

Ref: SBI/Mumbai/09/2019-20

Date: 10/09/2019

To,
The Manager,
State Bank of India,
Goregaon (E) Branch,
Mumbai (M.H.)

Subject: To determine the Fair Market Value of immovable property for Bank Purpose.

Respected Sir / Madam,

Pursuant Request from M/s Sai Shraddha Developers referred by SBI, Goregaon (East) Branch, Mumbai (M.H.) to assess the Fair Market Value (For Bank Purpose) of property at "SAI ICON"(Construction Not Considered), CTS No. 4431 & 4433, Situated in Land Bering Survey No. 60/6, 66/2/2, 66/3/2, 66/4/2, Near National Rayon Company, Titwala – Ambivli Road, Village – Mohane, Tq. Kalyan, Dist. Thane – 421102 developing by M/s Sai Shraddha Developers (Partners: Mr. Vikas Maruti Kokane & Sow. Smita Pratap Dhoble & Mr. Anil Kondaji Thorat); we had inspected and scrutinized the property on 07/09/2019 for which I am of the opinion that the valuation of the property as on date is as follows –

The Fair Market value of the above said Property comes out to be **Rs. 1231.47 Lakh**
(Rs. Twelve Crore Thirty One Lakh Forty Seven Thousand Only)

The Realizable Value of the above said property may be **Rs. 1108.30 Lakh**
(Rs. Eleven Crore Eight Lakh Thirty Thousand Only)

The Distress Value of the above said Property can be taken as **Rs. 831.20 Lakh**
(Rs. Eight Crore Thirty One Lakh Twenty Thousand Only)

Thank You.



M.A. Abbasi
B.Arch., F.I.V., M.C.A., A.I.I.A.
Architects, Engineers
Planners & Govt. Approved Valuers
[No.Ca/82/6866, CAT/1/397/1996,F.2771]
[IBBI Membership No. IIV-RVO/OM/363]

Ref: SBI/Mumbai/09/2019-20

Date: 10/09/2019

VALUATION CERTIFICATE

Pursuant Request from SBI, Goregaon (E) Branch, Mumbai (M.H.) through its client M/s Sai Shraddha Developers Property at "SAI ICON" (Construction Not Considered), CTS No. 4431 & 4433, Situated in Land Bering Survey No. 60/6, 66/2/2, 66/3/2, 66/4/2, Near National Rayon Company, Titwala - Ambivli Road, Village - Mohane, Tq. Kalyan, Dist. Thane - 421102 which is reported to have been developed by M/s Sai Shraddha Developers (Partners: Mr. Vikas Maruti Kokane & Sow. Smita Pratap Dhoble & Mr. Anil Kondaji Thorat) was personally inspected on 07/09/2019 on the basis if "As is, What is & where is basis" in accordance with the defined purpose of assessing the fair market value of the property

Based upon the actual observations and the particulars provided to me, considering the present Market Rate, Govt. Rate, detailed valuation report have been prepared and furnished in the following. Details giving careful considerations to the important factors like specifications, present condition, potential for marketability etc. are considered.

I am of the opinion that 'Fair Market Value' of the above property is **Rs. 1231.47 Lakh**
(Rs. Twelve Crore Thirty One Lakh Forty Seven Thousand Only)

If the property is offered as collateral security, the concern financial institute is requested to verify the extent of the property shown in the valuation report with the respect of latest legal opinion. The value varies with the purpose and date. The present report is to be referred only for the purpose and date detailed above.

M.A. Abbasi
B.Arch., F.I.V., M.C.A., A.I.I.A.
Architects, Engineers
Planners & Govt. Approved Valuers
[No.Ca/82/6866, CAT/1/397/1996, F.2771]
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Ref: SBI/Mumbai/09/2019-20

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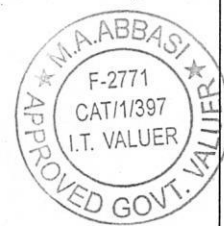
ANNEXURE – I

FORMAT OF VALUATION REPORT

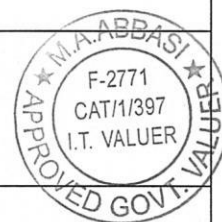
(To be used for all properties of Value A Rs. 5.0 Crores)


Name & Address of Branch : **SBI, Goregaon (E) Branch, Mumbai (M.H.)**
Name of Customer (s)/ Borrower Unit : **M/s Sai Shraddha Developers**
(for which valuation Report is sought)

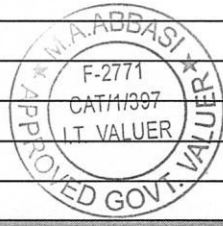
1. Introduction		
a)	Name of the Property Owner (with address & phone nos.)	-
b)	Purpose of Valuation	To Know the Fair Market Value of the Property (Bank Purpose)
c)	Date of Inspection of Property	07/09/2019
d)	Date of Valuation Report	10/09/2019
e)	Name of the Developer of Property (in case of developer built properties)	M/s Sai Shraddha Developers (M) 88790 76445 (Partners: 1. Mr. Vikas Maruti Kokane 2. Sow. Smita Pratap Dhoble 3. Mr. Anil Kondaji Thorat)
2. Physical Characteristics of the Property		
a)	Location of the Property i. Nearby landmark ii. Postal Address of the Property iii. Area of the plot/land (supported by a plan) iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked. v. Independent access/approach to the property vi. Google Map Location of the Property with a neighborhood layout map vii. Details of roads abutting the property viii. Description of adjoining property ix. Plot No. Survey No. x. Ward / Village / Taluka xi. Sub-Registry/Block xii. District xiii. Any other aspect	Near National Rayon Company As Below Plot Area = 6315.20 Sqm = 67,976.80 Sqft Solid Yes 19.2640852, 73.1715434 Titwala – Ambivli Road "SAI ICON" (Construction Not Considered), CTS No. 4431 & 4433, Situated in Land Bering Survey No. 60/6, 66/2/2, 66/3/2, 66/4/2, Near National Rayon Company, Titwala – Ambivli Road, Village – Mohane, Tq. Kalyan, Dist. Thane - 421102 No
b)	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified	
	Particulars	Area in Sqm
	Ground Floor	
	First Floor	



	Balcony		
	Total Built up Area –	Not Considered in Valuation	
c)	Boundaries of the Plot	As per Development Deed	Actual
	East West North South		} Same
3. Town Planning parameters			
a)	i. Master Plan provisions related to property in terms of land use ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed iii. Ground coverage iv. Comment on whether OC- Occupancy Certificate has been issued or not v. Comment on unauthorized constructions if any vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. vii. Planning area/zone viii. Developmental controls ix. Zoning regulations x. Comment on the surrounding land uses and adjoining properties in terms of uses xi. Comment on demolition proceedings if any xii. Comment on compounding/regularization proceedings xiii. Any other Aspect	Residential + Commercial N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. – Information not Supplied Commercial + Residential Kalyan – Dombivali M’pal Corporation Mixed The vicinity of the property is developing with Residential houses and apartments, etc N.A. N.A. -	
4. Document Details and Legal Aspects of Property-			
a)	List of Documents: I. RERA Registration Certificate No. P51700020449 dt. 11/04/2019 II. Title Search Reports from Adv. S.P. Nalawade dt. 01/10/2018 III. Commencement Certificate & Plans Vide no. 2018-19/49 dt. 18/01/2019 IV. 7/12 Extract		
b)	Name of the Developers	M/s Sai Shraddha Developers (M) 88790 76445 (Partners: 1. Mr. Vikas Maruti Kokane 2. Sow. Smita Pratap Dhoble 3. Mr. Anil Kondaji Thorat)	
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Free Hold	
d)	Agreement of easement if any	N.A. – Information Not Supplied	
e)	Notification of acquisition if any	N.A. – Information Not Supplied	
f)	Notification of road widening if any	N.A. – Information Not Supplied	
g)	Heritage restriction, if any	N.A.	
h)	Comment on transferability of the property ownership	Transferable	
i)	Comment on existing mortgages / charges / encumbrances on the property, if any	N.A. – Information Not Supplied	



j)	Comment on whether the owners of property have issued any guarantee (personal or corporate) as the case may be	N.A. – Information Not Supplied
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	Yes Kalyan-Dombivali Municipal Corporation N.A. - Construction Not Considered
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A.
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.	N.A. – Information Not Supplied
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	To be Mortgaged
p)	Qualification in TIR/mitigation suggested if any.	N.A.
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	i. Reasonable letting value ii. If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent iii. Taxes and other outgoings iv. Property Insurance v. Monthly maintenance charges vi. Security charges vii. Any other aspect	N.A. – Information not supplied 
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.	The property is located in developing area of Mohane where all amenities & facilities are developing fast.
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: i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility	N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. - Construction Not Considered

	v. Balconies, etc.	-
b)	Any other aspect	No
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage	N.A. - Construction Not Considered N.A. - Construction Not Considered N.A. - Construction Not Considered
b)	Description of other physical infrastructure facilities viz. i. Solid waste management ii. Electricity iii. Road and public transport connectivity iv. Availability of other public utilities nearby	No Available Available At Moderate Distance
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	At Moderate Distance
9. Marketability of the Property		
a)	Marketability of the property in terms of i. Locational attributes ii. Scarcity iii. Demand and supply of the kind of subject property iv. Comparable sale prices in the locality	Located in Developing Area No Adequate Enclosed Separately
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	
b)	Material & technology used	
c)	Specifications,	
d)	Maintenance issues	
e)	Age of the building	
f)	Total life of the building	
g)	Extent of deterioration,	
h)	Structural safety	
i)	Protection against natural disaster viz. earthquakes,	
j)	Visible damage in the building	
k)	System of air-conditioning	
l)	Provision of firefighting	
m)	Copies of the plan and elevation of the building	
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	N.A. - Construction Not Considered
b)	Provision of rain water harvesting	
c)	Use of solar heating and lightening systems, etc.,	
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is	N.A. - Construction Not Considered

	modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.			
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.	Rates adopted for land Valuation is based upon shape, size, location, road width, approach road, availability of basic amenities & facilities, prevailing market trends in the vicinity of surrounding areas, Local Authority Ready Reckoner Rate (in case of leasehold land), quantum of land extent i.e., total plot area, width to depth ratio, soil condition, terrain, etc. factors		
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.	Enclosed Separately		
c)	Guideline Rate obtained from Registrar’s office/State Govt. Gazette/ Income Tax Notification	Copy Enclosed Separately		
9 Valuation:				
	(A) Govt. Guideline Value			
	Particulars	Area (In Sqm)	Rate Per Sqm	Govt. Value
	Total Plot Area	6315.20	Rs. 5,700/-	Rs. 3,59,96,640/-
	Total			Rs. 3,59,96,640/-
	(B) Fair Market Value			
	Particulars	Area (In Sqm)	Rate Per Sqm	Fair Market Value
	Total Plot Area	6315.20	Rs. 19,500/-	Rs. 12,31,46,400/-
	Amenities / Site Devp.	L.S.	L.S.	-
	Total			Rs. 12,31,46,400/-
	Say			Rs. 1231.47 Lakh
d)	Summary of Valuation			
	i. Guideline Value Land / Building:		Copy Enclosed Separately	
	ii. Fair Market Value		Rs. 1231.47 Lakh	
	iii. Realizable Value		Rs. 1108.30 Lakh	
	iv. Forced/Distress Sale Value		Rs. 831.20 Lakh	
	v. Insurable Value		Construction is Not Considered in the Valuation Report but the Insurable Value may be Considered as the Construction Cost as per Cost Vetting Certificate	
e)	i. 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. ii. Details of last two transactions in the locality/area to be provided, if available.		See Justification as Stated Below	
Justification/Reasoning regarding Difference between Govt. Rate (For Stamp Duty Purpose Only) and Prevailing Market Rate i.e. Current Market Rate in the locality				
The Government Guideline rates are basically generated for stamp duty purpose (at the time of sale and purchase of a property, which are fixed for a particular year and for particular CTS Numbers, Survey Numbers, Gut Numbers, etc. thus, it does not considers the shape/size/location and the market potential of the property.				

Also, the legal sale transaction in the market are carried on the basis of Govt. Rate for minimizing the Stamp Duty and the remaining transactions are carried out in cash which has no legal proof.

Hence, we have adopted the current market rate based upon the factors which are as follows -

- i. Shape/Size/location of the property for its effective utilization
- ii. Prevailing Market Trends in the Locality
- iii. Approach Road/Road Abutting the Property
- iv. Topography / Terrain
- v. Commercial Potentiality by virtue of locational benefits
- vi. Availability of basic infra structural facilities and amenities

Also, considering the recent Sale transactions (Enclosed Separately) which had taken place in the locality of the property, which is summarized as follows –

1. **Sale Instance Vide No. Kalyan-2/10298 dt. 20/07/2019**

Property type	-	Residential Flat
Book Value	-	31,07,000/-
B/u Area	-	34.20 Sqm
Composite Rate per Sqm-		Rs. 90,848/- per Sqm
2. **Sale Instance Vide No. Kalyan-1/127 dt. 04/01/2019**

Property type	-	Residential Flat
Book Value	-	21,00,000/-
B/u Area	-	34.70 Sqm
- vii. **Composite Rate per Sqm-** Rs. 60,518/- per Sqm

General Notes

1. As per the Customer demand, we had carried out Valuation of Land only and the constructed Building is not considered in Valuation Report.
2. The Plot is demarcated with Compound Wall & GI Sheets as shown in Photos Enclosed.
3. It is to be taken into consideration that due to the Post De-monetization effect on the market, the FMV of the property should be considered for conservative purpose.
4. The value of the property is arrived based upon the site investigation, market enquiry, Recent Sale Transactions, potentiality of the property and the market trends which are subjected to change w.r.t. time and situation.
5. The report is prepared as per documents produced at the time of valuation, thus, the valuer is not responsible for any document justification.
6. The report should be used only for the purpose it is prepared.



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 by the name of **M.A. Abbasi** who is also a 'valuer', has inspected the subject property on **07/09/2019**
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category- for valuing property
- I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer **M.A. Abbasi**

Address : Plot No. 209, Near Teen Mandir, Arif Colony, Aurangabad

Name of Valuer association of which I am a bonafide member in good standing **fellow member of Indian Institute of valuers (New Delhi) (F-2771)**

Wealth Tax Registration No: **CAT-1/397/1996**

Date: **10/09/2019**

Mobile No: **8600 28 0073**

Email – **abbasiandassociates@yahoo.com**

Sign. & Seal

15. Enclosures

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	-
b)	Building Plan	-
c)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available)	Yes
d)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Yes
e)	Google Map location of the property	Yes
f)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	N.A.
g)	Any other relevant documents/ extracts	-

Valuation Analysis –

(A) LAND

Considering the shape, size, location, road width, approach road, availability of basic amenities & facilities, prevailing market trends in the vicinity of surrounding areas, Local Authority Ready Reckoner Rate (in case of leasehold land), quantum of land extent i.e., total plot area, width to depth ratio, soil condition, terrain, FSI permissible, etc. factors, the rates adopted for land is **Rs. 19,500/- per Sqm**




As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1231.47 Lakh (Rs. Twelve Crore Thirty One Lakh Forty Seven Thousand Only)**


The Realizable Value of the above property is **Rs. 1108.30 Lakh (Rs. Eleven Crore Eight Lakh Thirty Thousand Only)**

The distress value **Rs. 831.20 Lakh (Rs. Eight Crore Thirty One Lakh Twenty Thousand Only)**

Place: Mumbai

Date: 10/09/2019


M.A. Abbasi
B.Arch., F.I.V., M.C.A., A.I.I.A.
Architects, Engineers
Planners & Govt. Approved Valuers
[No.Ca/82/6866, CAT/1/397/1996,F.2771]
[IBBI Membership No. IIV-RVO/OM/363]



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

(Rupees.....only)

Date:

Signature
(Name of the Branch Manager with
Official Seal)

DECLARATION

We here by declare that: –

- 1) We have physically inspected the property.
- 2) We have no direct or indirect interest in the property valued.
- 3) The information furnished in this report is true to the best of my knowledge.
- 4) The statement of fact contained in this report are true and correct and this report has been prepared in conformity with the principle of valuation practice.
- 5) Valuation is submitted without prejudiced.
- 6) We are not certifying the ownership of the property.
- 7) The Opinion given in our valuation reports are expressed herewith in "utmost good faith" based on actual facts observed during the inspection and verification of the immovable / movable assets to the best of our knowledge and ability and believes that it assumes no legal liability whatsoever either expressed or implied.

NOTE

- 1) The valuation amount is changeable with purposes of valuation.
- 2) Valuation report must be crossed verified by banks personal & call upon us for discussions if any doubts.
- 3) In case of open land / plot; bank must get the site demarcated and boundaries fixed at site with a board of bank to show its possession at site and to avoid any encroachment and misconduct by the client.
- 4) Bank must ask the client to submit the DLR Map (measurement map) in case the land is agricultural.

DISCLAIMER CLAUSE

- 1) The information given in this valuation report is confidential and legally privileged.
- 2) Any disclosures, copying or distribution of parts of this valuation report, or any action or omission taken by any outsider in reliance on it, then it is prohibited and unlawful.
- 3) If you are not the intended recipient, then access to this report by any outsider is unauthorized.
- 4) It is intended solely for the intended purpose.
- 5) Request to intended user is to contact the certifying person of this report within 7 days in case the report received is with errors / doubts.

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.



M.A. Abbasi

B.Arch., F.I.V., M.C.A., A.I.I.A.

Architects, Engineers

Planners & Govt. Approved Valuers

[No.Ca/82/6866, CAT/1/397/1996,F.2771]

[IBBI Membership No. IIV-RVO/OM/363]

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22/01/2020

Note:-Generated Through eSearch
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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 127/2019

नोदणी :

Regn:63m

गावाचे नाव : 1) मोहने

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1560000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉबिवलीइतर वर्णन :, इतर माहिती: विभाग क्र.33/95,मौजे-मोहने ता.कल्याण येथील सर्वे नं.69/4पैकी सर्वे नं.69,हिस्सा नं.5ब,सि.सर्वे नं.3999 4000,4012/1,4013/1,यावरील शिवनगरी संकुल ए-विंग,सदनिका नं.104,पहिला मजला,क्षेत्र 373.87 चौ.फुट.कारपेट + 54 चौ.फुट. ओपन टेरेस मालमत्ता क्र. ए02016174100((Survey Number : 69/4पैकी 69/5ब ; C.T.S. Number : 3999 4000, 4012/1, 4013/1 ;))
(5) क्षेत्रफळ	1) 373.87 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ज्ञानेश्वर परसराम हिमगीरे - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शिवनगरी संकुल ए-विंग,सदनिका नं.104,पहिला मजला, मोहने, ता.कल्याण , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-ADCPH7063D 2): नाव:-नामदेव परसराम हिमगीरे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शिवनगरी संकुल ए-विंग,सदनिका नं.104,पहिला मजला,मोहने, कल्याण , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-AEAPH3036B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किशोर सुभाषराव भुसारे - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पो.जयपूर ता.वाशीम महाराष्ट्र , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, वाशिम. पिन कोड:-444507 पॅन नं:-BYEPB0735L 2): नाव:-लग्नानंतरचे नाव- भाग्यश्री किशोर भुसारे लग्नापूर्वीचे नाव- भाग्यश्री रमेश ठाकरे - - वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पो.जयपूर ता.वाशीम, महाराष्ट्र , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, WASHIM. पिन कोड:-444507 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	04/01/2019
(11)अनुक्रमांक,खंड व पृष्ठ	127/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	126000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21000

1029871

22/01/2020

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 10298/2019

नोदणी :

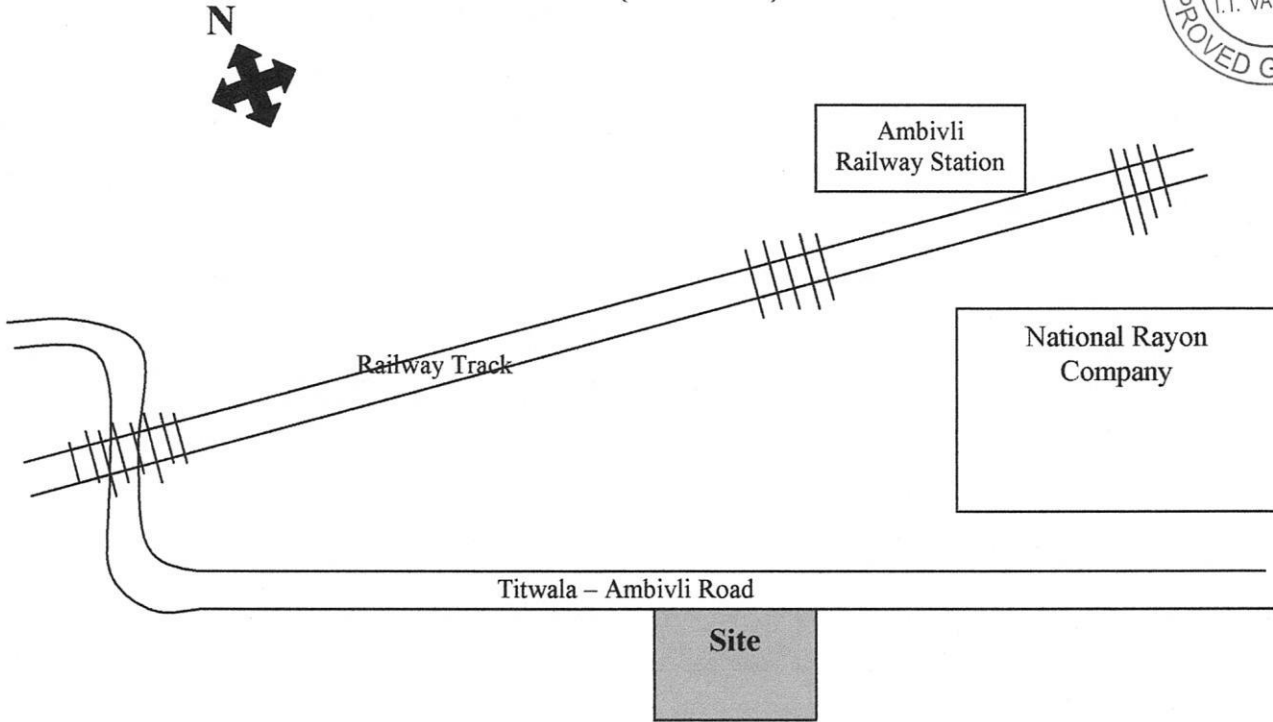
Regn:63m

गावाचे नाव : मोहने


(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3107000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1582000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: विभाग नं. 33/95,मौजे मोहोने,सर्वे नं. हिस्सा नं. 60/6,66/3/2,66/4/2,66/2/2,68/14(सी. टी. एस नं. 4433),68/11(सी. टी. एस नं. 4431),यावरील साई आयकॉन,बिल्डिंग टाईप ए,मधील सदनिका नं. 610,सहावा मजला,क्षेत्र 34.2 चौ. मी कार्पेट((Survey Number : 60/6 &others ; C.T.S. Number : 4433 &others ;))
(5) क्षेत्रफळ	34.2 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साईश्रद्धा डेव्हलपर्सतर्फे भागीदार विकास मारुती कोकणे व स्मिता प्रताप ढोबळे यांचेतर्फे कबुलीजबाबाकरिता कु. मु. धारक शोभा संतोष नलावडे - वय:-39; पत्ता:-, -, 104/ए, कृष्ण रिजेन्सी, शहाड, -, -, शहाड, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421103 पॅन नं:-ABFFS3229P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत रामचंद्र समुद्रे - - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1867, कार्तिक निवास, फुले नगर, मोहोने, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-BPZPS2293J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	20/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	10298/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	186500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

Route Map
(Not To Scale)




Govt. Guideline Rate (Ready Reckoner 2019-20)



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नोंदणी व मुद्राक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्राक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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SurveyNo	33/95-विभाग.5.2 मोहने : मोहने या गांवातील संपूर्ण मिळकती	5700	35700	39400	47200	39400	चौ. मीटर
SurveyNo	33/96-ना विकास विभाग -विभाग.5.2 मोहने : अतिक्रमिता प्र.चौ.मी.	2300	0	0	0	0	चौ. मीटर

73, 52, 8, 29, 36, 55, 46, 45, 44, 42, 48, 38, 49, 32, 10, 14, 18, 21, 25, 40, 59, 7, 66, 66, 64, 47, 60, 71, 57, 53, 51, 50, 5, 62, 20, 19, 17, 15, 22, 11, 24, 26, 28, 3, 31, 35, 43, 13, 4, 67, 16, 2, 23, 30, 54, 56, 58, 6, 61, 12, 65, 27, 69, 70, 72, 74, 9, 37, 41, 33, 1, 63, 34

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₹ 75 Lac ₹ 24,193/sq.ft. 310 sq.ft. (28 sq.m.) Carpet Area 1 BHK 1 Bath

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Shivani Sonawane

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Owner

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1 BHK Apartment for Sale in Ambivli

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CARPET AREA	STATUS	FLOOR	TRANSACTION
501 sqft	Possession by Dec '20	4 out of 7 floors	New Property

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Shubham Patil

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Shilphata, Thane

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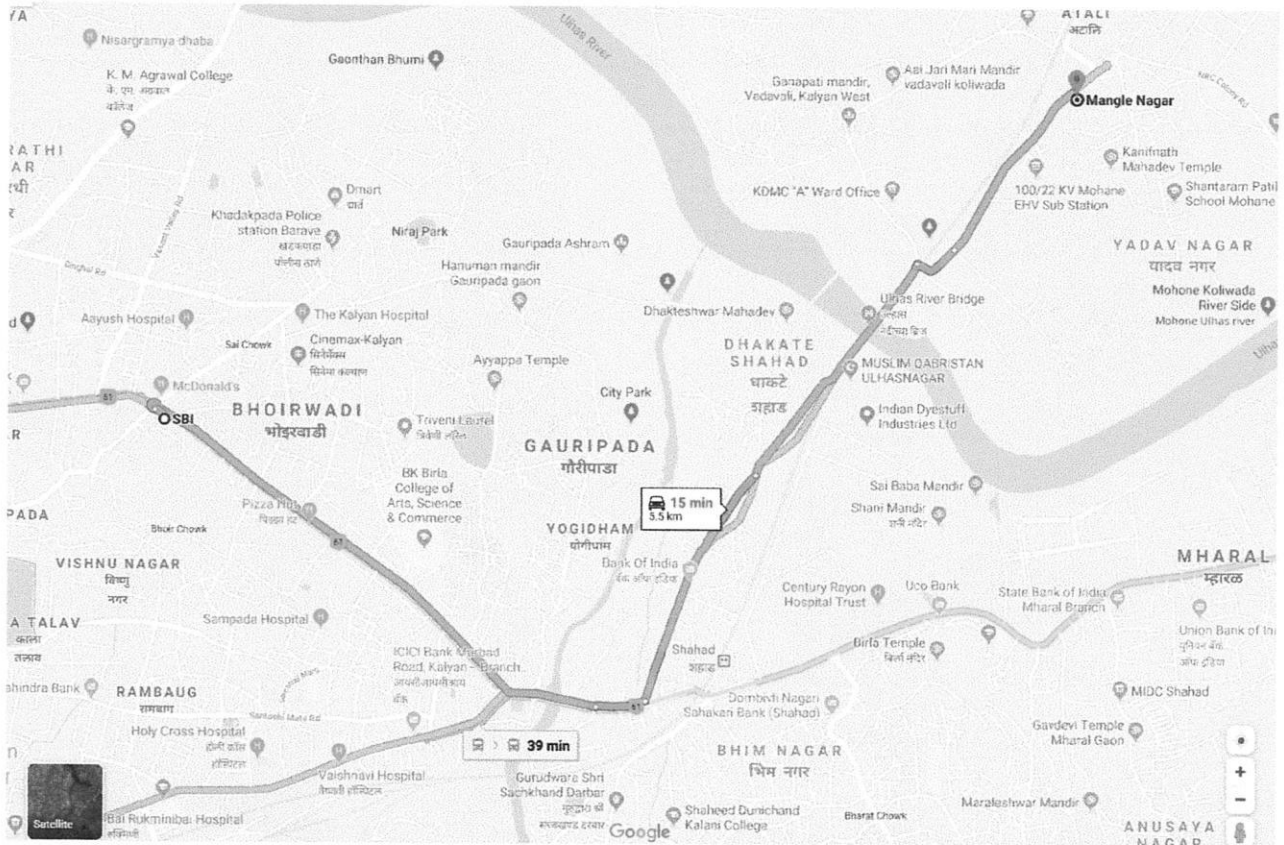
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