



RAJENDRA H. THITE

Chartered Engineer & Govt. Regd. Valuer

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Ref. No. RHT-AUG-20/SBI-936/SS/SS

Date: 26/08/2020

To,
The Branch Manager
State Bank of India,
Backbay Reclamation Branch
Nariman Point, Mumbai.

Subject: Valuation Report for: M/s. Sugree Developers Pvt. Ltd.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property	Non Agriculture Land Gut no 325,329,353,357,364,396, 377,327,328,329,359/B,360,361,363,358,359/A,&378 Village- Talashet, Tal-Mangaon, Dist. Raigad - 402 112.
Fair Market value (FMV)	Rs. 26,86,00,000.00 (Rs. Twenty Six Crore Eighty Six Lakh Only.)
Realizable Value (90% of FMV)	Rs. 24,17,40,000.00
Forced Sale Value (75% of FMV)	Rs. 20,14,50,000.00
Govt. Value As per Ready Reckoner	Rs. 24,34,76,384.00



MR. RAJENDRA H THITE
PANEL VALUER

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

I.	GENERAL		
1.	Purpose for which the valuation is made		To estimate different values of the property for Bank loan Purpose
2	a	Date of inspection	10/08/2020.
	b	Date of Which Valuation Made	26/08/2020.
3	List of Documents produce for perusal		
		1	Copy of 7/12 Extracts.
		2	NA Order bearing Ref. No. Masha/L.N.A. 1(B)/S.R. 529/2014 dated 10/03/2017 issued by Collector - Raigad.
4	Name of the owner(s) and his /their address with phone (Details of Share in Each owner in case of joint Ownership)		Mr. Jaywant Mahadev Mohite Mrs. Geeta Subahsh Deshmukh Mr. Nishat Subhash Deshmukh. Address: Sugee Group, 3rd Floor, Nirlon House, Opp : Sasmira College, Worli, Mumbai - 400 030. Phone No. -022-24993333 / 24390400 / 82917 11608
5	Brief Description of the Property (Including Leasehold/Freehold etc)		Freehold
6	Location of Property		Village-Talashet, Tal-Alibag, Dist. Raigad.
	a)	Plot No. Survey No.	Gut no 325,329,353,357,364,396, 377,327,328,329,359/B,360,361,363, 358,359/A,&378
	b)	Door No	---
	c)	T.S no/Village	Talashet
	d)	Ward/Taluka	Mangaon
	e)	Mandal/District	Raigad
7	Postal Address of the Property		Non Agriculture Land Gut no. 325,329,353,357,364,396, 377,327,328,329,359/B, 360,361,363,358,359/A, &378 Village-Talashet, Tal- Mangaon, Dist. Raigad.
8	City/Town		Talashet
	Residential Area		Yes
	Commercial Area		Yes
	Industrial Area		No



9	Classification of Area					
	i)	High /Middle /Poor		Middle Class		
	ii)	Urban/Semi urban/Rural		Urban		
10	Coming Under Corporation Limit/Village Panchyat/Municipality			Nagar Palika		
11	whether covered under any State/Central Govt Enactment(e.g. Urban Land Ceiling Act)or notified Agency Area/ Scheduled Area/Cantonment Area)			Not Applicable		
12	In case it is an Agricultural land, any conversion to house site plots is contemplated			No. Property is converted in Non - Agricultural uses vide Order No. Masha/L.N.A. 1(B)/S.R. 529/2014 dated 10/03/2017 issued by Collector - Raigad.		
13	Boundaries of the property			As per the Deed		
	North			Village Area		
	South			Open land		
	East			Road		
	West			Open Land		
14.	Dimensions of the Site					
1						
	Sr. No.	Gut No.	Village	Area in Guntha	Land Status (As per NA Order)	Name of Owner
	1.	394	Talashet	25.30	NA Land	Mrs. Geeta S.
	2.	356	Talashet	6.52	NA Land	Mrs. Geeta S.
	3.	380	Talashet	6.92	NA Land	Mrs. Geeta S.
	4.	382	Talashet	73.144	NA Land	Mrs. Geeta S.
	5.	350	Talashet	58.32	NA Land	Mr. Nishant S.
	6.	351	Talashet	101.81	NA Land	Mr. Nishant S.
	7.	352	Talashet	229.32	NA Land	Mr. Nishant S.
	8.	379	Talashet	54.76	NA Land	Mr. Nishant S.
	9.	381	Talashet	76.11	NA Land	Mr. Nishant S.
	10.	384	Talashet	58.32	NA Land	Mr. Subhash V.
	11.	386	Talashet	44.48	NA Land	Mr. Subhash V.
	12.	387	Talashet	69.19	NA Land	Mr. Subhash V.
	13.	389/A	Talashet	29.65	NA Land	Mr. Nishant S.
	14.	390	Talashet	17.79	NA Land	Mr. Nishant S.
	15.	401	Talashet	14.83	NA Land	Mr. Subhash V.
	Total Guntha			866.464		
	Total Area in Sqm			86646.40		



14. 2	Latitude ,Longitude and Coordinate of site	18°18'03.5"N 73°14'16.9"E
15	Extent of the Site	86646.40 Sqm.
16	Extent of Site Considered for valuation(Least of 14A & 14B)	Land Area Considered for Valuation 86646.40 Sqm.
17	Whether Occupied by Owner/Tenant?, if Occupied by Tenant, Since Hoe long? Rent Received per month	Owner occupied
II	CHARACTERSTICS OF THE SITE	
1.	Classification of Locality	On Talashet Road
2.	Development of Surrounding Areas	Adjoining green area
3.	Possibility of frequent Flooding/Sub-merging	Not Observed
4.	Feasibility to the Civic amenities Like School, Hospitals, Bus Stop, Markets, Etc.	All Civic Amenities nearby 2 to 3 km
5.	Level of land with Topographical conditions	Plain
6.	Shape of Land	Rectangular Shape
7.	Type of use to which it can be put	Residential
8.	Any Usage Restriction	No
9.	Is plot in town planning approved layout?	No
10.	Corner Plot Or Intermittent Plots?	intermittent plot
11.	Road Facilities	Available
12.	Type of road available at present	Narrow path
13.	Width of road- is it below 20 ft or more Than 20 ft	Narrow path
14.	Is it Land- Locked Land	No
15.	Water potentiality	Water Supply Available
16.	Underground sewerage system	Available
17.	is power supply at the site	Power Supply Available



18.	Advantage of site		
	1.		Closer to the Mumbai Goa Highway
	2.		Local Transport near about 500.00 met.
19.	Special Remarks if any ,Like threat of acquisition of land for Public Service Proposes road widening or Applicability of CRZ Provisions etc,(Distance from sea Coast/ tidal level must be incorporated)		Not observed during site inspection

Part-A (Valuation of land)

1	Size of Plot		Plot Area Considered for Valuation : 86646.40 Sqm.
	North & South		
	East & West		Refer Layout
2	Total extent of plot		Plot Area Considered for Valuation : 86646.40 Sqm.

3. Prevailing Market rate –

Sale Instance-1

Sr	Particulars	Details of Sale Instance for Residential Flat
1	Name of Seller	Mr. Shabbir Allaudin Huj.
2	Name of Purchaser	Mr. Dilip Dharma Salunke & Mrs. Shradha Salunke.
3	Document No. & SRO No	Index II no. 710/2019 , Dated 06/03/2019, SRO- Mangaon
4	Address of the property	Flat no. 02, in the building known as Simran Complex, Village- Talashet, Tal. Mangaon, Dist. Raigad
5	Area Details	B/up Area = 74.34 Sqm
6	Consideration Value	Rs. 2600000.00
7	Govt. Value	Rs. 1666000.00
8	Rate	<p>We Can Calculate Land Rate by Reverse Calculation Method.</p> <p>Rate of Flat = Consideration Value / B/up Area = Rs. 26,00,000.00 / 74.34 Sqm = Rs. 34974.00 per Sqm</p> <p>Considering Developers Profit = 25% Hence Developers Profit = 34974.00 x 25% = Rs. 8743.00 per Sqm.</p> <p>Considering Construction Rate & sanctioning charges = Rs. 21,000.00 per Sqm.</p> <p>Land Rate = Rate of office – Developers Profit – Construction Rate = 34974 - Rs. 8743.00 - Rs. 21,000.00 =Rs. 5231.00 per Sqm.</p>



Sale Instance-2

Sr	Particulars	Details of Sale Instance for land
1	Name of Seller	Mr. Tukaram Bhiku Jadhav and others
2	Name of Purchaser	M/s. Maharashtra Governor.
3	Document No. & SRO No	Index II no. 2615/2019 , Dated 04/10/2019, SRO- Mangaon
4	Address of the property	Open land situated at Village-Talashet, Tal. Mangaon, Dist. Raigad.
5	Area Details	500.00 Sqm
6	Consideration Value	Rs. 2634375.00
7	Govt. Value	Rs. 00.00
8	Rate	Rate of land = Consideration Value / land area = Rs. 26,34,375.00 / 500.00 Sqm = Rs. 5268.00 per Sqm.

Justification:

- 1) Govt. rate for NA Land as per Ready Reckoner 2020-2021 is Rs. 2810.00 per sqm.
- 2) Basis of Valuation: While adopting rate we have considered surrounding Area Development, specification of the Property, Market rate enquiry, size of the land, ready reckoner rate etc.
- 3) As per available sale instance rate arrived at Rs. 5231 & Rs. 5268.00 per sqm. Average rate arrived at Rs. 5250.00 per sqm.
- 4) As the rate adopted for valuation is more than 25% of Ready Reckoner Rate, we have attached Sale instance to justify the rate adopted for valuation.
- 5) Due to Pandemic of Covid19, marketability of the property may reduce, and lender may face issues while disposing off the property.
- 6) In view of the above We have Considered Rate Rs. 3100.00 per Sqm i.e Rs.3, 10,000.00 per Guntha , which is Fair & Reasonable for this NA Land.

4	Guideline Rate Obtained from the register's office (an Evidence thereof to be enclosed)	As per Ready Reckoner 2020-21, Govt. rate for Land in this Area is Rs. 2810.00 per Sqm.
5	Assessed /Adopted rate of valuation	We have adopted the Rate for Land of Rs. 3100.00 per Sqm



6	value of land		
	= Land Area X Land rate Adopted = 86646.40 X Rs. 3100.00 per Sqm. =Rs. 26,86,03,840.00 Say Rs. 26,86,00,000.00		
Part-B (Valuation of Building)			
	Technical details of the building		
1.	a)	Type of Building (Residential/ Commercial/Industrial)	NA
	b)	Type of Construction(Load bearing/RCC/Steel Framed)	NA
	c)	Year of Construction	NA
	d)	Number of floors and height of each floor including basement, if any	NA
	e)	Plinth area floor wise	NA
	f)	Condition of building	NA
	i)	Exterior –Excellent, Good, Normal, Poor	NA
	ii)	inferior –Excellent, Good, Normal, Poor	NA
	g)	Date of issue and validity of layout of approved map/plan	NA
	h)	Approved map/plan issuing authority	NA
	i)	whether genuineness or authenticity of approved map/plan is verified	NA
	j)	any other comments by our empanelled valuers on authentic of approved plan	No



Specifications of Construction (Floor-wise) in Respect of			
Sr No	Description	Ground Floor	Other Floors
1	Foundation	NA	NA
2	Basement	NA	NA
3	Super structure	NA	NA
4	Joinery /doors& windows	NA	NA
5	RCC works	NA	NA
6	Plastering	NA	NA
7	Flooring ,Skirting, Dadoing	NA	NA
8	Special Finish as marble, Granite, wooden Paneling. Grills, etc	NA	NA
9	Roofing including weather proof issue	NA	NA
10	Drainage	NA	NA

Part C- (Extra Items)

(Amount in Rs.)

Portico	:	--
Ornamental front door	:	--
Sit out/ Verandah with steel grills	:	--
Overhead water tank	:	--
Extra steel/ collapsible gates	:	--
Total	:	

Part D- (Amenities)

(Amount in Rs.)

Wardrobes	:	Not Applicable
Glazed tiles	:	Not Applicable
Extra sinks and bath tub	:	Not Applicable
Marble / ceramic tiles flooring	:	Not Applicable
Interior decorations	:	Not Applicable
Architectural elevation works	:	Not Applicable
Paneling works	:	Not Applicable
Aluminum works	:	Not Applicable
Aluminum hand rails	:	Not Applicable
False ceiling	:	Not Applicable
Total	:	-----



Part E- (Miscellaneous)**(Amount in Rs.)**

Separate toilet room	:	Not Applicable
Separate lumber room	:	Not Applicable
Separate water tank/ sump	:	Not Applicable
Trees, gardening	:	Not Applicable
Total	:	-----

Part F- (Services)**(Amount in Rs.)**

Water supply arrangements	:	Not Applicable
Drainage arrangements	:	Not Applicable
Compound wall	:	Available
C. B. deposits, fittings etc.	:	Not Applicable
Pavement	:	Not Applicable
Total	:	---

Total abstract of the entire property

Part- A	Land		Rs. 26,86,00,000.00
Part- B	Construction	:	
Part- C	Extra Items	:	--
Part- D	Amenities	:	-----
Part- E	Miscellaneous	:	-----
Part- F	Services	:	-----
	Total	:	Rs. 26,86,00,000.00

(Valuation: Land has been valued by Sales Comparison Method, i.e. Market Approach Method)

As a result of my appraisal and analysis, it is my considered opinion that the present Fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 26,86,00,000.00/- (Rs. Twenty Six Crore Eighty Six Lakh Only.)** The Realizable value of the above property as of **Rs. 24, 17, 40,000.00 (Rs. Twenty Four Crore Seventeen Lakhs Forty Thousand Only)** and the Distress-value **Rs. 20, 14, 50,000.00 (Rs. Twenty Crore Fourteen Lakhs Fifty Thousand Only).**

Place: Mumbai
Date: 26-08-2020



Mr. Rajendra H. Thite
Panel Valuer

The Undersigned has inspected the property detailed in the Valuation Report dated 26/08/2020 we are satisfied that the fair and Reasonable market value of the Property is **Rs. 26, 86, 00,000.00/- (Rs. Twenty Six Crore Eighty Six Lakh Only.)**

Date:

Signature
Branch manager

Enclosed;

1. Declaration- cum- Undertaking from the valuer (Annexure -IV)
2. Model code of conduct of valuer (Annexure V)

DECLARATION - CUM- UNDERTAKING

I Rajendra Harishchandra Thite son of Harishchandra Kisan Thite 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 26-08-2020 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. I have personally inspected the property on 10-08-2020, 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. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undercharged bankrupt, or has not applied to be adjudicated as a bankrupt
- k. I am not an undercharged insolvent
- l. 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
- m. 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
- n. My PAN Card number as applicable is **ABSPT6628E**
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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.
- r. I have read the International Valuation Standards (IVS) and the report submitted to the bank for respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- s. 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Proprietor of the firm, who is competent to sign this report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.



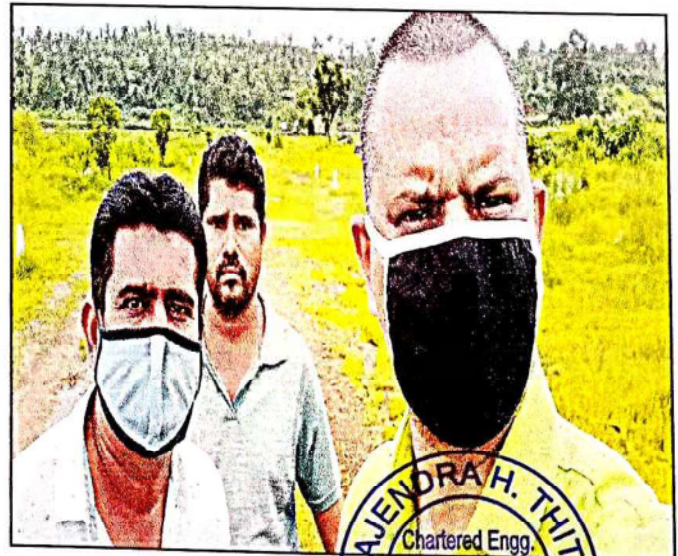
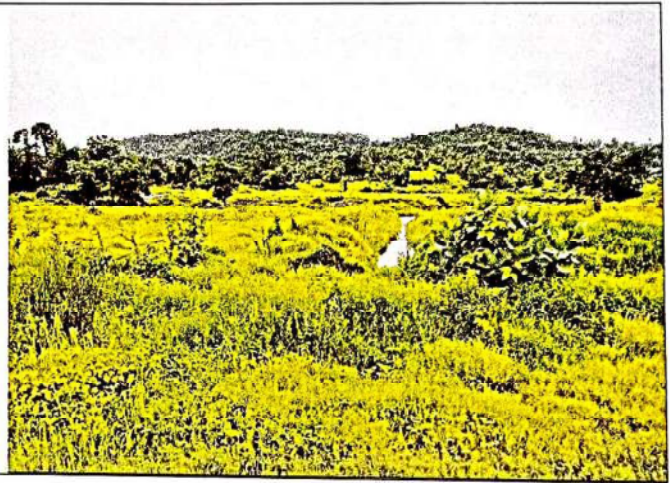
Sr.	Particulars	Valuer comment
1	Background information of the asset being valued;	Non Agriculture Land Gut no 325,329,353,357,364,396, 377,327,328,329,359/B,360,361,363,358,359/A,&378 Village- Talashet, Tal-Mangaon, Dist. Raigad - 402112
2	purpose of valuation and appointing authority	Purpose : Valuation Report for Bank Loan Purpose. Appointing Authority : Chef Manager State Bank of India
3	Identity of the valuer and any other experts involved in the valuation;	Panel Valuer – Mr. Rajendra H. Thite
4	disclosure of valuer interest or conflict, if any;	N/A
5	date of appointment, valuation date and date of report;	Date of Appointment – 5/08/2020. Date of Valuation Report – 26/08/2020.
6	inspections and/or investigations undertaken;	Site Investigation, Verification of Plot Demarcation, Plot Boundaries, Verifying Technical Aspects, and local Market Enquiry.
7	nature and sources of the information used or relied upon;	Govt. Ready Reckoner Rate, Local Market Enquiry from Agents, Available Sale Instances Etc.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Sales comparison technique is used, As per RBI Guideline We have Referred Sale Instance in Nearby locality & Attached for Justification.
9	restrictions on use of the report	No.
10	major factors that were taken into account during the valuation;	Factors Such as Property location, Age of the Building, Nature of Property, Leagal& technical Aspects, Govt. Rate, market Enquiry, Sale Instance etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	N/A

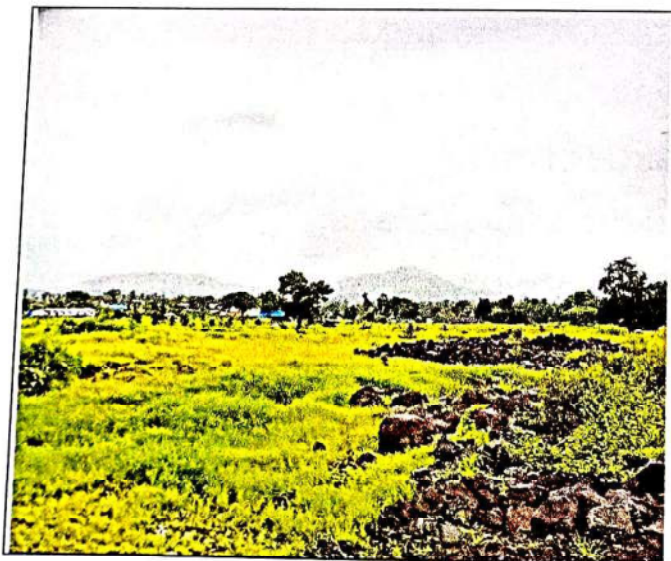
Date: 26/08/2020

Place: Mumbai




MR. RAJENDRA H. THITE
PANEL VALUER





Government Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20192020

Annual Statement of Rates

Language
English

Selected District
रायगड

Select Tahuka
मानगाव

Select Village
नवगाव

Vibhag Number
7

Assessment Type	Assessment Range	Rate Per	Unit
खिण्डन मेत भूमि	0-1.25	666000	हेक्टर
खिण्डन मेत भूमि	1.26-2.50	712600	हेक्टर
खिण्डन मेत भूमि	2.51-5.00	912000	हेक्टर
खिण्डन मेत भूमि	5.01-7.50	1039200	हेक्टर
खिण्डन मेत भूमि	7.51-10.00	1140700	हेक्टर
खिण्डन मेत भूमि	10.01-12.50	1199000	हेक्टर
खिण्डन मेत भूमि	12.51-अन्य युद्धे	1270100	हेक्टर
विनोदनी कर्मचारी/पुलवड	0-0.00	2810	चौ. मीटर
			1234



Referred Documents

भारतीय अस्त्र
 भारतीय व स्व विभाग
 भारतीय व विदेशी अस्त्र, भारत - अस्त्र
 भारतीय अस्त्र, भारत, अस्त्र, भारत
 * * * * *

DATE: 04/07/2014 11:00:00 AM

Printed on : 01 MAR 2017

संख्या १००

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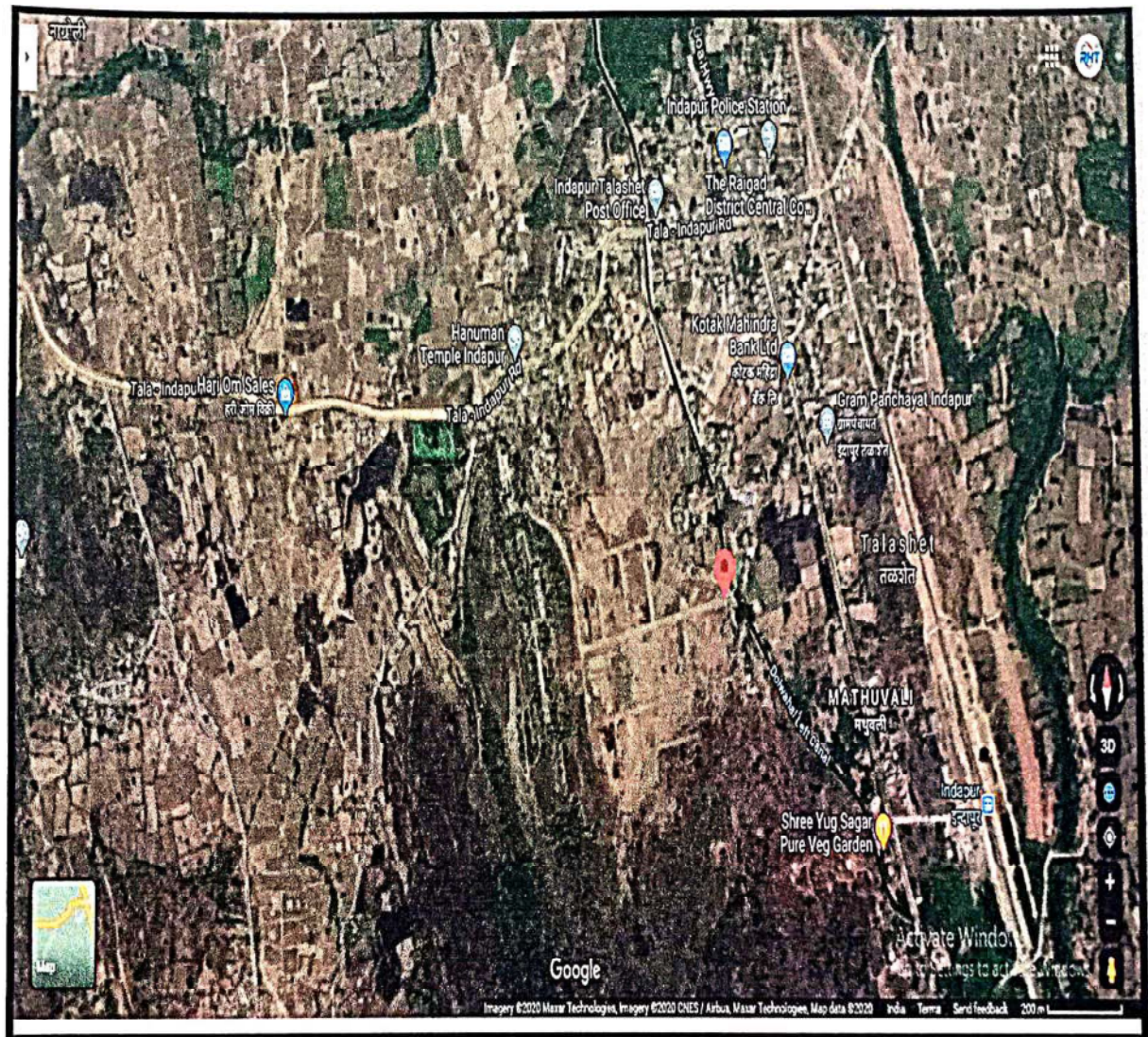
377237

१) सुभाष विष्णु देशमुख २) गिता सुभाष देशमुख ३) जयवंत रावराव मोहिते यांच्या मागे हल्लाखोटीक

म.व.	दि.व.	शेअर - ह.आर.	आकार - रु.पैसे	कच्चेवासाचे नाव
३२५	---	०-०२-५	०-०६	जयवंत महादेव मोहिते
३२६	१	२-०३-३ पैकी १-०३-२४	०-३६	मिरासत सुभाष देसायकर

[illegible]

Location Map 18°18'03.5"N 73°14'16.9"E



Sale Instance-1

9/15/2020

https://freesearchngiservice.maharashtra.gov.in/sartaHTMLReportSuchKramank2_RegLive.aspx

71092

सूची क्र.2

दुय्यम निबंधक : दु.नि. माणगाव

15-09-2020

दस्त क्रमांक : 710/2019

Note -Generated Through eSearch
Module, For original report please
contact concern SRO office.

नोदणी :

Regn.63m

गावाचे नाव : तळाशेत

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	2600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1666000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: , इतर माहिती: गांव मौजे तळाशेत ता. माणगाव जि. रायगड येथील स.नं 195 हि नं 1/ अ/3 क्षेत्र 0-06-0 आकार 12.00 जमिनप्रकार बिनशेती या जमिनीमध्ये बांधलेल्या सिमरन कॉम्प्लेक्स या इमारती मधील सदनिका नं 02 क्षेत्र 800 चौ. फुट बिल्ट अप तळमजला ग्रामपंचायत मिळकत नं 913/02 ((MILKAT NUMBER : 913.02 ;))
(5) क्षेत्रफळ	800 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा. या लिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शब्बीर अल्लाऊद्दीन हज्जु वय:-46; पत्ता:- प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव: 0, ब्लॉक नं. 0, रोड नं. रा. मुंबई गोवा हायवे लगत ईदापुर तळाशेत ता. माणगाव जि. रायगड, महाराष्ट्र, साईगाव (:). पिन कोड:-402112 पॅन नं:-ACCPH6506N
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. दिलीप धर्मा सालुंखे वय:-37; पत्ता:- प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव 0, ब्लॉक नं. 0, रोड नं. रा. मु. तळाशेत पो. ईदापुर ता. माणगाव जि. रायगड, महाराष्ट्र, साईगाव (:). पिन कोड:-402112 पॅन नं:-CTOPS2715P 2): नाव:- सौ. श्रद्धा दिलीप सालुंखे वय:-32; पत्ता:- प्लॉट नं. 0, माळा नं. 0, इमारतीचे नाव. 0, ब्लॉक नं. 0, रोड नं. रा. मु. तळाशेत पो. ईदापुर ता. माणगाव जि. रायगड, महाराष्ट्र, साईगाव (:). पिन कोड:-402112 पॅन नं:-EUOPS9564K
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2019
(11) अनुक्रमांक, खंड व पृष्ठ	710/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26000
(14) शेरा	



Sale Instance-2

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सूची क्र.2

दुसरे निबंधक : दु.नि. माणगाव

दस्ता क्रमांक : 2615/2019

नोदणी :

Regn 63m

गावाचे नाव : तळाशेत

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	2634375
(3) बाजारभाव भाडेपट्टागावा बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	0
(4) भू मापन पोटहिस्सा व धरक्रमांक असल्यास	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मौजे तळाशेत ता. माणगाव गट नं. 167 क्षेत्र 0.17.23 हे. आर आकार 0.08 पैकी 0.05.0 हे. आर (Survey Number : 167 :))
(5) क्षेत्रफळ	0.0500 हेक्टर . आर
(6) आकारणी किंवा जुडी देणात असत तेव्हा	
(7) दस्तऐवज करून देणा या तिहून ठेवणा या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव: तुकाराम भिकू जाधव वय: 66; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा.तळा रोड, तळाशेत (इंदापुर) ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402112 पॅन नं.: AQNPJ4126B 2): नाव: सविता सतिश जाधव वय: 43; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा.तळा रोड, तळाशेत (इंदापुर) ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402112 पॅन नं.: BFAPJ3410H 3): नाव: संकेत सतिश जाधव वय: 18; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा.तळा रोड, तळाशेत (इंदापुर) ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402112 पॅन नं.: 4): नाव: स्वप्नील सतिश जाधव वय: 24; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा.तळा रोड, तळाशेत (इंदापुर) ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402112 पॅन नं.: BEZPJ6919P
(8) दस्तऐवज करून देणा या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव: महाराष्ट्र राज्यपाल यांचे वतीने जिल्हाधिकारी, रायगड, महाराष्ट्र शासनाचे प्राधिकृत प्रतिनिधी, उप विभागीय अधिकारी, माणगाव विभाग माणगाव , वय: 39; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा. माणगाव ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402104 पॅन नं.: 2): नाव: महाराष्ट्र राज्यपाल यांचे वतीने जिल्हाधिकारी, रायगड, महाराष्ट्र शासनाचे प्राधिकृत प्रतिनिधी, उप विभागीय अधिकारी, माणगाव विभाग माणगाव TAN NO PNES20031E वतीने अव्वल कारकुन श्री. दिनेश बाळा फादाडकर , वय: 39; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: रा. माणगाव ता. माणगाव जि. रायगड, महाराष्ट्र, राईगड () पिन कोड: 402104 पॅन नं.:
(9) दस्तऐवज करून दिव्याचा दिनांक	04/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	04/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	2615/2019
(12) बाजारभाव प्रमाणे मुद्रांक शुल्क	100
(13) बाजारभाव प्रमाणे नोंदणी शुल्क	100
(14) शेर	



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Dimensions
Plot area 199 sq.m.

Price
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@ 606 per sq.ft.

Address
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Mangalore, Raigad

Possession
Immediate

Overlooking
Park/Garden, Main Road

Photos (1/18)

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