#### PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd

Ackruti Star, 1st Floor, 121,

Central Road, MIDC, Andheri (E),

Mumbai - 400 093

GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27

E-Mail: accounts@vastukala.org

Buyer (Bill to)

**Cosmos Bank-Fort Branch** 

Fort Branch

229/231, Perin Nariman Street,

Bazar Gate, Fort 400001

GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27

Invoice No.	Dated
PG-5736/22-23	15-Mar-23
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 30249 / 46085	Delivery Note Date
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	/	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	4,000.00 360.00 360.00
		Total	1		₹ 4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	Cen	tral Tax	Sta	ite Tax	Total Tax Amount
	Value	Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words): Indian Rupee Seven Hundred Twenty Only

Company's Bank Details

Bank Name : The Cosmos Co-Operative Bank Ltd

A/c No. : 0171001022668

Branch & IFS Code: Vileparle & COSB0000017

Remarks:

Mr. Vinayak Yeshwant Sanap - Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India

Company's PAN

: AADCV4303R

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

E. & O.E

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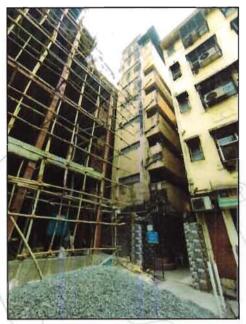
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





## Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: Mr. Vinayak Yeshwant Sanap

Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai - 400 001, State - Maharashtra, Country - India.

Latitude Longitude - 18°56'14.6"N 72°50'04.8"E

## Valuation Prepared for: Cosmos Bank Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001, State - Maharashtra, Country - India.



TeleFax: +91 22 28371325/24 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Fort Branch / Mr. Vinayak Yeshwant Sanap (30249/46085)

Page 2 of 18

Vastu/Mumbai/03/2023/30249/46085 15/20-279-SBVS

Date: 15.03.2023

#### **VALUATION OPINION REPORT**

The property bearing Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India belongs to Mr. Vinayak Yeshwant Sanap.

Boundaries of the property.

North : Bachubhai Building

South : Bhatia Building

East : Mangesh Shenoy Street

West : D. N. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 72,30,600.00 (Rupees Seventy Two Lakh Thirty Thousand Six Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR

Days do copies de y SENSET BARRILLOS CHARDONS DE PROPETTE LIMITES, com AUNESTRUALA CORDAL TANTE DE PROPETTE LIMITES, com AUNESTRUALA CORDAL TANTE DE PROPETTE LIMITES, com AUNES, 15,27% 17,1105.552, portata. Carlo de Propette de Marcia Participa de 15,27% 17,1105.552, portata. Carlo de Propette de Propette de participa de Propette de Carlo de Propette de Propette de participa de Propette de Propette de Propette de 15,27% 17,75% 17,57% 17,5



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



Regd. Office: 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA

TeleFax : +91 22 28371325/24 mumbai@vastukala.org

## <u>Valuation of Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India.</u>

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

#### **GENERAL**:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 15.03.2023 for Bank Loan Purpose
2	Date of inspection	14.03.2023
3	Name of the owner/ owners	Mr. Vinayak Yeshwant Sanap
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India.  Contact Person: Mrs. Trupti (Owner's wife) Contact No. 9930306969
6	Location, street, ward no	18, Mangesh Shenoy Street, Fort, Mumbai
	Survey/ Plot no. of land	C. S. No. 1368 of Fort Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 227.00 (Area as per Actual Site Measurement)
		Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for sale)
		Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	18, Mangesh Shenoy Street, Fort, Mumbai – 400 001.



14	If free	ehold or leasehold land	Free hold	
15	lease	sehold, the name of Lessor/lessee, nature of , date of commencement and termination of and terms of renewal of lease.		
	(	i) Initial Premium	N. A.	
	(	ii) Ground Rent payable per annum		
	(	iii) Unearned increased payable to the		
		Lessor in the event of sale or transfer		
16		ere any restriction covenant in regard to of land? If so, attach a copy of the nant.	As per documents	
17		nere any agreements of easements? If so, n a copy of the covenant	Information not available	
18	Town Plan	the land fall in an area included in any Planning Scheme or any Development of Government or any statutory body? If ve Particulars.	Information not available	
19	devel	any contribution been made towards opment or is any demand for such bution still outstanding?	Information not available	
20	for a	he whole or part of the land been notified cquisition by government or any statutory? Give date of the notification.	No	
21	Attac	h a dimensioned site plan	N.A.	
	IMPR	POVEMENTS		
22	1	h plans and elevations of all structures ing on the land and a lay-out plan.	Information not available	
23		sh technical details of the building on a rate sheet (The Annexure to this form may ed)	Attached	
24	Is the	building owner occupied/ tenanted/ both?	Owner Occupied	
		property owner occupied, specify portion extent of area under owner-occupation	N.A.	
25	1	is the Floor Space Index permissible and entage actually utilized?	Floor Space Index permissible – As per MCGM norms  Percentage actually utilized – Details not available	
26	REN	TS .		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied	
	(ii)	Portions in their occupation	N.A.	
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 Expected rental income per month	





	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (As per possession letter)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.





43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

#### **PART II- VALUATION**

#### **GENERAL**:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 15.03.2023 for Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India belongs to Mr. Vinayak Yeshwant Sanap.

#### We are in receipt of the following documents:

1	Copy of Agreement for sale dated 21.06.2010 Between Mrs. Usha Umesh Palan (the Transferor) and Mr.
	Vinayak Yeshwant Sanap (the Transferee).
2	Copy of Possession Letter No. 2347 dated 30.03.2007 issued by MHADA.

#### LOCATION:

The said building is located at C. S. No. 1368 of Fort Division, Fort, Mumbai. The property falls in Residential Zone. It is at a walkable distance 350 Mtr. from CST railway station.

#### **BUILDING**:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for residential purpose. 6th Floor is having 5 Residential Flat. The building is having 1 Lift.

#### **Residential Flat:**

The residential flat under reference is situated on the 6th Floor. As per site inspection, 1 RK Flat converted into 1 BHK. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath (i.e., 1BHK + WC & Bath). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, concealed electrification & concealed plumbing etc.





#### Valuation as on 15th March 2023

The Built Up Area of the Residential Flat	:	270.00 Sq. Ft.
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#### **Deduct Depreciation:**

Year of Construction of the building	:	2007 (As per possession letter)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 Years
Cost of Construction	:	270.00 X 3,000.00 = ₹ 8,10,000.00
Depreciation {(100-10) X 16 / 60}	:	24.00%
Amount of depreciation	:	₹ 1,94,400.00
Guideline rate obtained from the Stamp Duty Ready	:	₹ 2,11,082.00 per Sq. M.
Reckoner for new property		i.e. ₹ 19,610.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,92,347.00 per Sq. M.
\		i.e. ₹ 17,869.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,500.00 per Sq. Ft.
Value of property as on 15.03.2023	:	270.00 Sq. Ft. X ₹ 27,500.00 = ₹ 74,25,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. — Depreciation)

Depreciated fair value of the property as on 15.03.2023	V	₹ 74,25,000.00 - ₹ 1,94,400.00 = ₹ 72,30,600.00
Total Value of the property	:	₹ 72,30,600.00
The realizable value of the property	:	₹ 65,07,540.00
Distress value of the property	<i>j:/</i>	₹ 57,84,480.00
Insurable value of the property (270.00 X 3,000.00)	:	₹ 8,10,000.00
Guideline value of the property (270.00 X 17,869.00)	ate	₹ 48,24,630.00 —

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 603, 6th Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India for this particular purpose at ₹ 72,30,600.00 (Rupees Seventy Two Lakh Thirty Thousand Six Hundred Only) as on 15th March 2023.



#### **NOTES**

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 15<sup>th</sup> March 2023 is ₹ 72,30,600.00 (Rupees Seventy Two Lakh Thirty Thousand Six Hundred Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
- 3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

#### PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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#### ANNEXURE TO FORM 0-1

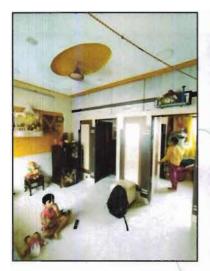
#### **Technical details**

#### Main Building

4	No. of the consequent by the transfer the contract of	0 1:711 51
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat
		situated on 6th Floor
3	Year of construction	2007 (As per possession letter)
4	Estimated future life	44 Years Subject to proper, preventive periodic
		maintenance & structural repairs
5	Type of construction- load bearing	R.C.C. Framed Structure
	walls/RCC frame/ steel frame	
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls
		are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters,
	\	Aluminum sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features,	No
14	if any (i) Internal wiring – surface or	Concealed electrification
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/	Concealed Plumbing
	Ordinary/ Poor.	Constant Famous
15	Sanitary installations	/ /
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	11
	(iii) No. of urinals	]] /
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior	Ordinary
	white/ordinary.	vata Create
17	Compound wall	Not Provided
	Height and length	
10	Type of construction	1.1.6
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
20	Location, capacity	N.O.O (allk Oil (ellace
	Type of construction	
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound	Cement concrete in open spaces, etc.
	approximate area and type of paving	
23	Sewage disposal – whereas connected to	Connected to Municipal Sewerage System
	public sewers, if septic tanks provided, no.	. ,
	and capacity	



## Actual site photographs





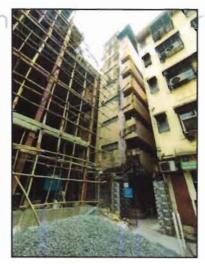














# Route Map of the property Site u/r





Latitude Longitude - 18°56'14.6"N 72°50'04.8"E

Note: The Blue line shows the route to site from nearest railway station (CST – 350 Mtr.)





### **Ready Reckoner Rate**



Stamp Duty Ready Reckoner Market Value Rate for Flat	2,10,030.00			
Increase by 5% as Flat Located on 6th Floor	10,052.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,11,082.00	Sq. Mtr.	19,610.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	93,990.00			
The difference between land rate and building rate (A – B = C)	1,17,092.00			
Depreciation Percentage as per table (D) [100% - 10%]	84%			
(Age of the Building – 10 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	1,92,347.00	Sq. Mtr.	17,869.00	Sq. Ft.

#### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

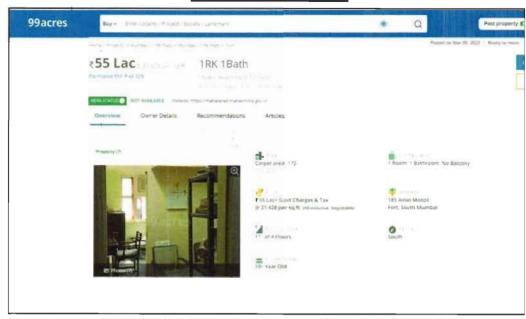
#### Table - D: Depreciation Percentage Table

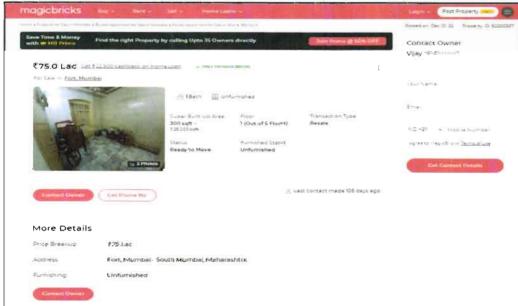
Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate	





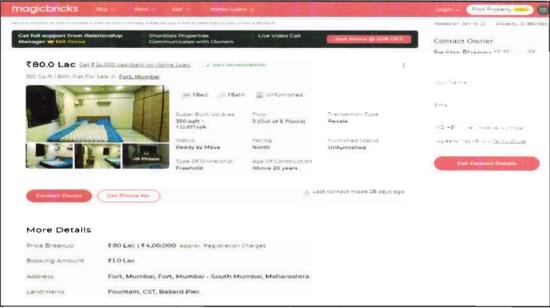
## **Price Indicators**







## **Price Indicators**





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## Sales Instance

3/15/23, 5.11 PM

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9637318 15-03-2023

Note -Generated Through eSearch Module,For original report please contact concern SRO office. सूची क्र.2 दुय्यम निबंधक - दु.नि.मुंबई शहर 1 दस्त क्रमांक - 9637/2022

> नोदंणी Regn:63m

गावाचे नाव : फोर्ट				
(१)विलेखाचा प्रकार	अँग्रीमेंट टू सेल			
(2)मोबदला	6000000			
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	6073845.12			
(४) भू-मापन्,पोटहिस्सा व घरक्रमाक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :. इतर माहिती: सदनिका नं 3.क्षेत्रफळ 278.36 चौरस फुट कारपेट.तळ मजला.छासवला भवन.छासवला भवन को-ऑप हौ सो लि,18 मंगेश शेनोय स्ट्रीट,फोर्ट,मुंबई 400001( ( C.T.S. Number : 1368 ; ) )			
(5) क्षेत्रफळ	278.36 चौ.मीटर			
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.				
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-ईश्वरलाल भट्ट - वय:-73 पत्ता -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: होली चौक, मुकाम पोस्ट खडागडा, सागवारा, डुंगरपुर, राजस्थान, ब्लॉक न: -, रोड नं: -, राजस्थान, डूंगरपुर. पिन कोड:-314027 पॅन नं:-AFJPB8740C			
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास्,प्रतिवादिचे नाव व पत्ता	1) नावविनायक यशवंत सानप - वय४४: पत्ता:-प्लॉट नं, माळा नं, इमारतीचे नाव. सदिनेका नं 603. 6 वा मजला, छासवला भवन, छासवला भवन को-ऑप हौ सो लि,18 मंगेश शेनोय स्ट्रीट, फोर्ट, मुंबई , ब्लॉक नं: -, रोड नं, महाराष्ट्र, MUNIBAL पिन कोड:-400001 पॅन नं-ANYPS2476H 2): नाव-वैशाली साहेबराव मुळे - वय:-४९, पत्ता:-प्लॉट नं, माळा नं, इमारतीचे नाव- सदिनेका नं 2102, फिलिपा बिल्डिंग. रोडस एन्डेव, घोडबंदर रोड, पाटलीपाडा हिरानंदानी इस्टेट, ठाणे. ब्लॉक नं: -, रोड नं- , महाराष्ट्र, THANE पिन कोड:-400607 पॅन नं-AFLPM2263B			
(९) दस्तऐवज करुन दिल्याचा दिनाक	25/08/2022			
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2022			
(11)अनुक्रमांक् खंड व पृष्ठ	9637/2022			
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	370500			
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000			
(14)शेरा				
मुल्यांकनासाठी विचारात घेतलेला तपशील: -				
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.			

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## **Sales Instance**

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A }	गावाचे नाव: फोर्ट	
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2)मोबदला	5100000	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	5002268.57	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदिनका क्र. 704.सातवा मजला,छासवाला भवन सीएचएस लिमिटेड,18,मंगेश शेनोय स्ट्रीट.फोर्ट,मुंबई - 400001((C.T.S. Number : 1368 ; ))	
(5) क्षेत्रफळ	225 चौ.फूट	
(6)आकारणी किवा 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: रामजी कानजी अहिर वय:-38 पत्ता:-प्लॉट नं -, माळा नं, इमारतीचे नाव: सदिनका ब्र 704, सातवा मजला, छासवाला भवन सीएचएस लिमिटेड. 18 मंगेश शेनोय स्ट्रीट, फोर्ट, मुंबई , ब्लॉक नं, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नंAJKPA3294K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव: मधीबेन नाथालाल दुबरिया वय:-55; पत्ता-प्लॉट नं: -, माळा नं -, इमारतीचे नाव-रूम 2, पाचवा मजला, रिटा मेंशन, 203 बोरा बाझार स्ट्रीट, फोर्ट, मुंबई , ब्लॉक नं -, रोड न, महाराष्ट्र, मुम्बई - पिन कोड:-400001 पॅन नं:-AHPPD7719R 2): नाव: नाथालाल पुंजाभाई दुबरिया वय -59, पत्ता:प्लॉट नं:-, माळा नं: -, इमारतीचे नाव रूम नं 2, पाचवा मजला, रिटा मेंशन, 203 बोरा बाझार स्ट्रीट, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई - पिन कोड:-400001 पॅन नं:-AGIPD4005G	
(९) दस्तऐवज करुन दिल्याचा दिनांक	30/08/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	9888/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	306000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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#### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 15th March 2023.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

#### **UNDER LYING ASSUMPTIONS**

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- 2. The property is valued as though under responsible ownership.
- 3. It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- 5. There is no direct/ indirect interest in the property valued.
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



#### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

#### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 72,30,600.00 (Rupees Seventy Two Lakh Thirty Thousand Six Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO CHALIKWAR

Director

ON, CHIN, DIVAS DANIA CONSILI FARYS (IL PREMATE LIMITED), OU-HARMA, 2.5 + 20-992/1046-H6556(C) bed 139-248869 (1493); 1182705 \* 721805852, pursalli ode-900080; elementarismica, solializamene - 4 La Castria salesce (illinos 25 Sagles (2611); 111 (1975); Principil Carolina (2715); 2015, con-6484003 (MAINAGA) CON-111 (1975); Principil Carolina (2715); 2015, con-6484003 (MAINAGA) CON-6484004.

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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