

*S-14. 226/2, Tal-Wada  
Comm Plot 21/03/2021*

# VALUATION REPORT OF THE IMMOVABLE PROPERTY

## DETAILS OF THE PROPERTY UNDER CONSIDERATION:

Name of client: **M/S. MIRC ELECTRONICS LIMITED**

**ADD:** Plot of land bearing Gut No.226/2 Situate at village Kudus,  
Tal-Wada, Dist.Palghar-421312.

**REF. NO. 1590\_2021\_SBI\_RP**

**R. B. PEDNEKAR**  
**GOVT. APPROVED VALUER**

**R.B.PEDNEKAR**

B.E. (CIVIL), LL.B., FIE, FIV.

03,Manorama Sadan

M.M. Chhotani X Road No. 5.

Mahim, Mumbai - 400016

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**CHARTERED & STRUCTURAL ENGINEER, GOVT. APPROVED VALUER  
LICENSED SURVEYOR OF BMC**

Ref. No. 1590\_2021\_SBI\_RP

Date: 21.03.2021

**ANNEXURE FORMAT - A  
(NAME OF VALUER: R. B. PEDNEKAR)**

**TO,  
STATE BANK OF INDIA  
BRANCH : BACKBAY RECLAMATION BRANCH**

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

II		<b>GENERAL</b>	
1		Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose
2	a	Date of inspection	11.03.2021
	b	Date on which the valuation is made	21.03.2021
3		List of documents produced for perusal	
	I	Index II dtd.05.12.2003 executed between Shri. Shivkumar Rundrappa Kanti ("Vendor") And M/s. MIRC Electronics through its Vice President Shri. Sunil K. Chandani vide Doc.No.BVD-2-884/2004	
	II	Gaon Namuna 8-A, Khate No.181 for the year 2020-21 dtd.10.03.2021 for Gut No.226/2, Village Kudus, Tal.Wada, Dist.Palghar.	
	III	Permission for land to use for Industrial purpose issued by Tahsildar Karyalay Wada, Mahasul/Kaksha-1/Jaminbabb/Kavi-748/2017 dtd.15.02.2017 for Gut No.226/2, Village Kudus, Tal.Wada, Dist.Palghar in the name of M/s. MIRC Electronics through its Director Shri.G.L.Mirchandani.	
	IV	7/12 property extract bearing Gut No.226/2 dtd.11.07.2019 in the name of M/s. MIRC Electronics through its Director Shri. G. L. Mirchandani	
	V	Survey Plan	
	VI	Property Tax Receipt No.1101, House No.1212 in the name of M/s. MIRC Electronics Pvt. Ltd. issued by Grampanchayat Kudus	



4		Name of the owner(s) and his/their address (es)with Phone no. (details of share of each owner incase of joint ownership)	<b>M/S. MIRC ELECTRONICS LIMITED</b>  Add.: Office at G-1, Onida House, MIDC, Mahakali Caves Road, Andheri (East), Mumbai-400093
5		Brief description of the property (Including leasehold / freehold etc)	Plot of land bearing Gut No.226/2 situate at village Kudus, Tal-Wada, Dist.Palghar-421312.  It is stated that the plot area admeasuring 2 Hectare 22.1 Are which is equivalent to 22,201.55 sq.mtrs. This plot area are further deducted by 0.55.5 Ha for Konkan Division of New Mumbai therefore Remaing Area of the Plot is <b>16,651 sq.mtrs.</b> It has access from the east & north direction of the plot.  There is no power & water connection on the said open plot currently.  It is compounded with stone masonry on east & west direction and Barb Wired fencing bound north & south direction
6		Location of property	
	a	Plot No. / Survey No.	Gut no.226/2
	b	Door No.	N.A
	c	T. S. No. / Village	Kudus
	d	Ward/Taluka	Wada
	e	Mandal / District	Palghar
7		Postal address of the property	Plot of land bearing Gut No.226/2 situate at village Kudus, Tal-Wada, Dist.Palghar-421312.
8		City/Town	Wada
		Residential Area	N.A.
		Commercial Area	N.A.
		Industrial Area	Yes
9		Classification of the area	
	i	High / Middle / Poor	Middle class
	ii	Urban / Semi Urban / Rural	Rural
10		Coming under Corporation limit / VillagePanchayat/ Municipality	Kudus Grampanchayat
11		Whether covered under any State / Central Govt.enactments (e.g. Urban Land Ceiling Act) ornotified under agency area / scheduled area/cantonment area	N.A
12		In case it is an agricultural land, any conversionto house site plots is contemplated	N.A



13	Boundaries of the property		
	North		Open Plot
	South		Open Plot
	East		Internal Road
	West		Open Plot
14.a	Dimensions of the site		
		A	B
		As per the Deed	Actual
	North	GUT NO.226	Open Plot
	South	GUT NO.222	Open Plot
	East	GUT NO.224 & 225	Internal Road
	West	GUT NO.227	Open Plot
14.b	Latitude, Longitude and Coordinates of the site	<b>Latitude- 19.542278</b> <b>Longitude -73.098556</b>	
15	Extent of the site	<b>16,651 sq.mtrs</b>	
16	Extent of the site considered for valuation (least of 14A & 14B)	It is stated that the plot area admeasuring 2 Hectare 22 Are 10 Parathi equivalent to 22,201.55 sq.mtrs. This plot area is excluding 0.55.5 belong to Konkan Division of New Mumbai therefore total Area of Plot is <b>16,651 sq.mtrs.</b>	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Barren Land	
II	<b>CHARACTERISTICS OF THE SITE</b>		
1	Classification of locality	Industrial Area	
2	Development of surrounding areas	Industrial Area	
3	Possibility of frequent flooding / sub-merging	Not known	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc	All civic amenities available within 2-5 km radius	
5	Level of land with topographical conditions	Levelled land.	
6	Shape of land	Odd shape plot	
7	Type of use to which it can be put	Industrial	
8	Any usage restriction	Industrial	
9	Is plot in town planning approved layout?	No	
10	Corner plot or intermittent plot?	Intermittent plot	
11	Road facilities	Internal Roads provided by Gram Panchayat	
12	Type of road available at present	All weather Motorable Tar road provided.	
13	Width of road — is it below 20 ft. or more than 20ft.	More than 20 ft.	
14	Is it a land — locked land?	No	
15	Water potentiality	No water connection on the said open plot currently.	
16	Underground sewerage system	No	
17	Is power supply available at the site?	No power connection on the said open plot currently	



18	1	Advantage of the site	
	2		Industrial Zone
19		Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	It is stated that, this plot area is excluding 0.55.5 belong to Konkan Division of New Mumbai. (Legal Opinion shall be obtained)
<b>Part — A (Valuation of land)</b>			
1		Size of plot	Plot admeasuring 16,651 sq.mtrs
		North & South	
		East & West	
2		Total extent of the plot	Total Plot Area 16,651 sq.mtrs
3		Prevailing market rate (Along with details/reference of at least two latestdeals/transactions with respect to adjacent properties in the areas)	Prevailing market rate in and around the Area is between Rs. 3,500/- to Rs. 4,500/- sq. mtrs.
4		Guideline rate obtained from the Registrar'sOffice (an evidence thereof to be enclosed)	NA Land Zone No.9/9.3 Rs.1290/- per sq.mtr.
5		Assessed / adopted rate of valuation	We have considered Rs. 4,200/- sq.mtrs,
6		Estimated value of land	16,651 sq.mtrs X Rs.4,200/-sq.mtrs. <b>= Rs.6,99,34,200/-, Say Value Rs.6,99,34,000/-</b>
<b>Part — B (Valuation of Building)</b>			
1		Technical details of the building	
	a	Type of Building (Residential / Commercial / Industrial)	N.A. (open plot)
	b	Type of construction (Load bearing / RCC/ Steel Framed)	
	c	Year of construction	
	d	Number of floors and height of each floor including basement, if any	N.A
	e	Plinth area floor-wise	N.A
	f	Condition of the building	N.A
	i	Exterior — Excellent, Good, Normal, Poor	N.A
	ii	Inferior - Excellent, Good, Normal, Poor	N.A
	g	Date of issue and validity of layout of approved map / plan	N.A
	h	Approved map / plan issuing authority	N.A
	i	Whether genuineness or authenticity of approved map / plan is verified	N.A
	j	Any other comments by our empanelledvaluers on authentic of approved plan	No



**Specifications of construction (floor-wise) in respect of**

S.No	Description	RCC Building	Factory shed
1	Foundation	N.A	
2	Basement		
3	Superstructure		
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5	RCC works		
6	Plastering		
7	Flooring, Skirting, dadoing		
8	Special finish as marble, granite, wooden panelling, grills, etc.		
9	Roofing including weather proof course		
10	Drainage		
S.No	Description		
2	Compound wall	N. A.	
	Height		
	Length		
	Type of construction		
3	Electrical installation		
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
4	Plumbing installation		
	a. No. of water closets and their type		
	b. No. of wash basins		
	c. No. of urinals		
	d. No. of bath tubs		
	e. Water meter, taps, etc.		
	f. Any other fixtures		

**Part C- (Extra Items)**

**(Amount in Rs.)**

1	Portico	N.A
2	Ornamental front door	
3	Sit out/ Verandah with steel grills	
4	Overhead water tank	
5	Extra steel collapsible gates	
	<b>Total</b>	



**Part D- (Amenities) (Amount in Rs.)**

1	Wardrobes		N.A
2	Glazed tiles		
3	Extra sinks and bath tub		
4	Marble / Ceramic tiles flooring		
5	Interior decorations		
6	Architectural elevation works		
7	Panelling works		
8	Aluminium works		
9	Aluminium hand rails		
10	False ceiling		
	<b>Total</b>		

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

	Separate toilet room		N.A
2	Separate lumber room		
3	Separate water tank/ sump		
4	Trees, gardening		
	<b>Total</b>		

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

1	Water supply arrangements		N.A
2	Drainage arrangements		
3	Compound wall		
4	C. B. deposits, fittings etc.		
5	Pavement		
	<b>Total</b>		

**Total abstract of the entire property**

Part- A	Land	:	<b>Rs.6,99,34,000/-</b>
Part- B	Building	:	<b>Rs.</b>
Part- C	Extra Items	:	<b>Rs.</b>
Part- D	Amenities	:	<b>Rs.--</b>
Part- E	Miscellaneous	:	<b>Rs.--</b>
Part- F	Services	:	<b>Rs.--</b>
	<b>Total</b>		<b>Rs.6,99,34,000/-</b>

<b>DETAILS OF VALUATION</b>			
	<b>Area in sq.mtrs</b>	<b>Rate in sq.mtr</b>	<b>Value</b>
<b>FAIR MARKET VALUE OF PROPERTY</b>	<b>16,651 sq.mtrs</b>	<b>Rs.4,200/-</b>	<b>Rs.6,99,34,000/-</b>
<b>GOVERNMENT VALUE</b>	<b>16,651 sq.mtrs</b>	<b>Rs.1,290/-</b>	<b>Rs.2,14,79,790/-</b>
<b>REALIZABLE SALE VALUE @ 90%</b>			<b>Rs.6,29,41,000/-</b>
<b>DISTRESS SALE VALUE @ 80%</b>			<b>Rs.5,59,47,000/-</b>



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.	Market rate has been considered for the properties available in the vicinity and its potentiality of the premises.  Potentiality of the particular premises may be higher than the guideline value provided in the vicinity.
Details of last two transaction in the locality area to be provided, if available	As there are no similar transactions in the year 2020-2021 on IGR portal in the vicinity, we have attached sale instances as per the market tread available on magic bricks and 99 Acres site.

As a result of my appraisal and analysis, it is my considered opinion that the fair and realizable value of the above property in the prevailing condition with aforesaid specification is Rs.6,29,41,000/- (Rs. Six Crore twenty nine lakh forty one thousand only).

Place : Mumbai  
Date: 21.03.2021



*R. B. Pednekar*

**R. B. Pednekar**  
**Chartered & structural engineer**  
**Govt. approved valuer**  
**Reg. No. CAT-I-304**

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

Signature

(Name of the Branch Manager with Official seal)



**DECLARATION- CUM- UNDERTAKING**

I, R. B. Pednekar son of Baburao Pednekar 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 21.03.2021 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 11.03.2021. 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 undischarged 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 and
- n. My PAN Card number/Service Tax number as applicable is AAEP6536E
- 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 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. 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. (Strike off, if not applicable)
- u. Further, I hereby provide the following information.

Sr. No	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential purpose
2	Purpose of valuation and appointing authority	To Ascertain the Fair market value of the property
3	Identity of the valuer and any other experts involved in the valuation;	R. B. Pednekar
4	Disclosure of valuer interest or conflict, if any;	No
5	Date of appointment, valuation date and date of report;	10.03.2021
6	Inspections and/or investigations undertaken;	Personally visited the property
7	Nature and sources of the information used or relied upon;	Local Broker and on line sale instances available
8	Procedures adopted in carrying out the valuation and valuation standards followed;	As per Bank norms
9	Restrictions on use of the report, if any;	Only for banking Purpose
10	Major factors that were taken into account during the valuation	Marketability of the property
11	Major factors that were not taken into account during the valuation	NA
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	Veracity of the documents should verify through its legal counsel.

Date : 21.03.2021



*R. B. Pednekar*

**R. B. Pednekar.**  
**Chartered & structural engineer**  
**Govt. approved valuer**  
**Reg. No. CAT-I-304**

## **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, straight forward, and forth right 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-dated 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 off act 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 in so far as they are in compatible 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 rely in go not her 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 un biased 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 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 un connected 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 alligator 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 /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 anyother 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 under mines or affects his in dependence 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. 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 areas on able 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.

### **Miscellaneous**

31. A valuer shall refrain from under taking 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

**Date : 21.03.2021**



A handwritten signature in black ink, appearing to read "R. B. Pednekar".

**R. B. Pednekar.**  
**Chartered & structural engineer**  
**Govt. approved valuer**  
**Reg. No. CAT-I-304**



**Photo showing Route Map**



**Photo showing Location Map**



## ASKING RATE AS PER MARKET SEARCH



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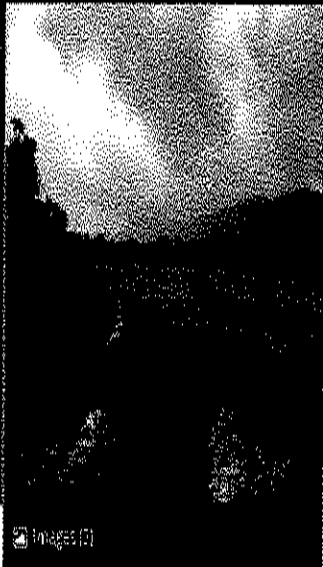
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### 12550 Sq. Meter Industrial Land for Sale in Wada, Thane

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**₹ 4.80 Cr** @ Rs 385 per Sq.Ft

Contact Owner

View Phone No.

Plot/Land Area

12550 Sq. Meter

Ownership

Individual

Sale Type

Resale

Type

Industrial  
Land

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**Rate Rs. 3821 per sq.mtr.**



## 49005 Sq.ft. Industrial Land for Sale in Wada, Palghar

Wada, Palghar, Maharashtra by Rupal Karmali [View Map](#)

[Contact Owner](#)

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### About Property

Industry Zone R-D= Zone plot

Lock and key plot

Situated in wada main highway touch 5,50,000/- per ghunta price negotiable

Purpose for godown, industry and warehouse, food storage, etc.

Negotiable price

Surrounding compound

Total price 62,20,00,000/-

(Two crore twenty six lakh only)

Single owner :Surya Chan Bansal

Area: **₹ 2.26 Cr ( @ Rs 461.12/Sq.ft )**

Size: **Plot / Land Area : 49005 Sq.ft.**

Ownership: **Individual**

Use Type: **Resale**

[Contact Owner](#)

Report: [Top City](#) [Market Info](#)

Kunal Bansal

Owner / +91-93720xxxxx

Show your interest to be sent to the Owner

Form

Individual

Agent

Name

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Message

I am interested in this property

1/

1000 Characters left

☐ Interested to be a Agent

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By submitting you agree to our Terms & Conditions

**Rate Rs. 4964 per sq.mtr.**





## NO TRANSACTION ON GUT NO. 226 IN 2021

online for Mumbai City and Suburb districts

Home Land search is also available after entering of property number

Now 1985-2002 data is also available for search for selected



### Important Links

- 1 eGCounts
- 2 eCourt
- 3 UCGM(Property Tax)
- 4 CERPSA

Search

Home Land Search

Home Land Search

### मिळकत तपशील/Property Details

सन/Year	2021	▼	जिल्हा/District	पुणे	▼
जिल्हा/Tahsil	वाश	▼	गाव निवडा>Select Village	कुडस	▼
मिळकत क्रमांक/Property No	226			21BC31	
(Enter Survey/No., CTS No., MH/Katta No./Section / Plot No.)					

Do you want to take Name Based Search (Optional)

OK / Cancel

OK / Cancel

पुणे जिल्ह्यातील कुडस या गावातील मिळकत क्रमांक=226 या मिळकतीचे 2021 हा काळावधीतील संपादकीय दस्तावेज महिले सदर प्रणालीमध्ये दि. 06/03/2021 17:25:17 PM रोजी येवताच खालीलप्रमाणे आढळून आलेली नाही.

## NO TRANSACTION ON GUT NO.226 IN 2020

online for Mumbai

All physically available data at BR offices from 1985 is available online for Mumbai City and Suburb districts

Home Land search is also available after entering of property number



### Important Links

- 1 eGCounts
- 2 eCourt
- 3 UCGM(Property Tax)
- 4 CERPSA

Search

Home Land Search

Home Land Search

### मिळकत तपशील/Property Details

सन/Year	2020	▼	जिल्हा/District	पुणे	▼
जिल्हा/Tahsil	वाश	▼	गाव निवडा>Select Village	कुडस	▼
मिळकत क्रमांक/Property No	226			SC51DB	
(Enter Survey/No., CTS No., MH/Katta No./Section / Plot No.)					

Do you want to take Name Based Search (Optional)

OK / Cancel

OK / Cancel



**NO TRANSACTION ON GUT NO.226 IN 2019**

**Today's Total Users :**

Online users: 265

Number of Visitors : (Since 1 Feb 2013)

think just where the balance is to prevent fraud.

All physically available data at SR offices from 1985 is available online for Mumbai city and Suburb districts

$$\begin{aligned} & \frac{\partial}{\partial t}(\rho_0 u) + \frac{\partial}{\partial x}(\rho_0 u^2) - \mu \frac{\partial^2 u}{\partial x^2} = \rho_0 g \\ & \rho_0 u = \rho_0 u|_{x=0} = \rho_0 u|_{x=L} = 0 \end{aligned}$$


## Important Links

- 1 eQICounts
- 2 eCount
- 3 MGMA\_Property\_Tax

## GOVERNMENT RATE



**Department of Registration & Stamps**  
**Government of Maharashtra**

नॉंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नौदली व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारभूत्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Year
2020/2021

Annual Statement of Rates

Language
English

Selected District
पानवड

Select Taluka
वाडा

Select Village
कुडस

Search By
☒ Survey No
☐ Location

Enter Survey No
226
Search

विभाग नं.	विभाग	अवविभाग	एर	रकम (Rs.)	आकस्मिक
9/9.3	विनयेती झालेल्या जमिनी	गावठाण परिसर व गावठाणीत अधिकृत विनयेती झालेल्या महापौराधिकृत जमिनी	1290	श्री. मीटर	सर्व्हे नंतर



PHOTOGRAPH OF THE PROPERTY



DOCUMENTS REFERRED

नमूना १ (क)  
(विधिस ३१ (५) पाठ)

**करांची मागणी पावती**

ग्रामपंचायत कुडूस

ता. वाडा, जि. पालघर

पुस्तक क्रमांक

पावती क्रमांक



वीथीद्वारे मिळालेल्या विलीन करीची रकम समुलीपण्य आहे.

पर क्रमांक : २२२२ मजकूर पुढील कर्तव्या रकम समुलीपण्य आहे.

कराचे नाव	मजकूर		विलीन करीची रकम	
	रुपये	पैसे	रुपये	पैसे
१. धारपट्टी	-	-	७८७०२/-	७८७०२/-
२. दिवावर्ती कर	-	-	५०/-	५०/-
३. आरोग्य कर	-	-	५०/-	५०/-
४. पाणीपट्टी	-	-	-	-
५. नोंदीस फी	-	-	-	-
६. खरिद फी	-	-	-	-
एकूण	-	-	७८७०२/-	७८७०२/-

हे विलीन आपणास प्राप्त झाल्यापासून देय रकमांचा भरणा १५ दिवसांचे आत करावा अन्यथा ग्रामपंचायत अधिनियमाच्या कलम क्र. १२४ (२) अन्वये आपल्यावर मागणी व नोंदवण्यात येईल.

दिनांक : ३-०४-२०१९

सहसंचालक, विलीन करीची रकम  
ग्रामपंचायत कुडूस  
ता. वाडा, जि. पालघर



सहस्रौल २१/११

3757

भूमापन क्रमांक	भूमापन क्रमांकाच्या उपविभाग	भूधारणा पद्धती	भोगवटादारचे नाव		खती क्रमांक
22६	५	२१	(१) 2e 9e 20e		कुळाचे नाव पत्त. क्र. ६३५ / २००४
भोताचे स्थानिक नांव			921 23		
लागवडी	ए.मु.	हेक्टर	जार	प्रती	
योग्य क्षेत्र	२९	२-	१०-	६	
	एकुण	२-	१०-	६	
पोटखराबा (लागवडी योग्य नसलेले)					
वर्ग (अ)	०	११-	५		
वर्ग (ब)					
एकुण	२-२१	१			
आकारणी		७-	७५		
जुडी किंवा विशेष					
आकारणी					

गांव नमुना बारा (पिकांची नोंदवही)

पिकाद्वार क्षेत्राचा तपशील

वर्ष	द्विगम	पितृ विकासालय क्षेत्र					पितृ विकासालय क्षेत्र					लोकप्रियता		विकास	प्रति	अन्य
		मिश्रण	जल	अजल	पिकाय	जल	अजल	पिकाय	जल	अजल	मिश्रण	जल	अजल			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

(अस्सल वरहुकुम नवकल)

दिनांक ५ / १२ / २०२३

तलाठी दफ्तर

तलाठी संज्ञा कुडूस  
को कदा. जि. दाणा.

