Pratap B. Salunkhe
B.E.(Civil),M.I.E.,F.I.V.
- Govt. Regd. Valuer -CAT-1/35/2002-2003
- Chartered Engineer (INDIA) MI 27670-5
- Consulting Civil Engineer
- Project Management Consultant

Pratap B. Salunkhe
Chartered Engineer & Govt. Regd.Valuer

- Corporate & Regd. Office : 12/561, Opp. Sakharpe Hospital, Ichalkaranji - 416 115. Dist Kolhapur (M.S.) INDIATel.: 0230 2435911 Mobile: +91 94220 44887, +91 98606 04488
- Regional Office Pune : Flat No. 904, B2 Wing, Akshar Elementa, Near Balaji Institute, Bhumkar Chowk,Tathawade, Pune 411 033. Maharashtra, India. Cell: +919422044887,+919860604488
- Regional Office Mumbai :Room No. 16, Ground Floor, Swami Samarth CHS Ltd, Plot No. C-26, Sector No.14, Kalamboli Navi Mumbai - 410218 Cell: +919422044887, 98606 04488
- Regional Office Kolhapur :Office No. 204, A Wing, Sai Prasad Apartment, 5th Lane, Rajarampuri, Bus Root, Opp. Hotel Pahunchar, Kolhapur- 416008. Cell: +91 9422044887, +919370372209

Email: sankalpsiddhiurja@gmail.com, pratapbsalunkhe69@gmail.com,sankalpconstruction@rediffmail.com

To,
The Branch Manager,
Central Bank Of India
Worli, Mumbai.

Date : 26/11/2025

Subject : Valuation Report For Bank Loan NPA Purpose.

Particulars	Details
Property Owners	Mukesh J. Bharti. Manju M. Bharti.
Property Address	Flat No. 1801, 18th Floor, Wing – H, "Casa Primia", S. No. 100/1, 102/2, 102/4, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9, Kalyan Shill Road, Dombivali-East, Thane - 421204.
Fair Market Value	Rs.50,37,500/- Rs. Fifty Lakh Thirty Seven Thousand Five Hundred Only.
Realizable Value	Rs.45,33,750/- Rs. Forty Five Lakh Thirty Three Thousand Seven Hundred Fifty Only.
Distress Value	Rs.40,30,000/- Rs. Forty Lakh Thirty Thousand Only.

PRATAP BRAHMDEO SALUNKHE

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Date: 2025.11.27 17:05:08 +05'30'

Pratap B. Salunkhe

VALUATION REPORT FOR FLAT

I.	**GENERAL**				
1.	Purpose for which the valuation is made			To find out the fair market value of the property for bank loan NPA purposes in Central Bank of India, Branch – Worli, Mumbai.	
2.	a)	Date of inspection	:	25/11/2025	
	b)	Date on which the valuation is made	:	26/11/2025	
3.	List of documents produced for perusal			1. Copy of Index II No. 12307/2017 Dated 31/10/2017	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	**Mukesh J. Bharti.** **Manju M. Bharti.** **Joint Ownership**	
5.	Brief description of the property		:	The subject property is residential flat.	
6.	Location of property				
	a)	Plot No. / Survey No.	:	S. No. 100/1, 102/2, 102/4, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9	
	b)	Door No.	:	Flat No. 1801	
	c)	T.S. No. / Village	:	Khoni	
	d)	Ward / Taluka	:	Kalyan	
	e)	Mandal / District	:	Thane	
	f)	Date of issue & validity of layout of approved plan.	:	The sanction building plan was not available for our perusal.	
	g)	Approved plan issuing authority	:	--	
	h)	Whether genuineness or authenticity of approved plan is verified	:	--	
	i)	Any other comments by our empaneled valuers on authentic of approved plan.	:	--	
7	Postal address of the property		:	Flat No. 1801, 18th Floor, Wing – H, "Casa Primia", S. No. 100/1, 102/2, 102/4, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9, Kalyan Shill Road, Dombivali-East, Thane - 421204.	
8	City / Town		:	Khoni, Thane.	
	Residential area		:	Yes	
	Commercial area		:	No	
	Industrial area		:	No	
9	Classification of the area				
	i) High / Middle / Poor		:	Middle class	
	ii) Urban / Semi Urban / Rural		:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Kalyan - Dombivli 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.		:	N.A.	
12	Boundaries of the property		:	**As per site inspection**	
	East		:	Flat No. 1802	
	West		:	Staircase	
	South		:	Lobby	
	North		:	Open Space	
13	Dimensions of the site		:	A	B
				As per the Deed	Actual
	North		:		
	South		:		
	East		:		
	West		:		

14	Extent of the site	:	As per Document – Carpet Area – 42.08 sqm i.e. 453 sft EBVT Area – 4.74 sqm i.e. 51 sft Total = 46.82 sqm i.e. 504 sft Built up Area – 605 sft
15	Latitude & Longitude	:	19.1726446,73.1107974
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	605 sft
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat was locked at the time of site visit.
II.	**APARTMENT BUILDING**		
Sr. No.	Description	:	Remarks
1	Nature of the apartment	:	Multi storied R.C.C. framed structure
2	Location		Kalyan Shill Road, Dombivali-East, Thane - 421204.
	T.S. No.	:	--
	Block No.	:	--
	Ward No.	:	--
	Village / Municipality / Corporation	:	Kalyan - Dombivli Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No. 1801, 18th Floor, Wing – H, "Casa Primia", S. No. 100/1, 102/2, 102/4, 104/3, 104/5, 104/6, 104/7, 104/8, 104/9, Kalyan Shill Road, Dombivali-East, Thane - 421204.
3	Description of the locality Residential / Commercial / Mixed	:	Mixed
4	Year of Construction	:	Details not made available
5	Number of floors	:	G+18 Floors
6	Type of structure	:	R.C.C. framed structure
7	Number of dwelling units in the building.	:	6 flats per Floor
8	Quality of construction	:	Good
9	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	Facilities available	:	
	Lift	:	Yes (2 lifts)
	Protected water supply	:	Yes
	Underground sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes (Separate Car Parking)
	Is compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III	**FLAT**		
1	The floor in which the flat is situated	:	18th Floor
2	Door No. of the flat	:	Flat No. 1801
3	Specifications of the flat		
	Roof	:	R.C.C. slab for roofing
	Flooring	:	Flat was locked at the time of site visit.
	Doors	:	J.W. frame with flush doors
	Windows	:	Flat was locked at the time of site visit.
	Fittings	:	Flat was locked at the time of site visit.
	Finishing	:	Flat was locked at the time of site visit.
4	House Tax	:	Details not made available
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service connection No.	:	Details not made available
	Meter Card is in the name of	:	--
6	How is the maintenance of the flat?	:	Flat was locked at the time of site visit.

7	Sale Deed executed in the name of	:	Mukesh J. Bharti. Manju M. Bharti.
8	What is the undivided area of land as per Sale Deed?	:	Pl. refer legal report.
9	What is the plinth area of the flat?	:	605 sft
10	What is the floor space index (app.)	:	As per norms
11	What is the Carpet Area of the flat?	:	504 sft
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for residential or commercial purpose?	:	Flat was locked at the time of site visit.
14	Is it owner-occupied or let out?	:	Flat was locked at the time of site visit.
15	If rented, what is the monthly rent?	:	Approx. Rs.11,000 to Rs.12,000/ Month
16	Remarks if any	:	No
IV	**MARKETABILITY**		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Flat are located in residential area
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits
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?	:	Rs.7,000 to 8,000/Sq.ft. for built up 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 (given details).	:	Rs.7,000 to 8,000/Sq.ft. for built up area.
3	Break – up for the rate		
	i) Building + Services	:	Rs.7,500/Sq.ft. for built up area.
	ii) Land + others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Ready Reckoner Rate 2025-26 Rs.48,000/- per Sq.mt. (Rs.4,459/- per Sq.ft.) on Built-up area
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a	Depreciated building rate	:	Rs.7,500/Sq.ft. for built up area.
	Depreciated cost of flat with Services (v(3)i)	:	Rs.7,500/Sq.ft. for built up area.
	Age of the building	:	Details not made available
	Life of the building estimated	:	Details not made available
	Depreciation percentage assuming the salvage value as 10%	:	Details not made available
	Depreciated rate of the building	:	Rs.7,500/Sq.ft. for built up area.
B	Total composite rate arrived for valuation		Rs.7,500/Sq.ft. for built up area.
	Depreciated building rate VI (a)	:	Rs.7,500/Sq.ft. for built up area.
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	Rs.7,500/Sq.ft. for built up area.

VII. DETAILS OF VALUATION :

SI. No.	Description	Built up Area	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	**605 sft**	**Rs.7,500/- sft**	**Rs.45,37,500/-**
2.	Wardrobes			
3.	Showcases /almirahs			
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.	Parking			**Rs.5,00,000/-**
	TOTAL			**Rs.50,37,500/-**

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

Fair Market Value	**Rs.50,37,500/-**	**Rs. Fifty Lakh Thirty Seven Thousand Five Hundred Only.**
Realizable value	**Rs.45,33,750/-**	**Rs. Forty Five Lakh Thirty Three Thousand Seven Hundred Fifty Only.**
Distress value	**Rs.40,30,000/-**	**Rs. Forty Lakh Thirty Thousand Only.**
Book value (Purchase cost) As per Regd. Agreement dated 31/10/2017	**Rs.46,91,403/-**	**Rs. Forty Six Lakh Ninety One Thousand Four Hundred Three Only.**
Insurance Value 605 sft x Rs.2,500/- sft	**Rs.15,12,500/-**	**Rs. Fifteen Lakh Twelve Thousand Five Hundred Only.**

Remarks :

1. Flat was locked at the time of site visit. Hence only external visit done.
2. Occupancy certificate not provided to us.

ANNEXURE -I
DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 26/11/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. Our engineer/field executive Mr. Ajay Patil inspected the property on 25/11/2025. The work is not sub-contracted 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. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
i. i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j. I am the proprietor who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is owned by Mukesh J. Bharti. & Manju M. Bharti. This is based on information given by owners & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose – To know the fair market value of the property for bank loan NPA purpose. Appointing authority -The Branch Manager, Central Bank of India, Branch – Worli, Mumbai.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Pratap B. Salunkhe.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment – 25/11/2025. Valuation date – 26/11/2025. Date of report - 26/11/2025
6	Inspections and/or investigations undertaken;	Site inspection was carried on 25/11/2025
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted by Mr. Ajay Patil along with Owners & the valuation is worked out by composite rate method.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. iii) Locality. ii) Supply & demand. iv) Construction quality.
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.	No such circumstances were noticed.

PRATAP BRAHMDEO SALUNKHE
Digitally signed by PRATAP BRAHMDEO SALUNKHE
Date: 2025.11.27 17:05:37 +05'30'

Date : 26/11/2025
Place : Kalamboli, Navi Mumbai.

PRATAP B. SALUNKHE
PANEL VALUER,
CENTRAL BANK OF INDIA.

CODE OF CONDUCT

Integrity & Fairness :

1. A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he provides true & 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 & due care :

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
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 & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his 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 a valuer.
10. A valuer shall not carry out any instruction of the client in so far 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 professional dealings by ensuring that his 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 or any of his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities & Exchange Board of India (Prohibitions of Insider Trading) Regulation 2015 or till the tile 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 clients needs.
18. As an independent valuer, the valuer shall not charge the success fee.
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 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 knowledge without proper & 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 & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriate of his decision & 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 valuer organization with which he is registered or any 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 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 a for peer review. In the even of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & hospitality :

25. A valuer or his relative shall not accept gifts or hospitality which undermines of 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).
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 or to obtain or retain an advantage in the conduct of profession for himself.

Remuneration & 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 & restrictions :

29. A valuer shall refrain from accepting too many assignments if he is unlikely to able to devote adequate time to each of his assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

PRATAP BRAHMDEO SALUNKHE

Digitally signed by PRATAP BRAHMDEO SALUNKHE
Date: 2025.11.27 17:05:56 +05'30'

Date : 26/11/2025

PRATAP B. SALUNKHE

Place : Kalamboli, Navi Mumbai

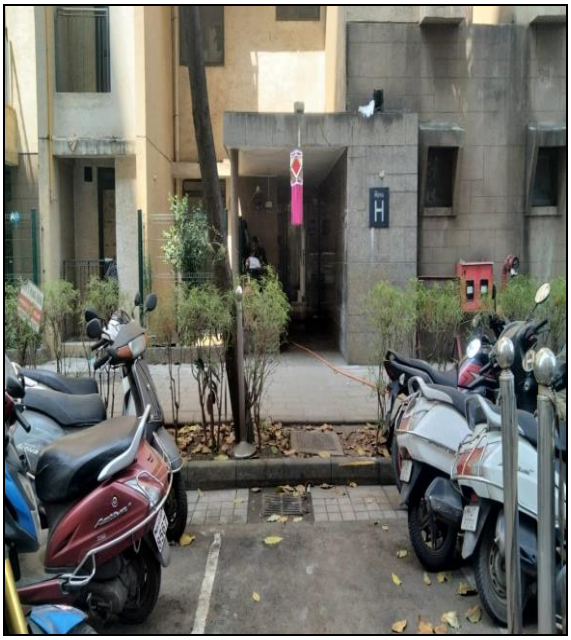
PANEL VALUER,
CENTRAL BANK OF INDIA.

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)

Property Photographs

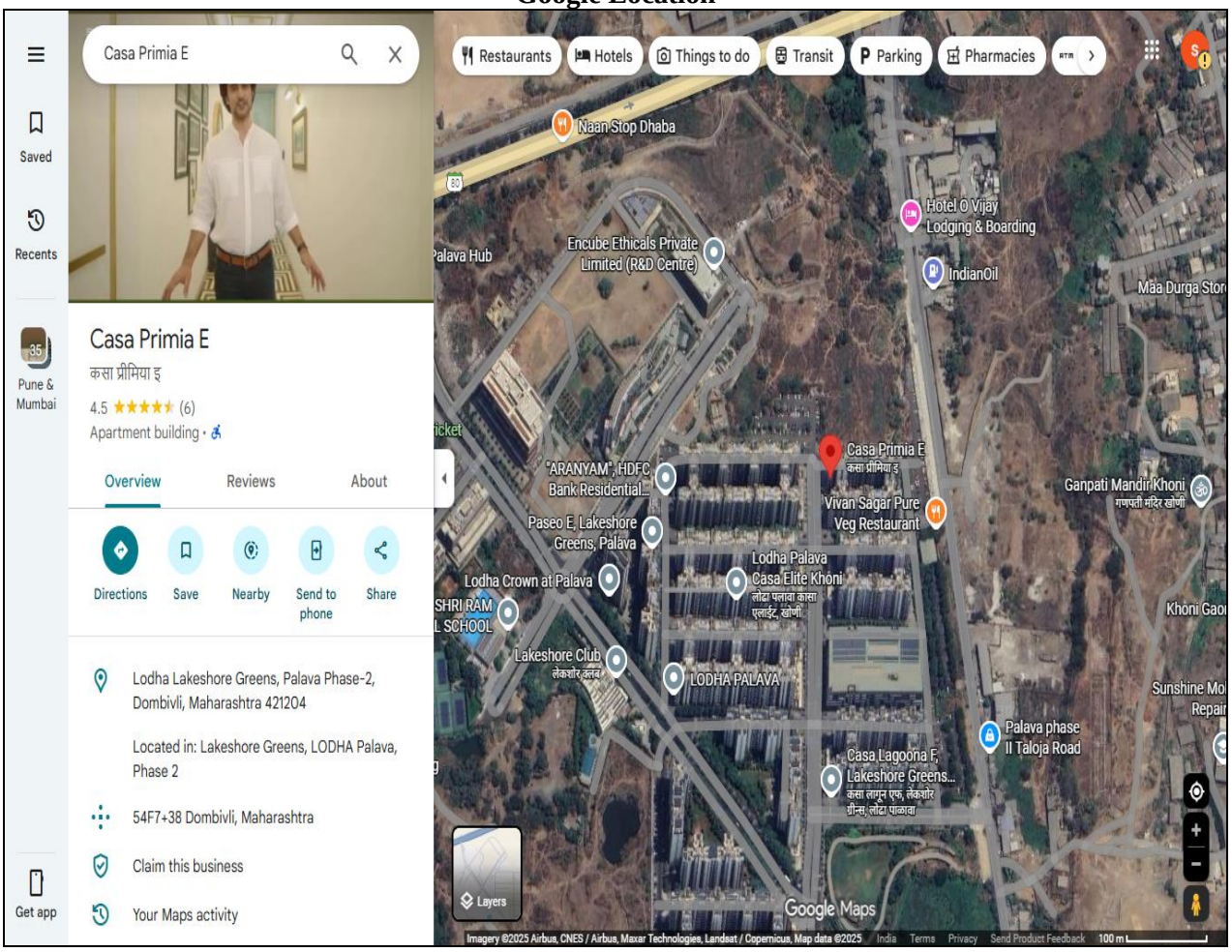








Google Location



Government Rate

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: Kalyan

Select Village: Khoni

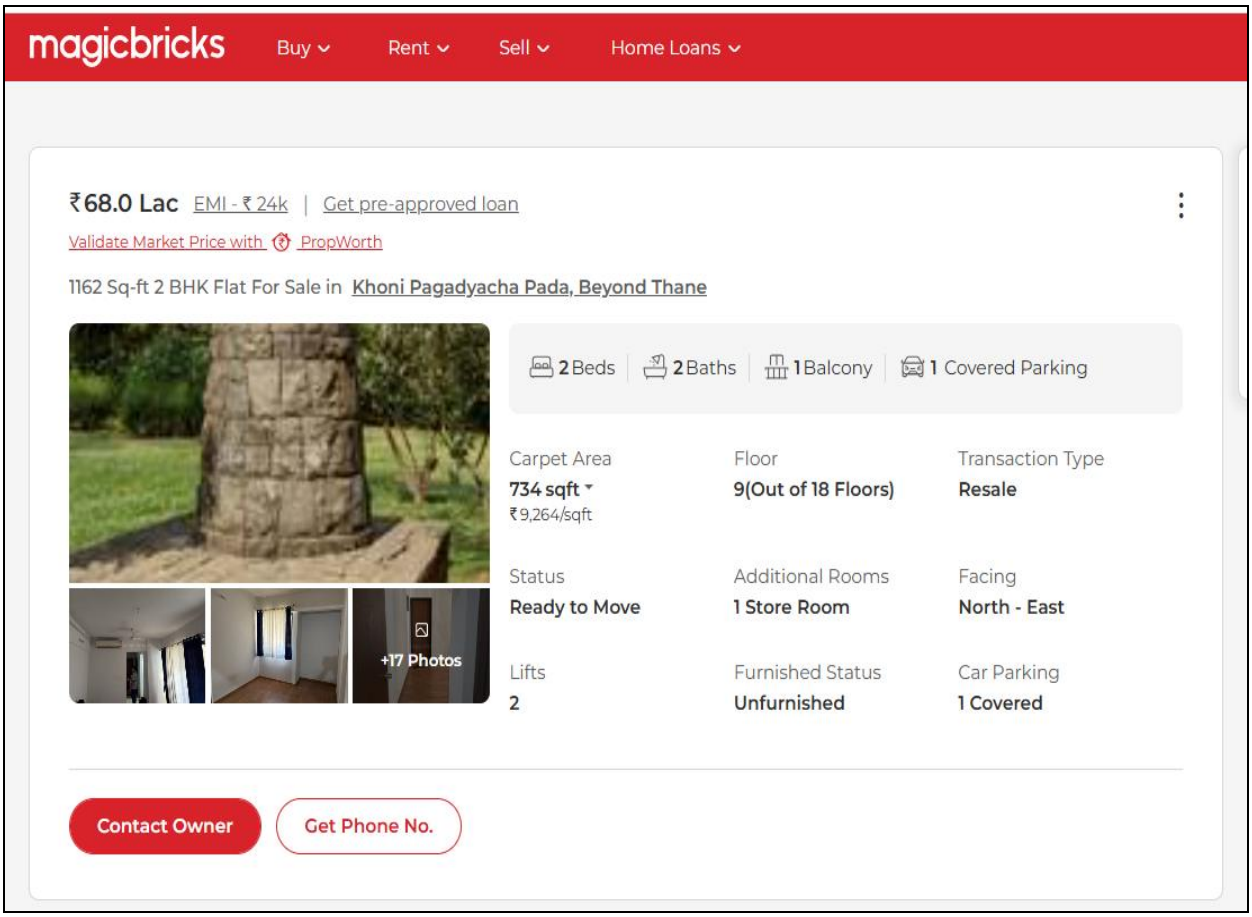
Search By: ○Survey No. ◉Location

Select Location: इतर विकसनशिल विभाग

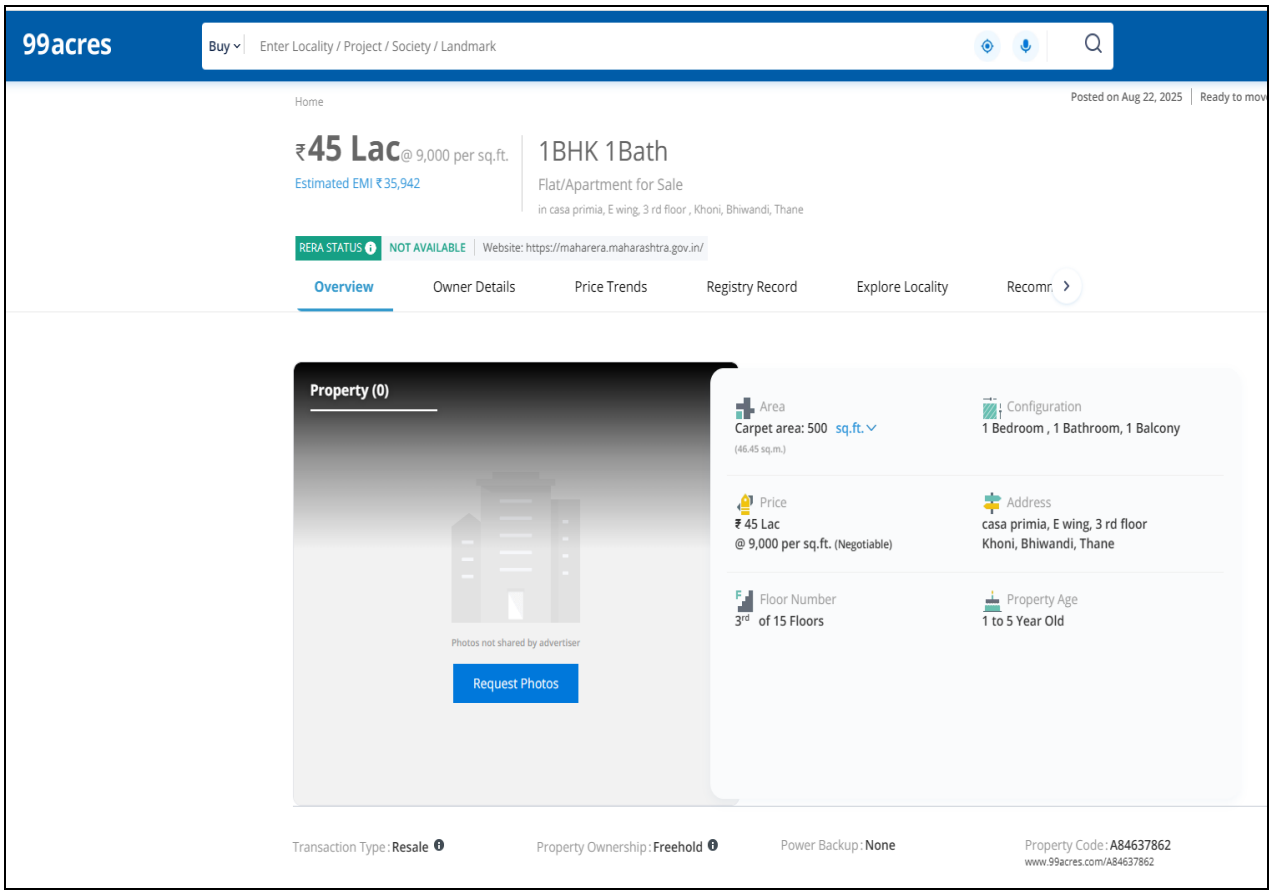
Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-निवासी सदनिका	48000	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन	46000	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	60000	चौरस मीटर
SurveyNo	27/27.4	27.4-पलावा प्रकल्पा अंतर्गत निवासी सदनिका	59200	चौरस मीटर
SurveyNo	27/27.5	27.5-पलावा प्रकल्पा अंतर्गत कार्यालय/औद्योगिक गाळा/गोडाऊन	56800	चौरस मीटर

1 2

Web Instances



Rate Rs.7,720/- sft on Built up area



Rate Rs.7,500/- sft on Built up area

Documents

Index-2(सूची - २)

31/10/2017

सूची क्र.2

दुय्यम निबंधक :
दस्त क्रमांक : 12
नोंदणी :
Regn:63m

गावाचे नाव : 1) खोणी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4691403
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1891195.64
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1801, माळा नं: 18वा मजला, इमारतीचे नाव: कासा प्रिमिया एच-विंग, ब्लॉक नं: डोंबिवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: सोबत एक कार पार्कींग दिनांक 15/01/2008 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु .शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12) ((Survey Number : 100/1,102/2,102/4,104/3,104/5,104/6104/7,104/8,104/9 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 56.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पलावा डेवेलर्स प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. प्रताप सातवेकर वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: 4था मजला ,412, इमारतीचे नाव: 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AABCL1117D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश जे भारती - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1305, ओबेरॉय स्प्रिंग्स, ब्लॉक नं: अंधेरी वेस्ट ,मुंबई , रोड नं: लिंक रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AJRPB2605E 2): नाव:-मंजू एम भारती - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1305, ओबेरॉय स्प्रिंग्स,, ब्लॉक नं: अंधेरी वेस्ट ,मुंबई, रोड नं: लिंक रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AKZPB6717E
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/10/2017
(10)दस्त नोंदणी केल्याचा दिनांक	31/10/2017
(11)अनुक्रमांक,खंड व पृष्ठ	12307/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	164500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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दस्त क्र. ६३५७ | २०१
३४ | ५५०

Annexure 6

(Unit and Project Details)

(I) **CUSTOMER ID** : **1269230**

(II) **Correspondence Address of Purchaser : A-1305, Oberoi Springs, Link Road, Andheri West, Mumbai-400053, Maharashtra.**

(III) **Email ID of Purchaser : jmukeshbharti@rediffmail.com, manjuniks@rediffmail.com**

(IV) **Unit Details:**

(i) Development/Project : **PALAVA PRIMIA E to J**

(ii) Building Name : **Casa Primia**

(iii) Wing : **H**

(iv) Unit No. : **1801**

(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	453	42.08
EBVT Area	51	4.74
Net Area (Carpet Area +EBVT Area)	504	46.82

(vi) Car Parking Space allotted: **1 (One)**

(V) **Consideration Value (CV): Rs.4691043/- (Rupees Forty Six Lakhs Ninety One Thousand Forty Three Only)**

(VI) **Payment Schedule for the Consideration Value (CV):**

Booking Amount-1 (Payable at time of booking)	**Rs.81000/-**
Booking Amount-2 (within 21 days from booking date)	**Rs.153552/-**
Booking Amount-3 (within 60 days from booking date)	**Rs.703656/-**
On initiation of RCC work for Level 7 or 15th Sept 2017 whichever is later	**Rs.586380/-**
On initiation of RCC work for Level 9 or 15th Oct 2017 whichever is later	**Rs. 586380/-**
On initiation of RCC work for Level 10 or 15th Nov 2017 whichever is later	**Rs. 586380/-**
On initiation of RCC work for Level 12 or 15th Dec 2017 whichever is later	**Rs. 586380/-**
On initiation of RCC work for Level 14 or 15th Jan 2018 whichever is later	**Rs. 586380/-**
On initiation of RCC work for Level 16 or 15th Feb 2018 whichever is later	**Rs.680201/-**
On intimation of possession	**Rs.140734/-**

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones become due before or after the other milestones, depending on the date of initiation of the rele milestone.

(VII) **Reimbursements:** Payableon/before the Date of Offer of Possession

Reimbursement