

KACPL/SBI/YA/YW/20-21/MC1824

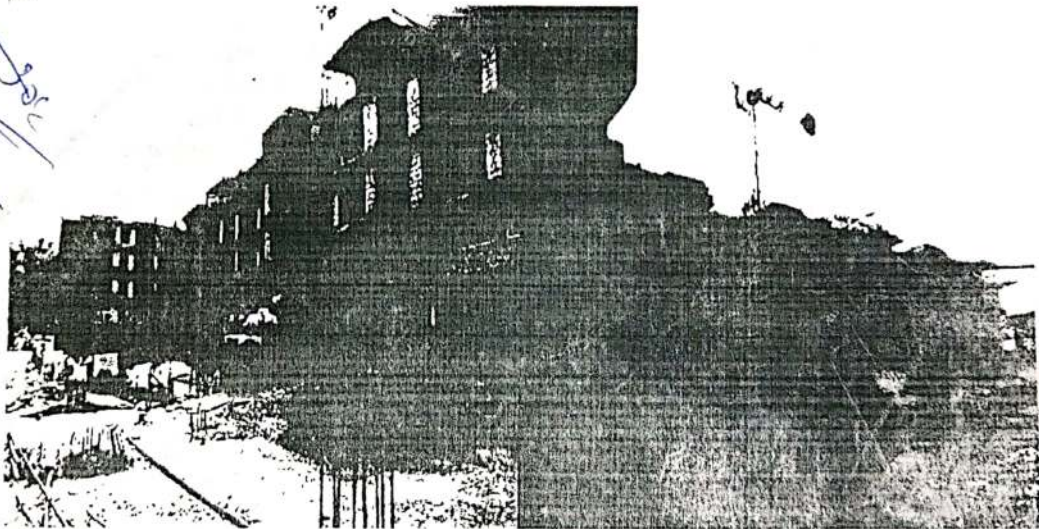
February 16, 2021

**VALUATION REPORT  
IN RESPECT OF UNSOLD FLATS**

FOR  
**M/s. A. A. Estates Pvt. Ltd.**

**PROPERTY ADDRESS**

Unsold residential flats in Wing A, B, C, D & E of project building namely  
'RNA Address' located at CTS No.4852, 4853/1 to 85,87,88, Village Kolkalyan,  
Sundar Nagar, Kalina, Santacruz (E) Mumbai- 400 098



**STATE BANK OF INDIA**  
Stressed Assets Resolution Group  
Commercial III (SARGC III) Branch, Mumbai

February 16, 2021

KACPL/SBI/YA/YW/20-21/MC1824

To,  
State Bank of India,  
Stressed Assets Resolution Group Commercial III Branch,  
Office Nos 112 to 115, 1<sup>st</sup> floor,  
Tulsani Chambers, Free Press Journal Marg,  
Nariman Point, Mumbai 400 021

**VALUATION REPORT  
(IN RESPECT OF UNSOLD FLATS - BUILDING UNDER CONSTRUCTION)**

<b>I. GENERAL</b>		
1	Purpose for which the valuation is made	To ascertain Market Value of the Unsold residential flats in Wing A, B, C, D & E of project building namely 'RNA Address' located at CTS No 4852, 4853/1 to 85,87,88, Village Kolkalyan. Sundar Nagar, Kalina, Santacruz (E) Mumbai- 400 098
2	a) Date of inspection	November 25, 2020
	b) Date on which the valuation is made	February 16, 2021
3	Document produced for perusal	
	i. Commencement Certificate No CE/2216/WS/AH dated March 30, 2007 issued by MCGM This C C is re-endorsed on January 16, 2018, this further C C. for Wing A(Sale) & D(Sale) upto top of 4 <sup>th</sup> floor, Wing B(Sale) up to top of 12 <sup>th</sup> floor, Wing C(Sale) upto top of 11 <sup>th</sup> floor and Wing E(Sale) post facto CC upto top of Stilt on CTS No 4853, 4853/1 to 85,87,88 ii. Unsold Inventories List	
4	Name of the owner(s) purchaser(s) and his/their address (es) with Phone No (details of share of each owner in case of joint ownership)	M/s A A Estates Pvt Ltd
	Name of the Developer of the property	M/s A A Estates Pvt Ltd
5	Brief description of the property	The said property is unsold residential flats located on different floors of under construction project building known as RNA address which is approx 2.8 km from Santacruz railway station
6	Present position / stage of the building	➤ Towers A to D of the sale component have been constructed up to the 5 <sup>th</sup> slab For Tower E, only the plinth level slabs have been casted ➤ Towers B to E in the rehab component have been handed over to the tenants Work for Tower A has been done only up to the first slab Thereafter work was halted
7	Location of property	
	a) Plot No./ Survey No./ CTS No.	CTS No 4852, 4853/1 to 85,87,88



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b) User No		N A
c) T-S-No- Village		Kolekalyan
d) Ward- Taluka		Andheri
e) Mandal / District		Mumbai Suburban
f) Date of issue and validity of layout of approved map plan		Approved plans not provided to us
g) Approved map plan issuing authority		N A
h) Whether genuineness or authenticity of approved map plan is verified		N A
i) Any other comments by our empaneled valuers on authentic of approved plan		N A
8. Postal address of the property		Unsold residential flats in Wing A, B, C, D & E of project building namely 'RNA Address' located at CTS No 4852, 4853/1 to 85,87,88, Village Kolekalyan, Sundar Nagar, Kalina, Santacruz (E) Mumbai- 400 098
9. City Town		
Residential Area	Yes	
Commercial Area	Yes	
Industrial Area	No	
10. Classification of the area		
i) High / Middle / Poor	Middle	
ii) Urban / Semi Urban / Rural	Semi Urban	
11. Coming under Corporation limit / Village Panchayat / Municipality	MCGM	
12. Whether covered under any State / Central Govt enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Not apparent from documents shown	
13. Boundaries of the property		
North	Rehab building and MHADA Layout	
South	Road and Pascoal Square Building	
East	MCGM Garden and road	
West	KES School and Bouganvilla Building (Under construction)	
14. Dimensions of the site	A	B
	As per the Deed	Actuals
North	N A	N. A
South		
East		
West		
15. Extent of the site	Not applicable	



15	Latitude Longitude & Co-ordinates of property	19°04'28.9"N, 72°51'48.7"E
16	Extent of the site considered for valuation (least of 14a & 14b)	As per Annexure I
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	Building is under construction
II.	<b>APARTMENT BUILDING:</b>	
1	Nature of Apartment	
2	Location T.S No Block No Ward No Village/ Municipality/ Corporation Door No., Street or Road (Pin Code)	Unsold residential flats - - - Village Kolkalyan MCGM Sundar Nagar, Kalina (400 098)
3	Description of the locality Residential / Commercial/ Mixed	Mixed
4	Year of construction	2007 (As per C C )
5	Number of floors	Stilt + 22 upper floor (Proposed)
6	Type of structure	RCC framed structure with brick wall masonry
7	Number of dwelling units in the Building	Details not provided
8	Quality of construction	
9	Appearance of the building	
10	Maintenance of the building	Building is under construction
11	Facilities available Lift Protected water supply Underground Sewerage Car Parking - Open/Covered Is compound wall existing Pavement around the building	Building is under construction

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III FLAT						
1	The floor in which the flat is situated	As per Annexure I				
2	Door number of the flat	As per Annexure I				
3	Specification of the flat Roof Flooring Doors Windows Fittings Finishing	Building is under construction				
4	House Tax Assessment No Tax paid in the name of Tax amount	Building is under construction				
5	Electricity service connection number Meter Card is in the name of	Building is under construction				
6	How is the maintenance of the flat?	Building is under construction				
7	Sale Deed executed in the name of	N.A.				
8	What is the undivided area of land as per sale?	N A - Valuation is only for unsold flats				
9	What is the <b>plinth</b> area of the flat	As per Annexure I				
10	What is the floor space index (App)?	As per local norms				
11	What is the area of the flat?  Unsold residential flats	<table border="1"> <thead> <tr> <th>As per agreement/ Index II Sq. ft.</th> <th>as per measurements Sq. ft.</th> </tr> </thead> <tbody> <tr> <td>N A</td> <td>Since, building is under construction, we were not able to measure the property</td> </tr> </tbody> </table>	As per agreement/ Index II Sq. ft.	as per measurements Sq. ft.	N A	Since, building is under construction, we were not able to measure the property
As per agreement/ Index II Sq. ft.	as per measurements Sq. ft.					
N A	Since, building is under construction, we were not able to measure the property					
	Area considered for valuation	As per Annexure I				
<p><b>Note:</b> Since Building is under construction, we could not take measurements of the said flat. We have considered area identified in the list of unsold inventories provided to us, for valuation purpose</p>						
12	Is it Posh/I Class/Medium/ Ordinary	Building is under construction				
13	Is it being used for residential or commercial purpose?					
14	Is it owner occupied or let out?					
15	If tenanted, what is the monthly rent?					

## VI. MARKETABILITY.

1.	How is the marketability	Good
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2	What are the factors favoring for an extra potential value?	Nil
3	Any negative factors observed which affect the market value in general	Nil

## V RATE.

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 atleast two latest deals / transactions with respect to adjacent properties in the areas)	Rs 24,000/- to Rs 26,000/- per sq ft on Carpet 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)	As per Annexure I						
3	Break-up for the rate Building - Services i) Land + others	} As per Annexure I						
4	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2020-21 (an evidence thereof to be enclosed)  Guideline Value (As per unsold inventories list)	Rs. 1,59,360/- per sq mtr i.e. Rs 14,805/-per sq ft on built up.  <table> <thead> <tr> <th>Built-up Area in sq. ft.</th><th>Unit Rate Rs./sq. ft.</th><th>Total Value Rs.</th></tr> </thead> <tbody> <tr> <td>38795</td><td>14,805</td><td>57,43,59,975</td></tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.	38795	14,805	57,43,59,975
Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.						
38795	14,805	57,43,59,975						

## VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	N A
	Replacement cost of flat with Services (v(3)i) (Insurable Value)	Rs. 2,000/- X 38,795 sq ft = Rs. 7,75,90,000/-
	Age of the building	The building is under construction
	Life of the building estimated	60 years on completion of the building
	Depreciation percentage assuming the salvage value as 10%	N A
	Depreciated Ratio of the building	N. A
b	Total Composite rate arrived for valuation	As per Annexure I
	Depreciated Building rate VI(a)	N A
	Rate for Land & other V(3) ii	N A
	Total Composite Rate	As per Annexure I



102, Sama  
Near Hindu  
Tel: 022 2447-  
Email: kakode-  
CIN: U71140MH.

## VIII. DETAILS OF VALUATION

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs. / sq. ft.)	On completion with its amenities	As on date of inspection
1.	Present value of the Flat (incl. car parking, if provided)	As per Annexure I			
2.	Wardrobes				
3.	Show cases				
4.	Kitchen arrangements				
5.	Superfine finish				
6.	Interior decorations				
7.	Electricity deposits/ electrical fittings, etc.				
8.	Extra collapsible gates / grill works etc.				
9.	Potential value, if any				
10.	Others				


## Remarks:

- The said report is based on the valuation of unsold residential flats in Wing A, B, C, D & E of project building namely 'RNA Address'.
- As told by the builder's representative, work was stopped and then restarted and then stopped again in 2019
- All the civic amenities are available within the proximity of the said building
- We cannot ascertain any violation since the building is under construction





延慶縣志 卷之四





陈其南、徐晓  
陈其南、徐晓

Age	Unemployed
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Sl. No.	Unsold	W/E	Flat No.	Floor	Carpet area sq. ft.	Rate			Present Market Value	Completion (%)	C.C.	Status	Total discount for C.C. & construction	Market Value At the time of inspection	Final Market value
						Construction cost Rs./sq. ft.	Land cost Rs./sq. ft.	Total Rate considered Rs./sq. ft.							
22	Unsold	E	702	7	970.70	2300	22500	24800	2.41	18%	No	Not constructed	45%	0.433	0.24
23	Unsold	E	801	8	994.16	2400	22500	24900	2.48	18%	No	Not constructed	45%	0.446	0.25
24	Unsold	E	802	8	970.16	2400	22500	24900	2.42	18%	No	Not constructed	45%	0.435	0.24
25	Unsold	E	901	9	994.16	2400	22500	24900	2.48	18%	No	Not constructed	45%	0.446	0.25
26	Unsold	E	902	9	970.70	2400	22500	24900	2.42	18%	No	Not constructed	45%	0.435	0.24
27	Unsold	E	1001	10	994.16	2500	22500	25000	2.49	18%	No	Not constructed	45%	0.447	0.25
28	Unsold	E	1002	10	970.70	2500	22500	25000	2.43	18%	No	Not constructed	45%	0.437	0.24
29	Unsold	E	1102	11	970.70	2500	22500	25000	2.43	18%	No	Not constructed	45%	0.437	0.24
30	Unsold	E	1202	12	970.70	2500	22500	25000	2.43	18%	No	Not constructed	45%	0.437	0.24
31	Unsold	E	1302	13	970.70	2500	22500	25000	2.43	18%	No	Not constructed	45%	0.437	0.24
32	Unsold	E	1305	13	1046.37	2500	22500	25000	2.62	18%	No	Not constructed	45%	0.471	0.26
Total					32328.91				79.48					17.558	11.41



As a result of my appraisal and analysis, it is our considered opinion that the market value of Unsold residential flats in Wing A, B, C, D & E of project building namely 'RNA Address' located at C.T.S. No. 4852, 4853/1 to 85, 87, 88, Village Kolkalyan, Sundar Nagar, Kalina, Santacruz (E) Mumbai- 400 098 in the prevailing condition with aforesaid specifications is

	Present Market Value	As on date of Inspection	Final Values After discounting for C.C. & construction
Market Value (MV)	Rs. 79.48 crore	Rs. 17.56 crore	Rs. 11.41 crore
Realizable Value (85% of MV)	Rs. 67.56 crore	Rs. 14.93 crore	Rs. 9.70 crore
Distress Sale Value (75% of MV)	Rs. 59.61 crore	Rs. 13.17 crore	Rs. 8.56 crore
Insurance Value	Rs. 7.75 crore		
Book Value	N.A		
Rental Value	N A		

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.

*Anil B. Pai Kakode*  
ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20-81-1988

Place . Mumbai



ASHOK S. AKERKAR  
Associate Director & Govt. Approved Valuer  
CCIT/PNJ/4(3)-Tech/2005-06

Date February 16, 2021

The undersigned has inspected the property detailed in the Valuation Report dated December 1, 2020 We are satisfied that the *fair and reasonable market value* of the property is **Rs. 11.41 crore (Rupees Eleven Crore Forty One Lakh Only).**

Signature  
(Name of the Branch Manager with Office Seal)

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### DECLARATION-CUM-UNDERTAKING

We Anil B. Pai Kakode son/daughter of late Mr. Bhaskar Pai Kakode and Mr. Ashok S. Akerkar son/daughter of late Mr. Shantaram G. Akerkar, do hereby solemnly affirm and state that

- a. We are citizen of India
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us
- c. The information furnished in our valuation report dated February 16, 2021 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment
- d. Our engineer has personally inspected the property on November 25, 2020. The work is not subcontracted to any other valuer and carried out by our team
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you, we will inform you within 3 days of such depanelment
- f. We have not been removed/dismissed from service/ employment earlier
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in professional capacity
- i. We have not been levied a penalty under section 271
- j. We are not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. We are not an undischarged insolvent
- l. We 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. We 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. Our PAN Card number/Service Tax number as applicable – Anil Kakode – AAFPP1215R and Ashok Akerkar – ABKPA2220P
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We 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 our ability.
- r. We 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.
- s. We 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. We are registered under Section 34 AB of the Wealth Tax Act, 1957
- u. I, Mr Anil B. Pai Kakode is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI)





My CIBIL Score and credit worthiness is as per Bank's guidelines  
 We are the proprietor/partner/authorized official of the firm/company, who are competent to sign this valuation report  
 We will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only  
 Further, we hereby provide the following information

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued	Unsold residential flats in Wing A, B, C, D & E of project building namely 'RNA Address'
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain Fair Market Value of the property
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Pvt Ltd
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	October 31, 2020 February 16, 2021 February 16, 2021
6	Inspections and/or investigations undertaken	Photographs of the property with data collection
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	Nil
11	Major factors that were taken into account during the valuation	Nil
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	-

FOR KAKODE ASSOCIATES CONSULTING PVT. LTD.

  
 ANIL B. PAI KAKODE  
 Director & Govt. Approved Valuer

DATE: FEBRUARY 16, 2021



ASHOK AKERKAR  
 Associate Director & Govt. Approved  
 Valuer  
 PLACE : MUMBAI

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**MODEL CODE OF CONDUCT FOR VALUERS**

[Adopted in line with Companies (Registered Valuers and Valuation) Rules, 2017]

All valuers empanelled with bank shall strictly adhere to the following code of conduct

**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 endeavor 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
- 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





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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals)

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 or any other party any confidential information about the subject company, which has come to his/its knowledge 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 authorized by the authority, the registered valuers organization 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 organization with which he/it is registered, or any other statutory regulatory body

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)

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26 A 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 organization discredits the profession

FOR KAKODE ASSOCIATES CONSULTING PVT. LTD.

  
ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer



ASHOK AKERKAR  
Associate Director & Govt. Approved Valuer  
PLACE . MUMBAI

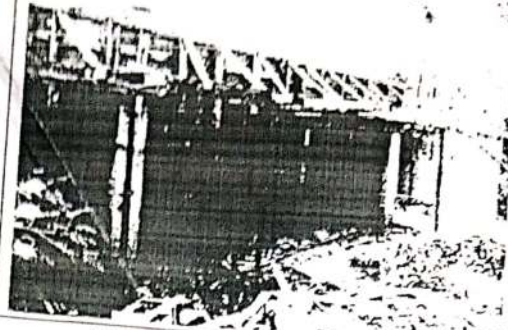
DATE FEBRUARY 16, 2021



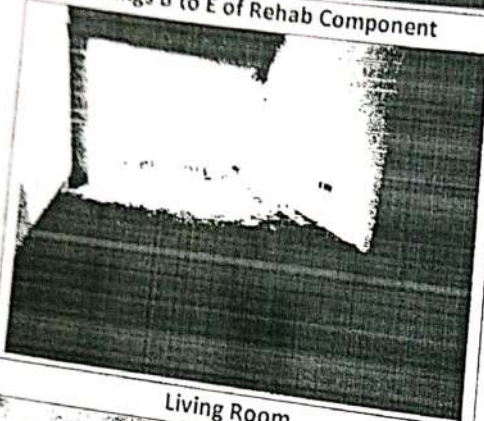
## PHOTOGRAPHS



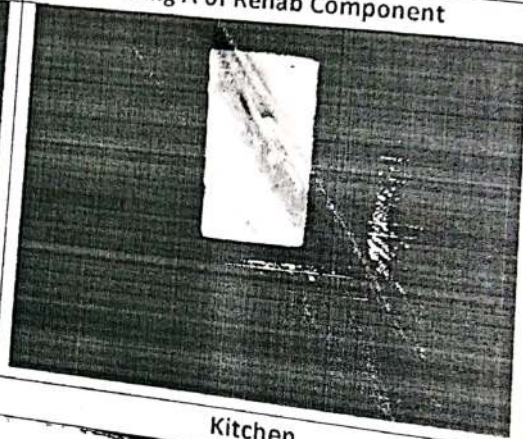
Wings B to E of Rehab Component



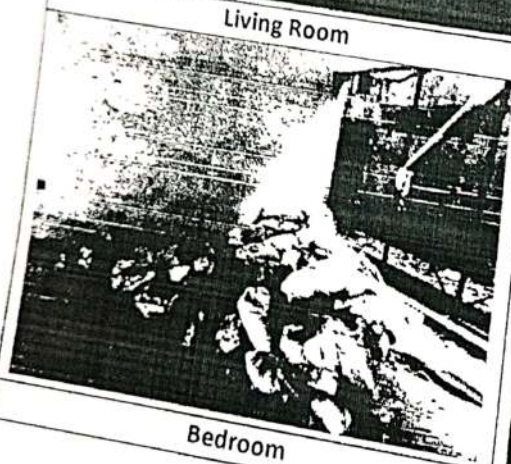
Wing A of Rehab Component



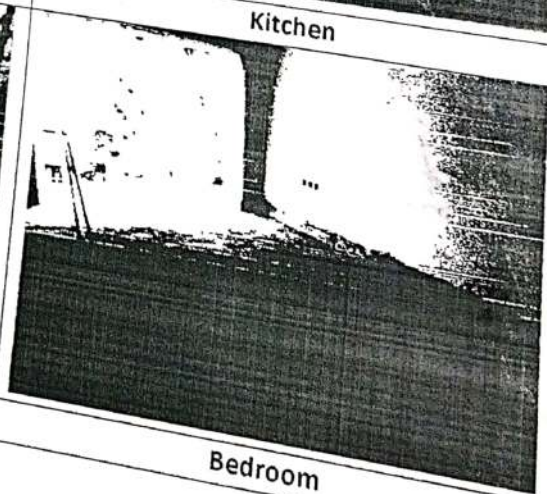
Living Room



Kitchen



Bedroom

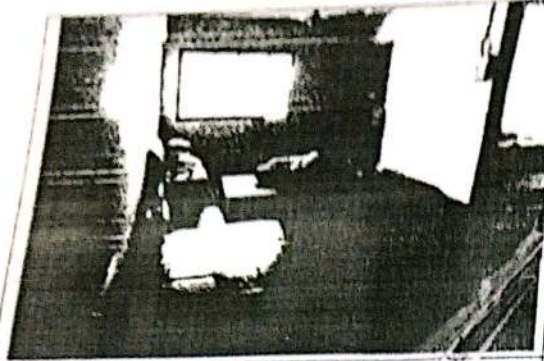


Bedroom

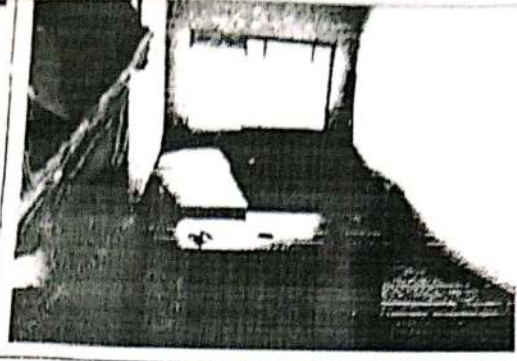
MCI824-KACPL-SBI-YA-YW-20-21-A A Estates\_16.02.21



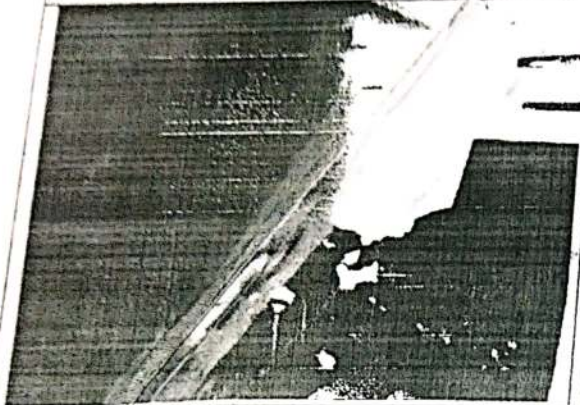




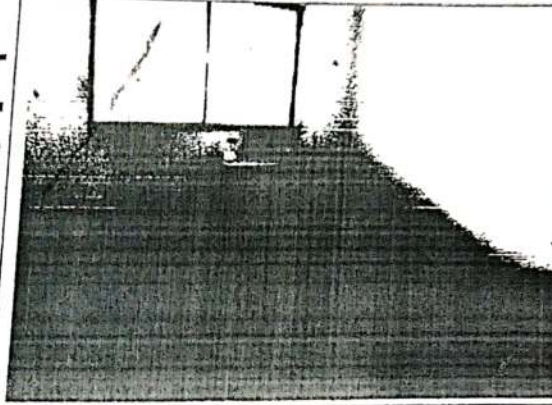
Living Room



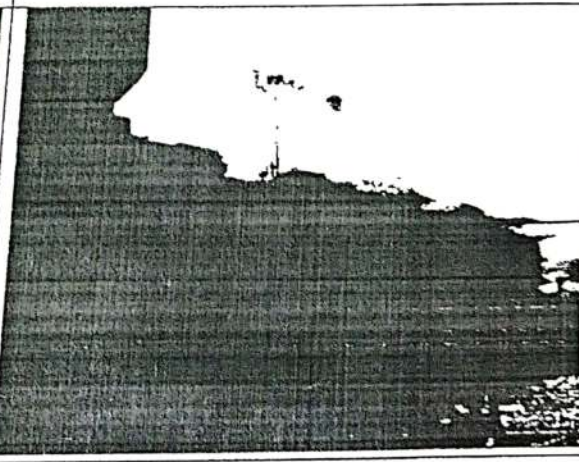
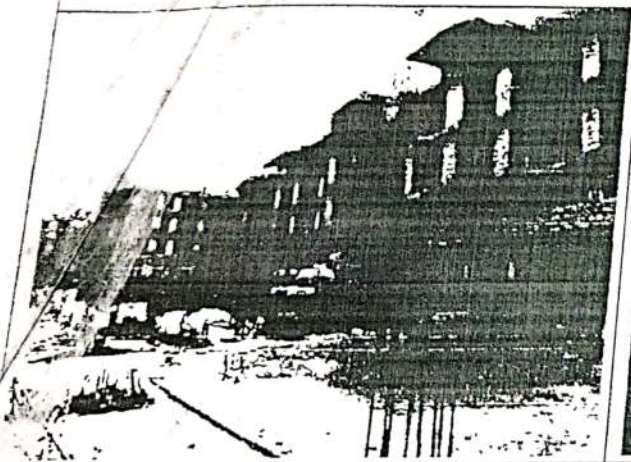
Kitchen



Bedroom



Bedroom





Group 1 to 2



Small forest north of Group 1 & 2  
Group 1 to 2



Small forest north of Group 1 & 2



Wings 4 to 2



North view - south of Wing 2 & 3  
Hills to Wing 2 & 3



Looking south - hills to north





Wings A to D



Plinth beam work of Wing E & Open  
Space for Wing F & G



Hutments for workers



# STAMP DUTY READY RECKONER RATE 2020-21

ASSOCIATES



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन  
वाजामूल्य दर पत्रक

Valuation Rules User Manual

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Year  
2020-21

Language  
English

Selected District

मुंबई (उपनगर)

Select Village

जांजळवाडी (अंधरी)

Search By

Survey No

Location

Enter Survey No

4057

Search

विवरण

वर्ग विवरण  
माली मालिका

मालिका क्रमांक

मालिका

एकक

आकार

31.1.2A मुंबई पूर्वस गावची हजव, एसिमेंट सि एस टी रोड ते  
पंटीत जवाहरलाल नेहरू रोड जांजळवाडी 13.40 मी. टी. पी. रोड,  
वडिनेस सि. एस. टी रोड व उत्तरेत पंटीत जवाहरलाल नेहरू रोड  
जमिनील भू-भाग

85210

159360

176870

199960

159360

चौरस मि.मी.प्रस.  
मीटर नंबर



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