

VALUATION REPORT **(Part II)**

FOR

**“MBPT PROPERTIES”,
MAHIM BUNDER LAND,
VILLAGE: MAHIM,
MAHIM- (WEST),
MUMBAI – 400 016.**

DOULTANI R M

- CHARTERED ENGINEER (INDIA)
- LICENSED SURVEYOR
- GOVERNMENT REGISTERED VALUER
- APPROVED VALUER BY THE INSTITUTION OF VALUERS (INDIA)
- REGISTERED CONSULTING STRUCTURAL ENGINEER .

**FLAT NO. 604, 6TH FLOOR, “SAI KRISHNA KUNJ”, OPP. ASTHAVINAYAK
TOWER, NEAR GANESHA CHOWK, D. N. NAGAR, ANDHERI, (WEST),
MUMBAI 400 053.**

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“VALUATION REPORT” (PART II)

Pursuant to the assignment letter no. EM/AS-BDR/Valuation of Mahim Bdr./3720 dated 29-12-2018 (A copy enclosed) from the Estate Manager , Mbpt, Estate Division, 3rd floor, “Vijay Deep”, S.V. Marg, Ballard Estate, Mumbai- 400 001, for valuation of the Mbpt Properties at Mahim Bunder land.

The premises were visited in the presence of Mr. Navinkumar Sharma, Inspector, Estate Department, Mumbai Port Trust , Estate Division, 3rd floor, “Vijay Deep”, S.V. Marg, Ballard Estate, Mumbai- 400 001 with a view to ascertain the Fair Market land value of the land as on the date.

The details of both the above categories are described as under:-

[A]: Tenanted Plots:

- (i) Mbpt Plots of land let out on monthly tenancy basis admeasuring 3505.39 Sq. Mtrs.
- (ii) Mbpt Plots of land let out on 15 monthly lease basis admeasuring 750.56 Sq. Mtrs.
- (iii) Mbpt Plots of land let out on long lease basis 160.83 Sq. Mtrs. The total tenanted area admeasures **4416.78 Sq. Mtrs.**

[B]: Vacant Plots inclusive of Roads:

- (i) Vacant plots admeasuring. 7795.53 Sq. Mtrs.
 - (ii) An open Road area admeasuring. 3108.47 Sq. Mtrs.
- Total Area admeasuring: ----- 10904.00 Sq. Mtrs.

For carrying out valuation of the said property the important assumptions and considerations are:

1. The valuation is required by the MBPT is strictly for an assessment of asset for their knowledge and office record purpose and not for obtaining any loan or any financial assistance from any Bank/ financial institution.
2. The areas of the land as given by MBPT are true and correct.
3. The areas as shown by the Port Trust's representative are assumed to be true and correct.
4. There are no dues, outgoings etc for land under consideration.
5. It is assumed that land has Free- holds rights, title and interest in properties including beneficial ownership, physical possession and peaceful enjoyment of the property.
6. Effect of types, size, location and development of the property.
7. Effect of approach road and its frontage.
8. This valuation report is purely an opinion and has no legal or contractual obligation on our part.
9. Effect of overall demand in the area and nature and type of construction in the immediate vicinity and consequential effect thereof on demand of premises in the area/locality.
10. Effect of trends in the property market.

For carrying our valuation of the said property the important Assumptions/ limiting conditions are:

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information by the identifier and/clients.
2. Neither the whole nor any part of this Valuation and Report or any reference to it may be included in any published document, circular or statement nor published in any without the Valuer's prior written approved of the form and context in which it may appear.
3. The report is confidential to the clients professional advisors for specific purpose to which they refer. The Valuer disclaims all responsibility and will accept no liability to any other party.
4. No legal verification of the title of the property has been undertaken and the Valuer and shall not be responsible for any matter of legal nature that affects the value and the opinion expressed and the necessary documentary evidence regarding ownership area and boundaries of holding will not be submitted by the valuer.
5. Where it is stated that the MBPT has supplied information to the Valuer, this information is believed to be reliable, but the Valuer can accept no responsibility if this should prove not to be so.
6. The Valuer is not required to give testimony or to appear in court by reason of this valuation Report, as appearance in the court is out of scope of the assignment.
7. We shall not be held responsible in any event, and liable for special, indirect or consequential damages, for replying information collected in good faith which cannot be / verified due to time constrain for completing the assignment.
8. The investigations to ascertain the suitability of the ground conditions, and the services, out of scope of this assignment.
9. Any sketch, plan or map in this report is included to assist the reader in visualizing the property. We have made no land survey of the property and assume no responsibility in connection with such matters. As it is out of the scope of the assignment.
10. If our appearance is required by the Board /land allotment committee/Hon.Court/Competent authority , we will be pleased to appear and given the necessary clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
11. The Valuer's responsibility in connection with this valuation report is limited to the client to whom it is addressed and to that client only. The valuer disclaims all responsibility and will accept no liability to any other party.
12. Validity of this report is for one year only.

Valuation of land under CRZ-II on the West of Swatantraveer Savarkar Marg on East of 50 m CRZ line:

The land at Mahim Bunder = 15320.78 Sq. Mtrs.

The total land under CRZ II as

Per plan-B of DP Proposal on Mbpt land at Mahim Bunder = 15320.78 Sq. Mtrs.

(i) Let out Mumbai P.T.Plots = **4416.78 Sq. Mtrs.**

(ii) Balance area of the vacant Plots inclusive of open roads = **10904.00 Sq. Mtrs.**

It is observed that plots structures standing on the let out plots are mostly semi-Pukka construction load bearing structures with brick machinery walling with Shahabad/Kota stone flooring and with AC sheet/Mangalore tiles/GI sheet roofing. Most of the structures are very old and outlived their lives and therefore the value of the structures not taken in account. Even the Port Trust structures have also are in dilapidated conditions.

The total area of the land u/r falls under CRZ-II and is Heritage precinct restricted development FSI -1.33 and could be developed in terms of regulation nos.59 & 60 of DC Regulations for Greater Mumbai.

Value of the land:

As per three sale instances in the vicinity, it is observed that average land value is @ Rs.2.30 lakhs per Sq.Mtr.The details of analysis for value of the land are at page nos.07 to 11 and the summary of sale instances is at page no.11.

As per the Ready Reckoner 2017-18, the property u/r falls under village no. /Zone no. 17/119, the Rate of an open land for FSI of 1 = Rs.98, 600.00. Per Sq.Mtr. A. copy of an extract of the Ready Reckoner -2017-18 is enclosed.

In general if the area of the land is more than 2500.00 Sq mtrs then 15% is to be reduced from the market value rate and valuation is to be done in terms of regulation no. 35 of DC Regulations for Greater Bombay, 1991.

Considering all the relevant enumerated above and subject to the condition that title of the premises is clear and marketable, I am of the opinion that after study, the present market conditions, such type of the land would fetch @ Rs.2,25, 000.00/- per Sq. Mtr. However the land u/r is under CRZ II and could be developed in terms of regulation no. 59 of DC Regulations for Greater Bombay, 1991. The land u/r would cost about 15 % of rate applicable to developed land as explained above.

[a] Mbpt let out plots: Total Tenanted Area.

Net Market Rate/ Sq. Mtr. = Market Rate/Sq. Mtr – Deduct 15% of market rate for recreational/amenity open space.

= Rs.2, 25, 000.00 – 0.15 X Rs.2, 25, 000.00/- per Sq. Mtr.

= Rs.2, 25, 000.00 - Rs.33, 750.00 = Rs.1, 91, 250.00 Say Rs.1, 90, 000.00.

Value of the Land = Area of the Land in Sq. Mtrs. X FSI permitted X Net Market rate per Sq. Mtr.
 = 4416.78 Sq. Mtrs. X 1.33 X Rs.1, 90, 000.00.
 = Rs. 111, 61, 20, 306.00 = Say **Rs. 111, 61, 20, 000.00** i.e. **INR 1116.12 mn.**

(i) Fair annual rate of the lease rentals for the Tenanted Area land:

In view of the present scenario of interest rates for government securities and banks and short tenure, rate of return of @ of 6.00% per annum is considered to be fair and reasonable.

The Fair lease rate of the lease works as follows: -

Rate of the lease rent per annum = Land value per Sq. Mtr. X Annual Rate of return

$$= \frac{\text{Rs.1, 90, 000.00} \times 6.00}{100}$$

$$= \text{Rs.11, 400.00}$$

Fair Lease rent per month: = Rs.11, 400. 00/12 = **Rs.950.00/- per Sq. Mtr.**

Reduction factor in case of sitting tenants: In case where vacant possession is not required for Port Trust purpose, it is worthwhile to settle with tenants since average litigation may take between 5 years to 15 years.

The present value of Re.1.00 in n years at 6% rate of interest for single payment = $1 / (1+R)^n$.
 R= Rate of interest per annum and n= no.of years.

Sr.no.	Present Value of Re.1.00.	Calculation for Reduction factor.
1.	Re.1.00 at the end of 5 years @ 6% per annum.	$1 / (1 + 0.06)^5 =$ $1 / (1.06)^5 =$ $1 / 1.338 = 0.747$ say 0.75.
2.	Re.1.00 at the end of 10 years @ 6 per annum. %	$1 / (1 + 0.06)^{10} =$ $1 / (1.06)^{10} =$ $1 / 1.790 = 0.558$ say 0.56.
3.	Re.1.00 at the end of 15 years @ 6% per annum.	$1 / (1 + 0.06)^{15} =$ $1 / (1.06)^{15} =$ $1 / 2.396 = 0.417$ Say 0.42.

In my opinion reduction factor of 0.40 may be applied for sitting tenants since there would not be any reduction in the real income.

Fair lease rent per month for sitting tenants: = Reduction factor X Fair lease rent per month
 = 0.40 X Rs.950.00/- per Sq. Mtr. = **Rs.380.00 per Sq.Mtr.**

[b] Valuation of Balance area of vacant land and open Roads: = 10904.00 Sq. Mtrs.

Net Market Rate/ Sq. Mtr. = Market Rate/Sq. Mtr – Deduct 15% of market rate for recreational/amenity open space.

= Rs.2, 25, 000.00 – 0.15 X Rs.2, 25, 000.00/- per Sq. Mtr.
= Rs.2, 25, 000.00 - Rs.33, 750.00 = Rs.1, 91, 250.00 Say Rs.1, 90, 000.00.

Value of the Land: = Area of the Land in Sq. Mtrs. X FSI permitted X Net Market rate per Sq. Mtr.

=10904.00 Sq. Mtrs. X 1.33 X Rs.1, 90, 000.00.

= Rs. 275, 54, 40, 800.00 = Say **Rs. 275, 54, 40, 000.00.** = **INR 2755.44 mn.**

(ii) Fair annual rate of the lease rentals for the vacant land:

In view of the present scenario of interest rates for government securities and banks and short tenure, rate of return of @ of 6.00% per annum is considered to be fair and reasonable. The Fair lease rate of the lease works as follows: -

Rate of the lease rent per annum = Land value per Sq. Mtr. X Annual Rate of return

$$= \frac{\text{Rs.1, 90, 000.00 X 6.00}}{100} = \text{Rs.11, 400.00.}$$

Fair Lease rent per month: = Rs.11, 400. 00/12 = **Rs.950.00/- per Sq. Mtr.**

The total Valuation of land u/r CRZ-II on the West of Swatantraveer Savarkar Marg on East of 50m CRZ line:

= (i) above + (ii) above = INR 1116.12 mn + INR 2755.44 mn = **INR 3871.56 mn.**

i.e. Rs.387.16 Crores.

Thus considering all the relevant factors enumerated above, to the best of my knowledge and ability, I am of the opinion that the Fair and reasonable market value, the Fair, reasonable market value for MBPT Vacant plots inclusive of Roads and Scale of the Rate for the land per Sq.Mtr.on the Built-up area for Commercial accommodation is worth about as tabulated as under:-

Sr. no.	Description of the land.	Area of the land in Sq.Mtrs.	Fair Market value of Mbpt. land.	Fair Market Scale of the Rate for the land Per Sq.Mtr.on Built-up area.
1.	Valuation of land Mbpt let out plots.	4416.78	INR 1116.12 mn.	Rs.1.90 lakhs.
2.	Valuation of Balance area of vacant land and open Roads.	10904.00	INR 2755.44 mn.	Rs.1.90 lakhs.
	Total-----	15320.78	INR 3871.56 mn Or Rs.387.16 Crores.	

DECLARATION:

I hereby declare that:

- i) I personally i.e. Daultani R M have inspected the subject property on 08-01-2019.
- ii) I have no direct or indirect interest in the above property valued.
- iii) The information provided is true and correct to the best of my knowledge and belief.
- iv) I have submitted the Valuation Report directly to the Port Trust.

Address of the Valuer: FLAT NO. 604, 6TH FLOOR, "SAI KRISHNA KUNJ", OPP. ASTHAVINAYAK TOWER, NEAR GANESHA CHOWK, D. N. NAGAR, ANDHERI, (WEST), MUMBAI 400 053.

Name of Valuer association of which I am a bonafide member: Fellowship of Institution of Valuers-FIV. F-3374. Wealth Tax Registration No: Cat. I/330 of 1988.

Signature of the Valuer. 

Date: 1st June 2019.

Tel No:-022 2620 3994. Mobile No:-98203 41086. TELE FAX 022 2620 3994.

.Email: rmdaultani@hotmail.com

- **Sale instance No. I.**

Index II: [Registration no.8370/2017 dated 17-10-2017].

A: - Market Value per Sq. meter as per the Rent Capitalization Method

I	Gross maintainable rent (GMR) per month Rs. 88, 530, 00. Annual GMR=12 X Rs. 88, 530, 00 = Rs. 10, 62, 360.00.
II	Annual Interest on deposit @ 6.50% per annum 6.50 X Rs.3, 60,000.00 = Rs.23, 400.00.
III	Maintenance - 10% of GMR = 0.10 X Rs. 10, 62, 360.00 = =Rs.1, 06, 236.00
IV	Net maintainable rent (NMR) Gross Maintainable rent = Rs. 10, 62, 360.00 + <u>Rs.23, 400.00</u> Rs.10, 85, 760.00 (I & II) above. Less deductions Rs.10, 85, 760.00 - Rs.1, 06, 236.00= Rs. 9, 79, 524.00 Net Maintainable rent. = Rs.9, 79, 524.00
V	Capitalized Value: NMRX <u>100</u> Rate of return = Rs.9, 79, 524.00 X 100/6.00 = Rs.1,63, 25, 400.00 (The rate of return is taken as 6.00% per annum.)
	Market Rate of the property as per the Rent Capitalization Method is = Rs.1, 63, 20, 000.00.
	Area of the flat. = 626 .00 Sq feet. Area of the flat per Sq.Mtr. = i.e. 626 .00 X0.0929 = 58.16 Sq Mtr. Market Rate per Sq.Mtr. of the property as per the Rent Capitalization Method / area of the flat = Rs.1, 63, 25, 400.00/ 58.16. = Rs.2, 80 698.07

B-Cost of construction Rate per Sq. Mtr.	
Cost of construction.	Rs.25, 000.00
(i)	Architect fees @ 3 % of cost of Construction Structural Engineer Fees@ 1 % of cost of Construction For plan approval & out of pocket @ 4 %of cost of Construction Total Charges -----8 %
(ii)	Rs.25, 000.00 X 0.08 = Rs. 2, 000.00 i.e Rs.25, 000.00 + Rs. 2, 000.00 = Rs.27 000.00
(iii)	Developer's profit -25 %. Rs.27, 000.00 X 0.25 = Rs. 6, 750.00 Total cost of construction = Rs.27, 000.00 + Rs. 6, 750.00 = Rs.33, 750.00
(iv)	Total Cost of Construction = Rs.33, 750.00 Per Sq.Mtr.
Capitalized value (land & Building) @ A above = Rs.2, 80 698.07	
Deduct for Cost of Construction @ B above Construction = Rs.33, 750.00	
Land Value = Capitalized value (land & Building) @ A above- Cost of Construction @ B above Construction =	
Land Value = Rs.2, 80 698.07-Rs.33, 750.00.	
= Rs.2, 46, 948.07 per Sq. Mtr.	

• **Sale instance No. II**

Index II: [[Registration no = 5239/2017 dated 13-07-2017].

A. Market Rate Agreement value :of the flat: Rs.5, 75, 00, 000.00
 Area of the flat= 1657 00 (Carpet Area) + Terrace Area
 = 1657.00 + 0.40 X 280.00 = 1657 + 112.00 = 1769.00 (Carpet Area) i.e
 i.e 164.34 Sq.Mtr. (Carpet Area) = 164.34 X1.20 = 197.21 (Built-up area).

Market Rate of flat (Land & Building) per Sq.Mtr. = Rs.5, 75, 00, 000.00
 = Rs.5, 75, 00, 000.00/197.21 Sq.Mtr.
 = Rs.2, 91,567 .36.

B-Cost of construction per sq. mtr.

Cost of construction	Rs.25, 000.00/Sq. Mtr.
	Add for Architect fees -----3 % Add for structure Engineer-----1% Add for plan approved & out of pocket expenses -4 % Total -----8 %
	(a) Rs.25, 000.00 X 0.08 = Rs. 2, 000.00 i.e Rs.25, 000.00 + Rs. 2, 000.00 = Rs.27 000.00
	(b) Developer's profit: 25 % on cost of construction. Rs.27, 000.00 X 0.25 = Rs. 6, 750.00. Total Cost of Construction = 'a' above + 'b' above i.e Rs.27, 000.00 + Rs. 6, 750.00 = Rs.33, 750.00.

Land Value = 'A' above – 'B' above

Rs.2, 91, 567.36 - Rs.33, 750.00 =**Rs.2, 57, 817.36 per Sq. Mtr.**

Sale instance No. III.**Index II: [Registration no.5508/2017 dated 21-07-2017].****A: - Market Value per Sq. meter as per the Rent Capitalization Method**

I	Gross maintainable rent (GMR) per month Rs.52, 920, 00. Annual GMR=12 X Rs.52, 920, 00 = Rs. 6, 35, 040.00.
II	Annual Interest on deposit @ 6.50% per annum 6.50 X Rs.1, 40,000.00 = Rs.9, 100.00.
III	Maintenance - 10% of GMR = 0.10 X Rs. 6, 35, 040.00 = =Rs.63, 504.00.
IV	<p><i>Net maintainable rent (NMR)</i></p> <p>Gross Maintainable rent = Rs. 6, 35, 040.00 + Rs.9, 100.00 Rs.6, 44, 140.00</p> <p>(I & II) above. Less deductions Rs.6, 44, 140.00 - Rs.63, 504.00 = Rs. 6, 07, 636.00</p> <p>Net Maintainable rent = Rs.6, 07,636.00</p>
V	<p>Capitalized Value:</p> <p>NMRX $\frac{100}{\text{Rate of return}}$</p> <p>= Rs.6, 07,636.00 X 100/6.00</p> <p>= Rs.1, 01, 27, 266.67</p> <p>(The rate of return is taken as 6.00% per annum.)</p>
	Market Rate of the property as per the Rent Capitalization Method is = Rs.1, 01, 27, 266.67.
	<p>Area of the flat. = 500.00 Sq feet.</p> <p>Area of the flat per Sq.Mtr. = i.e. 500 .00 X 0.0929 = 46.45 Sq Mtr.</p> <p>Market Rate per Sq.Mtr. of the property as per the Rent Capitalization Method / area of the flat = Rs.1, 01, 27, 266.67/ 46.45. = Rs.2, 18, 025.11.</p>

B:Cost of construction Rate per Sq. Mtr.	
Cost of construction	Rs.25, 000.00
(i)	Architect fees @ 3 % of cost of Construction Structural Engineer Fees@ 1 % of cost of Construction <u>For plan approval & out of pocket @ 4 %of cost of Construction</u> Total Charges -----8 %
(ii)	Rs.25, 000.00 X 0.08 = Rs. 2, 000.00 i.e Rs.25, 000.00 + Rs. 2, 000.00 = Rs.27 000.00
(iii)	Developer's profit -25 %. Rs.27, 000.00 X 0.25 = Rs. 5, 750.00 i.e Rs.27, 000.00 + Rs. 6, 750.00 = Rs.33, 750.00
Capitalized value (land & Building) @ A above = Rs.2, 18, 025.11	
Deduct for Cost of Construction @ B above = =- Rs.33, 750.00.	
Value of the land = Capitalized value (land & Building) @ A above – Cost of Construction @ B above	
Value of the land = Rs.2, 18, 025.11 - Rs.33, 750.00 =Rs.1, 84, 275.11 per Sq.Mtr.	

The Summary of valuation as per the above three sales instances is at page no.12.

“Summary of valuation of three sale instances in Mahim area”

Sr.no.	Sale instances.	Details of asset.	Method.	Land rate per sq. meter.
1.	I	Flat no. 204, Owners Industrial premises co- operative Society Ltd., Gabriyal road, Mahim – Mumbai-400 016.	Rent capitalization.	Rs.2, 46, 948.07
2.	II	Flat no. 3 & 4, Sahyog co- operative housing Society Ltd. , near city light Cinema, L J Road , Mahim (West) – Mumbai-400 016.	Market rate (Land & building)	Rs.2, 57, 817.36
3.	III	Flat no. 7, Shiv Niwas co- operative housing Society Ltd. , Senapati Bapat Marg , L J Road , Mahim (West) – Mumbai-400 016.	Rent capitalization.	Rs.1, 84, 275.11
			Total ----	Rs.6, 89, 040.54
				Rs.6, 89, 040.54 /3
		Average land Rate per Sq. Meter.		Rs.2,29, 680.18 Say Rs.2.30 lakhs per Sq.Mtr.



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1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं 204, माळा नं: 2,
इमारतीचे नाव: ओनर्ज इंडस्ट्रियल प्रीमाईसीस को-ऑपरेटिव सौ. ल्टडी, ब्लॉक नं:
गेबरिअल रोड,माहीम, रोड नं: मुंबई 400016, इतर माहिती: इतर माहिती: कालावधी
36 महिने,मासिक भाडे 80,300/- 12 महिने नंतर भाडे 84,315/- 24 महिने नंतर
88,530/- अनंत रक्कम 3,60,000/- ((C.T.S. Number : 1/836 ;))

(5) क्षेत्रफळ

1) 626 चौ.फूट

(6)आकारणी किंवा जुडी देण्यात असेल
तेव्हा.(7) दस्तऐवज करून देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:- सल्मा आमोणकर वय:-40; पत्ता:-704, 7, ओइस्टर शेल 1, 731/1 जुहू तारा रोड, जुहू,
मुंबई , जू:ऊ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400049 पॅन नं:-

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास,प्रतिवादिचे नाव व
पत्ता

1): नाव:-एलिवेन एक्सपोर्ट्स प्राईवेट लिमिटेड (ओ पी सी) तर्फे संचालक लीअन वाज वय:-30; पत्ता:-
कापाड बाजार , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400016
पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

17/10/2017

(10)दस्त नोंदणी केल्याचा दिनांक

17/10/2017

(11)अनुक्रमांक,खंड व पृष्ठ

8370/2017

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

7900

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

1000

(14)शेरा



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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137742
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Number of Visitors :
326964007 (Since 1 Feb
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FAQ User Guide

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दस्त लपचीत/Registration Details

Select
Registration
Type : eFiling eRegistration Regular
जिल्हा/District मुंबई जिल्हा
दुय्यम
निबंधक/SRO Joint S.R. Mumbai 4
वर्ष/Year 2017
दस्त
क्रमांक/Doc.No. 5239

99820 Enter captcha as shown

सुचना -

All physically available data at SR offices from
1985 is available online for Mumbai city and
Suburb districts

सदनिका नं: हॉस्पिटल प्रिमायसेस फ्लॅट नं. 3 आणि 4, माळ नं: 1 ला मजला,
इंगारतीचे नाव: सहयोग को ऑप ही सो लि, ब्लॉक नं: सिटी लाईट सिनेमाच्या
आशीर्वादिंद्रवैद्य, "डॉ. जवळ, रोड : एल.जे. रोड,माहीम पश्चिम,मुंबई - 400016, इतर माहिती: इतर 508 4
साधनाआशीर्वादिंद्रवैद्य) माहिती: फ्लॅट एरिया 1657 चौरस फूट कारपेट अँड ट्रेस एरिया 280 चौरस फूट
कारपेट

सह
5239 करारनामा 13/07/2017 दु.नि.मुंबई
शहर 4

("डॉ.
आशीर्वादिंद्रवैद्य")
शरदगणेशगोगटे)

Links: [egjcourts](#) || [eCourt](#) || [Check property tax dues for properties under Municipal Corporation of Greater Mumbai \(MCGM\)](#)
|| [Check CERSAI for Security Interest created by Banks & Financial Institutions on your Property.](#)

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List no. 2

Sub-Registrar: With the help of
Municipal Corporation of Mumbai

5239508

04-04-2019

Note: -Generated Through eSearch
Module

Document No.: 5239/2017

Note:

Regn: 63m

Name of the village: 1) Mahim

(1) Type of document	Agreement
(2) Reward	57500000
(3) Quotes (The leaseholder leases the details of the lease that the sergeant should specify)	53209822.16
(4) Land measuring, portals and home number (if any)	1) Name of the corporation: Mumbai Manipatra description: Sadanika no: Hospital premises flat number 3 and 4, Malla No. 1st floor, Name of the building: Cooperative Op Ho Sho Li, Block No: Near City Light Cinema, Road: LJ Road, Mahim West, Mumbai - 400016, Other information: Other information: Flat area 1657 square feet Carpet and terrace area 280 square feet carpet (CTS Number: 2/521;))
(5) area	1) 184.79 sq.m
(6) When the levy or connection is given.	
(7) If the name of the party giving the name / address of the document or the order or order of the Civil Court, the name and address of the reply.	1): Name: -Down. Sharad Ganesh Gogate Age: -69; Address: -Plot No.-, Malala No.-, Name of Building: C-8, Asavari, Block No. 214, Veer Savarkar Marg, Road No: Mahim, Maharashtra, Mumbai. Pin Code: -400016 PAN No. - AACPG8844N
(8) Name and address of the respondent, if there is a decree or order of the parties,	1): Name: -Down. Ashish Rabindra Vaidya Age: -49; Address: -Plot No: 601/602, Mala No-, Name of the building: Om Shiva Op Village Society, Block No: In front of Bafna Society, Road No: Mogal Lane, Mahim West, Maharashtra, Mumbai. Pin Code: -400016 PAN No. - AABPV9002G 2): Name: -Down Sadhana ashish Vaidya Age: -49; Address: -Plot No: 601/602, Mala No-, Name of the building: Om Shiva Op Village Society, Block No: In front of Bafna Society, Road No: Mogal Lane, Mahim West, Maharashtra, Mumbai. Pin Code: -400016 PAN No. - AAMPV7417N
(9) Date of the date of the document	13/07/2017
(10) Date of registration of the document	13/07/2017
(11) serial numbers, volumes and pages	5239/2017
(12) Stamp duty as per market price	2875000
(13) Registration Fee as per marketable	30000
(14) Remarks	

Details taken for the assessment: -

Selected article on stamp duty: -

(i) In the limits of any Municipal Corporation or any Cantonment area to annexed it.



Department of Registration & Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग

महाराष्ट्र शासन



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दस्ता तपशील/Registration Details

Select Registration Type : eFiling eRegistration Regular

जिल्हा/District : मुंबई जिल्हा

दुय्यम : Joint S.R. Mumbai 4

निबंधक/SRO : 2017

वर्ष/Year : 2017

दस्त : 5508

क्रमांक/Doc.No. : 5508

AA1CA Enter captcha as shown

बुध्ना -

All physically available data at SR offices from 1985 is available online for Mumbai city and Suburb districts

for selected offices.
How Filing, eFiling & eRegistration data is also available for search.

36-अ-	सह	(मलवल्ली एस.	सदनिका नं: 7, इमारतीचे नाव: शिव निवास को-ऑपरेटिव हाउसिंग सोसायटी, ब्लॉक
508	21/07/2017	रामप्रकाशतर्फे कुल	(तानिया नं: सेनापति बापट मार्ग, माहीम, रोड : मुंबई 400016, इतर माहिती: कालावधी 36
लिक्	दु.नि.मुंबई	मुख्तियारथुंदिल	मुखर्जी-7) महिना मासिक भाडे 48,000/- 12 महिना नंतर भाडे 50,400/- 24 महिना नंतर भाडे
अॅड	शहर 4	अकारिया सॅम्बुल	52,920/- अनामत रक्कम 1,40,000/-
लायसन्स			

links: [eajcourts](#) || [eCourt](#) || [Check property tax dues for properties under Municipal Corporation of Greater Mumbai \(MCGM\)](#)
|| [Check CERSAI for Security Interest created by Banks & Financial Institutions on your Property](#)

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5508508

05-04-2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 5508/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) माहिम

(1)विलेखाचा प्रकार	36-अ-लिव्ह अॅड लायसन्सेस
(2)मोबदला	50400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	140000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 7, इमारतीचे नाव: शिव निवास को-ऑपरेटिव हाउसिंग सोसायटी, ब्लॉक नं: सेनापति बापट मार्ग,माहीम, रोड : मुंबई 400016, इतर माहिती: कालावधी 36 महिना मासिक भाडे 48,000/- 12 महिना नंतर भाडे 50,400/- 24 महिना नंतर भाडे 52,920/- अनामत रक्कम 1,40,000/- (C.T.S. Number : 573 ;)
(5) क्षेत्रफळ	1) 500 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मलवल्ली एस. रामप्रकाश तर्फे कुल मुख्तियार थुदिल जकारिया सॅम्युल वय:-53; पत्ता:- प्लॉट नं: डी-715, माळा नं: -, इमारतीचे नाव: पॅरडाइस, ब्लॉक नं: रहेजा विहार, रोड नं: पवई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तानिया मुखर्जी - - वय:-33; पत्ता:-प्लॉट नं: 206-डी, माळा नं: -, इमारतीचे नाव: ग्लोरी वसंत मार्वल कॉम्प्लेक्स, ब्लॉक नं: वेस्टर्न एक्सप्रेस हाईवे, रोड नं: बोरीवली ईस्ट, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	21/07/2017
(10)दस्त नोंदणी केल्याचा दिनांक	21/07/2017
(11)अनुक्रमांक,खंड व पृष्ठ	5508/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

MAHIM BUNDER

NOTE:

TOTAL AREA OF MAHIM BUNDER SHOWN THUS

TOTAL AREA MAHIM BUNDER = 15320.78 Sq.Mtrs.

M.T.PLOTS SHOWN THUS:
AREA OF M.T.PLOTS = 3505.39 Sq.Mtrs.

2) F.M.L.PLOTS SHOWN THUS:
AREA OF F.M.L.PLOTS = 750.56 Sq.Mtrs.

LONG LEASE PLOTS SHOWN THUS:
AREA OF F.M.L. PLOTS = 160.83 Sq.Mtrs.

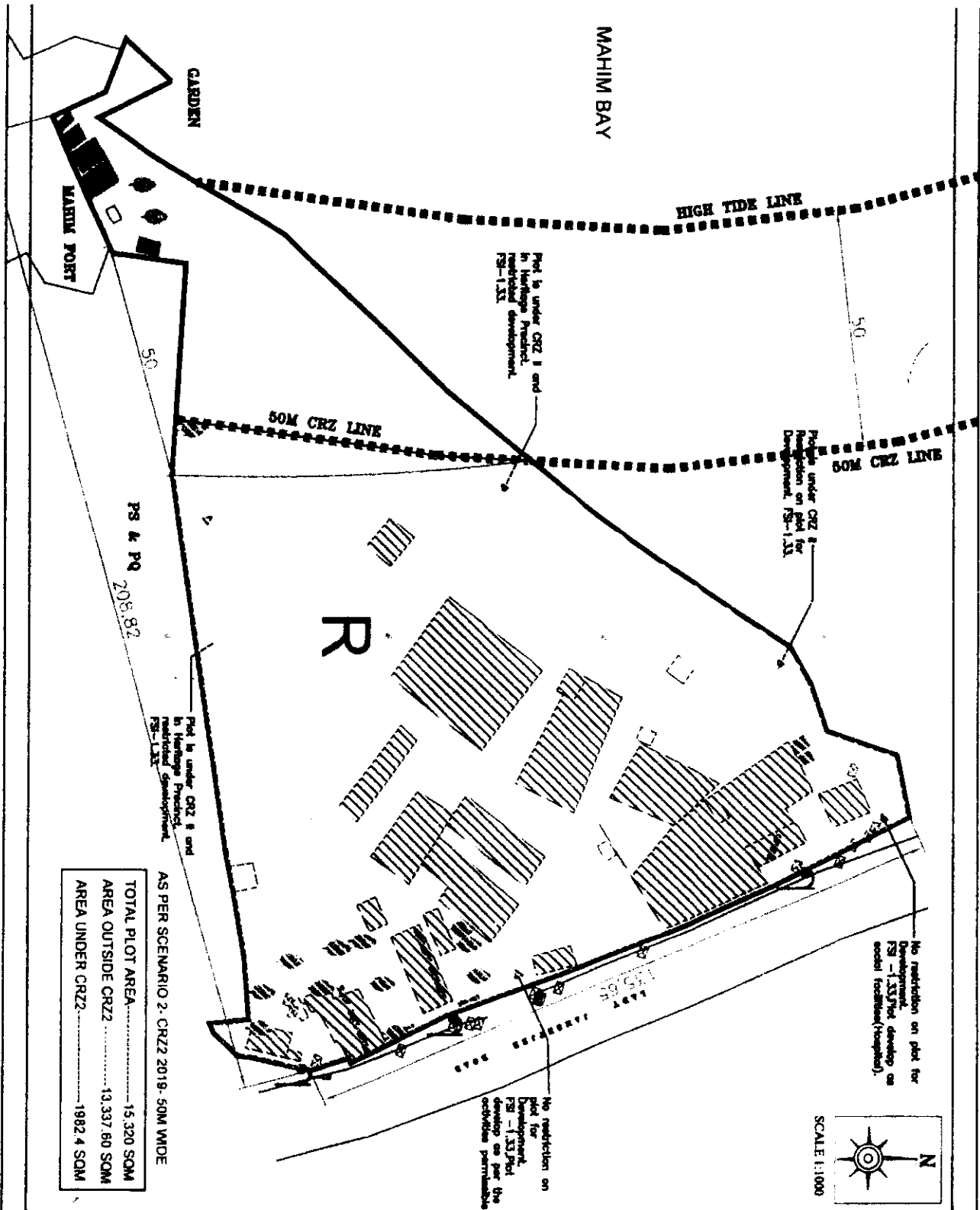
TOTAL TENANTED AREA (1+2+3) = 4416.78 Sq.Mtrs.

4) VACANT PLOTS SHOWN THUS:
AREA OF VACANT PLOTS = 7795.53 Sq.Mtrs.

5) AREA OF OPEN ROAD = 3108.47 Sq.Mtrs.

6) AREA OF VACANT PLOTS INCLUSIVE OF ROAD = 10904 Sq.Mtrs.





DP PROPOSAL ON MbPT LAND AT MAHIM, MUMBAI

PLAN - B

LEGEND

DESCRIPTION	SYMBOL 1	DESCRIPTION	SYMBOL 2
ROAD	(Symbol)	ROAD	(Symbol)
SEWER	(Symbol)	SEWER	(Symbol)
WATER SUPPLY	(Symbol)	WATER SUPPLY	(Symbol)
WATER	(Symbol)	WATER	(Symbol)
WATER MAIN	(Symbol)	WATER MAIN	(Symbol)
WATER SERVICE	(Symbol)	WATER SERVICE	(Symbol)
WATER TOWER	(Symbol)	WATER TOWER	(Symbol)
WATER PUMP	(Symbol)	WATER PUMP	(Symbol)
WATER TREATMENT PLANT	(Symbol)	WATER TREATMENT PLANT	(Symbol)
WATER RESERVOIR	(Symbol)	WATER RESERVOIR	(Symbol)
WATER PIPE	(Symbol)	WATER PIPE	(Symbol)
WATER TOWER	(Symbol)	WATER TOWER	(Symbol)
WATER PUMP	(Symbol)	WATER PUMP	(Symbol)
WATER TREATMENT PLANT	(Symbol)	WATER TREATMENT PLANT	(Symbol)
WATER RESERVOIR	(Symbol)	WATER RESERVOIR	(Symbol)
WATER PIPE	(Symbol)	WATER PIPE	(Symbol)

AREA OUTSIDE CRZ2

Mahim Port Trust - Mumbai
 Coastal Planning Department
 7, Mahim Road, Mahim, Mumbai - 400065
 Telephone : 23555555, 23555556, 23555557
 Fax : 23555558, 23555559
 E-mail : cpd@mahimpt.mumbai.gov.in
 Website : www.mahimpt.mumbai.gov.in