				





	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 530.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per CIDCO norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 482.00 (As Per Area Agreement For Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building is under construction
15.	If rented, what is the monthly rent?	:	₹ 13,000/- (Expected rented income per month after completion) after completion
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?		Located in Developing Area
3.	Any negative factors are observed which affect the market value in general?		No
v	Rate Think.Inc		vate.Create
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)	:	₹ 10,300/- to ₹ 12,000/- per Sq. Ft. on Carpet Area ₹ 9,400/- to ₹ 10,900/- per Sq. Ft. on Built Up 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).	:	₹ 10,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.





	II. Land + others	:	₹ 7,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 31,680/- per Sq. M. i.e. ₹ 2,943/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	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	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		(R)
а	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	÷	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,500/- per Sq. Ft.
	Total Composite Rate		₹ 10,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

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No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	482.00 Sq. Ft.	10,500.00	50,61,000.00
2	Wardrobes			
3	Showcases			
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 / Car Parking	
	Total value / Realizable value of the property	50,61,000.00
	Insurable value of the property (530.20 X 3,000.00)	15,90,600.00
	Guideline value of the property (530.20 X 2,943.00)	15,60,379.00

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 Index II 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 Index II 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.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation . The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,300.00 to ₹ 12,000.00 per Sq. Ft. on Carpet Area / ₹ 9,400.00 to ₹ 10,900.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹10,500.00 per Sq. Ft. on Carpet Area for valuation.

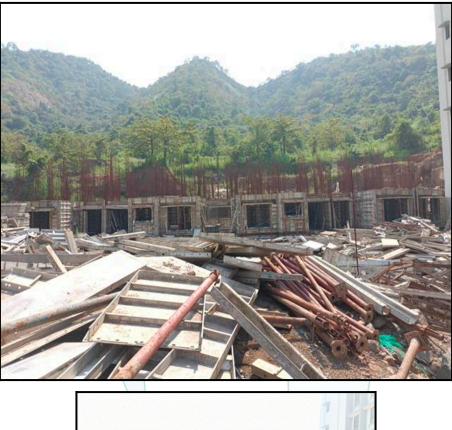
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 13,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income

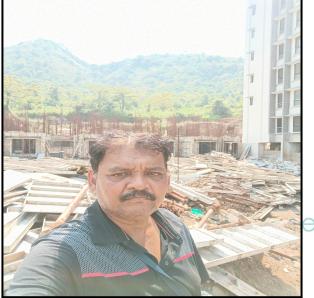




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Actual Site Photographs

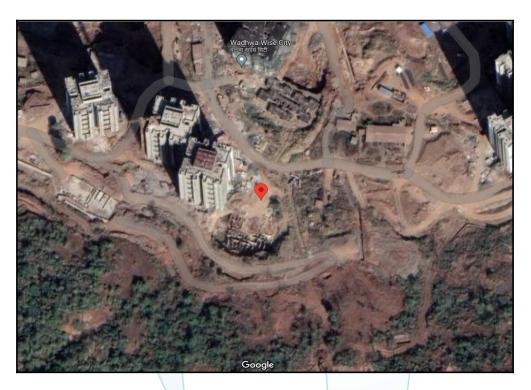




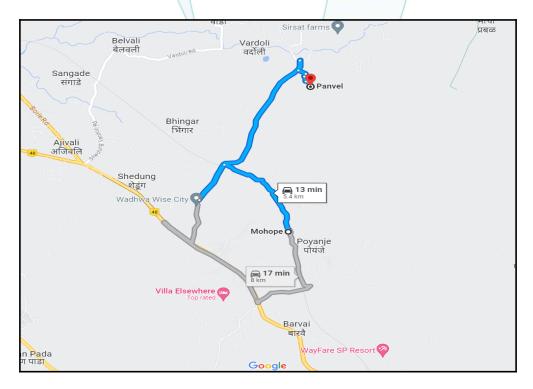




Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 18°57'52.8"N 73°11'51.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mohope - 5.4 km).





Ready Reckoner Rate

	H	Dep	Department of Registration & Stamps Government of Maharashtra			नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
	नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन										
	बाजारमूल्य दर पत्रक										
	<u>Home</u>		Valuation Rules	<u>User Manual</u>				<u>Close</u>		dback	
Year				Annual State	ment of	Rates					Language
20232024 🗸											English 🗸
	Selected Di	strict	रायगड	*							
	Select Talul	ka	पनवेल	~							
	Select Villag	je	मौजे वरडोली - विशेष नियो	जन प्राधिकरण नैना (सि	डको ❤						
	Search By		O Survey No Locat	ion							
	Select	उपविभाग			खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	
	<u>SurveyNo</u>		35/1-वने		1850530	0	0	0	0	हेक्टर	
	<u>SurveyNo</u>		35/2-गावठाण व प	डि	4880	28800	33100	36000	33100	चौ. मीटर	
	<u>SurveyNo</u>	35/	3-रहिवास व इतर तत्सम वापरार्त	ोल विकसित जमिनी	3890	27800	32000	34800	32000	चौ. मीटर	
	<u>SurveyNo</u>	35/4/	1-रहिवास व इतर तत्सम वापरार्त	ल विकसनक्षम जमिनी	2772100	0	0	0	0	हेक्टर	
	<u>SurveyNo</u>	35/4	-रहिवास व इतर तत्सम वापरातील	त विकसनक्षम जमिनी	1945	25900	29800	32400	29800	चौ. मीटर	
				1	2						

Rate to be adopted after considering depreciation [B + (C X D)]	31,680.00	Sq. Mtr.	2,943.00	Sq. Ft.
Percentage after Depreciation as per table(D)	100%			
The difference between land rate and building rate(A-B=C)	26,800.00			
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4880			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	31,680.00	Sq. Mtr.	2,943.17	Sq. Ft.
Increase by 10% on Flat Located on 20 th Floor	2880			
Stamp Duty Ready Reckoner Market Value Rate for Flat	28800			

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	





Above 5 Years	After initial 5 year for every year 1%	After initial 5 year for every year 1.5%
	depreciation is to be considered. However	depreciation is to be considered. However
	maximum deduction available as per this shall	maximum deduction available as per this shall
	be 70% of Market Value rate	be 85% of Market Value rate



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Price Indicator

Property				Flat	
Source				magic bricks	
Area Type	Area Type			Carpet	
Area				400 Sq. Ft.	
Percentage				10%	
Rate / Sq. feet on Bui	ItUp area	\frown		₹ 10,909/-	
Floor				9/25	
				R	
magicbricks B	8uy∽ Rent∽ S	iell 🗸 🛛 Home Loan	us v		Login - Post Property (Page)
forme a Property for Sale in Nevi Mumbel	» Flets for Sale in Nevi Mumbel » 45	10 Sq-ft			Posted on: Jul 13, 23 Property ID: 39616283
Save Time & Money File with 👾 MB Prime	nd the right Property by o	calling Upto 35 Owners	s directly	Join Prime () 50% OFF	Contact Owner Abhijit -99-97xxxxxxxxx
	Get pre-approved loan			:	Get Phone No.
1 BHK Flat For Sale in Wa	dhwa Wise City, ONGC Co	olony, Navi Mumbai			
		금 1Bed 큰 2Bath	ns 🛛 🌐 Unfurnished		Download Brochure
		Carpet Area 400 sqft * ₹12,000/sqft	Developer <u>The Wadhwa Group</u>	Project Wadhwa Wise City	
		Floor 9 (Out of 25 Floors)	Transaction Type Resale	Status Ready to Move	
	-6 Photos	Facing East	Lifts 5	Furnished Status Unfurnished	
 East Facing Property 	Opposite to Godrej G	old Meadows Panvel, n	ear Shedung toll plaza		
Contact Owner	Get Phone No.		<u>&</u> La	st contact made 78 days ago	
More Details					
Price Breakup	₹48 Lac ₹2,40,000	Approx. Registration C	Charges ₹1,800 Monthly		
Booking Amount	Booking Amount 10 Lac				
Address					
Landmarks	Opposite to Godrej	Gold Meadows Pany	vel, near Shedung toll p	olaza	
Furnishing	Unfurnished				
Flooring	Vitrified				
Loan Offered	Estimated EMI: ₹216 Apply for Home Loan	549 🛈			





Property	Flat
Source	magic bricks
Агеа Туре	Carpet
Area	387 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 10,571/-
Floor	7/25

	Buy 🗸 🛛 Rent 🗸	Sell - Home Loar	15 🗸		Login V Post Property (1998)
e a Property for Sale in Nevi Mumb	ai y Flats for Sale in Navi Mumbai y	Flats for Sale in Old Panvel >1 BHK	Flats for Sale in Old Panvel 3 437 Sq-f	t.	Posted on: Oct 11, 23 Property ID: 67
₹45.0 Lac EMI-₹20	k How much loan ca	n l.get?			Contact Agent
1 BHK 437 Sq-ft Flat For	Sale <u>Old Panvel, Navi M</u>	lumbai			Jassi Grover -91-9500000000
		음 1Bed 음 2Bat	hs 📾 1 Covered Parking	I Unfurnished	Get Phone No.
	Le Call	Carpet Area 387 sqft - दगा,628/sqft	Developer <u>The Wadhwa Group</u>	Project <u>Wadhwa Wise City</u>	Download Brochure
		Floor	Transaction Type	Status	
	+12 Photos	7 (Out of 25 Floors)	New Property	Ready to Move	
	+L2 PTIOROS	Facing East	Lifts 3	Furnished Status Unfurnished	
Contact Agent	Get Phone No.				
Contact Agent	Get Phone No.				
		0 Approx. Registration C	iharges ₹7 Persq. Unit M	onthly	
More Details		0 Approx. Registration C	iharges ₹7 Persq. Unit M	onthly	
More Details Price Breakup	₹45 Lac ₹2,25,00	0 Approx. Registration C	iharges र7 Persq. Unit M	onthly	
More Details Price Breakup Booking Amount	₹45 Lac ₹2,25,00 ₹3.0 Lac 0		iharges ₹7. Persq. Unit M Mumbai - Central Navi		
More Details Price Breakup Booking Amount RERA ID	₹45 Lac ₹2,25,00 ₹3.0 Lac 0 Panvel, Navi Mum	nbai, Old Panvel, Navi I		Mumbai, Maharashtra	
More Details Price Breakup Booking Amount RERA ID Address	₹45 Lac ₹2,25,00 ₹3.0 Lac 0 Panvel, Navi Mum	nbai, Old Panvel, Navi I	Mumbai - Central Navi	Mumbai, Maharashtra	
More Details Price Breakup Booking Amount RERA ID Address Landmarks	₹45 Lac ₹2,25,00 ₹3.0 Lac 0 Panvel, Navi Mum Old Mumbai Pune Unfurnished	nbai, Old Panvel, Navi I	Mumbai - Central Navi	Mumbai, Maharashtra	
More Details Price Breakup Booking Amount RERA ID Address Landmarks Furnishing	₹45 Lac ₹2,25,00 ₹3.0 Lac 0 Panvel, Navi Mum Old Mumbai Pune Unfurnished	nbai, Old Panvel, Navi I e Hwy, Bhangarwadi, I	Mumbai - Central Navi	Mumbai, Maharashtra	
More Details Price Breakup Booking Amount RERA ID Address Landmarks Furnishing Flooring View all Details >	₹45 Lac ₹2,25,00 ₹3.0 Lac 0 Panvel, Navi Mum Old Mumbai Pune Unfurnished Ceramic Tiles, Mar	nbai, Old Panvel, Navi I e Hwy, Bhangarwadi, I rble, Mosaic, Vitrified	Mumbai - Central Navi	Mumbai, Maharashtra i10206	





Property	Flat
Source	magic bricks
Агеа Туре	Carpet
Area	482 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 10,600/-
Floor	8/25
Magicbricks Buy ~ Rent ~ Sell ~ Home Loans ~	Login 🗸 Post Property (1988)
fome a Droperty for sale in Nevi Mumbel a Flets for Sale in Nevi Mumbel a Flets for Sale in Dervel a 2.8HK Flets for Sale in Dervel a	900 Se-A Posted on: Oct 11, 23 Property ID: 57665323
₹ 56.2 Lac EMI-₹25k Get ore-approved loan 2 BHK 900 Sq-ft Flat For Sale Panvel, Navi Mumbai	Contact Agent Certified Agent Manish Thakur -91-95/00000000
📇 2Beds 🖑 2Baths 🏦 3Ba	conies 🗐 1 Covered Parking Get Phone No.
Carpet Area 482 sqft - till.660 sqft The Wadhy	va Group Wadhwa Wise City Download Brochure
Floor Transaction 8 (Out of 25 Floors) New Prope	

					Manish Thakur -91-95x00000000
		금 2 Beds 굄 2 B	aths 🏦 3 Balconies 👸	3 1 Covered Parking	Get Phone No.
MA	AR a	Carpet Area 482 sqft = १॥,०००,४qft	Developer <u>The Wadhwa Group</u>	Project Wadhwa Wise City	Download Brochure
		Floor 8 (Out of 25 Floors)	Transaction Type New Property	Facing East	
THE REAL PROPERTY.	I Photos	Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered	
 East Facing Property 	,	-			
Contact Agent	Get Phone No.				
More Details					
Price Breakup	₹56.2 Lac ₹2,81,00	00 Approx. Registration	Charges ₹2 Monthly		
Price Breakup Booking Amount	₹56.2 Lac ₹2,81,00 ₹51,000	00 Approx. Registration	Charges ₹2 Monthly		
		00 Approx. Registration	Charges ₹2. Monthly		
Booking Amount	₹51,000 P52000020812		i Charges ₹2 Monthly mbai - Central Navi Mur	mbai, Maharashtra	
Booking Amount RERA ID	₹51,000 P52000020812			mbai, Maharashtra	
Booking Amount RERA ID Address	₹51,000 P52000020812 Panvel, Navi Muml			mbai, Maharashtra	
Booking Amount RERA ID Address Landmarks	₹51,000 P52000020812 Panvel, Navi Muml wadhwa wise city			mbai, Maharashtra	
Booking Amount RERA ID Address Landmarks Furnishing	₹51,000 P52000020812 Panvel, Navi Muml wadhwa wise city Unfurnished			mbai, Maharashtra	
Booking Amount RERA ID Address Landmarks Furnishing Flooring <u>View all Details</u> ~	₹51,000 P52000020812 Panvel, Navi Muml wadhwa wise city Unfurnished Vitrified	bai, Panvel, Navi Mur			





Sale Instances

roperty		Flat
ource		Index_no.2
rea Type		Carpet
ea		390.19 Sq. Ft.
ercentage		10%
ate / Sq. feet on BuiltUp area		₹ 9,387/-
oor		22nd
11672529 13-10-2023	सूची क.	•२ दुय्यम निबंधक ःसह दु.नि.पनवेल 5 दस्तऐवज कमांक.:11672/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : वारदोली		
(1)इस्लप्रेवक महार -	क रारनामा	
	करारनामा 4028809 1263240	
(1)হহনট্ৰড নকার (2)দীৰহলা (3)ৰাজাংশাৰ (শাউপ্তেম্বাম্জা ৰাজচিগতহেলং জালবোঁ ইণ্টা দি গতহৈলে	4028809 1263240 1) इतर माहिती: विभाग 35 /2,दर - 28800 / सदनिका कमारू - 2204,22 वा म 119.5(माग),119.6(माग),119 (भाग),119.8(माग),119,9(माग),119,15(माग),119/17,119,1 (भाग)प्रसेव - सांप्रेय,119,40 माग),119,15(माग),119/17,119,1 माग बसाहत प्रकल्पाबंतगंत येत बसल्या करणाने महाराष्ट्र प्राप्त माग मूट बर्षोंग्रेत बसल्या करणाने संसेव महाराष्ट्र जिल्हा रिपेषद व पंचावत सिर्मि कर/जराह19/98, 22217/10/21 सांग कराष्ट्र प्राप्त कर्पात्र व पंचाव कर्पियां क कर/जराह19/98, 22217/10/21 सांग कराष्ट्र प्राप्त कर्पात्र कर्पात्र कराम	मजला,वाथवा वार्इस सिटी,साऊथ ब्लॉक फेज - 1,प्लॉट क्रमांक बार,झेउ.08,बिल्डिंग कमांक - 6विंग कमांक ए- 4,वारदोती येथील स्थित सब्हें/गट कमांक 8,(माग),119/19,119/20,119,21(माग),119,22(माग),128,1(माग),128,2(माग),128/4,128/5,128,6(माग),128,7(माग),128,8(माग),128,9,128,12(माग),145,2(संपचावत हुद्द - वारदोती, सदनिरुवे पुरुव में वेजफ 2.55 चीरस नीटर सपेंट(रेप प्रमाग),वीरस मीटर प्रस्तुत रस्ततील मिळकत ही विश्वेष बसाहत प्रकल्प क्या एकाल्मिहन विराय बाते/मवाय द्वोर दिना के 2011/2018 रोवी जोरी केलेप्या बांध बुवान कार्बा टरी, 14,118/13/1497,as.229/18/204)नर्वि 13 अन्य देय मुद्दाक युल्लम्बन्ध के 20% ती बार्धियाय 1961 चे कल्सा 138 चे पोटकलम 1 बन्चये व्या कार्य क्रियों, 14,118/13/3497,as.229/18/204)नर्वि 13 अन्य देय मुद्दाक युल्लम्थ्य 20% ती बार्धियाय 1961 चे कल्सा 138 चे पोटकलम 1 बन्चये व्या कार्य क्रा राप, 118/18/1497,as.229/18/204)नर्वि 13 अन्य देय मुद्दाक युल्लम्थ्य 20% ती बार्धियाय 1961 चे कल्सा 138 चे पोटकलम 1 बन्चये वार्षि जो ना. नी. न. म. पा, पुरी द्वारी हाल 18/02/2019 रोजी जारी केलेप्या पत्र कमांक परिंद कर,द्रतके मुद्दाक बुल्क भरपात काले से जी दा बार्स जार कार्या प्रधान व्याप्र मार्थ, रायग्र
(1)হকাট্বক নহাং (2)লীৰহলা (3)লাকাংশাৰ (পাউখহেৰাখ্যা বাহলীকাৰ্থ কেন্দ্ৰ হাৰ্য্য কৰুহে হাৰ্য্য (4)দুন্যখন, ন্যইদ্বিদ্বাৰ মধ্যকাল	4028809 1263240 1) इतर माहिती: विभाग 35 /2,दर - 28800 / सदनिका कमारू - 2204,22 वा म 119.5(माग),119.6(माग),119 (भाग),119.8(माग),119,9(माग),119,15(माग),119/17,119,1 (भाग)प्रसेव - सांप्रेय,119,40 माग),119,15(माग),119/17,119,1 माग बसाहत प्रकल्पाबंतगंत येत बसल्या करणाने महाराष्ट्र प्राप्त माग मूट बर्षोंग्रेत बसल्या करणाने संसेव महाराष्ट्र जिल्हा रिपेषद व पंचावत सिर्मि कर/जराह19/98, 22217/10/21 सांग कराष्ट्र प्राप्त कर्पात्र व पंचाव कर्पियां क कर/जराह19/98, 22217/10/21 सांग कराष्ट्र प्राप्त कर्पात्र कर्पात्र कराम	8.(माग,119/19,119/20,119,21(माग,119,22(माग,128,1(माग,128,2(माग,128,4(माग,128,4(माग,128,5),128,5(माग)128,7(माग,128,8(माग,128,12(माग,145,2) मर्पचायत हडू - बारदोती: सदनिरुंच एकूम शेवफळ - 36.25 चीरस भीटर कर्षेट(रेग प्रमाग)चौरस मीटर प्रस्तुत दस्तातील मिळकत ही विषेष बसाहत प्रकल्प तथा एकलिम्हत विरुप्त स्नातं,मंत्रालय द्वारे दिनांक 2011/2018 रोजी जाति केलेल्या बम्सिचना क्रमांक टी.पी.एस.1818/1349/प्र क्र.259/18/20(4)/नदि-13 बन्वये देय मुहाक युल्लमम्ज तिरुप्त स्नातं,मंत्रालय द्वारे दिनांक 2011/2018 रोजी जाति केलेल्या बम्सिचना क्रमांक टी.पी.एस.1818/1349/प्र क्र.259/18/20(4)/नदि-13 बन्वये देय मुहाक युल्लममप्जे 50% ती बर्षित्रियम 1961 चे कलना 158 चे गोटकलम 1 बन्वये व्यक्ति नसल्प करणांची प्रत्न प्रताल प्रताल प्रताल प्रताल पत् नश्र बन्वये जिल्ला प्रिवर करणप्र क्या इत्राउक्षे प्रत व्यक्तित नमारों प्रताल महात्मर महात क्रमित्रम चे बनच्छे दर उन नसार देय क्रसतेल्या महांक
(] हरूऐएक जनगर (] म्लेक्टरन () म्लेक्टरना (मेलेक्टरनाचन व सनियदरना (मेलेक्टरनाचन व सनियदरना (मेलेक्टरना क केंद्रबर लग्न) (म्लूनगरन) गोर्ट्सिला व सरफनान (म्लूनगरन)	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदनिका कमारू - 2204,22 वा म 195,(भाग),119,6(भाग),119 (भाग),119,6(भाग),119,9(भाग),119,15(भाग),119/17,119,11 भागप्रवेस - संप्रेय21,सीवे - वार्रसायां करापांचे महाराष्ट्र मागप्रवाहत यहल्यावांत्रांग येत वसल्या करापांचे महाराष्ट्र ब्राह्म वसहत यहल्यावां करापांचे तसेव महाराष्ट्र जिल्हा रधीषद व भंवायत समित् स्ट अधित वसल्या करापांचे तसेव महाराष्ट्र जिल्हा रधीषद व भंवायत समित् स्ट अधित वसल्या करापांचे तसेव महाराष्ट्र जिल्हा रधीषद व भंवायत समित् कर्ड मुंडाडी/30 क.221/17/10/121 नुसार महाराष्ट्र मुंडा क वर्षित्यांचे करान म्रुल्कात 50% सवसत बेडन एकूम 3%(2.5% मुंडा मुंडा क्यू पित्राप्ट्र 1) 36.25 ची.मीटर	8.(माग,119/19,119/20,119,21(माग,119,22(माग,128,1(माग,128,2(माग,128,3(माग,128,4(माग,128,4(माग,128,7(माग,128,8(माग,128,2(माग,145,2(मर्पचावत हडू - वाररोती: सदनिरुचे एकूम क्षेत्रफळ - 56.25 चीरस भीटर कर्षेट(रेश प्रमाग)वीरस भीटर प्रस्तुत रस्तातील मिळरुल ही विश्वेष बसाहत प्रकल्प तथा एकलिस्कृत विरुप्त बता,मंत्रालय होरे दिनोरु 2011/2018 रोत्री जाति केलेल्या अस्मुचना कमाल टी पी एस.1818/13490र क्र.229/1820(भानि-13 बन्वरे दय मुडाक मुल्कमभ्ये 50% ती बभिनियम 1961 चे कलम 158 चे पोटल्लम 1 बन्वये बागि नो. म. नि. व. म. रा.पुग होरे दिनोर कार्यर केलेल्या पत्र कमाल त्रि बभिनयम 1961 चे कलम 158 चे पोटल्लम 1 बन्वये वागि नो. म. नि. व. म. रा.पुग होरे दिनोरु 1802/2019 रोत्री जारी केलेल्या पत्र कमाल त्रि बभिनयम 1961 चे कलम 158 चे पोटल्लम 1 बन्वये वर्षी जो ना ने. म. नि. व. म. रा.पुग होरे दिनोरु 1802/2019 रोत्री जारी केलेल्या पत्र कमाल त्रि बभिनयम 1961 चे कलम 158 चे पोटल्लम 1 बन्वये वर्षी जो ना ने. म. नि. व. म. रा.पुग होरे दिनोरु 1802/2019 रोत्री जारी केलेल्या पत्र कमाल त्रि बभिनयम 1961 चे कलम 158 चे पोटल्लम 1 बन्वये वर्षी जा ने. म. नि. व. म. रा.पुग होरे दिनोरु 1802/2019 रोत्री जारी केलेल्या पत्र कमाल त्र ब्राज्य क्रा प्रदेश कराम प्रे चुदा 30% सुद्य वर्षीयत वसल्या करागाने प्रस्तुत दरावा सहाप्य मुडाक विश्वियम चे बनुच्छेर 25-व नुसार देय वसलेल्या मुडाक परिवर कर,व्रतके मुडाक बुल्क भरच्यात जालेले बाहे बागि इतर संपुर्ग माहिती दस्तात नमुद केल्याप्रमागे. रायगड
()मुस्लग्वेयज मनगर ()मुस्लग्वन्यास् (मन्देपट्टपाच्चा प्रवतिप्रदृश्यस्य अनग्वी देशे पि पट्टेरार ने नमुद्र मराये ()मुप्लप्रा-गोर्ट्स्सा र सर्प्रमान ()मुप्लप्रयः)	4028809 1263240 1) इतर माहिती: विमाग 35 /2,दर - 28800 /.सदनिका क्रमांक - 2204,22 वा म 119,5(बाग),119,6(बाग),119,9(बाग),119,15(बाग),119,15(बाग),119,7(119,1) भाग)प्रवेत - 410221,मीजे - वारदोली,तालुका - प्रवेत जिल्हा - रधायउ,गाम माग प्रवेत - 410221,मीजे - वारदोली,तालुका - प्रवेत जिल्हा - रधायउ,गाम माग प्रवेत - 410221,मीजे - वारदोली,तालुका - प्रवेत जिल्हा - रधायउ,गाम मुद्र बोधित बसत्या करपाने तसेव महाराष्ट्र जिल्हा परीषद व पंचायत समित का5 मुद्राका9/8 क. 22/17/101/219 नुसार महाराष्ट्र मुद्रांक बार्थितयमचे कराम बुल्कात 50% सवतत बेउन एकुम 3%(2.5% मुळ मुद्रांक बुल्का + 0.5% जिल्हा 1) 36.25 ची.मीटर 1) बाधवा केन्द्र हबज बॉउ इन्जास्ट्र ब्लर प्रायखेट लिमिटेड तर्फे बाष्कृत हस्ता पर्दीता क्लॉक न : प्लॉट कमाफ सी - 59 बांडा - पूर्व मुं मुद्दे रोड न : बांडा क्लॉ क	8.(माग,119/19,119/20,119,21(माग,119,22(माग,128,1(माग,128,2(माग,128,3(माग,128,4),128,5),128,6(माग,128,7(माग,128,8(माग,128,9,128,12(माग,145,2) मर्पचावत हडू - वारदोती. सर्वनिरुचे एकुंग क्षेत्रफळ - 56.25 चीरस भीटर कार्यटार(रा प्रमाग) चौरस मीटर प्रस्तुत रस्तातील मिळरुत ही विषेष बसाहत मरूप्य तथा एकलिक्त विकास बात, मंत्रानय द्वारे दिनार 2011/2018 रोजी जाति केलेल्या अस्मुचना कमाल टी पी एस. 1818/34907 का 229/1820/476-13 अन्ये देय मुडारु मुल्कमच्ये 50% ती अभिनयम 1961 चे कलम 158 चे पोटरलम 1 बन्वये वाणि जोता जो. सिंग, मंद्र, रा रा, पुरो द्वोर किलेल्या पत्र कमाल ति बास बात, मंत्रानय द्वोर दिनार 2011/2018 रोजी जाति कोल. म. नि. व. म. रा, पुगे द्वोरे दिनार 1802/2019 रोजी जारी केलेल्या पत्र कमाल 50% ती अभिनयम 1961 चे कलम 158 चे पोटरलम 1 बन्वये वाणि जोता ने. म. नि. व. म. रा, पुगे द्वोरे दिनार 1802/2019 रोजी जारी केलेल्या पत्र कमाल 79% बन्वये विद्या परिपर हरामच्ये ब्रुद्ध 50% घट वर्षीयंत वसल्या करपाले प्रस्तुत रस्ताव स्वाराप्र कुर्गक विभियम चे अनुच्छे,द 25-व नुसार देय असतेल्या मुडार परिपर कर, द्रतने मुडारु युत्क भरच्यात जाततेले बाहे बागि इतर संपुर्ग माहिती दस्तात नमुद केल्याप्रमार्ग. रायगड 1817क्ता/संचालरु श्री मनोहर छाड़िया तर्फ कबुत्तीजवाबरुरीता कुलमुबत्यार श्री जितेह प्रायक्वाउ 30 प्लॉट ने : ऑफिस ने 301 माळा ने : तिसरा मजला इमारतीबे जाब इंग्रन्से समहाराष्ट्र मुंबई. 40098 बचन बेड उन्जरान्द्र यायवहेट दिनिप्टें उतर्फ अभिइन हस्ताक्षात्र काल भी मनोहर छाडिया तर्फ कबुतीजवाबर्शरीता कुलमुचलयार श्री जिते हायक्वाउ 30 प्लॉट ने :
() हरुलेएक जमार () मेनेवरण () मानेवर्ट्यायक () मानेवर्यायक () मानेवर्ट्यायक () मानेवर्ट्यायक () मानेवर्यायक () मान	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदनिका कमारू - 2204,22 वा म 195,(भाग),119,6(भाग),119 (भाग),119,6(भाग),119,9(भाग),119,15(भाग),119/17,119,11 गार वसाहत प्रकल्या करातांते येत समत्या करायांने महाराष्ट्र भाषनाच्या नाग त्य वसाहत प्रकल्याकरांतां येत समत्या करायांने महाराष्ट्र भाषनाच्या नाग त्य वसाहत प्रकल्याकरांग ते सेव महाराष्ट्र जिल्हा रधीषद व भेवायत समित् कर अनुझान)30 क.221/17/10/1219 नुसार महाराष्ट्र मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम 3%(2.5% मुळ मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम 3%(2.5% मुळ मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम उ%(2.5% मुळ मुझंत वर्षन्य मार वर्त्री गा स्वारं क नुः लॉट कमार्क सी - 59 बोझ - युवं मुंद दे रोज ने : बांडा कृतां 3) वर्षयाद्य मार्ग्यांज प्रायंज प्रायद्व दिमिस्टें उत्तर्फ बार्ष्याराध्या स्वाराष्ट्र 1) वाभवां कन्द्र इयन जेंद्र दुन्फास्ट्र क्वर प्रायखेट दिमिस्टें उत्तर्फ बार्ष्या स्वार्या स्वान सम्प्र 158 माळ्य नं : - इमारतीचे नाव : दानी कॉयोरेट पारंक्र कार्ड नं : कतीना साताकूस	8.(माग,119/19,119/20,119,21(माग,119,22(माग),128,1(माग,128,2(माग),128,3(माग),128/4,128/5,128,6(माग),128,7(माग),128,8(माग),128/9,128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकुंग क्षेत्रफळ - 56.25 चीरस भीटर कर्षेट(रेग प्रमाग) चौरस मीटर प्रस्तुत रहरातीत मिळरुत ही विषेष बसाहत प्रकल्प तथा एकलिम्कृत विरुप्त बता, मंत्रात्य होर दितांग 2011/2018 रोजी जाती केलेल्या वर्षिषुचना क्रमांग टो गी एस. 1818/3490र क. 229/18203(4)नवि - 13 बन्वये व्या एकलिम्कृत विरुप्त बता, मंत्रात्य होर दितांग 2011/2018 रोजी जाती केलेल्या वर्षिषुचना क्रमांग टो गी एस. 1818/3490र क. 229/18203(4)नवि - 13 बन्वये व्या एकलिम्कृत तिबप्त बता, मंत्रात्य होर दितांग 2011/2018 रोजी जाती केलेल्या वर्षिषुचना क्रमांग टो गी एस. 1818/3490र क. 229/18203(4)नवि - 13 बन्वये व्या पुरा क्रान्मच्ये 50% ती बर्षिनियम 1961 चे कलम 158 चे पोटक्लम 1 बन्वये वाणी जो. नां. न. व. ग. रा. गुगे होर दिनांग 1802/2019 रोजी जाती केलेल्या पत्र क्रमांग 9-ब्रब बन्वये विरुप्त परिवर करामच्ये बुद्धु 30% पुट वर्षीयंत वसल्या करपाले प्रसुद रसातन सहाप्ट मुद्रांत खर्पियच चे बनुच्छे,द 25-व नुसार देय वसतेल्या मुद्रांत 'परिवर कर,द्रतंते मुद्रांत युल्त भरच्यात बालेते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमांगे. रायगड ाधरक्ता/संचालत श्री मनोहर छाड़िया तर्फ कबुत्तीजबाबाकरीता कुलमुबत्यार भी जितेह गायक्वाउ 30 प्तॉट नं : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीले चाह स्वर न बें उन्ठान्गद रायखर प्रायक्रे ट तिमिटे उत्ते वर्षिक व्याकरीता सुलमुबत्यार भी जितेह गायक्वाउ 30 प्तॉट नं : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीले चाह स्वर ने बंद उन्ठान्द या यवहे द दानिप्टे उत्तर्भ वर्षिक, हत्ताक्षरत्यात स्था नजे कबूतीजबाबारतीता हत्तमुसल्यार भी जिते हायाक्याठ 30 प्तॉट नं :
() हरूपेएक प्रकार () मेरेक्ट्राय () मेरेक्टर () () मेरेक्टर () प्राय () मेरेक्टर () () मेरेक्टर () मारेक्टर () मेरेक्टर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेरेकटर () मेर () मेक	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदनिका कमारू - 2204,22 वा म 195,(भाग),119,6(भाग),119 (भाग),119,6(भाग),119,9(भाग),119,15(भाग),119/17,119,11 गार वसाहत प्रकल्या करातांते येत समत्या करायांने महाराष्ट्र भाषनाच्या नाग त्य वसाहत प्रकल्याकरांतां येत समत्या करायांने महाराष्ट्र भाषनाच्या नाग त्य वसाहत प्रकल्याकरांग ते सेव महाराष्ट्र जिल्हा रधीषद व भेवायत समित् कर अनुझान)30 क.221/17/10/1219 नुसार महाराष्ट्र मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम 3%(2.5% मुळ मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम 3%(2.5% मुळ मुझंत वर्षनियांचे कतम युल्कात 50% सवसत मेउन एकुम उ%(2.5% मुळ मुझंत वर्षन्य मार वर्त्री गा स्वारं क नुः लॉट कमार्क सी - 59 बोझ - युवं मुंद दे रोज ने : बांडा कृतां 3) वर्षयाद्य मार्ग्यांज प्रायंज प्रायद्व दिमिस्टें उत्तर्फ बार्ष्याराध्या स्वाराष्ट्र 1) वाभवां कन्द्र इयन जेंद्र दुन्फास्ट्र क्वर प्रायखेट दिमिस्टें उत्तर्फ बार्ष्या स्वार्या स्वान सम्प्र 158 माळ्य नं : - इमारतीचे नाव : दानी कॉयोरेट पारंक्र कार्ड नं : कतीना साताकूस	8.(माग,119/19,119/20,119,21(माग,),19,22(माग),128,1(माग),128,2(माग),128,3(माग),128,4(1285/328,(भाग),128,7(माग),128,8(माग),128,9(128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकूम क्षेत्रफळ - 56.25 चीरस भीटर कार्यट(रेग प्रमाग) चौरस मीटर प्रस्तुत रस्तातील मिळरुत ही विषेष बसाहत मरुल्य तथा एकलिक्तुत विकास बाते.मंत्रालय होरे दिनोरु 2011/2018 रोजी जाति केलेल्या वर्षियुचना क्रमांक टी पी एस. 1818/3490र का 229/1820/476-13 बनवे देय मुडाक युल्करमाभ्ये 50% ती बभिन्यम 1961 चे कलम 158 चे पोटरलम 1 बनव्ये बागि नो. म. नि.व. म. रा. पुगे होरे दिनोरु 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब बनवे विल्या परिवर करामभ्ये सुद्रा 30% सुंद वर्षीयंत वसल्या करपाले प्रस्तुत रस्ताव स्वारण्य क्रमिय चे बनुच्छेर 25-व नुसार देय बसतेल्या मुडांक 'परिवर कर,द्रतके मुडाक युल्क भरच्यात बालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क भरच्यात बालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क भरच्यात वालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क सरच्यात वालते बहे बागि इतर संपुर्ग माहिती उत्तात नमुद केल्याप्रमागे. रायगड
() हरणपेक प्रकार () मेरणग () मेरणग () मेरणग ह महोजयदरपाच्या व महेर पराव (मार्जे प्रदेश कि परदेश हे महर पराव) () मेरणग () मेरणग()) () मेरणा()) () मेरणग()) () मेरणग()) () मे	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदनिका कमारू - 2204,22 वा म 195,(भाग),119,6(भाग),119 (भाग),119,6(भाग),119,0(भाग),119,15(भाग),119/17,119,11 भाग)पत्रेवत - 410221,सीजे - वारदोतीं,तातुका - प्लदेत जिल्हा - रधाग्रा,119/17,119,11 मार वसाहत प्रस्लयां करागोंत येत वसल्या कारणांने महाराष्ट्र प्राप्ता-प्रयापा, मुट वर्षेद्वित वसल्या करागोंने तसेच महाराष्ट्र जिल्हा रथी रह व र्षवायत साम्ति बर्ड जेबुद्दार्श्व)क्ष क.22/17/10/1219 तुसार महाराष्ट्र मुद्रांक वर्षित्ययां कराम युल्कात 50% सवतत बेउन एक्रा 3%(2.5% मुळ मुद्राक वर्षित्ययां करन् 1) वर्षे वर्ते करंदुब्बन ब्रॅंड उन्जास्ट्रब्स प्रायव्हेट तिमिटेड तर्फे व्यक्ति हस्त प्रतियोग व्यक्ति में ट्यांट कमारू सी – 59 बांडा - युव मुबई रोड ने : बांडा कृतों 2) त्वपूर्व का प्रार्थीज प्रायवेट्ट तिमिटेड तर्फे वाबलरारी म्हयून वाध्या करन् 158 माळा नं : - इमारतीचे नाव : दानी कॉपोरेट पार्क व्यक्ति नं : क्तींना साताव्यू- 1) उपासना बबलोच ठारू 55 प्लॉट ने : ए/21/84 माळा नं : - इमारतीचे नाव : 2) बचतेम्र बिनोद टाकर 67 प्लॉट नं : ए/21/84 माळा नं : - इमारतीचे नाव :	8.(माग,119/19,119/20,119,21(माग,119,22(माग),128,1(माग,128,2(माग),128,3(माग),128/4,128/5,128,6(माग),128,7(माग),128,8(माग),128/9,128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकुंग क्षेत्रफळ - 56.25 चीरस भीटर कर्षेट(रेग अमगे)चौरस मीटर अन्दुत रस्तातील मिळरुत ही विषेष बसाहत प्रकल्प तथा एकलिम्कृत विकास बाते.मंत्रालय होरे दिनोक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/13490र क्र.299/1820(4)(मवि-13 बन्वेये वया हुत प्रकल्प तथा एकलिम्कृत विकास बाते.मंत्रालय होरे दिनोक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/13490र क्र.299/1820(4)(मवि-13 बन्वेये वया हुत प्रकल्प के 50% ही बधिनियम 1961 चे कलाम 158 चे पोटरलमा 1 बन्वये वाणी जो। नो. म. नि. व. म. रा.पुगे होर दिनोक 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब्रब बन्वन्ये वर्ल्या परिवर हता मध्य प्रदुद्ध 306 कुंट वर्षीयंत वसल्या करपाले प्रनेत दिनाक 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब्रब बन्वे विल्डा परिवर हता मध्य पुद्ध 306 कुंट वर्षीयंत वसल्या करपाले प्रनेत दरावान सहाराष्ट्र मुद्रांक विगित्रय चे बनुच्छेहर 25-व नुसार देय वसलेल्या मुद्रांक 'परिवर कर/द्रतंक मुद्रांक युल्क भरच्यात बालेले बाहे बागि इतर संपूर्ण महिती रसतात नमुद केल्याप्रमांगे. रायगड 'परिवर कर/द्रतंक मुद्रांक युल्क भरच्यात बालेले बहे बागि इतर संपूर्ण महिती रसतात नमुद केल्याप्रमांगे. रायगड 'वर्ष कर्य नंद उन्जला-हर थी मनोहर छाडिया लॉफ कर्बुलीजवाबाकरीता कुलमुखत्यार भी जितेड गायक्वाड 30 प्लॉट ने : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीलेचाक : क्वंग् बर्ड द्रजला-हर्ष यायवहेट दिनिप्टेड रॉफ बरिव्र ता हुलमुखत्यार भी जितेड गायक्वाड 30 प्लॉट ने : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीलेचाक : क्वंग बर्ड द्रजला-हर्ष याववहेट दिनिप्टेड रॉफ बरिव्र क्र विक्र हलाक्ष त्यार रकी लची विज्र बायक्र था कर्व दानि द इन - वुरं मुंद रे राउ नं : सी. एक.टी. रो क्र महाराष्ट मुंद 400098
(), हरुपेक प्रकार (), मेरेड्स (), मेरेड्स (), मेरेड्स व्हतीप्रदर्श (भारती देशी कि पटेदार हे नहर साल) (), मेरेड्स (भारती कि प्रदेश) (), मेरेड्स कर देशा (), मेरेड्स (), मेरेड्स कर देशा (), मेरेड्स) (), हरुपेक कर देशा (), मेरेड्स) (), हरुपेक कर देशा (), मेरेड्स) (), हरुपेक कर देशा (), मेरेड्स) (), हरपेक कर देशा (), मेरेड्स)	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदनिका कमारू - 2204,22 वा म 195,(भाग),119,6(भाग),119 (भाग),119,6(भाग),119,0(भाग),119,15(भाग),119/17,119,11 भाग)पत्रेवत - 41022,1सेजे - वारदोतीं,तातुका - प्लेत (जिल्हा - रधाय),गाम नगर वसाहत प्रस्त्याचे तांते येत बसत्या कारपाने महाराष्ट्र प्राप्ता-121 गाम नगर वसाहत प्रस्त्याचे तांते येत बसत्या कारपाने महाराष्ट्र प्राप्ता-121 गाम नगर वसाहत प्रस्त्याचे तांते येत बसत्या कारपाने महाराष्ट्र बर्श्वद्वारीश्र क.221/17/01/219 तुसार महाराष्ट्र मुद्राक वर्षित्यया नगर बर्ग्वद्वारीश्र क.221/17/01/219 तुसार महाराष्ट्र मुद्राक वर्षित्यचे क्तम युल्कात 50% सवतत बेउन पुरुषा 3%(2.5% मुळ मुद्राक व्यक्तिया के त्यायत सिम्दि राजे हांते केन्द्र इब्रज बंड उच्छारटुब्बर प्रायखेट तिमिटेड तर्फे वर्षित्वहा 1) 36.25 चो.मीटर 1) वाषवा केन्द्र इब्रज बंड उच्छारटुव्हा प्रायखेट तिमिटेड तर्फे वर्षित्व हास्ता पर्वेटीवा व्यक्ति मेर्टाट वार्मिक्त मार्के द्वार्या केन्द्र 2) वेल्युएवत प्रार्थर्जि प्रायखेट तिमिटेड तर्फ वाबल्यगी म्ह्यून वाषया केन्द्र 15 माळ्य नं : - इमारतीचे नाव : दानी कॉपीट पाक व्यक्त नं : कतीना साताकूट 1) उपासना बच्चतेच टाकर 65 प्लॉट नं : ए/21/84 माळा नं : - इमारतीचे नाव : 14/07/2023	8,(माग,119/19,119/20,119,21(माग,119,22(माग),128,1(माग,128,2(माग),128,3(माग),128,4(माग,128,5(128,6(माग))28,7(माग),128,8(माग),128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकुंग क्षेत्रफळ - 56.25 चीरस भीटर कर्षेट(रेश प्रमागे)वीरस मीटर प्रस्तुत रस्तातील मिळलत ही विषेष वसाहृत प्रकल्य तथा एकल्मिक् विकास बाते.मंत्रात्म द्वारे दितीक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/1349/त क. 29/18/20(4)-476-13 बन्वये वया प्रकल्म क्र विकास बाते.मंत्रात्म द्वारे दितीक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/1349/त क. 29/18/20(4)-476-13 बन्वये वया प्रकल्म म्ये 50% ती बर्षिनियम 1961 चे कलम 158 चे पोटलसम 1 बन्वये वाणि जो मां ने. इ. स. स. पुगे द्वारे दितीक 18/02/2019 रोजी जाती केलेल्या पत्र क्रमांक 9-ब बन्वये विल्हा परिवर कराम्म च्या पुरा 50% पूर्व व्यथित वसल्या करपाले प्रस्तुत स्तवार कृरात्म विर्णयमें बनुच्छेह 25-ब नुसार देय वसतेल्या मुद्रांक 9-ब बन्वये विल्हा परिवर कराम्म च्या उठके पूर्व व्यथित वसल्या करपाले प्रस्तुत स्तवार क्राय्त विश्विय चे बनुच्छेह 25-ब नुसार देय वसतेल्या मुद्रांक 'परिवर कर,द्रतके मुद्रांक युल्क भरच्यात बालेते बाहे बागि दतर संपुर्ग माहिती रसतात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुद्रांक युल्क भरच्यात बालेते बहे बागि दतर संपूर्ण माहिती रसतात नमुद केल्याप्रमागे. रायगड 'वर्ष क्लो बंद उन्जाल: स्वरंग प्रावहे द व्यिय तर्फ कर्बुतीजवाबाकरीता कुलमुखत्यार भी जितेड गायकवाड 30 प्लॉट ने : आफिस ने 301 माळा ने : तिसरा मजला दमारतीले वाह क्रॉम्प्से समहारप्र मुंबई. 400098 खन बंद उन्जला:स्रक्य प्रायवहेट (निमिट ठ पॉफ बर्षिव्र काद्य क्लां/संचालक भी मनोहर छांडिया तर्फे कबुतीजवाबलरीता कुलमुखत्यार भी जितेड गायकवाड 30 प्लॉट नं : इन -पुर्वमुंबई रोड नं : सी. एस. टी. रोड महाराष्ट्र मुंबई. 400098
(), हरूपेएक जनगर (), मेग्रेस्टमा (), मेग्रेस्ट्रमा (), मेग्रेस्ट्रस् (), मेग्रेस्ट्रम्स् (), मेग्रेस्ट्रस् व न्यूर म्यारे) (), म्याप्तः, गोर्ट्रस्य व स्वत्र्याते (), मेग्रेस्ट्रम्स् (), स्वत्र्याते (), मेग्रेस्ट्रम्स् (), स्वत्र्याते (), मेग्रेस्ट्रम्स् व्याप्ता (), स्वत्र्याते व स्वत्र्याप्त्र (), स्वत्र्यात् (), स्वत्र्याते (), स्वत्र्यात्र (), स्वत्र्यात् (), स्वत्र्याते स्वत्र्याप्त्र (), स्वत्र्यात् (), स्वत्र्याते (), स्वत्र्ये, स्वत्र्यात् (), स्वत्र्याते (), स्वत्र्याते (), स्वत्य्ये, स्वत्र्यात्र (), स्वत्र्याते (), स्वत्र्याते (), स्वत्र्याते (), स्वत्र्याते (), स्वत्र्याते (), स्वत्य्यात्र (), स्वत्य्यात् (), स्वत्य्याते (), स्वत्याते (), स्वत्य्याते (), स्वत्य्याते (), स्वत्याते (), स्वत्य्याते (), स्वत्य्याते (), स्वत्याते (), स्वत्य्याते (), स्वत्य्याते (), स्वत्य्याते (), स्वत्य्याते (), स्वत्याते (), स्	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदमिका कमारू - 2204,22 वा म 119,5(भाग),119,6(भाग),119,10(भाग),119,15(भाग),119/17,119,17 (भाग),119,8(भाग),119,0(भाग),119,15(भाग),119/17,119,17 भाग)प्रवेस - 2022,14ने - वारदोती,तातुका - प्रचेत जिल्हा - रधा उग्राम नगर वसाहत प्रकल्पावतांत्र येत वसल्या कारणाने महाराष्ट्र आसनाच्या नाम दुव्द वर्षद्वित वसल्या करणाने तसेव महाराष्ट्र जिल्हा रणिषद व पंचायत समित वर्ष्ट वर्षद्वित वसल्या करणाने तसेव महाराष्ट्र प्रतिष्ठ द वर्ष आसनाच्या नाम दुव्ह वर्षद्वित वसल्या करणाने तसेव महाराष्ट्र प्रतिष्ठ द वर्ष अस्तिया कराप्त कर्ड कुद्रान्19/क क.22/17/10/1219 तुसार महाराष्ट्र मुद्राक वर्ष्ट्रिय कार्यन्त्व कर्षा वर्ष्ट 50% सवसत बेडन पुरुषा 3%(2.5% मुळ मुद्राक र्युलक + 0.5% जिल्हा 1) अंद.25 ची.मीटर 1) वापचा कस्टूब्बन व्रॅंड दुन्फास्टूब्बर प्रायवहेट लिम्टिंड वर्फ वर्षिक्त हस्ता 2) वर्ष्यपुथ्वस प्रॉपर्टीज प्रायवहेट लिम्टिंड तर्फ वासलयारी म्हणून वाथा कस्टू. 138 गळ्ड नं : - इमारतीचे नाव : दानी कॉरोरिट पांक व्हॉक नं : क्लीना सातावूट 1) उपासना बच्होन्न टाक्स 55 प्लॉट नं : ए/21/84 माळा नं : - इमारतीचे नाव : [7 14/07/2023	8.(माग,119/19,119/20,119,21(माग,119,22(माग),128,1(माग,128,2(माग),128,3(माग),128/4,128/5,128,6(माग),128,7(माग),128,8(माग),128/9,128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकुंग क्षेत्रफळ - 56.25 चीरस भीटर कर्षेट(रेग अमगे)चौरस मीटर अन्दुत रस्तातील मिळरुत ही विषेष बसाहत प्रकल्प तथा एकलिम्कृत विकास बाते.मंत्रालय होरे दिनोक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/13490र क्र.299/1820(4)(मवि-13 बन्वेये वया हुत प्रकल्प तथा एकलिम्कृत विकास बाते.मंत्रालय होरे दिनोक 2011/2018 रोजी जाति केलेल्या वर्षिषुचना क्रमांक टी गी एस. 1818/13490र क्र.299/1820(4)(मवि-13 बन्वेये वया हुत प्रकल्प के 50% ही बधिनियम 1961 चे कलाम 158 चे पोटरलमा 1 बन्वये वाणी जो। नो. म. नि. व. म. रा.पुगे होर दिनोक 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब्रब बन्वन्ये वर्ल्या परिवर हता मध्य प्रदुद्ध 306 कुंट वर्षीयंत वसल्या करपाले प्रनेत दिनाक 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब्रब बन्वे विल्डा परिवर हता मध्य पुद्ध 306 कुंट वर्षीयंत वसल्या करपाले प्रनेत दरावान सहाराष्ट्र मुद्रांक विगित्रय चे बनुच्छेहर 25-व नुसार देय वसलेल्या मुद्रांक 'परिवर कर/द्रतंक मुद्रांक युल्क भरच्यात बालेले बाहे बागि इतर संपूर्ण महिती रसतात नमुद केल्याप्रमांगे. रायगड 'परिवर कर/द्रतंक मुद्रांक युल्क भरच्यात बालेले बहे बागि इतर संपूर्ण महिती रसतात नमुद केल्याप्रमांगे. रायगड 'वर्ष कर्य नंद उन्जला-हर थी मनोहर छाडिया लॉफ कर्बुलीजवाबाकरीता कुलमुखत्यार भी जितेड गायक्वाड 30 प्लॉट ने : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीलेचाक : क्वंग् बर्ड द्रजला-हर्ष यायवहेट दिनिप्टेड रॉफ बरिव्र ता हुलमुखत्यार भी जितेड गायक्वाड 30 प्लॉट ने : ऑफिस नं 301 माळा नं : तिसरा मजला द्रमारतीलेचाक : क्वंग बर्ड द्रजला-हर्ष याववहेट दिनिप्टेड रॉफ बरिव्र क्र विक्र हलाक्ष त्यार रकी लची विज्र बायक्र था कर्व दानि द इन - वुरं मुंद रे राउ नं : सी. एक.टी. रो क्र महाराष्ट मुंद 400098
(),हस्लेवेड वसर (),मोस्टला (),माडवला (मोडेपट्टाव्स) व्यविजयदण्ड (माडेपट्टाव्स) वे नहर स्वाये) (),म्हालवेड अल्पानी देशे कि पट्टेस वे नहर स्वाये) (),म्हालवेड कर विपाल (माडे (आगण्याल)) (),म्हालवेड कर विपाल (मिस्ट) न्यावाप्याय दुर्हन्माना निवा आटेस अल्प्लास प्राय्ति विच प्रदेश (),म्हालवेड कर विपाल (मिस्ट) न्यावाप्याय दुर्हन्माना निवा आटेस अल्प्लास प्राय्ति विच प्रदेश (),म्हालवेड कर विपाल (दाक ()),म्हालवेड कर विपाल (दाक ()),म्हालवेड कर विपाल (दाक ()),म्हालवेड कर विपाल (दाक ()),म्हालवेड कर वृष्ट	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सर्दनिका कमारु - 2204,22 वा म 1195,641111,119,641111,119 7(बाग),119,6(बागा),119,10(बागा),119,15(बागा),119/17,119,11 7(बाग),119,8(बागा),119,0(बागा),119,15(बागा),119/17,119,11 नगर वसाहत प्रसल्या करांता के वाररोगों, वातुका - प्लेट्त जिल्हा - राया उग्राम नगर वसाहत प्रसल्या करांता के वाररोगों, वातुका - प्लेट्त जिल्हा - राया उग्राम नगर वसाहत प्रसल्या करांता के बाराप्र, विल्हा - राया उग्राम नगर वसाहत प्रसल्या करांता के बाराप्र, विल्हा राया उग्राम नगर वसाहत प्रसल्या करांता के बाराप्र, विल्हा राया द वर्षा क्या करा नगर वसाहत प्रसल्या के बारा के बाराप्र, विल्हा राया द वर्षा करांत करा प्रदेश कार्ड कर : प्रतांट कमाक सी - 59 वादा - पूर्व कुर्य हो के बाक्ति करा हत्ता 1) वरिय वा केस्ट्र ब्या केंद्र यहांत कार्या केस्ट्र 1) वा पवा केस्ट्र ब्या केंद्र जाय क्या है: न् वर्षा केस्ट्र 1) वा पवा केस्ट्र ब्या केंद्र जाय क्या केंद्र ताय क्ये ह तिमिटेड तर्फ बाक्ति करा के स्ट्राय 1) वा पवा केस्ट्र ब्या केंद्र ट्या राये केंद्र ताय क्ये ह तिमिटेड तर्फ बाक्ति करा करा करा करा 2) बंल्यू एवस प्रॉपर्टी जाय क्ये दानी करोंगेर या के क्या करा करा : क्या तो केस्ट्र 1) उपास्ता बाक्तेच टाकर 65 प्लॉट ने : ए/21/84 माळा ने : - इमारतीचे नाव : जि 14/07/2023 11672/2023	8.(माग,119/19,119/20,119,21(माग,),19,22(माग,),128,1(माग,),28,2(माग,),128,3(माग,),128,4,1285,128,6(माग,),128,7(माग,),128,8(माग,),128,9,128,12(माग,),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकूम क्षेत्रफळ - 56.25 चौरस भीटर कार्यट(रा प्रमाग) चौरस मीटर प्रस्तुत र स्रतातील मिळरुत ही विश्वेष बसाहत प्ररूप तथा एकलिक्ट्रत विकरस बाते.मंत्रानय होरे दिनोरु 2011/2018 रोजी जाति केलेल्या वर्षिमुचना कमाल टी पी एस. 1818/1349/0 क. 229/1820/4176-13 बन्वरे दय मुडारु मुल्कमभ्ये 50% ती बर्षिनियम 1961 चे कलम 158 चे पोटरलम 1 बन्वरे वाणि नो. म. नि. व. म. रा. पुगे होरे दिनोर मिळरुत ही विश्वेष बसाहत प्ररूप तथा एकलिक्ट्रत ती बर्षिनियम 1961 चे कलम 158 चे पोटरलम 1 बन्वरेय वाणि जो. नि. व. म. रा. पुगे होरे दिनोरु 1802/2019 रोजी जारी केलेल्या पत्र कमांक 79.ब बनवे विद्यार परिप्र हरामध्ये सुद्रा 30% हुए वर्षोधत वसल्या तरपाले प्रस्तुत दरावत स्वाराप्र मुडांक खनियम चे बनुच्छेर 25-व नुसार देय बसतेल्या मुडांक 'परिषड कर,द्रतंक मुडांक खुल्क भरच्यात जातेले बाहे बाणि इतर संपुर्ग महिती दस्तात नमुर केल्याप्रमागे. रायगड 'परिषड कर,द्रतंक मुडांक खुल्क भरच्यात जातेले बाहे बाणि इतर संपुर्ग महिती दस्तात नमुर केल्याप्रमागे. रायगड 'परिषड कर,द्रतंक मुडांक खुल्क संख्यात जातेले बहु बाण इतर संपुर्ग महिती दस्तात नमुर केल्याप्रमागे. रायगड 'वर्षस्र महाराष्ट्र मुंदई. 400098 बचन बेड उन्जान,पर्ह यायवहेट दिनिप्टेड वर्फ वर्षित हस्ताक्ष रक्षा लिते ह आयक्वाड 30 प्लॉट नं : ऑफिस नं 301 माळा नं : तिसरा मजला इमारतीचे नाव इस न्वें प्रदेग,जारहकर प्रायवहेट दिनिप्टेड वर्फ वर्षित हस्ताक्ष रक्षा मनोहर छांडिया तर्फ कबुलीजबाबात्रीता हुलमुखत्यार भी जितेड प्रायक्षेण 30 प्लॉट नं : इन -पुर्वमुं दे रोड नं : सी. एम. टी. रोड महाराष्ट्र मुं सुर्व. 400098
() प्रस्कर्णेज प्रसार () अग्रायाला (मोडपट्याच्या अग्रायाला (मोडपट्याच्या कार्यात्रेण्डरट्याच्या कार्यात्रेण्डर्याच्या के न्यूर स्वारं) () प्रयाप्तः गोर्ट्र्ड्सा व व्यवमान () प्राप्तायाः () प्रस्कृत्वेज करने वेपायाः (मिन्द्र वेयवाप्त्रायाः दुस्ल्यान्त्र निवास् विचान व्यवाप्त्रायाः दुस्ल्यान्त्र निवास् विचान व्यवाप्त्रायाः दुस्ल्यान्त्र निवास् विचान विद्याप्त्रायाः दुस्लयाः निवास् विचान विद्यात्रायाः दुस्लयाः निवास् विचान विद्यात्रेण्ड करने वेपायाः द्वार्षान्त्र निव विद्यात्रेण्ड करने वेपायाः द्वार्षान्त्र विचान्त्र विद्यात्रायाः द्वार्ण्डनां विचास्त्रि नाव विद्यात्रेण्ड करने वेपायाः द्वार्ण्डनाः विचा विद्यात्रेण्ड करने वेपायाः द्वार्ण्डनाः विद्या विद्यात्रेण्ड करने वेपायाः द्वार्ण्डनाः विद्यातिः ()) विद्याने निवासाः द्वार्ण्ड वृष्ट () प्रान्त्रायात्रायाम् वे द्वार्ज्याः वृष्ट	4028809 1263240 1) इतर माहिती : विभाग 35 /2,दर - 28800 /-सदमिका कमारू - 2204,22 वा म 1195,64111119,641111119 7(बाग),119,641111119 7(बाग),119,8(बाग),119,1041117,119,115(बाग),119/17,119,11 7(बाग),119,8(बाग),119,1041117,119,115(बाग),119/17,119,11 7(बाग),119,8(बाग),119,2(बाग),119,1041117,119,115(बाग),119/17,119,11 7(बाग),119,8(बाग),119,2(बाग),119,104117,119,119,119,119,119,119,119,119,119,	8.(माग,119/19,119/20,119,21(माग,),19,22(माग),128,1(माग),128,2(माग),128,3(माग),128,4(1285/328,(भाग),128,7(माग),128,8(माग),128,9(128,12(माग),145,2(मर्पचावत हडू - वारदोती. सर्वनिरुचे एकूम क्षेत्रफळ - 56.25 चीरस भीटर कार्यट(रेग प्रमाग) चौरस मीटर प्रस्तुत रस्तातील मिळरुत ही विषेष बसाहत मरुल्य तथा एकलिक्तुत विकास बाते.मंत्रालय होरे दिनोरु 2011/2018 रोजी जाति केलेल्या वर्षियुचना क्रमांक टी पी एस. 1818/3490र का 229/1820/476-13 बनवे देय मुडाक युल्करमाभ्ये 50% ती बभिन्यम 1961 चे कलम 158 चे पोटरलम 1 बनव्ये बागि नो. म. नि.व. म. रा. पुगे होरे दिनोरु 1802/2019 रोजी जारी केलेल्या पत्र क्रमांक 9-ब बनवे विल्या परिवर करामभ्ये सुद्रा 30% सुंद वर्षीयंत वसल्या करपाले प्रस्तुत रस्ताव स्वारण्य क्रमिय चे बनुच्छेर 25-व नुसार देय बसतेल्या मुडांक 'परिवर कर,द्रतके मुडाक युल्क भरच्यात बालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क भरच्यात बालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क भरच्यात वालते बाहे बागि इतर संपुर्ग माहिती रस्तात नमुद केल्याप्रमागे. रायगड 'परिवर कर,द्रतके मुडाक युल्क सरच्यात वालते बहे बागि इतर संपुर्ग माहिती उत्तात नमुद केल्याप्रमागे. रायगड





As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹50,61,000.00 (Rupees Fifty Lakh Sixty One Thousand Only). As per Site Inspection 11% Construction Work is Completed.

Place : Mumbai Date : 21.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Declaration-cum-undertaking from the valuer (Annexure-IV)

Model code of conduct for valuer - (Annexure V)

Director	Auth. Sign.
Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment	
The undersigned has inspected t	the property detailed in the Valuation Report dated
on	. We are satisfied that the fair and reasonable market value of the property is
₹	(Rupees
Date	only). Signature (Name & Designation of the Inspecting Official/s)
Countersigned (BRANCH MANAGER)	Think.Innovate.Create
Enclosures	





Attached

Attached

(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar do hereby solemnly affirm and state that:
 - a. I am a citizen of India.
 - b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
 - c. The information furnished in my valuation report dated 21.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - d. My engineer Rajesh Ghadi has personally inspected the property on 16.10.2023. The work is not sub contracted to any other valuer and carried out by myself.
 - e. Valuation report is submitted in the format as prescribed by the bank.
 - f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
 - g. I have not been removed / dismissed from service / employment earlier.
 - h. I have not been convicted of any offence and sentenced to a term of imprisonment
 - i. I have not been found guilty of misconduct in my professional capacity,
 - j. I have not been declared to be unsound mind
 - k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

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- I. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

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- r. 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.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan from Wadhwa Construction And Infrastructure Private Limited & Valuable Properties Private Limited vide Agreement For Sale dated 28.08.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Rajesh Ghadi - Valuation Engineer Vaishali Sarmalkar - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 12.10.2023 Valuation Date - 21.10.2023 Date of Report - 21.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 16.10.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any; Think.	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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.	Attached





Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

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Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **482.00 Sq. Ft. Carpet Area** in the name of **Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title





Based on our discussion with the Client, we understand that the subject property is owned by **Ms. Firdos Jahan Khan & Mr. Sarfaraz Nawaz Khan.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **482.00 Sq. Ft. Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the

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valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **482.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 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.
- 5. There is no direct/ indirect interest in the property valued. Vate. Create
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





(Annexure-V)

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. k.innovate.create
- 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.

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- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.
- 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 orany other party any confidential information about the subject company, which has come to his / itsknowledge 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 valuers 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 valuers organisation with which he/it is registered, or any other statutory regulatorybody.
- 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. 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: SME/TCC/2021-22/86/3



