

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No. <b>PG-5736/22-23</b>	Dated <b>15-Mar-23</b>
Buyer (Bill to) <b>Cosmos Bank-Fort Branch</b> Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30249 / 46085</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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**



UPI Virtual ID : **Vastukala@icici**

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

for **Vastukala Consultants (I) Pvt Ltd**

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Vinayak Yeshwant Sanap**

Residential Flat No. 603, 6<sup>th</sup> 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.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

 **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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 603, 6<sup>th</sup> 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
c=IN, email=manojbaburaochalikwar@vastukala.com,  
serial=1527981741886452, postalCode=400093, postalCode=400093,  
streetAddress=121, 1st Floor, MIDC, Andheri (E), Mumbai - 400 093, Maharashtra, India,  
tel=+912228371325, fax=+912228371325/24,  
Date: 2023.03.15 09:21:25 +05'30'

Auth. Sign.



Director

**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



### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

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

*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	<b>Mr. Vinayak Yeshwant Sanap</b>
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	<b>Address:</b> Residential Flat No. 603, 6 <sup>th</sup> Floor, "Chhaswala Bhavan Co-op. Hsg. Soc. Ltd (Proposed)", 18, Mangesh Shenoy Street, Fort, Mumbai – 400 001, State – Maharashtra, Country – India.  <b>Contact Person:</b> 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
	<b>LAND</b>	
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)  <b>Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	18, Mangesh Shenoy Street, Fort, Mumbai – 400 001.

14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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.
	<b>SALES</b>	
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.
	<b>COST OF CONSTRUCTION</b>	
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.
<b>Remark:</b>		

## 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, 6<sup>th</sup> 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. 6<sup>th</sup> Floor is having 5 Residential Flat. The building is having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 6<sup>th</sup> 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.









### 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.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : FORT Commence From 1st April 2022 To 31st March 2023						
Types of Area		Urban	Local Body Type		Corporation 'A' Class	
Local Body Name		Municipal Corporation of Greater Mumbai				
Land Mark		Terrain: Fort Portion, From C.S.T. Railway Station Southwards up to Veer Nariman Road, between Dadabhai Naikji Road and Shaheed Bhagat Singh Road Portion.				
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
2	2/25	93990	201030	290700	376300	211490
<small>1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500</small>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,10,030.00			
Increase by 5% as Flat Located on 6 <sup>th</sup> Floor	10,052.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,11,082.00</b>	<b>Sq. Mtr.</b>	<b>19,610.00</b>	<b>Sq. Ft.</b>
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%] (Age of the Building – 10 Years)	84%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,92,347.00</b>	<b>Sq. Mtr.</b>	<b>17,869.00</b>	<b>Sq. Ft.</b>

### 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	<b>Increase by 5% on units located between 5 to 10 floors</b>
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

**99acres** Buy • Rent • Sell • Home Loans • Post property

Property in Fort, Mumbai • 1 RK • 1 Bath • 300 sqft • 10 Year Old

**₹55 Lac** (Estimated Price ₹48.52L)

**1RK 1Bath** (Super Built-up Area: 300 sqft)

REALTOR: **99ACRES** Website: <https://mumbai.99acres.com/>

Overview • Owner Details • Recommendations • Articles

Property (1)

**₹55 Lac** • Govt Charges & Tax @ 31.428 per sq.ft. (All inclusive, negotiable)

17 of 4 Floors

10-Year Old

1 Room • 1 Bathroom • No Balcony

185 Amin Mirzal Fort, South Mumbai

South

**magicbricks** Buy • Rent • Sell • Home Loans • Login • Post Property

Save Time & Money with 500+ Agents Find the right Property by calling Upto 35 Owners directly [Join Prime @ 50% Off](#)

**₹75.0 Lac** (Set ₹ 21,500/sqft on home loan) (₹ 25,000/sqft)

For Sale in Fort, Mumbai

**1Bath** • Unfurnished

Super Built-up Area: 300 sqft • 7.28,000sqm

Floor: 1 (Out of 5 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished: Govt Unfurnished

Contact Owner: **Vijay** (91-91-1111111)

Contact Details

More Details

Price Breakup: ₹75.Lac

Address: Fort, Mumbai - South Mumbai, Maharashtra

Furnishing: Unfurnished

Contact Owner

Last contact made 106 days ago



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## Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 350 sqft 1BHK flat in Fort, Mumbai, priced at ₹80.0 Lac. The listing includes details such as 1 Bed, 1 Bath, and Unfurnished status. It also shows the floor number (3 out of 5), transaction type (Resale), and furnished status (Unfurnished). The listing is ready to move and has a freehold type of ownership. The age of construction is above 20 years. The listing is located in Fort, Mumbai, South Mumbai, Maharashtra, with landmarks like Fountain, CST, and Ballard Pier. The listing is available for contact via phone or email, and the last contact was made 28 days ago.

**₹80.0 Lac** Get ₹20,000 cash back on Home Loan

350 Sq.ft 1BHK Flat For Sale in Fort, Mumbai

1 Bed | 1 Bath | Unfurnished

Super Built-Up Area: 350 sqft - 722.87sqk | Floor: 3 (Out of 5 Floors) | Transaction Type: Resale

Status: Ready to Move | Facing: North | Furnished Status: Unfurnished

Type Of Ownership: Freehold | Age Of Construction: Above 20 years

Price Breakup: ₹80 Lac | ₹4,00,000 Approx. Registration Charges

Booking Amount: ₹10 Lac

Address: Fort, Mumbai, Fort, Mumbai - South Mumbai, Maharashtra

Landmarks: Fountain, CST, Ballard Pier.

Think.Innovate.Create

## Sales Instance

3/15/23, 5:11 PM

[https://freesearchigrservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2\\_RegLive.aspx](https://freesearchigrservice.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx)

9637318 15-03-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक - दु.नि.मुंबई शहर 1 दस्त क्रमांक - 9637/2022 नोदणी - Regn:63m
<b>गावाचे नाव : फोर्ट</b>		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	6000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6073845.12	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(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 करून 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 नं :-, रोड नं :-, राजस्थान, डुंगरपुर. पिन कोड:-314027 पॅन नं:-AFJPB8740C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-विनायक यशवंत सानप - वय:-44; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: सदनिका 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, MUMBAI. पिन कोड:-400001 पॅन नं:-ANYPS2476H 2): नाव -वैशाली साहेबराव मुळे - वय:-49; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: सदनिका नं 2102. फिलिपा बिल्डिंग. रोडस एन्वेव, घोडबंदर रोड, पाटलीपाडा हिरानंदानी इस्टेट, ठाणे. ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, THANE पिन कोड -400607 पॅन नं -AFLPM2263B	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	25/08/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	9637/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	370500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
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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9888318 15-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक - दु.नि.मुंबई शहर 1 दस्त क्रमांक 9888/2022 नोंदणी Regn:63m
<b>गावाचे नाव : फोर्ट</b>		
(1) विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2) मोबदला	5100000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5002268.57	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका 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 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:- - रामजी कानजी अहिर वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. 704, सातवा मजला, छासवाला भवन सीएचएस लिमिटेड, 18 मंगेश शेनोय स्ट्रीट, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं.-AJKPA3294K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- - मधीबेन नाथालाल दुबरिया वय:-55, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 2, पाचवा मजला, रिटा मेशन, 203 बोरा बाझार स्ट्रीट, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. 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 मेशन, 203 बोरा बाझार स्ट्रीट, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AGJPD4005G	
(9) दस्तऐवज करून 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) शोरा		
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 **15<sup>th</sup> 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 knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ICGCMN,  
2.5.4.20=99229646ad356c73e0f9e2860918493fd833041333  
116275b77a1485842, postalCode=400091, st=Maharashtra,  
serialNumber=5125620448163093036723673111131050,  
294e28f242961278e235f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.16 09:41:39 +05'30'

**Auth. Sign.**

**Director**

**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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