VALUATION REPORT

IN RESPECT OF FLAT

FOR

Mr.Prasad Ramchandra Madye

PROPERTY ADDRESS

Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd" is situated at Mangal Nagar, Phase 3, near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107

BANK OF MAHARASHTRA
Mulund East Branch

Always Best & Perfect Services from

KATKAR ENGINEERS & VALUERS

Vr. Balasaheb P.Katkar
(B.Tech,DE,FIIV,AIIISLA)
*** Govt. Registered Valuers.**
(IBBI & WEALTH TAX)
*** Chartered Engineers**
*** Structural Auditors.**
*** Surveyors.**
***Project Management Consultants.**

Shop No.03,Kulswamini NiwasC.H.S.Ltd
Gulmohar Marg,Near Chembur Nagrik Bank, Chunabhatti- East,
Mumbai 400 022
Email :- balasaheb.katkar@yahoo.in
:- katkarengineers@gmail.com
Mobile:- 9322297451/8082597451.
Tel- 022 24052085

PROFORMA INVOICE TOWARDS PROFESSIONAL CHARGES

Ref A/C- **Mr.Prasad Ramchandra Madye**

Client: **Bank of Maharashtra,** **Mulund East Branch**	**Name: Katkar Engineers & Valuers.** Shop No.03, Kulswamini NiwasC.H.S.Ltd Gulmohar Marg, Near Chembur Nagrik Bank, Chunabhatti- East, Mumbai 400 022 **Pan no: AOJPK9087N** **GSTIN No : 27AOJPK9087N2ZY**

Proforma No.12663

Date:- 14-11-2025

Sr.No.	Particular	Amount (in Rs.)
1	Professional charges to towards Valuation of Property at Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd" is situated at Mangal Nagar, Phase 3, near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107	Rs.3,000.00
2	CGST @9%	Rs. 270.00
3	SGST @9%	Rs. 270.00
	Grand Total	**Rs.3,540.00**

Rupees Three Thousand Five Hundred Fourty Only

E. & O.E

Yours Very truly

For Katkar Engineers & Valuers

KATKAR ENGINEERS & VALUERS Govt. Registered Valuers IBBI & Wealth

(Auth Signatory)

Note: **Don't treat Proforma Bill as Tax Invocie Bill**
After Bill Payment Please call on 9322297451 for Tax Invoice

Please Credit
Katkar Engineers & Valuers
Current Account no: 0221201001819,
Canara Bank, Branch Mumbai-Chunabhatti
IFSC CODE : CNRB0000221

By Quoting Bank and Borrowers Name.

KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

Balasaheb P. Katkar
B.Tech, DE, FIIV, AIIISLA
GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER

OFF. : Shop No. 3, Kulswamini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email:balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO : KEV/12663/BOM/2025 Date:- 14-11-2025

To,
The Chief Manager,
Bank of Maharashtra,
Mulund East Branch

CERTIFICATE

We certify that we have surveyed the immovable Property of,

Name of client : Mr.Prasad Ramchandra Madye

Description of the property : Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd" is situated at Mangal Nagar, Phase 3, near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107

Summary of valuation:-

A]	**Fair Market Value of the Property**	**:**	**Rs. 74,78,000.00**
B]	**Realizable Market Value of the Property**	**:**	**Rs. 71,04,000.00**
C]	**Forced/Distress Sale Value of the Property**	**:**	**Rs. 59,82,000.00**
D]	**Govt. Stamp Duty Ready Recknor Valuation**	**:**	**Rs. 56,26,743.84**
E]	**Insurance value of property**	**:**	**Rs. 17,93,000.00**
F]	**Rental Value**	**:**	**Rs 18,000 to Rs.20,000/Month**

Your's faithfully,
For KATKAR ENGINEERS & VALUERS.

KATKAR ENGINEERS & VALUERS Govt. Registered Valuers IBBI & Wealth Tax

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

KATKAR ENGINEERS & VALUERS

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Balasaheb P. Katkar
B.Tech, DE, FIIV, AIIISLA
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OFF. : Shop No. 3, Kulswamini Niwas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.
Email:balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO : KEV/12663/BOM/2025 Date : 14-11-2025

To,
The Chief Manager,
Bank of Maharashtra,
Mulund East Branch

VALUATION REPORT (IN RESPECT OF FLAT)

I.	**GENERAL**		
1	*Purpose for which the valuation is made*	:	To ascertain of fair market value of Property for Bank
2	*a) Date of inspection* *b) Date on which the valuation is made*	: :	13-11-2025 14-11-2025
3	*List of documents produced for perusal (Photocopy of Documents)*		
	i) Agreement for Sale	:	Agreement for Sale dated 4th February 2011 between Mr.Sachin Prabhakar Bhagwat (Transferors) and Mr.Prasad Ramchandra Madye (Transferees)
	ii) Previous Valuation Report	:	Previous Valuation Report dated 9th July 2022 issued by M/s.Sanjiv Hate
	iii) Society Registration No.	:	TNA/(TNA)/HSG/(TC)/16384/2005-06 dated 29th April 2005
4	*Name of the **Owner /Applicant** of the Property*	:	Mr.Prasad Ramchandra Madye
5	*Brief description of the property*	:	The Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as **"Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd"**. The Building consists of Ground + 4 Upper floors. It is easy route from Mira Road railway station.
6	*Location of property*		
	a) Plot No. / Survey No.	:	Survey No.79 Hissa No.2 of Village Ghodbundar

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	b) Door No.	:	Flat No.202
	c) T. S. No. / Village	:	Ghodbundar
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
	f) Date of issue and validity of layout of approved map / plan	:	Details not provided
	g) Approved map / plan issuing authority	:	Details not provided
	h) Whether genuineness or authenticity of approved map / plan is verified	:	No
	i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7	*Postal address of the property*	:	Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "**Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd**" is situated at Mangal Nagar, Phase 3, near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107
8	*City / Town*	:	Mira Road
	Residential Area	:	Yes
	Commercial Area	:	Yes
	Industrial Area	:	No
9	*Classification of the area*		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	*Coming under Corporation limit / Village Panchayat / Municipality*	:	Mira Bhayander Municipal Corporation
11	*Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area*	:	Not apparent from documents shown.
12	*Boundaries of the property*		
	North	:	Veena Building
	South	:	Ruia Pandav Enclave CHSL
	East	:	Open Plot
	West	:	Service Road
13	*Boundaries of the property*	:	As per Flat
	North	:	Open to air
	South	:	Entrance
	East	:	Open to air
	West	:	Flat No.201

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13. a	*Extent of the site*	:	N.A.
14	*Latitude, Longitude & Co-ordinates of flat*	:	Latitude - 19.2733641, Longitude -72.8604309
15	*Extent of the site considered for valuation (least of 13 A & 13 B)*	:	N.A.
16	*Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month*	:	Tenant Occupied
II.	**APARTMENT BUILDING**		
1	*Nature of the Apartment*	:	Residential
2	*Location*		
	C.T.S.No.	:	Survey No.79 Hissa No.2 of Village Ghodbundar
	Block No.	:	-
	Ward No.	:	-
	Village/Municipality/Corporation	:	Mira Bhayander Municipal Corporation
	Door No., Road (Pin Code)	:	Flat No.202
	Nearest Landmark	:	Near Hatkesh Circle
3	*Description of the locality Residential / Commercial / Mixed*	:	Residential use area.
4	*Year of Construction*	:	2003 as per previous valuation report
	Age of Building	:	22 Years
	Estimated Future Life	:	38 Years
5	*Number of Floors*	:	Ground + 4 Upper floors
6	*Type of Structure*	:	R.C.C. frame structure
7	*Number of Dwelling units in building*	:	4 Flats Per Floors
8	*Quality of Construction*	:	Good
9	*Appearance of the Building*	:	Good
10	*Maintenance of the Building*	:	Good
11	*Facilities Available*		
	Lift	:	Nill
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	**FLAT**		
1	*The floor on which the flat is situated*	:	2nd floor
2	*Door No. of the flat*	:	Flat No.202
3	*Specifications of the flat*	:	**2 BHK**
	Roof	:	R.C.C Water proofing
	Flooring	:	Vitrified flooring

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	Doors *Windows* *Fittings* *Finishing*	: : : :	T.W. panel type doors Allu. Frame Good Good
4	*House Tax* *Assessment No.* *Tax paid in the name of* *Tax amount*	: : : :	N.A. N.A. N.A. N.A.
5	*Electricity Service Connection no.* *Meter Card is in the name of*	: :	N.A. N.A.
6	*How is the maintenance of flat?*	:	Good.
7	*Sale Deed executed in the name of*	:	Mr.Prasad Ramchandra Madye
8	*What is the undivided area of land as per Sale Deed?*	:	N.A.- Valuation is only for flat.
9	*What is the plinth area of the flat?*	:	498 Sq.Ft.Carpet area 55.53 Sq.Mtrs.Builtup area
10	*What is the floor space index (app.)*	:	As per local norms.
11	*What is the Builtup Area of the flat?*	:	As per Documents Carpet Built up (area in Sq.Mtrs) - 55.53 (area in Sq.ft) 498 597.72 Actual measured - 459 Sq.ft.Carpet area
12	*Is it Posh/I class/Medium/Ordinary*	:	Medium
13	*Is it being used for Residential or Commercial purpose?*	:	Residential
14	*Is it Owner-occupied or let out?*	:	Tenant Occupied
15	*If rented, what is monthly rent?*	:	Rs 18,000 to Rs.20,000/Month
IV	**MARKETABILITY**		
1	*How is the marketability?*	:	Good
2	*What are the factors favouring for an extra Potential Value?*	:	Nil
3	*Any negative factors are observed which affect the market value in general?*	:	No
V	**RATE**		
1	*After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /transactions with respect to adjacent properties in the areas)*	:	Rs.12,000 to Rs.14,000/Sq.ft on Builtup area

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IBBI & Wealth Tax

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).*	:	Rs. 13,500.00 /Sq.ft.Builtup area
3	*Break - up for the rate*		
	i) Building + Services	:	Rs. 3,000.00 /Sq.ft
	ii) Land + Others	:	Rs. 10,500.00 /Sq.ft
4	***Guideline rate obtained from the Registrar's office***		
	Stamp duty ready reckoner rate for Flat/Office/Shop - Rs. 1,21,700.00 /Sq.Mtrs (A)		
	Increase by 0% floor rise - Rs. 1,21,700.00 /Sq.Mtrs (A)		
	Stampduty ready reckoner rate for land - Rs. 29,100.00 /Sq.Mtrs (B)		
	The Difference between building rate & land rate- Rs. 92,600.00 /Sq.Mtrs (C)		
	Depreciation percentage as per ready reckoner - 78 % (D)		
	Rate to be adopted after considering depreciation - B + (C X D) = **Rs. 1,01,328.00**		
	Rs. 9,413.60 X 597.72 Sq.ft		
	Rs. 56,26,743.84		

VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	*Depreciated building rate*	:	Rs. 2,010.00 /Sq.ft
	Replacement cost of flat	:	597.72 X Rs. 3,000.00 Rs. 17,93,174.76
	Age of the building	:	22 Years
	Life of the building estimated	:	38 Years
	Depreciation percentage assuming the salvage value as 10%	:	33 %
	Depreciated Ratio of the building		Rs. 2,010.00 /Sq.ft
b.	*Total composite rate arrived for valuation*	:	Rs. 12,510.00 /Sq.ft
	Depreciated building rate VI (a)	:	Rs. 2,010.00 /Sq.ft
	Rate for Land & other V (3)ii	:	Rs. 10,500.00 /Sq.ft
	Total Composite Rate	:	Rs. 12,510.00 /Sq.ft for Builtup area.

VII DETAILS OF VALUATION

Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	*Present value of the Flat (incl. car parking, if provided)*	597.72	Rs. 12,510.00	Rs. 74,77,538.75
2.	*Wardrobes*	-	-	-
3.	*Show cases*	-	-	-
4.	*Kitchen arrangements*	-	-	-
5.	*Superfine finish*	-	-	-
6.	*Others*	-	-	-
	Total			**Rs. 74,78,000.00**

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Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of carpet area.

The realizable value of the said residential premises is considered at 95% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

Remarks:

The said property is **2 BHK** Residential flat.

All the civic amenities are available within the proximity of the said building.

We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

Note : We were not provided with occupancy certificate. As per available documents, we have carried out the Valuation report and we request Bank to obtain all related documents from Borrowers for assessment of Loan.

DISCLAIMER

1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
4 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that tittle for the property is clear & marketable without any doubts/dues.
5 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also afects market value.
6 This Valuation is purely an opinion as on date & has no Legal or contractul obligation on our Part & may change with time, purpose and negative factors developed in future.



REF NO : KEV/12663/BOM/2025

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd" is situated at Mangal Nagar, Phase 3, near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107
In its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	**Rs. 74,78,000.00** Rupees SeventyFour Lakh SeventyEight Thousand Only
Realizable Value (95% of MV)	**Rs. 71,04,000.00** Rupees SeventyOne Lakh Four Thousand Only
Distress Sale Value (80% of MV)	**Rs. 59,82,000.00** Rupees FiftyNine Lakh EightyTwo Thousand Only
Govt. Guideline rate	**Rs. 56,26,743.84** Rupees FiftySix Lakh TwentySix Thousand Seven Hundred FourtyThree Paise EightyFour Only
Insurance or Replacement Value	**Rs. 17,93,000.00** Rupees Seventeen Lakh NinetyThree Thousand Only

For KATKAR ENGINEERS & VALUERS.

KATKAR ENGINEERS & VALUERS Govt. Registered Valuers

Mr. Balasaheb P.Katkar. (Proprietor)
Govt.Regd (IBBI & Wealth Tax) Valuer.

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

Signature
(Name of the Branch Manager with Office Seal).

REF NO : KEV/12663/BOM/2025

DECLARATION FROM VALUERS

a The information furnished in my valuation report dated 14-11-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the right property.

b I have no direct or indirect interest in the property valued;

c I/our representative have personally inspected the property on 13-11-2025 The work is not subcontracted to any other valuer and carried out by myself.

d I have not been convicted of any offence and sentenced to a term of Imprisonment;

e I have not been found guilty of misconduct in my professional capacity.

f 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.

g 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.

h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

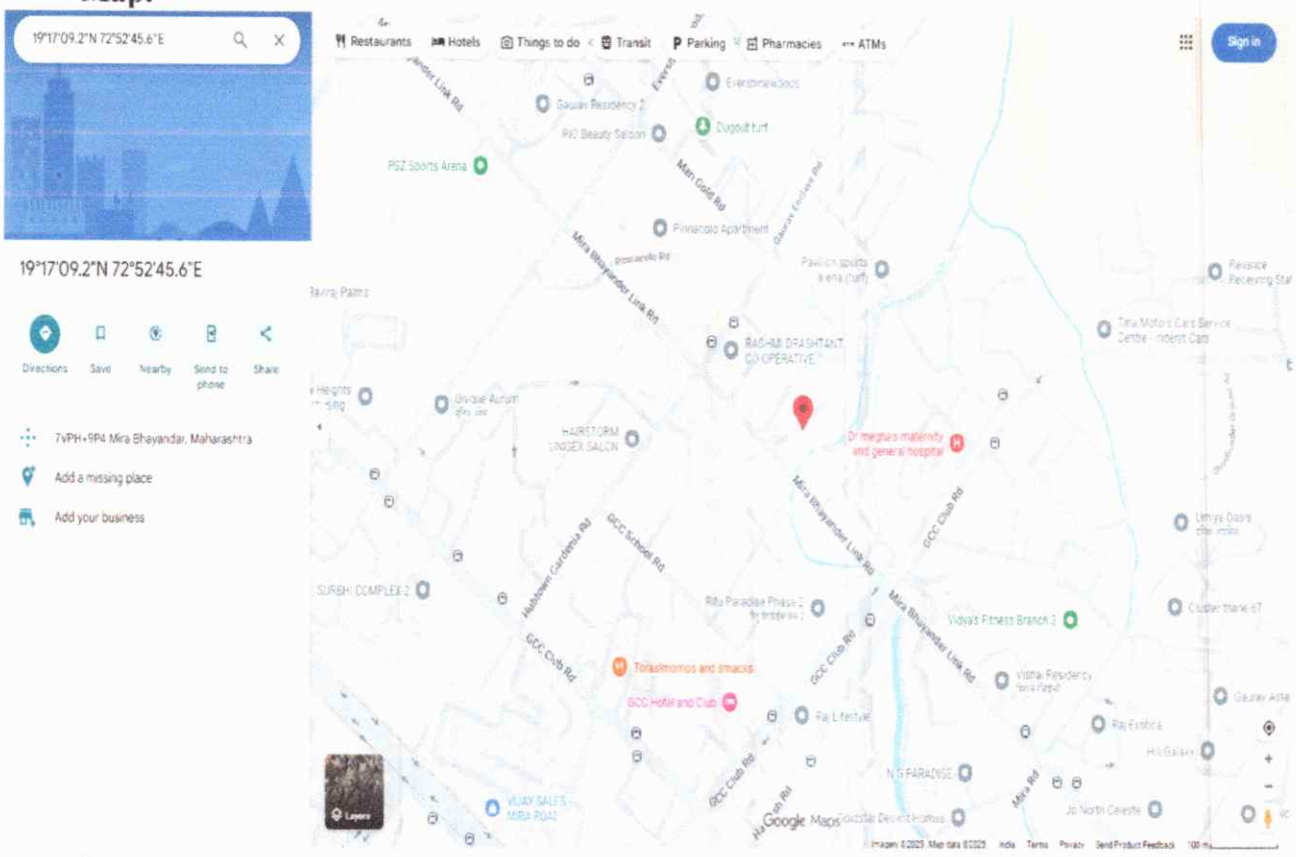
k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential
2	Purpose of valuation and appointing authority	Official of Bank of Maharashtra to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	13-11-2025 14-11-2025
6	Inspections and/or investigations undertaken	Measurement and 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	-
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.	Disclaimers Given

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Govt. Registered Valuers
IBBI & Wealth Tax

REF NO : KEV/12663/BOM/2025

Map:-



Government Guideline Rate:-

Department of Registration and Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

eASR 2.0

iSarita 2.0
NGDRS

स सर्व जागेच्या दराची साधारण माहिती मिळू शकेल. 3) दर बघण्यासाठी आवश्यक ती सर्व माहिती अचूकरित्या नमूद करावी. 4) आपल्या दराची खातरजमा माहिती साठी तुमच्या विभागातल्या सहा

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home | Valuation Guidelines | User Manual

Year 2025-2026 | Language English

Selected District Thane

Select Taluka Thane

Select Village Mauje [Gaon] Ghodbandar No. 8 (Mira Bhair

Search By ○ Survey No. ◉ SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8 32-यु-1) भू-भाग घोडबंदर गावातील जंगल मिळकती	8350	0	0	0	0	चौ. मीटर
SurveyNo	8/32/अ-घोडबंदर गावातील जंगल मिळकती	6290	0	0	0	0	चौ. मीटर
SurveyNo	8 33-यु-1) भू-भाग घोडबंदर गावातील जंगल मिळकती - अविकसीत प्र.चौ.मी.	7240	0	0	0	0	चौ. मीटर
SurveyNo	8/33/A-यु-1) भू-भाग घोडबंदर गावातील जंगल मिळकती - अविकसीत प्र.हे.	43440000	0	0	0	0	हेक्टर
SurveyNo	8/34-यु-2) भू-विभाग घोडबंदर गावातील भू-भाग यु-1 वगळता गावातील सर्व मिळकती संच्हे क्रमांक	29100	121700	123700	152200	123700	चौ. मीटर

1 2 3

KATKAR ENGINEERS & VALUERS
Govt. Registered Valuers
IBBI & Wealth Tax

3163/2025
14-11-2025
Note -Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10
दस्त क्रमांक : 3163/2025
नोंदणी :
Regn 63m

गावाचे नाव : घोडबंदर

(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	7600000
(3) बाजारभाव(भाडेपटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5744500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: वार्ड क्र.यु-2,विभाग क्र.§ 34 सदनिका क्र.101,ई-विंग,पहिला मजला,रश्मी हृशांत बिल्डींग न ही आणि ई को ऑप हॉ.सो.ली.,गौरव रो हाउस समोर,गौरव रेजन्सी जवळ,मिरारोड पु. क्षेत्र:56.65 चौ.मी. बिल्ट अप(Survey Number : 79/3, 74/1,2, 75/1 ;)
(5) क्षेत्रफळ	56.65 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पार्थिती एच इकाल -- वय:-41; पत्ता:-प्लॉट नं: 101 ई विंग माळा नं: पहिला, इमारतीचे नाव: रश्मी हृशांत बिल्डींग न ही आणि ई को.ऑप.हॉ.सो.ली, ब्लॉक नं: गौरव रेजन्सी जवळ, , रोड नं: मिरारोड, पु, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AGHPD9256C
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विक्रास सिंग -- वय:-31; पत्ता:-प्लॉट नं: 603 सी-विंग, माळा नं: -, इमारतीचे नाव: विशाल रेसिडेन्सी, ब्लॉक नं: जी सी सी क्लब जवळ , रोड नं: हालकेश, मिरारोड, पु, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-LEIPS8125G 2): नाव:-राजलेक्ष्मार पी. सिंग -- वय:-31; पत्ता:-प्लॉट नं: 603 सी-विंग, माळा नं: -, इमारतीचे नाव: विशाल रेसिडेन्सी, ब्लॉक नं: जी सी सी क्लब जवळ , रोड नं: हालकेश, मिरारोड, पु, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-DTBPS1247A
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3163/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	532000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

6682/2025
14-11-2025
Note -Generated Through eSearch Module,For original report please contact concern SRO office.

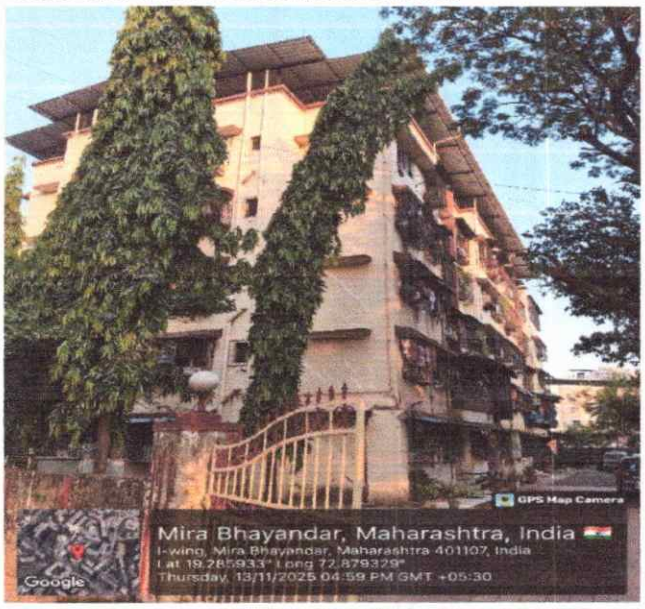
सूची क्र.2

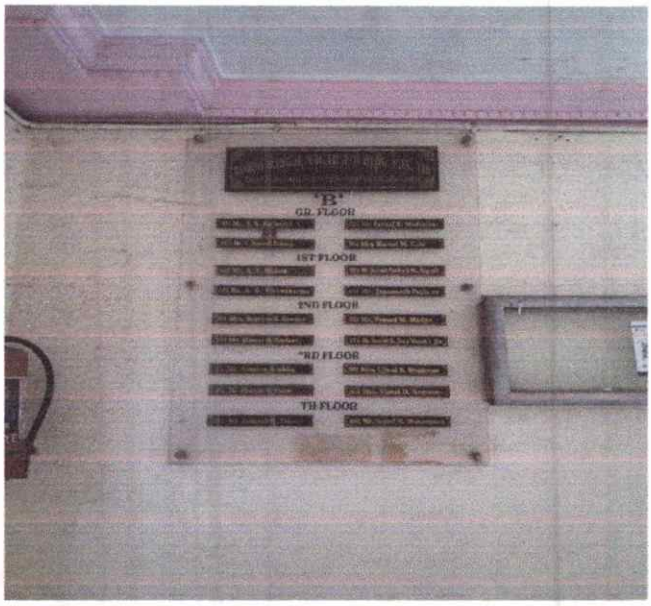
दुय्यम निबंधक : सह दु.नि. ठाणे 10
दस्त क्रमांक : 6682/2025
नोंदणी
Regn 63m

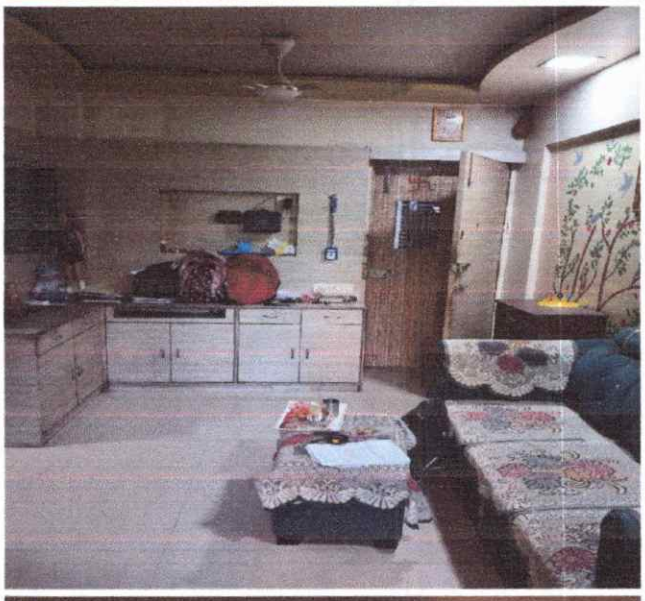
गावाचे नाव : घोडबंदर

(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3623100
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: मौजे घोडबंदर, वॉर्ड-यु-2,विभाग क्रमांक-§ 34 मध्ये, सदनिका क्रमांक -203, दुसरा मजला, ई-विंग, रश्मी मंगल नगर ई आणि एक को ऑप हौ.सोसा ली मंगल नगर,हटकेश,मिरारोड पूर्व,ठाणे,सर्वे नं:79,हिस्सा नं:2,क्षेत्रफळ :-29.77 चौ.मी. बिल्ट अप(Survey Number : 79,हिस्सा नं:2 ;)
(5) क्षेत्रफळ	29.77 चौ मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीप रामनाथ आढे वय:-42; पत्ता:-प्लॉट नं: 203, माळा नं: 2, इमारतीचे नाव: ई-विंग, रश्मी मंगल नगर ई आणि एक को.ऑप.हौ.सोसा ली, ब्लॉक नं: मंगल नगर,हटकेश, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABGPA6575K
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रतिकांत भगत डेहेरा -- वय:-43; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सी-404,हिना एन्क्लेव, ब्लॉक नं: जी सी सी क्लब जवळ,मंगल नगर,हटकेश, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABLPB4736Q 2): नाव:-ममता रतिकांत डेहेरा -- वय:-42; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सी-404,हिना एन्क्लेव, ब्लॉक नं: जी सी सी क्लब जवळ,मंगल नगर,हटकेश, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-EKDPB6864Q 3): नाव:-रमाकांत भगत डेहेरा -- वय:-41; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: सी-404,हिना एन्क्लेव, ब्लॉक नं: जी सी सी क्लब जवळ,मंगल नगर,हटकेश, रोड नं: मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABTPB7855Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/04/2025
(10)दस्त नोंदणी केल्याचा दिनांक	07/04/2025
(11)अनुक्रमांक,खंड व पृष्ठ	6682/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000

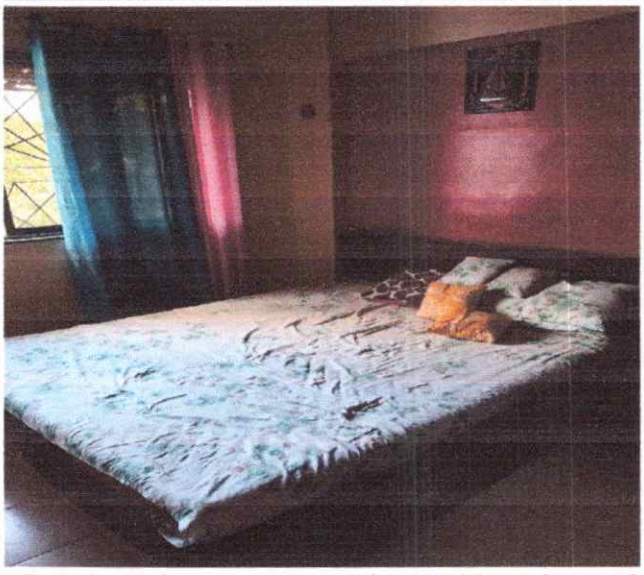
VAIDYA ENGINEERS & VALUERS
Govt. Registered Valuers
IBBI & Wealth Tax

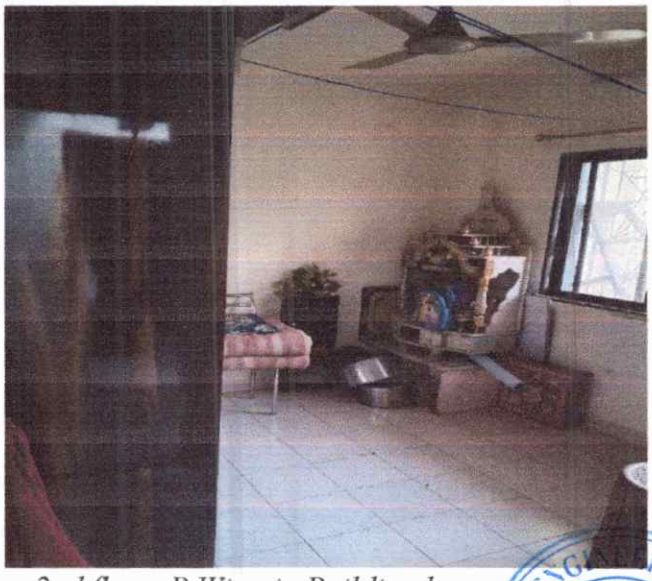












Residential use premises Flat No.202 is located on 2nd floor, B Wing in Building known as "Rashmi Mangal Nagar A-B Bldg Co-Op.Hsg. Soc.Ltd" is situated at Mangal Nagar, Phase 3,Govt. near Hatkesh, Mira Road East, Mira Bhayandar, Thane-401107