VALUATION REPORT

Of

Mr. Vijay Kumar

At.

"VERSATILE VALLEY"

Flat No. 107, 1st Floor, B Wing, **Versatile Valley**, Survey No. 11 & Others of Nilje, Near Nilje Lake Katai Toll Naka Road, Nilje, Dombivli East, Tal – Kalyan, Dist. Thane 421 204



For,

CANARA BANK – FORT BALLARD ESTATE.

BY

TASADOR CONSULTATIONLLP

MR. NIKHIL SHANTARAM KALE

M. Val. B.E. Civil, Licensed Surveyor & Valuer

Head Office. A-17, 4th/Loor,13-/A, Vaishali CHS Ltd, G.D.Ambedkar Marg,
Abhyudaya Nagar, Kala Chowki, Mumbai-400033
Branches: Mumbai, Pune, Nashik, Jaipur,Nagpur Email:tasadorconsultationllp@gmail.com
MOBILE 8652843786/8652236786

VALUATION REPORT

BANK:	CANARA BANK – FORT BALLARD ESTATE**.**	**Report No.:**	TCL 23
To.:	The Branch Head	**Date:**	19.05.2026

1.	**Purpose of Valuation**	**:**	To Ascertain fair market value.
2.	**Name of Applicant**	**:**	**Mr. Vijay Kumar (NPA Account)**
3.	**Date of Property visit**	**:**	09.05.2026
4.	**Address of the property**	**:**	Flat No. 107, 1st Floor, B Wing, Building known as Versatile Valley, Survey No. 11 & Others of Nilje, Near Nilje Lake, Katai Toll Naka Road, Nilje, Dombivli East, Tal – Kalyan, Dist. Thane 421 204
5.	**Google map location**	**:**	**19°09'59.8"N 73°04'58.3"E**
6.	**Valuation**		

Fair market Value (F. M. V)	**:**	**Rs.**	**Rs. 33,99,000/-**
Realizable Value (10% Less than the F.M.V)	**:**	**Rs.**	**Rs. 30,59,100/-**
Distress Value (20% Less than the F.M.V)	**:**	**Rs.**	**Rs. 27,19,200/-**

Date. 19.05.2026
Place: Mumbai

Signature

NIKHIL SHANTARAM KALE

Digitally signed by NIKHIL SHANTARAM KALE
DN: c=IN, st=Maharashtra, 2.5.4.20=935f9768d2c4abde121024702fcea754a6a1aaddfb868b9f7430f9ca869e53f9, postalCode=400081, street=Nikhil Shantaram Kale A2103A2104 21st Floor Anutham A Perfect World Opp Maratha Mandal Hall 90 feet Road Mulund East Mumbai, pseudonym=e7c077ed3c3641d79fca8dab9a5229a1, title=8963, serialNumber=5cd79fa2deea914e4c257db2ac6a75d28013661c98ef18274b6c478ce307f1fa, o=Personal, cn=NIKHIL SHANTARAM KALE
Date: 2026.06.06 13:25:58 +05'30'

MR. NIKHIL SHANTARAM KALE
(M. Val. B.E. Civil, Licensed Surveyor & Valuer, CAT-I/ 518 of2022)

VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)

I	**GENERAL**		
1.	Purpose for which the valuation is made	:	To ascertain present FMV of the property as on date.
2.	a) Date of Inspection	:	09.05.2026
	b) Date on which the valuation is made	:	19.05.2026
3.	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. Vijay Kumar
4.	List of documents produced for perusal	:	1) **Copy of Agreement for Sale** dated 29/11/2022 between M/s. Versatile Developers (The Promoter/Developer) AND Mr. Vijay Kumar Harinarayan Sharma (The Purchaser) 2) **Copy of Index II No**. 15739/2022 dated 29.11.2022 3) **Building Commencement Certificate** Bearing Ref No. SROT/27Village/2401/BP/RHP/Nilje-11/Vol III/280/2016 dt. 17-02-2017 Issued by MMRDA Approved: (Stilt+21st Upper Floor) 4) **Building Part Occupancy Certificate** Bearing Ref No. SROT/27 Villages/2401/BP/RHP /Nilje-11/377 /2025 dated 08/04/2025 for wing B comprising of Stilt (Pt) + Ground (Pt) + 20th Upper Floor. 5) **Rera Certificate No**. P51700003860
5.	Brief Description of the property	:	The subject property is Residential Flat **(configuration not know as external visit conducted on site)** Situated **at** Flat No. 107, 1st Floor, B Wing, Building known as Versatile Valley, Survey No. 11 & Others of Nilje, Near Nilje Lake, Katai Toll Naka Road, Nilje, Dombivali East, Tal – Kalyan, Dist. Thane 421 204 & the subject building is about 1.8 km from Nilje Railway Station.
6	Location of the property		
	a) Plot No./ Survey No.	:	Survey No. 11 & Others of Village Nilje
	b) Door No./ Property No.	:	Flat No. 107, 21st Floor
	c) T. S. No/Village	:	Nilje
	d) Ward/ Taluka	:	Kalyan
	e) Mandal/District	:	Thane
7.	Postal address of the property	:	Flat No. 107, 1st Floor, B Wing, Building known as Versatile Valley, Survey No. 11 & Others of Nilje, Near Nilje Lake, Katai Toll Naka Road, Nilje, Dombivali East, Tal – Kalyan, Dist. Thane 421 204
8.	City/ Town	:	Nilje Kalyan

	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No

9.	Classification of Area	:		
	i) High/ Middle/ Lower/Poor	:	Middle Class	
	ii) Urban/ Semi-Urban/ Rural	:	Urban	
10	Coming under Corporation limit/ Village Panchayat/Municipality.	:	Not Know as sanctioned documents was not provided	
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	No	
12.	Boundaries of the property	:	**As per Agreement**	**As per Actual**
	North	:	NA	Open Space
	South	:	NA	Open Space
	East	:	NA	Internal Road
	West	:	NA	Kalyan Shill Road
13	Dimensions of the site	:	**A (As per Documents)**	**B (Actuals)**
14	Extent of the site	:	**<u>As per the Documents</u>** RERA Carpet 412.00 Sq. ft	Not Known as external Visit conducted on site
14.1	Latitude, Longitude & Co- ordinates of flat	:	**19°09'59.8"N 73°04'58.3"E**	
15.	Extent of the site considered for Valuation	:	Rera Carpet Area 412.00 Sq. ft **Considered for Valuation**	
16.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	:	Not Known as external Visit conducted on site	
11	**APARTMENT BUILDING**			
1.	Nature of the Apartment	:	Residential Building	
2.	Flat No. & Floor	:	Flat No. 107, 1st Floor	
3.	Name of the Apartment	:	**"Versatile Valley"**	
4.	Location/Land Mark	:	Near Nilje Talao	
	T. S. No.	:	Survey No. 11 & Others of Village Nilje	

	Block No.	:	-
	Ward No.	:	-
	Village/Municipality/Corporation	:	MMRDA

	(Pin Code)	:	**Pin code -** 421 204
5.	Description of the Locality Residential/ Commercial/Mixed.	:	Residential
6.	Year of Construction	:	2025
7.	Number of floors	:	Basement + 2 Podium + 21st upper Floor
8.	Type of structure	:	RCC framed structure.
9	Number of Dwelling Units in the Building.	:	NA
10	Quality of Construction	:	Good
11	Appearance of the Building	:	Good
12	Maintenance of the Building	:	Good
13	Facilities available.	:	
	Lift	:	04
	Protected Water Supply	:	Provided
	Underground Sewerage	:	Provided
	Car Parking—Open/ Covered	:	NA
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III.	**FLAT**		
1.	The floor in which the property is situated	:	NA
2.	Door No. of the property	:	NA
3.	Specifications of the property	:	
	Roof	:	RCC Slab
	Flooring	:	Internal inspection not conducted as the property was locked
	Doors	:	Wooden door
	Windows	:	Internal inspection not conducted as the property was locked
	Fittings	:	Internal inspection not conducted as the property was locked
	Finishing	:	Internal inspection not conducted as the property was locked

4.	House Tax	:	Not Provided
	Assessment No.	:	Not Provided
	Tax paid in the name of	:	Not Provided
	Tax amount	:	Not Provided

5.	Electricity Service Connection No.	:	Not Provided
	Meter Card is in the name of	:	Not Provided
6.	How is the maintenance of the property?	:	Internal inspection not conducted as the property was locked
7.	Deed executed in the name of	:	Mr. Vijay Kumar
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the property?	:	----
10	What is the Floor Space Index (Approx.).	:	NA
11	What is the Carpet/ Built up area of the property considered for Valuation	:	RERA Carpet Area 412.00 Sq. ft
12	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium
13	Is it being used for Residential/ Commercial/Industrial purpose?	:	Residential
14	Is it owner occupied or let out?	:	Not Known as external visit conducted on site

PART C - VALUATION OF EXISTING PROPERTY

IV	**MARKETABILITY**		
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	All other civic amenities are available nearby and within easy reach.
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 property with same specifications in the adjoining locality?	:	Rs. 7,000/- to Rs. 9,000/- per Sq.ft. on Carpet area depending upon location and amenities.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the	:	Rs. 8,250/- per Sq.ft. on Carpet area depending upon location and amenities.
	property under valuation after comparing with the specifications and other factors with the property under comparison (given details).		
3.	Break-up for the Rate:		
	i) Building + Services	:	Rs. 2,500/- per Sq.ft.
	ii) Land + Others	:	Rs. 5,750/-
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed).	:	Rs. **74,400** /- Per Sq. Mtrs (Rs. 6,912 Sq. ft.). (on BUA) (Ready Reckoner Rate 2026-27) BUA 453.00 Sq. Ft X Rs. 6,912 = **Rs. 31,32,518/-**
VI.	**COMPOSITE RATE ADOPTED:**		
a.	Depreciated Building Rate		Rs. 2,500 /-
	Replacement cost of property with Services[v(3)i]	:	-
	Age of building	:	1 Years Old Approx
	Life of the Building estimated	:	59 years (Total life of the building is estimated as 60 years subject to proper repairs and maintenance)
	Depreciation percentage assuming the salvage value as	:	No Depreciation Since Building is 01 Years Old
	Depreciated Ratio of the Building	:	No Depreciation Since Building is 01 Years Old
b.	Total Composite Rate arrived for valuation.		
	Depreciated Building Rate VI(a)	:	Rs. 2,500 /-
	Rate of Land and Other V (3) ii	:	Rs. 5,750/-
	Total Composite Rate	:	Rs. 8,250/- Per Sq. ft (Carpet area)

DETAILS OF VALUATION

S. No.	Description	RERA Carpet area (Sq.ft.)	Rate/sq.ft. (Rs.)	Value (Rs.)
1.	Present value of the property	**412.00**	**8,250/-**	**Rs. 33,99,000/-**
	Present value of the Terrace & Balcony Area	--	---	--
2.	Car parking space	--	---	--
3.	Wardrobes	--	--	--
4.	Showcases/ admirals	--	--	--
5.	Kitchen arrangements	--	--	--
6.	Superfine finish	--	--	--
7.	Interior Decorations, Furniture & Fixture	---	--	--
8.	Electricity deposits/Electrical fittings etc.	--	--	--
9.	Extra collapsible gates/ grill works etc.	--	--	--
10.	Potential Value, if any.	--	--	--
11.	Others	--	--	--
	TOTAL			**Rs. 33,99,000/-**
	SAY			**Rs. 33,99,000/-**
(Rupees Thirty-Three Lakh Ninety-Nine Thousand Only)				

Remark:

1) The Registration shall be valid for a period commencing from 06/08/2017 and ending with 30/12/2024
2) Report is finalized on the basis of Index II, CC, Part OC provided by the Bank.
3) Carper Area as per Index II is considered for Valuation.
4) Subject Valuation is as per Market Enquiry in subject building.
5) During Technical Visit it was observed that subject property is under Bank Possession.
6) We are not responsible for the authentication of documents, clear title and other such related issues. Kindly obtain Legal Opinion of subject property prior to Disbursement.

As a result of my appraisal & analysis, it is my considered opinion that **the Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 33,99,000/- (In Words- Rupees Thirty-Three Lakh Ninety-Nine Thousand Only)**

The **Realizable value** of Flat is **Rs. 30,59,100 /-** (In Words- Rupees Thirty Lakh Fifty-Nine Thousand One Hundred Only).

The **Distress value** of Flat is **Rs. 27,19,200/-** (In Words- Rupees Twenty-Seven Lakh Nineteen Thousand Two Hundred Only).

The **Insurance value** of Flat is **Rs. 11,33,000/-** (In Words- Rupees Eleven Lakh Thirty-Three Thousand Only)

Date. 19.05.2026
Place: Mumbai

Signature

NIKHIL SHANTARAM KALE

Digitally signed by NIKHIL SHANTARAM KALE
DN: c=IN, st=Maharashtra, 2.5.4.20=935f976fd2c4abde121024702fcea754a6a1aaddfb868b9f7430f9ca869e53f9, postalCode=400081, street=Nikhil Shantaram Kale A2103A2104 21st Floor Anutham A Perfect World Opp Maratha Mandal Hall 90 feet Road Mulund East Mumbai, pseudonym=e7c077ed3c3641d79fca8dab9a5229a1, title=8963, serialNumber=5cd79fa2ddea914e4c257db2ac6a75d2801366 1c98ef18274b0c478ce3071fa, o=Personal, cn=NIKHIL SHANTARAM KALE
Date: 2026.06.06 13:27:13 +05'30'

MR. NIKHIL SHANTARAM KALE
(M. Val. B.E. Civil, Licensed Surveyor & Valuer, CAT-I/ 518 of2022)

The undersigned has inspected the property detailed in the Valuation Report dated 19.05.2026. We are satisfied that the fair and reasonable market value **of the property is Rs. 33,99,000/- (In Words- Rupees Thirty-Three Lakh Ninety-Nine Thousand Only)**

Signature

(Name of the Branch Manager with Office Seal)

Disclaimer, Notes and Limitation:

- We have finalized the report on the basis of site visit and copy of: Index II, CC, OC.
- The subject property is NPA.
- The said property is under Canara Bank's custody.
- We were take physical measurement, as the said flat was in filthy state.
- Property is situated in residential area.
- As there is range Rs. 7,000/- to Rs. 9,000/- per Sq.ft. on Carpet area. We are further discounting rate by 10% to 20% than current market rate hence we have adopted Rate of Rs. 8,250/-per Sq.ft. on Carpet area.
- The scope of our valuation work is only for banks financial/loan purpose. Further, please be noted that this report shall not be used for any litigation purpose.
- Encumbrance of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We assumed that the assets are free from encumbrance unless otherwise stated to us by the party in writing.
- The value given in our report is the estimate of the Fair Market value of the property as on date, considering various aspects of the property as mentioned above.
- The value given in our report is the estimate of the Fair Market value of the property as on date, considering various aspects of the property like amenities in projects, locational advantages, demand and supply equation, interior designing done in the property, outside view, Vashtu aspects etc.

DECLARATIONCUM- UNDERTAKING

- **I. Mr. Nikhil Shantaram Kale** do hereby solemnly affirm and state that
- I am a citizen of India.
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- The information furnished in my valuation report date 09.05.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- Our Associate Rajesh inspected the property on 09.05.2026, the work is not subcontracted by any valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been de panelled/ delisted by any other bank and in case any such de panelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- I have not been removed/dismissed from service/employment earlier
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity
- I have not been declared to be unsound mind
- I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an un discharged insolvent.
- I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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. 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.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A) signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor authorized official of the firm, who is competent to sign this valuation report.
- Further, I hereby provide the following information**.**

Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The asset under valuation for flat
2	purpose of valuation and appointing authority	To determine the Fair market value of the property
3	identity of the valuer and any other experts involved in the valuation;	**Mr. Nikhil Shantaram Kale**
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets value.
5	date of appointment, valuation date and date of report;	Date of Appointment- 09.05.2026 Date of Valuation – 19.05.2026 Date of Report – 19.05.2026
6	inspections and/or investigations undertaken;	Our Associate inspected the property on Dated 09.05.2026
7	nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/ material content.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is undertaken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
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.	

PHOTOGRAPHS OF PROPERTY



















Location Map



Government Ready Reckoner rate 2026-2027

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

Home | Valuation Guidelines | User Manual

Year: 2026-2027 | Language: English

Selected District: Thane

Select Taluka: Kalyan

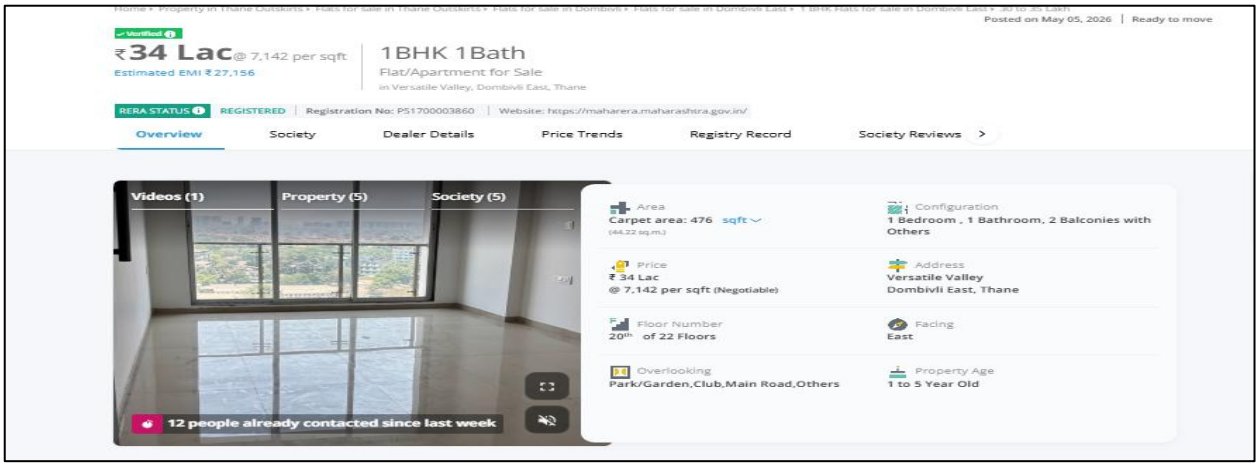
Select Village: Gavache Nav : Nilje (Kalyan-Dombivli Maha

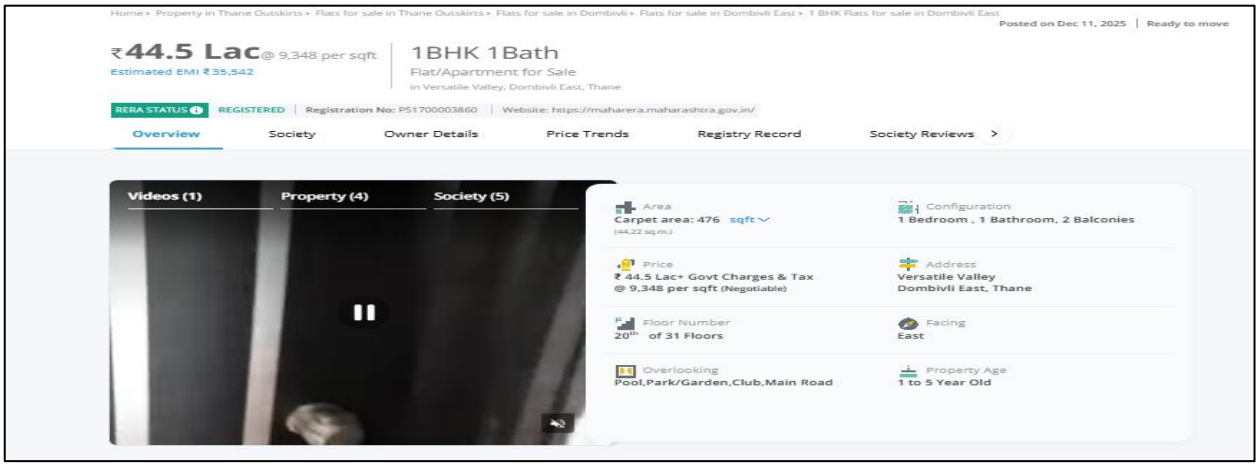
Search By: ○Survey No. ◉SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	41/118-मौजे निळजे गावातील गावठाणा लगतचे रहीवास विभागातील मिळकती	21100	74400	85500	111200	85500	चौ. मीटर
SurveyNo	41/119/1-मौजे निळजे गावातील रेल्वे लाईनच्या पश्चिमेकडील रहीवास विभागातील मिळकती	22400	67100	84600	110300	84600	चौ. मीटर
SurveyNo	41/120-मौजे निळजे गावातील राज्य महामार्ग S.H.40 च्या पश्चिमेकडील इतर मिळकती	23000	64900	80100	95100	80100	चौ. मीटर
SurveyNo	41/121-मौजे निळजे गावामधून जाणाऱ्या S.H.40 हायवेलगतच्या जमिनी	20500	65700	83000	103100	83000	चौ. मीटर
SurveyNo	41/122/1-मौजे निळजे गावातील वाणिज्य वापर परिमंडळातील मिळकती	21000	72800	84700	100500	84700	चौ. मीटर

1 2 3

Property Listing





DOCUMENTS

Department of Registration and Stamps
(Government of Maharashtra)

INDEX II Regn: 63m

जिल्हा : ठाणे	तालुका : कल्याण	गाव : निळजे
दुय्यम निबंधक : सह दु.नि. कल्याण 4		Doc Reg. No. : KLN4-15739-2022

(1)दस्तऐवज प्रकार	करारनामा
(2)मोबदला	5250000
(3)बाजारभाव (भाडेपटटयाच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	2990000
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1)) पालिकेचे नाव :कल्याण-डोंबिवली , इतर माहिती : मौजे निळजे येथील जुना स न 11,नवीन स न 12,हि नं 9,जुना स न 13,नवीन स न 14,जुना स न 14,नवीन स न 15,जुना स न 15,नवीन स न 16,जुना स न 16,नवीन स न 17,हि नं 1 अ,जुना स न 16,नवीन स न 17,हि नं 1 ब या जमीन मिळकतीवरील व्हर्सटाईल व्हॅली या इमारतीमधील तिसरी मजली सदनिका क्र. 107,पहिला मजला,बी विंग,क्षेत्र 38.29 चौ मी कारपेट(रेरा नं. पी51700003860) (स.नं.: old s no 11, new s no 12, h no 9, old s no 13, new s no 14, old s no 14,new s no 15, old s no 15, new s no 16, old s no 16, new s no 17, h no 1 a, old s no 16, new s no 17, h no 1 b)
(5)क्षेत्रफळ	1) 38.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करुन देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : मे व्हर्सटाईल डेव्हलपर्स तर्फे भागीदार आनंद एम ठक्कर वय वे सु धारक म्हणून तेजस भाट वय : 41 पत्ता : प्लॉट नं : -, माळा नं : -, इमारतीचे नाव : -, ब्लॉक नं : -, रोड नं : निळजे ग्राम पंचायत ऑफिस-गोवळ, निळजे, ता कल्याण, जि ठाणे, महाराष्ट्र, THANE. 421204
(8)दस्तऐवज करुन घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : किरण कुमार हरिनारायण अगी वय : 39 पत्ता : प्लॉट नं : 202, आय विंग, माळा नं : -, इमारतीचे नाव : -, ब्लॉक नं : -, रोड नं : मंगल नगर, हटकेश, मीरा रोड पूर्व, जीमीसी कनव जेव्हळ, मीरा-भाईंदर, ठाणे , महाराष्ट्र, ठाणे. 401107
(9)दस्तऐवज करुन दिल्याचा दिनांक	29-11-2022
(10)दस्त नोंदणी केल्याचा दिनांक	29-11-2022
(11)अनुक्रमांक,खंड व पृष्ठ	15739/2022
(12)बाजार मूल्यदराप्रमाणे मुद्रांक शुल्क	Rs. 367500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	Rs. 30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

View Only for Legal Purpose

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/27 villages/2401/BP/
RHP/ Nilaje-11/Vol-III/CR/2016 Date: 17 FEB 2017

READ: 1) Commencement Certificate upto plinth No. SROT /27 Villages/2401/BP/Nilaje-11/Vol-II/CR/2016, dt. 08/11/2013.
2) MMRDA's ROC for CC No. MMRDA/RH/Chimb-73/15168, dt. 11/09/2015.
3) Commencement Certificate beyond plinth No. SROT /27 Villages/2401/BP/Nilaje-11/Vol-III/1756/2015, dt. 21/10/2015.

COMMENCEMENT CERTIFICATE

Amended Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Shri Anand Thakkar (P.O.A.to), Partner, M/s. Pranshu Developers, 4, Parul, New Maneklal Estate, Ghatkopar (W), Mumbai - 86 for the development of proposed Rental Housing Project on land bearing S.No. 11, H.No. 9, S.No. 13,14,15, S.No. 16, H.No.1A, 1B of village Nilaje, Tal. Kalyan, Dist. Thane as mentioned in Table-1 with a proposed built up area of 133313.70 sq.m. (39123.87 sq.m. for Rental Units as mentioned in Table-2 and 97189.83 sq.m. for Sale Unit as mentioned in Table - 3,4 & 5) as depicted on Drawing Sheets (1 to 00) enclosed herewith on the following conditions:

Table-1 (indicating the details of proposed Rental Housing Project for which permission is hereby granted).

Sr. No.	Description	AREA in sq.m.		
1.	Total Area Of Plot as per 7/12 extract	40978.00		
2.	Deduction for 24m wide proposed DP Road area	3672.64		
3	Deduction for proposed DP Reservation no. G-20 (Garden)	3965.64		
4.	Net Plot area (1-(2+3))	33133.52		
		Rental Plot 25% of net plot area @ sr. no. 4 above	Sale Plot 75% of net plot area @ sr. no. 4 above	Total Rental Housing Project Plot
5.	Net Plot Area	9022.39 sq.m.	27100.14 sq.m.	36133.52 sq.m.
6.	Amenities (10 Provided (Required 8% of Net Plot Area - 2690.68 Sq.m)	1411.05 sq.m.	2417.22 sq.m.	3828.27 sq.m.
7.	Permissible F.S.I.	1.00 of net plot area at sr. no. 4 above	3.00 of net plot area at sr. no. 4 above	4.00 of net plot area at sr.no. 4 above
8.	Permissible BUA on Net Plot Area	36123.52 sq.m.	100400.04 sq.m.	144524.08 sq.m.
9.	Proposed BUA	36123.07 sq.m.	97189.83 sq.m.	133313.72 sq.m.
10.	No. of Tenements	1040 Rental Units + 27 Shops + 28 Offices + 08 Retreats + 08 Welfare Halls + 05 Manager's Office	1089 + 98 Shops	1089 + 1043 Rental Units + 123 Shops+ 28 Offices+ 08 Retreats + 08 Welfare Halls + 05 Manager's Office

Table-2 (indicating the details of Rental Buildings which are newly proposed and permission is hereby granted upto plinth level only for proposed development of Rental Housing Project).

Sr. No.	Building Name/Type	No. of Storeys	Height in Mtrs	No. of Wings	Total Built Up Area in Sq. Mt.	No. of Tenements
1	Wing A	G+31 upper floors	64.10	1	39032.44	268 Rental Units + 27 Shops + 28 Offices + 08 Retreats + 08 Welfare Halls + 05 Manager's Office

Sub Regional Office, 1st Floor, Kothrud Fire Brigade Station Building, Tilaknagar, Kothrud, Pune (MS) - 411 038.
Tel. No. : (020) 2544 2940, 2538 6722 • Fax : (020) 2541 8203 • Email : pro.thane@mailmmrda.maharashtra.gov.in

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MMRDA

OCCUPANCY CERTIFICATE

SROT/27 Villages/2401/BP/RHP /Nilaje-11/377 /2025 Date: 08 APR 2025

To,

Shri. Anand Thakkar,
M/s. Pranshu Developers,
4, Parul, New Maneklal Estate,
Ghatkopar (W), Mumbai - 400 086

Sub: Part Occupancy Certificate to the Residential Sale Building (Wing B, C, D) on land bearing S.No. 11 H.No 9, S.No 13, 14, 15, S.No 16 H.No 1A, 1B of Village Nilje, TalukaKalyan, District-Thane

Ref:
1. Location Clearance issued by MMRDA dt. 21.07.2010, dt. 16.11.2011, dt. 07.09.2012, dt. 28.02.2014, dt. 09.09.2015, dt. 19.03.2015, dt. 28.03.2016, dt. 23.03.2017
2. MMRDA's CC dt. 06.11.2013, dt. 21.10.2015, dt. 17.02.2017 and layout approval dt. 07.12.2015
3. Letter from Architect Dilip Deshmukh & Associates letter dt. 01.08.2021 dt. 10.12.2021
4. Letter from Owner Pranshu developers dt. 05.03.2022, dt. 18.04.2022, dt. 29.04.2022, dt. 04.01.2023, dt. 10.07.2023, dt. 03.01.2024, dt. 16.02.2024, dt. 05.02.2025, dt. 21.02.2025, dt. 01.04.2025, dt. 26.03.2025
5. MMRDA's deficiency letter dt. 14.10.2021, dt. 12.01.2022, dt. 21.07.2023, dt. 13.02.2025, dt. 13.02.2025
6. Letter from KDMC dt. 13.07.2022, dt. 13.07.2022, dt. 04.02.2025

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of **Shri. Dilip Deshmukh**, Licensed Architect, License No CA/1986/09657 and Structural Engineer Shri. Surendra Volji Patel may be occupied on the following conditions:

Development work on land u/r with the total built-up area as mentioned in the table below:

Building No	User	No. of Storey	Total BUA in sqm
Wing B	Partly Commercial & Residential	Stilt (Pt) + Ground (Pt) + 20 upper floors	7,973.51 Sqm
Wing C	Partly Commercial & Residential	Stilt (Pt) + Ground (Pt) + 20 upper floors	8,921.74 sqm
Wing D	Partly Commercial & Residential	Stilt (Pt) + Ground (Pt) + 20 upper floors	8,921.74 sqm

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
   i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.

Mumbai Metropolitan Region Development Authority
Page 1 of 3
Sub Regional Office - Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 25701695 / 21712597 Fax : (022) 21712597 E-mail : sro.thane@mailmmrda.maharashtra.gov.in