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**
**Branch : Peddar Road.**

**Date : 23/03/2026**

**Subject : Valuation Report For Bank Loan NPA Purpose.**

| Particulars | Details |
|---|---|
| Property Owners | Mr. Bajirao Sarjerao Salunkhe.<br>Mrs. Anita Sakharam Patil. |
| Property Address | Flat No. 1101, 11th Floor, Wing-C, "Casa Treetops", S. No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68, Near Lodha Upper Thane, Village – Anjur, Tal. - Bhiwandi, Dist. - Thane - 421311. |
| Fair Market Value | Rs.55,05,000/-<br>Rs. Fifty Five Lakh Five Thousand Only. |
| Realizable Value | Rs.49,54,500/-<br>Rs. Forty Nine Lakh Fifty Four Thousand Five Hundred Only. |
| Distress Value | Rs.44,04,000/-<br>Rs. Forty Four Lakh Four Thousand Only. |

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Date: 2026.04.11 13:42:45 +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 – Peddar Road |
| 2. | a) | Date of inspection | : | 26/02/2026 |
| | b) | Date on which the valuation is made | : | 23/03/2026 |
| 3. | List of documents produced for perusal | | | 1. Copy of Agreement For Sale with Index II No. Bhiwandi-1-8850/2017 Dated 08/12/2017<br>2. Copy of RERA Certificate No. P51700008449 Dated 19/08/2017 |
| 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) | | : | **Mr. Bajirao Sarjerao Salunkhe.**<br>**Mrs. Anita Sakharam Patil.**<br><br>**Joint Ownership** |
| 5. | Brief description of the property | | : | The subject property is a 1.5 BHK residential flat. |
| 6. | Location of property | | | |
| | a) | Plot No. / Survey No. | : | S. No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 |
| | b) | Door No. | : | Flat No. 1101 |
| | c) | T.S. No. / Village | : | Anjur |
| | d) | Ward / Taluka | : | Bhiwandi |
| | 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. 1101, 11th Floor, Wing-C, "Casa Treetops", S. No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68, Near Lodha Upper Thane, Village – Anjur, Tal. - Bhiwandi, Dist. - Thane - 421311. |
| 8 | City / Town | | : | Anjur, 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 | | : | Thane 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 | | : | Open Space |
| | West | | : | Lobby |

| | | | | |
|---|---|---|---|---|
| | South | : | Flat No. 1102 | |
| | North | : | Staircase | |
| 13 | Dimensions of the site | : | A | B |
| | | | As per the Deed | Actual |
| | North | : | | |
| | South | : | | |
| | East | : | | |
| | West | : | | |
| 14 | Extent of the site | : | As per Document –<br>Built Up Area – 530 sft | |
| 15 | Latitude & Longitude | : | 19°13'46.1"N 73°03'02.0"E | |
| 16 | Extent of the site considered for Valuation (least of 13a & 13b) | : | 530 sft | |
| 17 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant | |
| **II.** | **APARTMENT BUILDING** | | | |
| Sr. No. | Description | : | Remarks | |
| 1 | Nature of the apartment | : | Multi storied R.C.C. framed structure | |
| 2 | Location | | Near Lodha Upper Thane, Village – Anjur, Tal. - Bhiwandi, Dist. - Thane - 421311. | |
| | T.S. No. | : | -- | |
| | Block No. | : | -- | |
| | Ward No. | : | -- | |
| | Village / Municipality / Corporation | : | Thane Municipal Corporation | |
| | Door No., Street or Road (Pin Code) | : | Flat No. 1101, 11th Floor, Wing-C, "Casa Treetops", S. No. 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68, Near Lodha Upper Thane, Village – Anjur, Tal. - Bhiwandi, Dist. - Thane - 421311. | |
| 3 | Description of the locality Residential / Commercial / Mixed | : | Mixed | |
| 4 | Year of Construction | : | 2019 (As Informed) | |
| 5 | Number of floors | : | G+19 Floors | |
| 6 | Type of structure | : | R.C.C. framed structure | |
| 7 | Number of dwelling units in the building. | : | 6 flats per Floor<br>Total 117 flats | |
| 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 | : | 11th Floor | |
| 2 | Door No. of the flat | : | Flat No. 1101 | |
| 3 | Specifications of the flat | | | |
| | Roof | : | R.C.C. slab for roofing | |
| | Flooring | : | Vitrified tiles flooring | |
| | Doors | : | J.W. frame with flush doors | |
| | Windows | : | Al. sliding with m.s. grill | |

| | | | | |
|---|---|---|---|---|
| | Fittings | | : | Concealed electric wiring |
| | Finishing | | : | Cement plaster with painting |
| 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? | | : | Good |
| 7 | Sale Deed executed in the name of | | : | Mr. Bajirao Sarjerao Salunkhe.<br>Mrs. Anita Sakharam Patil. |
| 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? | | : | 530 sft |
| 10 | What is the floor space index (app.) | | : | As per norms |
| 11 | What is the Carpet Area of the flat? | | : | -- |
| 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? | | : | Vacant |
| 15 | If rented, what is the monthly rent? | | : | Approx. Rs.12,000/- to Rs.13,000/- per 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.7,500 to 8,500/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.7,500 to 8,500/Sq.ft. for built up area. |
| 3 | Break – up for the rate | | | |
| | i) | Building + Services | : | Rs.8,500/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.29,200/- per Sq.mt. (Rs.2,713/- per Sq.ft.) on Built-up area |
| **VI** | **COMPOSITE RATE ADOPTED AFTER DEPRECIATION** | | | |
| a | Depreciated building rate | | : | Rs.8,500/Sq.ft. for built up area. |
| | Depreciated cost of flat with Services (v(3)i) | | : | Rs.8,500/Sq.ft. for built up area. |
| | Age of the building | | : | 07 years |
| | Life of the building estimated | | : | 53 years under normal condition |
| | Depreciation percentage assuming the salvage value as 10% | | : | Depreciation Factor – 07/60 = 0.11 |
| | Depreciated rate of the building | | : | Rs.8,500/Sq.ft. for built up area |
| B | Total composite rate arrived for valuation | | | Rs.8,500/Sq.ft. for built up area |
| | Depreciated building rate VI (a) | | : | Rs.8,500/Sq.ft. for built up area |
| | Rate for Land & other V (3) ii | | : | |
| | Total Composite Rate | | : | Rs.8,500/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 | **530 sft** | **Rs. 8,500/- sft** | **Rs.45,05,000/-** |
| 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.10,00,000/-** |
| | **TOTAL** | | | **Rs.55,05,000/-** |

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.55,05,000/-** | **Rs. Fifty Five Lakh Five Thousand Only.** |
| **Realizable value** | **Rs.49,54,500/-** | **Rs. Forty Nine Lakh Fifty Four Thousand Five Hundred Only.** |
| **Distress value** | **Rs.44,04,000/-** | **Rs. Forty Four Lakh Four Thousand Only.** |
| **Book value (Purchase cost) As per Regd. Agreement dated 08/12/2017** | **Rs.57,26,920/-** | **Rs. Fifty Seven Lakh Twenty Six Thousand Nine Hundred Twenty Only.** |
| **Insurance Value 530 sft x Rs.2,500/- sft** | **Rs.13,25,000/-** | **Rs. Thirteen Lakh Twenty Five Thousand Only.** |

**Note : Occupancy / Completion Certificate not provided to us. Please check before disbursement.**

**ANNEXURE -I**
**DECLARATION FROM VALUERS**

I hereby declare that-

a. The information furnished in my valuation report dated 23/03/2026 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. Our engineer/field executive Mr. Ajay Patil inspected the property on 26/02/2026. 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 Mr. Bajirao Sarjerao Salunkhe. & Mrs. Anita Sakharam Patil. 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 purpose.<br>Appointing authority -The Branch Manager, Central Bank of India, Branch – Peddar Road. |
| 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 – 26/02/2026. Valuation date – 23/03/2026. Date of report - 23/03/2026 |
| 6 | Inspections and/or investigations undertaken; | Site inspection was carried on 26/02/2026 |
| 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.<br>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
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Date: 2026.04.11 13:43:18 +05'30'

Date : 23/03/2026
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

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Date: 2026.04.11 13:43:31 +05'30'

Date : 23/03/2026

**PRATAP B. SALUNKHE**

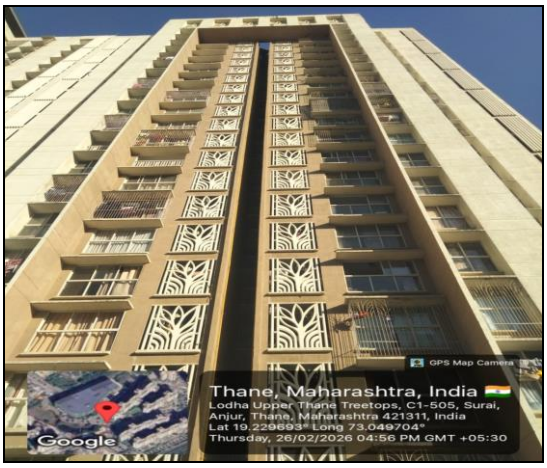
Place : Kalamboli, Navi Mumbai

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





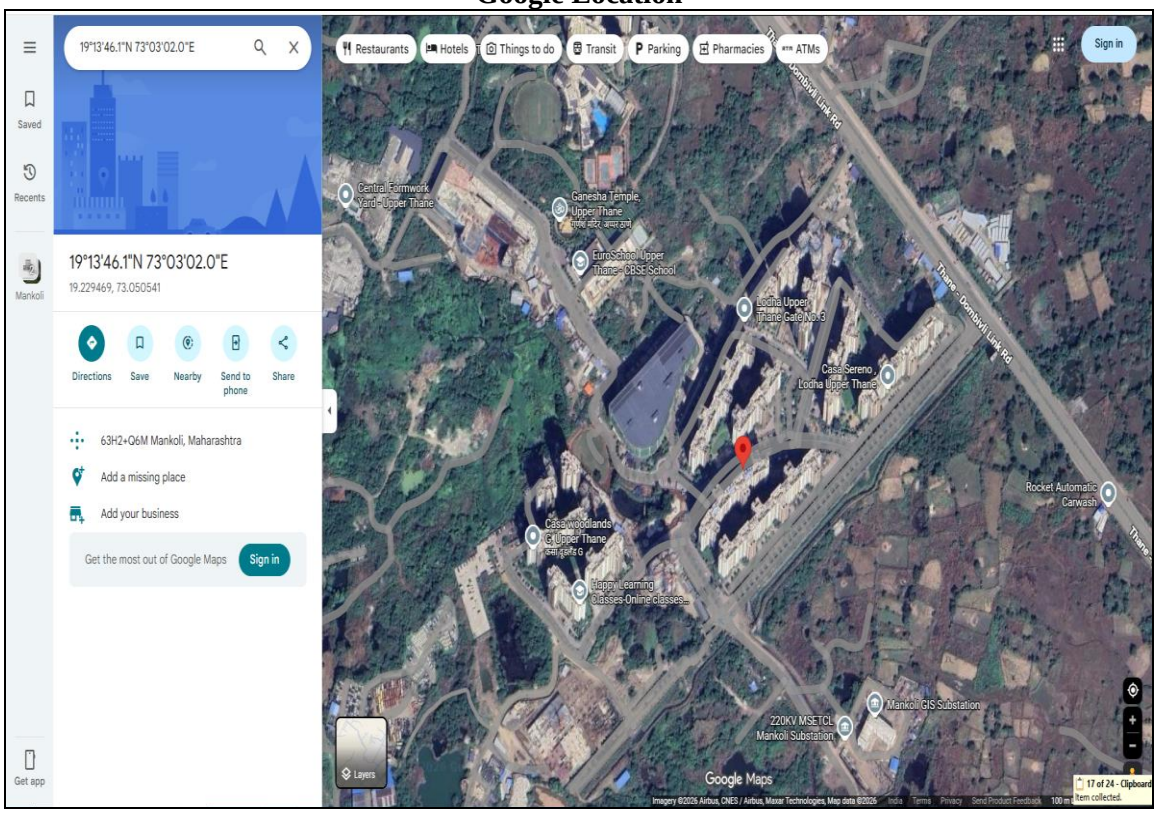




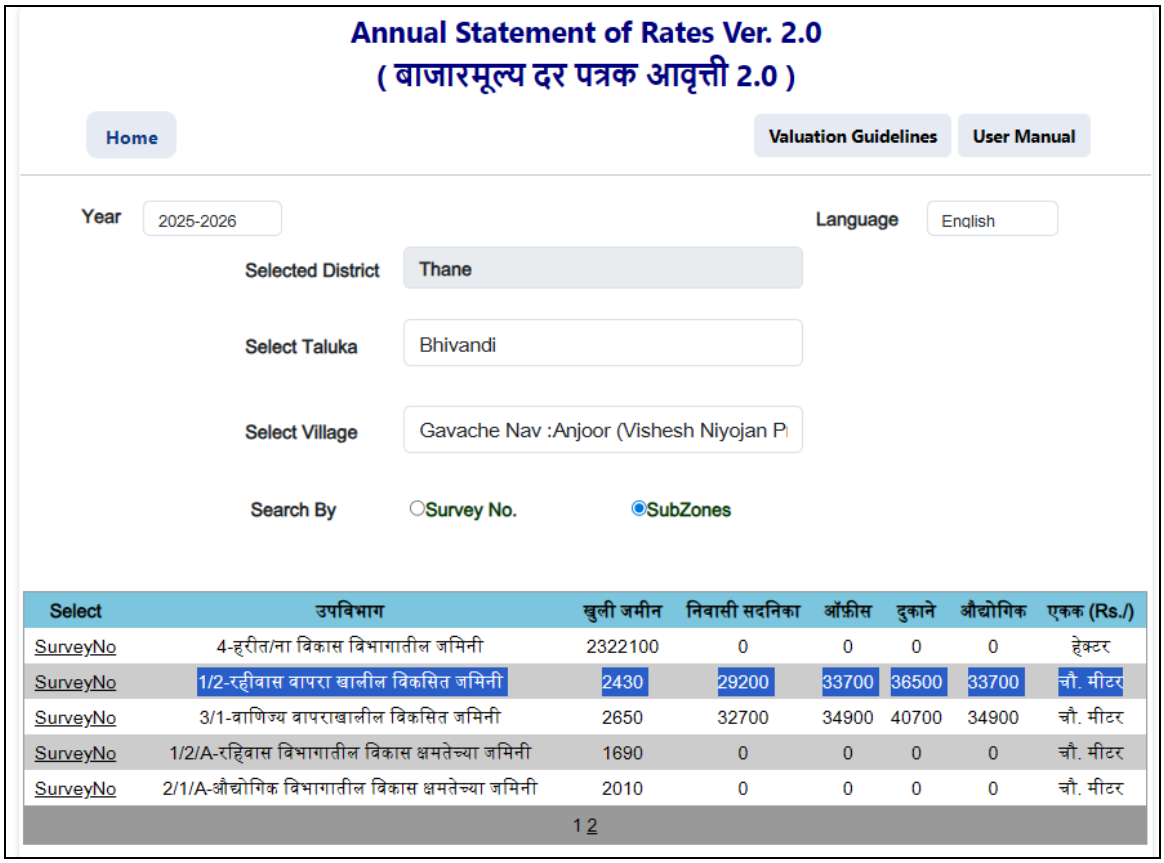





## Google Location




## 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: Bhivandi

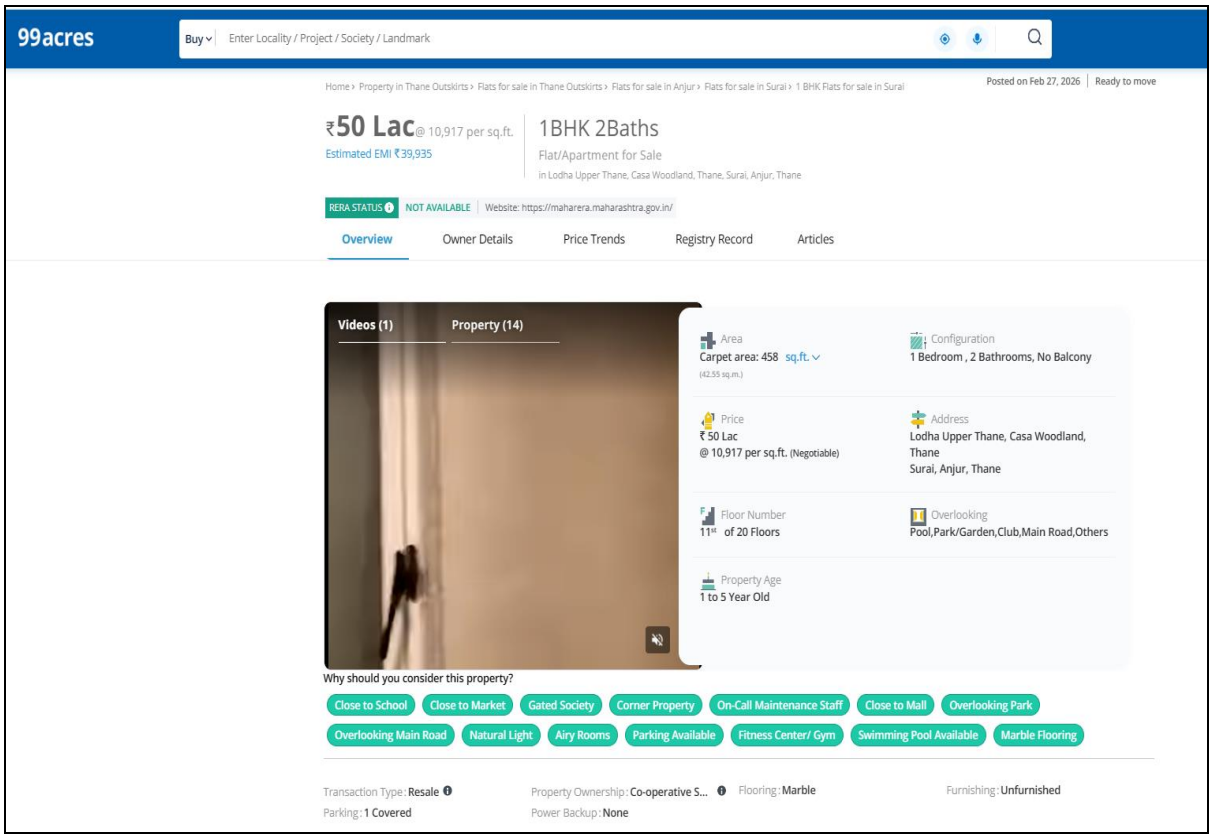
Select Village: Gavache Nav :Anjoor (Vishesh Niyojan P

Search By: ○Survey No. ◉SubZones

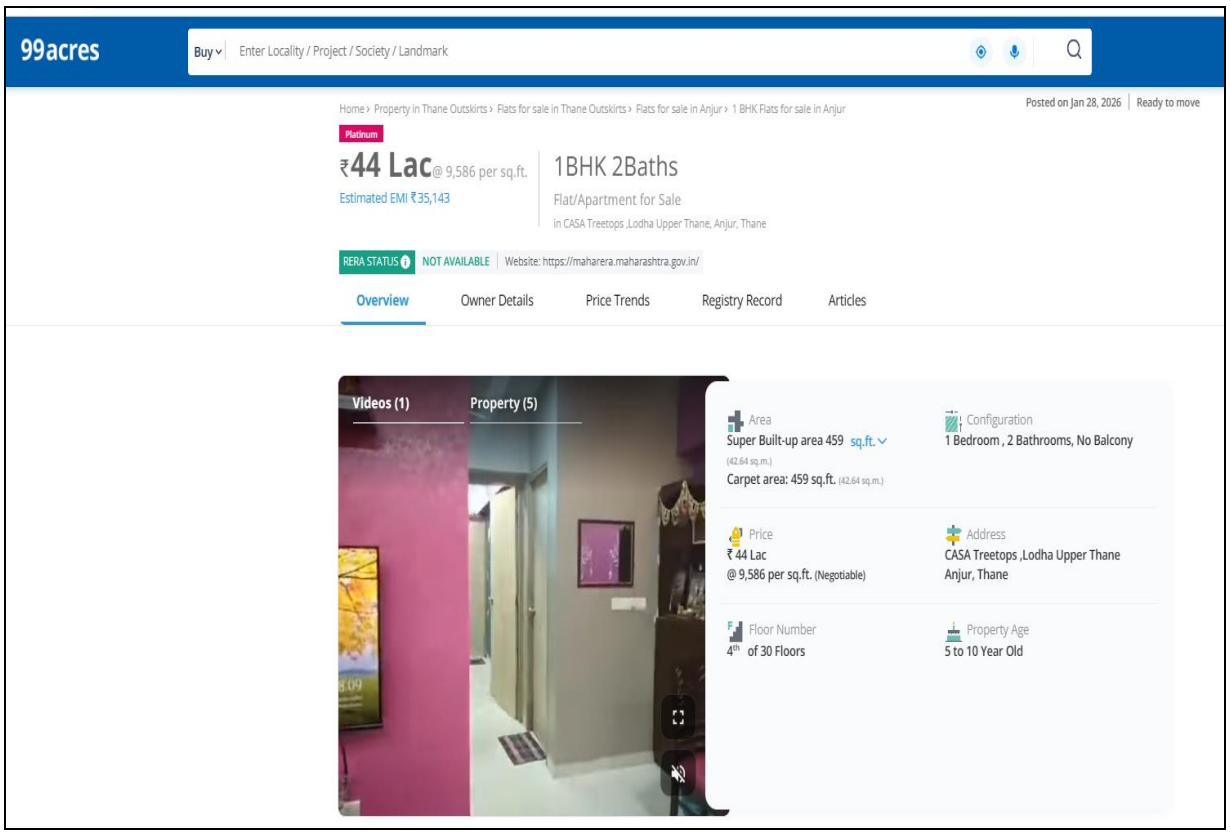
| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफ़ीस | दुकाने | औद्योगिक | एकक (Rs./) |
|---|---|---|---|---|---|---|---|
| SurveyNo | 4-हरीत/ना विकास विभागातील जमिनी | 2322100 | 0 | 0 | 0 | 0 | हेक्टर |
| SurveyNo | 1/2-रहीवास वापरा खालील विकसित जमिनी | 2430 | 29200 | 33700 | 36500 | 33700 | चौ. मीटर |
| SurveyNo | 3/1-वाणिज्य वापराखालील विकसित जमिनी | 2650 | 32700 | 34900 | 40700 | 34900 | चौ. मीटर |
| SurveyNo | 1/2/A-रहिवास विभागातील विकास क्षमतेच्या जमिनी | 1690 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 2/1/A-औद्योगिक विभागातील विकास क्षमतेच्या जमिनी | 2010 | 0 | 0 | 0 | 0 | चौ. मीटर |

1 2

## Web Instances




**Rate Rs.9,098/- sft on Built up**




**Rate Rs.7,988/- sft on Built up**

# Documents

08/12/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1
दस्त क्रमांक : 8850/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) अंजुर

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 5726920 |
| (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 1527735 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1101, माळा नं: 11 वा मजला, इमारतीचे नाव: कासा ट्रिटॉप्स सी 1 -विंग अप्पर ठाणे, ब्लॉक नं: अंजूर सुरई आणि माणकोली तालुका भिवंडी, रोड : डीस्ट्रीक्ट ठाणे, इतर माहिती: सदनिका नं: 1101, माळा नं: 11 वा मजला, इमारतीचे नाव: कासा ट्रिटॉप्स सी 1 -विंग अप्पर ठाणे, ब्लॉक नं: अंजूर सुरई आणि माणकोली तालुका भिवंडी, रोड नं: डीस्ट्रीक्ट ठाणे, इतर माहिती: मोबत एक कार पार्किंग उप मुल्य विभाग 1/2-रहीवास वापरा खालील विकगित जमिनी( ( Survey Number : 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298,12,14,15,17,19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 व दस्तात नमूद केल्याप्रमाणे ; ) ) |
| (5) क्षेत्रफळ | 1) 530 चौ.फूट |
| (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:-अजितनाथ हायटेक बिल्डर्स प्रा.लि तर्फे डायरेक्टर कुणाल मोदी तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु.प्रताप मातवेकर वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 4था मजला ,412, 17जी वर्धमान चेंबर, हॉर्निमन सर्कल, फोर्ट, मुंबई, कावसजी पटेल रोड, ब्लॉक नं: - , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAGCA1122Q |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-बाजीराव सर्जेराव साळुंखे - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए1/101 विराट टॉवर्स पहिला मजला पारसिक नगर खारेगाव कळवा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CSQPS3765J<br>2): नाव:-अनिता सखाराम पाटील तर्फे कु.मु.म्हणुन बाजीराव सर्जेराव साळुंखे - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए1/101 विराट टॉवर्स पहिला मजला पारसिक नगर खारेगाव कळवा , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CSQPS3765J |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 06/12/2017 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 08/12/2017 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8850/2017 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 200500 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | सहदुय्यम निबंधक भिवंडी–१<br>08 DEC 2017 |

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|---|---|
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-: | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : | (ii) 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. |

## Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT**
**FORM 'C'**
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700008449**

*Project:* ***Upper Thane Treetops A\- C, C1, C2, D - F*** *Plot Bearing / CTS / Survey / Final Plot No.:****55/14 PT, 26 PT, 57 PT, 58 PT*** *at* ***Sural, Bhiwandi, Thane, 421302;***

1. **Ajitnath Hi-Tech Builders Private Limited (Lodha Developers Pvt. Ltd.)** having its registered office / principal place of business at *Tehsil:* ***Mumbai City,*** *District:* ***Mumbai City,*** *Pin:* ***400001.***
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **19/08/2017** and ending with **30/09/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:19-08-2017 10:27:08

Dated: **19/08/2017**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority