D.V. Mane Associates LLP

[The Values become Value]

D V MANE
ASSOCIATES LLP
LAND | BUILDING | PLANT | MACHINERY

Name of the Owner :
Shantaram Ganpat Gaokar

Property Address
Flat No. 05, Ground Floor, Jai Govind Nagar CHSL, At Hanuman Nagar, Goddev Phatak Road, Bhayander (East) Tal & Dist Thane – 401 105

Bank Name : Bank of Maharashtra

Branch : Shimpoli, Mumbai

Mr. Dhairyashil Vijay Mane.
M.Sc. [REV], B.E.[Civil], M.B.A.[Mkt],
M.A. [Pol. Sci.], C. E., C. V., C. A.,
AMIA Structure,
Government Approved Valuer
No. CAT –I 313 of 2019-20
Insolvency and Bankruptcy Board Of India
No. IBBI/RV/02/2022/14816

Office No.103,1st Floor, Navmangal Society, RHB Road, Above Prashant Jewelers, Mulund West, Mumbai – 400080.
E-mail: *mumbai@dvmane.com* ***Contact No:*** *9970764003/91724 08888*

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Ref. No- DVM/MUM/25-26/7549 Date: 13/02/2026

To,
The Branch Manager
Bank of Maharashtra
Branch : Shimpoli, Mumbai.

Subject: Valuation Report for Bank Loan.

Dear Sir / Madam,

As per our telephonic discussion Please find enclosed herewith the valuation report. Kindly acknowledge the receipt & this is to certify that in my opinion.

Name of the Owner : Shantaram Ganpat Gaokar

Location of the Property: Flat No. 05, Ground Floor, Jai Govind Nagar CHSL, At Hanuman Nagar, Goddev Phatak Road, Bhayander (East) Tal & Dist Thane – 401 105

Fair Market Value of the above property in the condition with aforesaid specifications is	Rs. 15,85,440/-	(Rs. Eighty Two Lakh Seventeen Thousands Four Hundred Eighty Only.)
Realizable value of the above property is	Rs. 15,06,168/-	(Rs. Seventy Three Lakh Ninety Five Thousand Seven Hundred Thirty Two Only.)
Distress value of the above property is	Rs. 13,47,624/-	(Rs. Sixty Five Lakh Seventeen three Thousand Nine Hundred Eight Four Only.)
Government Valuation	Rs. 27,08,370/-	(Rs. Ninety Five Lakh Forty Nine Thousand Eighty Five Only.)
Insurance Value of Flat	Rs. 6,77,000/-	(Rs. Sixty Seven Thousands Seven Hundred Only.)

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Dhairyashil Vijay Mane

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Thanking You

VALUATION REPORT OF RESIDENTIAL FLAT

I.	GENERAL			
1.	Purpose for which the valuation is made		:	To Estimate the Fair Market value of the subject property for Bank Loan.
2.	a)	Date of inspection	:	02/02/2026
	b)	Date of Valuation	:	13/02/2026
	c)	Ref. No.	:	DVM/MUM/25-26/7549
3.	List of documents produced for perusal		:	1.Agreement for Sale dated 30/12/2010Between Shri Amruta Antoji Kondalkar "The Transferor" AND Shri Shantaram Ganpat Gaokar :The Transferee" 2. Share Certificate No. TNA/TC/And 1709 Dated 11/11/1990 3. Building Completion Certificate No. 556/85/86 Dated 26/04/1985 Issued by Group Village Panchayat Navghar Bhayander East
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)		:	**Name of the Owner : Shantaram Ganpat Gaokar** **Property Address: Flat No. 05, Ground Floor, Jai Govind Nagar CHSL, At Hanuman Nagar, Goddev Phatak Road, Bhayander (East)** **Tal & Dist Thane – 401 105** **Name of Person Met on Site – Flat Was Lock**
	Nature of Ownership		:	Singal Ownership
5.	Brief description of the property		:	**Subject building is at nearest distance from Bhayander Station is 1.6 Kms, The Area is Developing and Location Having all Civic and Infrastructure Facilities are nearby and Within easy Reach. The Location is well Connected By Road & Railways to Mumbai Suburban Areas and another Destination. Presently the property is found locked during our visit.**
	Landmark		:	In front of Hanuman Nagar
	Is it freehold or leasehold property?		:	Freehold (Pls. refer LSR for more details)
6.	Location of property			
	a)	Plot No. / Survey No.	:	Survey No. 113, Hissa No. 10 of Village Goddev,
	b)	Door No.	:	Flat No. 05
	c)	T. S. No. / Village	:	Village – Goddev
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	Dist – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Since property was locked physical measurement was possible.
	g)	Approved map / plan issuing authority	:	MBMC
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	NA.
	i)	Any other comments by our empanelled Valuers on authentic of approved plan	:	

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	j) RERA Registered Project	:	Yes
7.	Postal address of the property	:	Flat No. 05, Ground Floor, Jai Govind Nagar CHSL, At Hanuman Nagar, Goddev Phatak Road, Bhayander (East) Tal & Dist Thane – 401 105
8.	City / Town	:	Mumbai.
	Residential Area	:	Yes
	Commercial Area	:	No
	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	:	MBMC
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 shown in local Inquiry
12	Boundaries of the property For **Flat**	:	**As per Site Investigation**
	North	:	Flat No. 4,3,2
	South	:	Flat No. 7,8
	East	:	Staircase
	West	:	Open Plot
	Boundaries of the property For **Plot**		**As per Site Investigation**
	North		Govind Samruti Society
	South		Jai Govind Society
	East		Open Plot
	West		Namo Hari Krupa Society
13	Extent of the site	:	As Per Documents BUA of Flat is 25.09 Sq. Mtr i.e.270 Sq. Ft. As Per Site Measurement Carpet Area of Flat = 584 Sq.Ft.
.13.	Latitude, Longitude & Co-ordinates	:	Latitude – 19.302001, Longitude – 72.856937
14	Extent of the site considered for valuation	:	As Per Documents BUA of Flat is 25.09 Sq. Mtr i.e.270 Sq. Ft. considered for valuation
15	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Said Flat is Locked
II.	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential
2.	Location	:	Hanuman Nagar
	T. S. No.	:	Details not available
	Block No.	:	Details not available
	Ward No.	:	Details not available
	Village/ Municipality / Corporation	:	Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Flat No. 05
3.	Description of the locality Residential / Commercial / Mixed	:	Residential

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4.	Year of Construction	:	1985 (As per Building Completion Details)
5.	Number of Floors	:	Gr. + 4th Upper Floors
6.	Type of Structure	:	RCC Frame Structure
7.	Number of Dwelling units in the building	:	08 Flats per Floor as per Site Information
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift (as per Site Information)
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Common Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	**RESIDENTIAL UNIT**	:	
1	The floor on which the Residential flat is situated	:	Ground Floor
2	Door No. of the Residential Flat	:	Flat No. 05
3	Specifications of the Residential flat	:	Said Flat is 1RK (As Per Site information)
	Roof	:	RCC
	Flooring	:	Flat Was Locked
	Doors	:	Flat Was Locked
	Windows	:	Flat Was Locked
	Fittings	:	Flat Was Locked
	Finishing	:	Flat Was Locked
4	House Tax	:	Flat Was Locked
	Bill No.	:	Flat Was Locked
	Tax paid in the name of	:	Flat Was Locked
	Tax amount	:	Not Provided
5	Electricity Service Connection No.	:	Not Provided
	Meter Card is in the name of	:	Details not provided
6	How is the maintenance of the Flat?	:	Good
7	As per Deed of Apartment of executed in the name of	:	**Shantaram Ganpat Gaokar**
8	What is the undivided area of land as per Sale Deed?	:	Not mention on provided document.
9	What is the B/up area or Saleable Area of the Residential Flat?	:	As Per Documents BUA of Flat is 25.09 Sq. Mtr i.e.270 Sq. Ft. As Per Site Measurement Carpet Area of Flat = 584 Sq.Ft.
10	What is the Floor Area Ratio (app.)	:	Not Shown

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11	What is the Carpet Area of the Residential Flat?	:	As Per Documents BUA of Flat is 25.09 Sq. Mtr i.e.270 Sq. Ft. As Per Site Measurement Carpet Area of Flat = 584 Sq.Ft.
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?	:	Said Flat is Currently occupied by owner
15	If rented, what is the monthly rent?	:	Rent in this area for such property is in the Range of Rs. 7,000/- to Rs.8,000/- per month For 1RK Flat (Approx.)
IV	**MARKETABILITY**		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	1. Property Nearby Well-Developed Area 2. Good Connectivity
3	Any negative factors are observed which affect the market value in general?	:	Not shown in local Enquiry
V	**Rate**	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential Flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.5,000/-per Sq.Ft. to Rs.7,000/-per Sq.Ft. on BUA
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	:	Rs.6,200/- per sq. ft. CA
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.800/- per sq. ft.
	ii) Land + Others	:	Rs.5,400/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	As per IGR Rate Rs. 1,11,500 /- Per Sq.Mtr. i.e. Rs. 10,359 /- Per Sq.Ft. on Built Up Area
5	Government Valuation		Built Up Area of Flat = 270 Sq.Ft. Construction Cost in Rs. 800/- Per Sq.Ft IGR Rate in Rs. 10,359 /- Per Sq.Ft Depreciation Rs. 800 X 0.41 = Rs. 328/- per Sq.Ft

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			Rs. 10,359 – Rs. 328/- = Rs. 10,031/- per Sq.Ft Rs. 10,031X 270 Sq.Ft Built Up Area Of Flat = Rs.27,08,370/- Government Valuation
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Rs. 800 x 0.41 = Rs.328/- per Sq.Ft Rs.800 – Rs.328 = Rs.472/- per Sq.Ft
	Replacement cost of Flat with Services(v (3)i)	:	Rs.1500 X 270 Sq.Ft. Built Up area **= Rs. 4,05,000/- Replacement cost of flat**
	Age of the building	:	41 Years
	Life of the building estimated	:	19 years with regular maintenance & repairs.
	Depreciation percentage	:	41%
	Depreciated Ratio of the building	:	41 :100
b.	Total composite rate arrived for valuation	:	Rs.6,200/- per sq. ft.
	Depreciated building rate VI (a)	:	Rs.472/- per sq. ft.
	Rate for Land & other V (3)ii	:	Rs. 5,400/- per sq. ft.
	Total Composite Rate	:	Rs. 5,872 /-per sq ft

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CIVIL & STRUCTURAL ENGINEERS

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Details of Valuation

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value
1	Fair Market Value of flat	270 Sq.Ft BUA	Rs. 5,872 /-per sq ft on BUA	Rs.15,85,440/-
2	2 Car Parking	All Including Rates.		
3	Extra collapsible gates / grill works etc.,, Wardrobes			
4	Showcases			
5	Kitchen Arrangements			
6	Superfine Finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.,			
9	Open Terrace			
10	Other			
	Total			**Rs. 15,85,440/-**

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites As a result of my appraisal and analysis it is my considered opinion that the As a result of my appraisal and analysis it is my considered opinion that the

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Fair Market Value of the above property in the condition with aforesaid specifications is	Rs. 15,85,440/-	(Rs. Fifteen Lakh Eighty five Thousands Four Hundred Forty Only.)
Realizable value of the above property is	Rs. 14,26,896 /-	(Rs. Fourteen Lakh Twenty Six Thousand Eight Hundred Ninety Six Only.)
Distress value of the above property is	Rs. 12,68,352 /-	(Rs. Twelve Lakh Sixty Eight Thousand Three Hundred Fifty Two Only.)
Government Valuation	Rs. 27,08,370/-	(Rs. Twenty Seven Lakh Eight Thousand Three Hundred Seventy Only.)
Insurance Value of Flat	Rs. 4,05,000/-	(Rs. Four Lakh Five Thousands Only.)

Place: Mumbai
Date: 13/02/2026

D. V. MANE ASSOCIATES LLP

Dhairyashil Vijay Mane

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Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated __/__/____
We are satisfied that the fair and reasonable Present market value of the property is

Signature
(Name of the Branch Manager with Official seal)

Date : / /

Note : Age of Building is 5 years, we are considering Realisable value @ 95 % on Fair Market Value

Encl:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).

Assumptions:

1. All statutory clearance & regulatory formality are in Place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair market value has no documentary evidence. In case of any doubts regarding Fair Market Value as adopted by valuer, the banks must raise objection before disbursement/ renewal the loan/ Limit or within 15 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue office, this report does not verify or confirms any ownership/genuineness of documents or title of the property that has been valued.

- Procedures adopted in carrying out the valuation and Valuation standards followed : Sales Comparison method adopted for valuation by market approach.
- Restrictions on use of the report if any: To be used for the purpose for which it is issued not valid for any other purpose.
- Highest and Best use (HABU): Residential Purpose.

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ANNEXURE – II

DECLARATION FROM VALUERS

I hereby declare that –

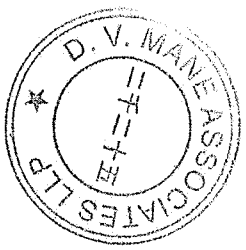
a. The information furnished in my valuation report dated 13/02/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued.
c. The property was inspected by the Site Engineer, Er. Shankar E , while the valuation report, comprising the assessment of rates and verification of documents, was prepared by the Technical Executive, Er. Mansi Koli. The rate was provided by Mr. Shankar E. The case was initiated by Shankar E, and the report is reviewed and verified by the Panel Valuer, Er. D. V. Mane Sir.
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-II, A signed copy of same to be taken and kept along with this declaration).
i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j. I am the proprietor/ partner/ authorised official of the firm/ company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

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SR. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Residential Flat
2	Purpose of valuation and appointing authority.	Bank Loan Bank:- Bank of Maharashtra Branch :- Shimpoli , Mumbai
3	Identity of the valuer and any other experts Involved in the valuation.	D.V. Mane Associates LLP
4	Disclosure of valuer interest or conflict, if any.	No
5	Date of appointment, Valuation date and Date of report	Date of Visit: 02/02/2026 Date of Report : 13/02/2026
6	Inspections and/ or investigations undertaken.	Visual Inspection
7	Nature and sources of the information used or relied upon.	For Area details : documents provided by Bank of Maharashtra And Owner For Rates : Website Instances, i.e. Magic bricks, 99 Acres, Housing.Com
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Visual Inspection, followed by market survey, inspecting documents
9	Restrictions on use of the report if any	Only for Loan Purpose
10	Major factors that were taken into account during the valuation	1. Actual Site Inspection 2. Market Survey
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.	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

Date: 13/02/2026

Place : Mumbai



Dhairyashil Vijay Mane

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Signature

ANNEXURE – III

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 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-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

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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 authorised by the authority, the registered valuers organisation 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 organisation with which he/it is registered, or any other statutory regulatory body.

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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).

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 valuerorganisation discredits the profession.

Date: 13/02/2026
Place: Mumbai

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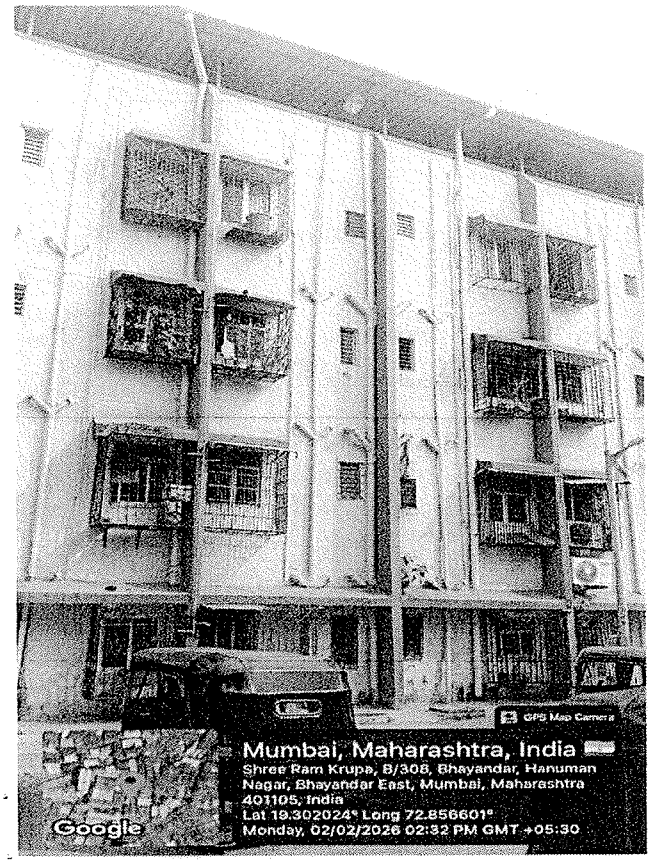
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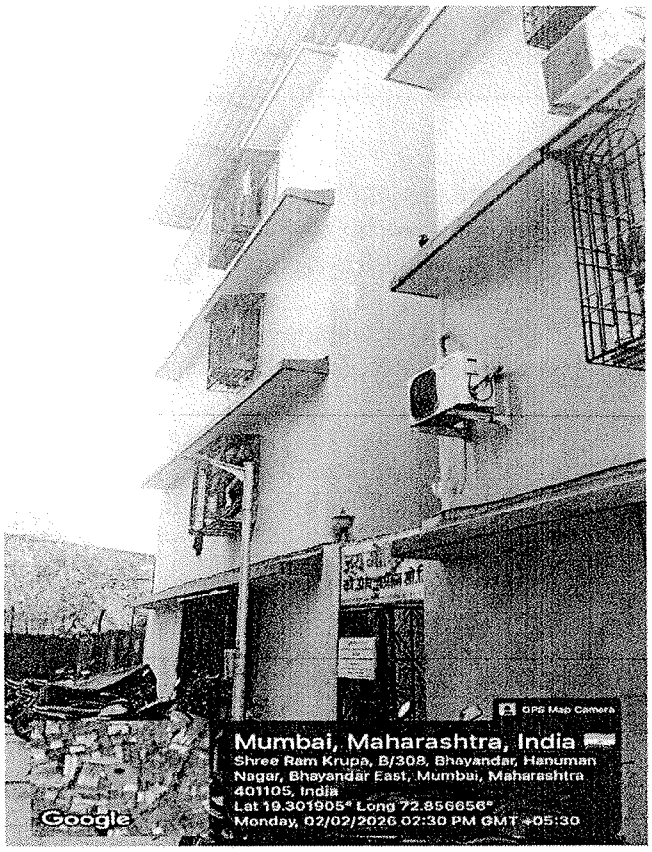
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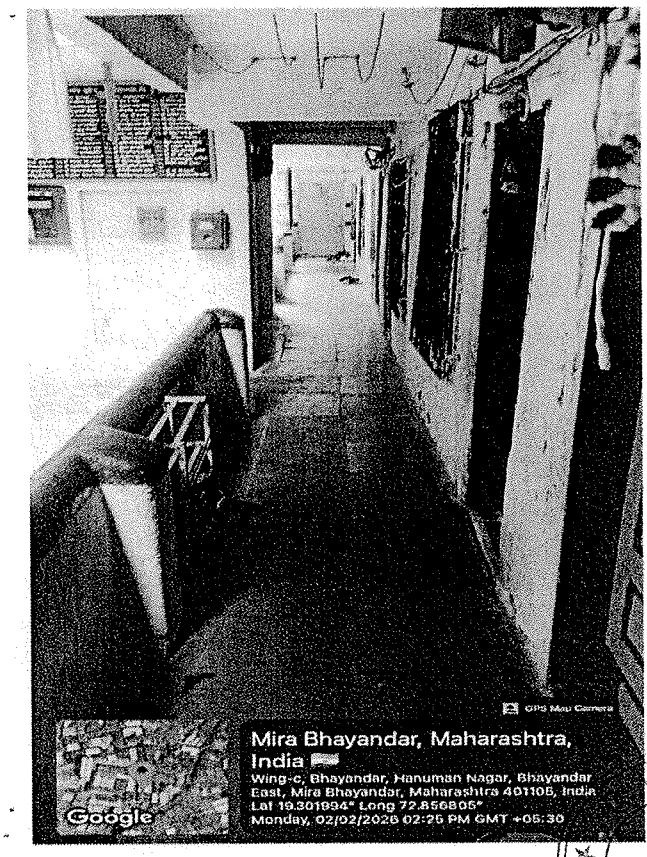
Signature

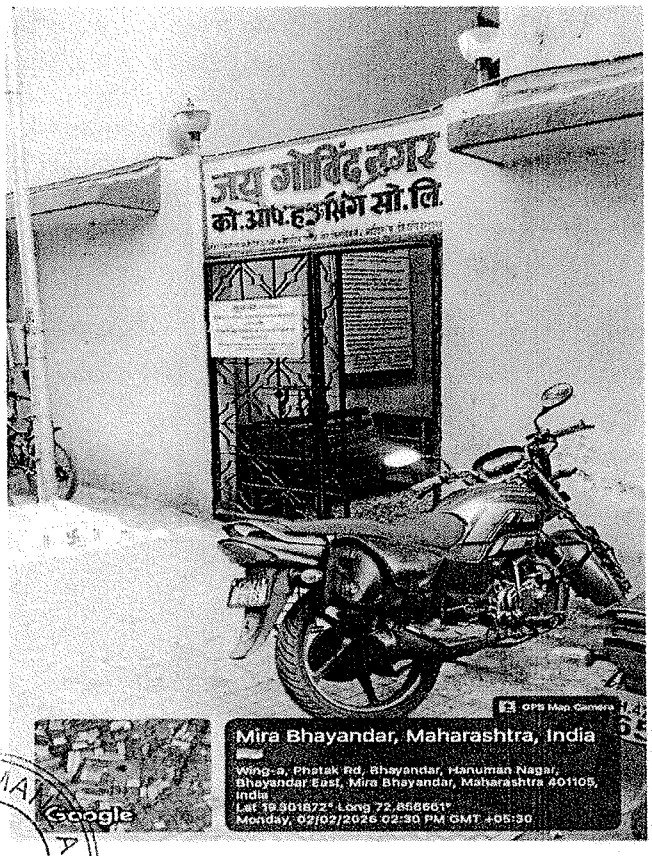
(Name of the Approved Valuer and Seal of the Firm / Company)

Property Photographs & Documents :

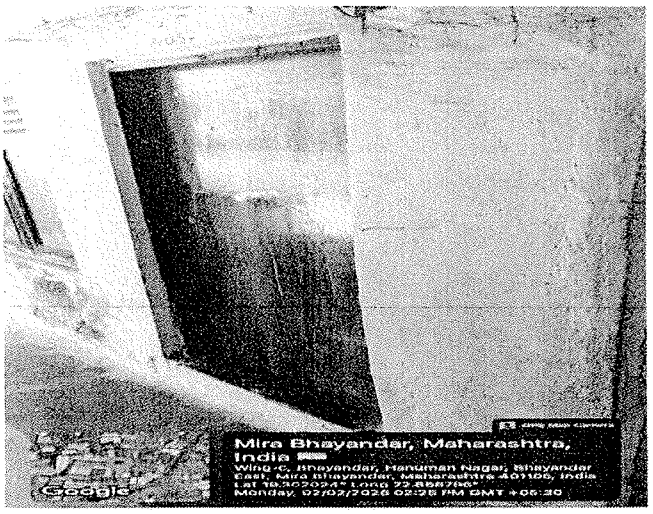


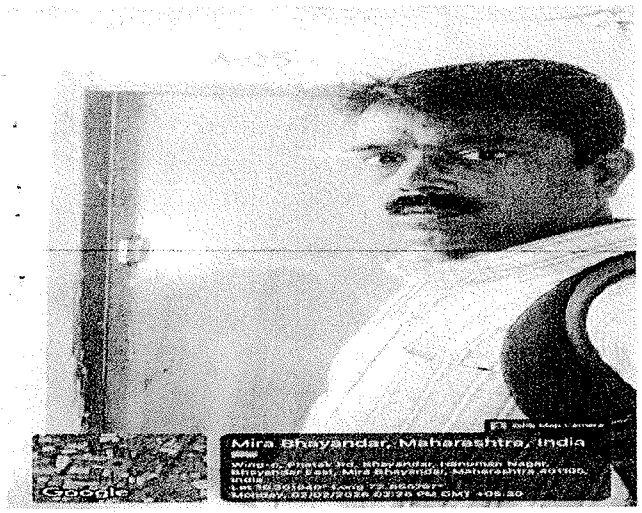


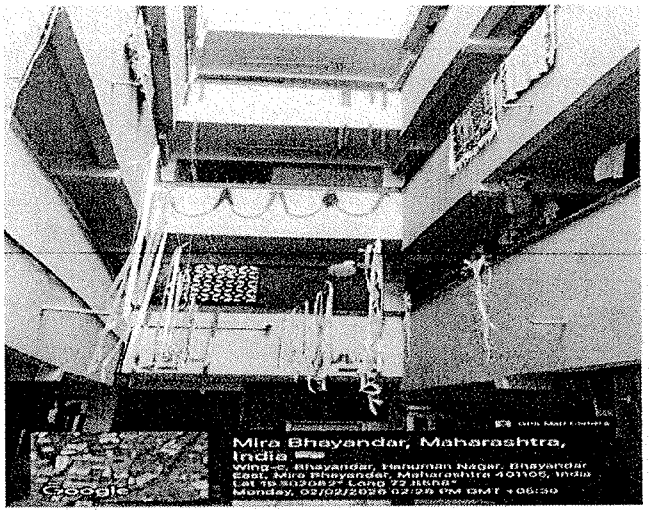












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AGREEMENT FOR SALE CUM TRANSFER OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE CUM TRANSFER is made and entered into at Bhayandar on this 22nd day of DEC. in the Christian year Two Thousand Ten

B E T W E E N

SHRI AMRUTA ANTOO KONDALKAR

AND

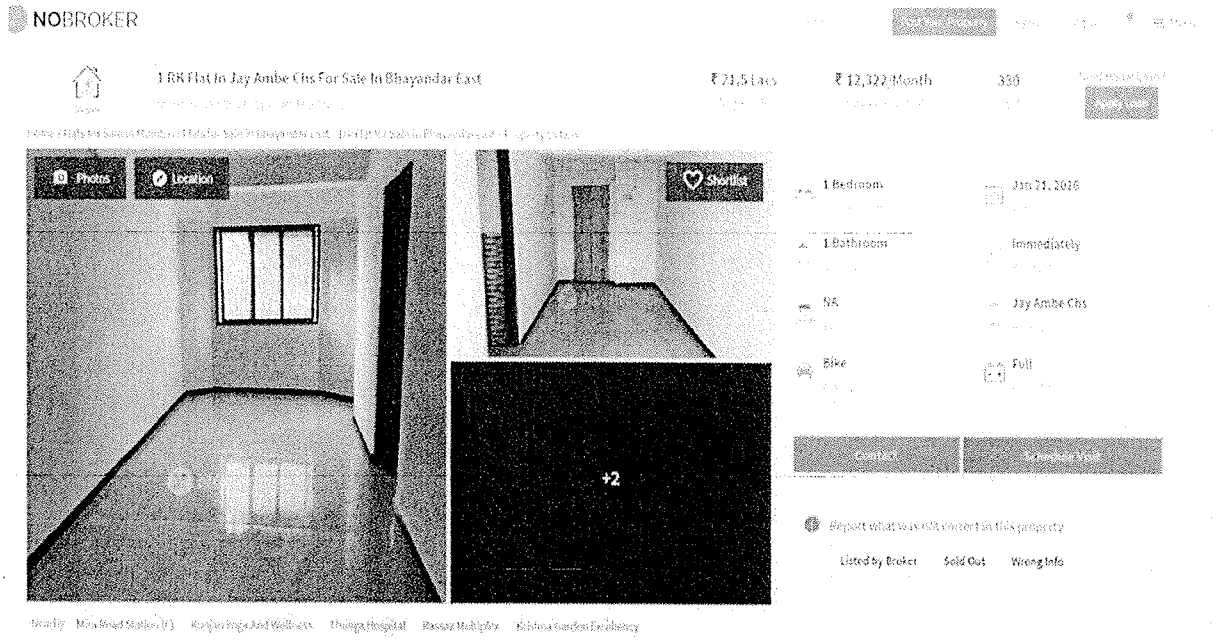
SHRI SHANTARAM GANPAT GAOKAR

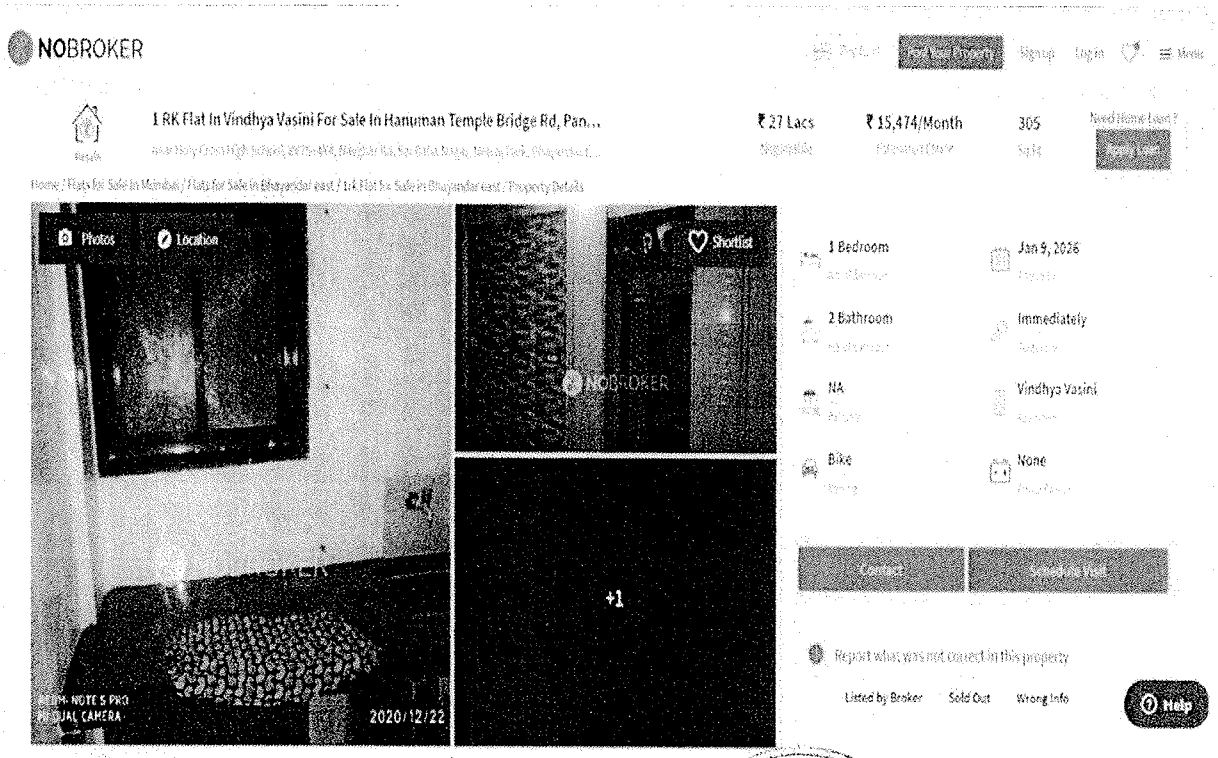
THE SCHEDULE REFERRED TO ABOVE

ALL THAT FLAT PREMISES BEARING NO. 5 on the Ground Floor, 'A' Wing, having a Built-up area of 270 Sq.Ft., i.e. Built-up Area of 25.09 Sq.Mtrs., in the Society known as JAI GOVIND NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, having Society Regd. No. TNA/[TNA]/ HSG/(TC)/1709/1986-87, at Hanuman Nagar, Goddev Phatak Road, Bhayandar [East] Taluka & Dist. Thane - 401 105, on the plot of land Old Survey No. 118, New Survey No. 113, Hissa No. 10 in the Revenue Village of Goddev, Bhayandar [East] Taluka & Dist. Thane within the Registration District and Sub-District of Thane and within the Jurisdiction of Mira-Bhayandar Municipal Corporation.

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Web Increase





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IGR 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 Thane

Select Village Mauje [Gaon] Ghoddev No 3 (Mira Bhainder

Search By ◉Survey No. ○SubZones

Enter Survey No 113 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3/18-एम) भु- विभाग घोडदेव गावातील मिळकती र्सव्हे क्रमांक	36600	111500	128200	139300	128200	चौ. मीटर	सर्वेक्षण नंबर

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ग्रुप ग्रामपंचायत नवघर (भाईंदर-पूर्व)

GROUP VILLAGE PANCHAYAT NAVGHAR (Bhayandar-East)

पो. भाईंदर, ता. जि. ठाणे.

क्रमांक ५५६ / ८५/८६ दिनांक २६/४/१९८५

श्री मे. गोविंद नगर बिल्डींग नं. 2 महालक्ष्मी कन्स्ट्रक्शन कं. यांसी.

विषय बांधकाम पूर्ण झाले बाबत.

संदर्भ

वरील विषयास अनुसरुन मेसर्स महालक्ष्मी कन्स्ट्रक्शन कंपनी यांनी नवघर फाटक रोड भाईंदर पूर्व ता. जि. ठाणे येथील सर्वे नं. ११९ हिस्सा नं. १० मध्ये बांधलेल्या "गोविंद नगर" बी. नं. 2 चे बांधकाम पूर्ण झाले असले.

तरी वरील या बांधकामाच्या सर्टिफिकेट तपशील पाठविला आहे.

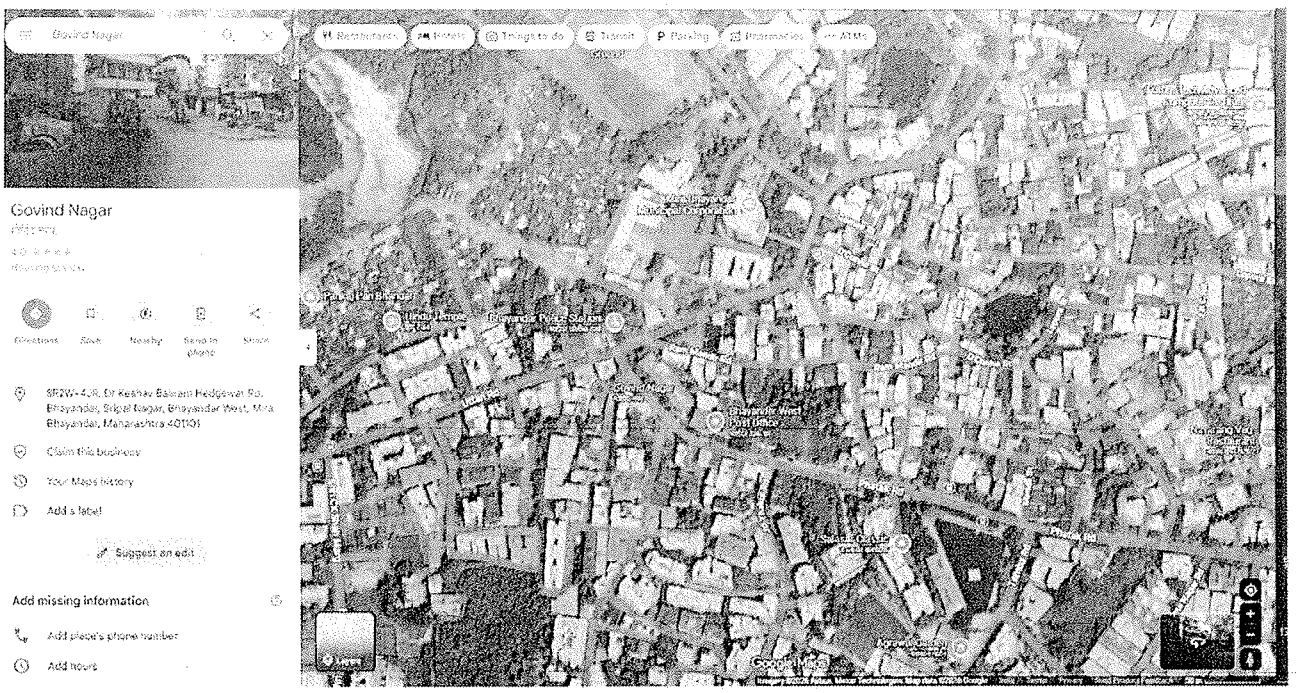
THE SUB-REGISTRAR THANE-1

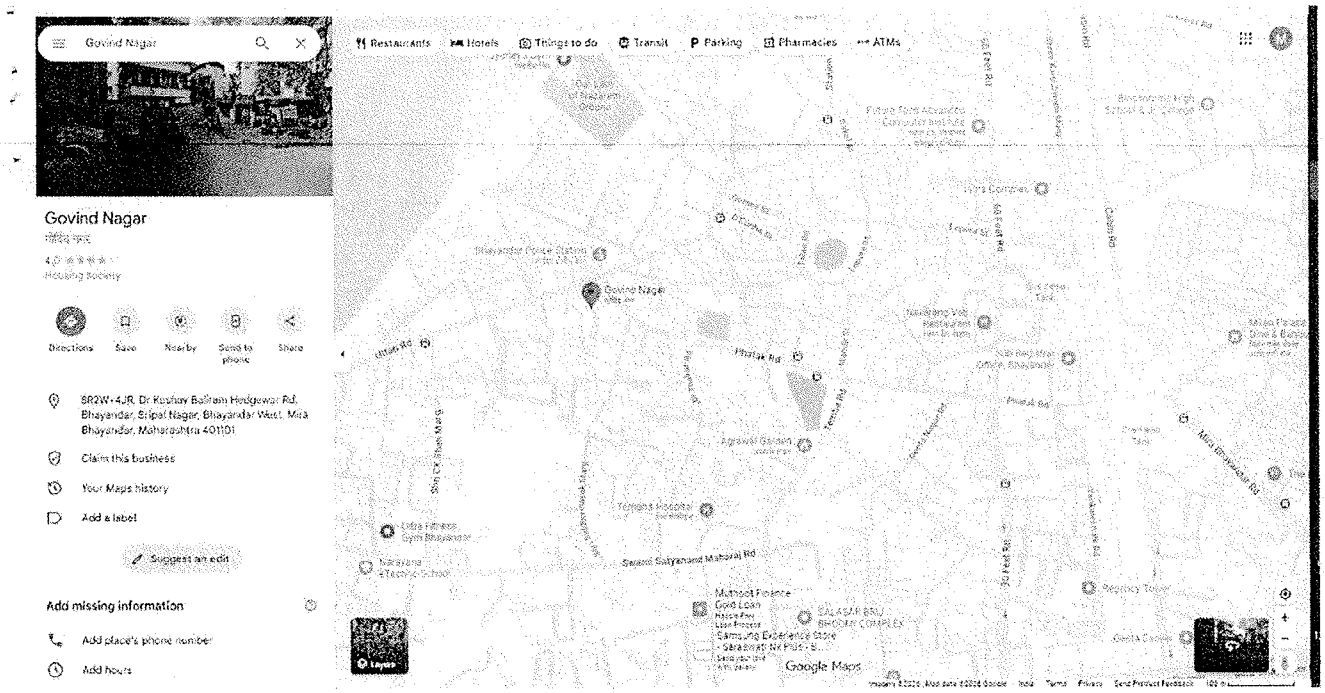
ग्रामसेवक/ग्रामसेवक

नवघर, ता. जि. ठाणे 26-4-85

D.V. MANE ASSOCIATES LLP

Latitude – 19.302001 Longitude – 72.856937:





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