

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	Invoice No. PG-6207/22-23	Dated 31-Mar-23	Delivery Note Mode/Terms of Payment AGAINST REPORT
Buyer (Bill to) COSMOS BANK BANDRA WEST BRANCH 16, Lubina Turner Road, OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date. Other References	Buyer's Order No. Dated	Dispatch Doc No. 30758 / 46559
	Dispatched through Destination	Terms of Delivery	

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

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
Total			360.00		360.00	720.00

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

Remarks:
 Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson - Residential Flat No. 61, 6th Floor, Wing - C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai - 400 068, 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

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

for Vastukala Consultants (I) Pvt Ltd

Rathod
Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson**

Residential Flat No. 61, 6th Floor, Wing – C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'58.9"N 72°51'16.5"E

Valuation Prepared for:

Cosmos Bank




Bandra (West)

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
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

VALUATION OPINION REPORT

The property bearing Residential Flat No. 61, 6th Floor, Wing – C, "Dwarkanesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson.**

Boundaries of the property.

North : Blue Perl CHSL
South : Internal Road
East : Baburao Ranade Road
West : Sagar Vaibhav CHSL

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 **₹ 85,83,374.00 (Rupees Eighty Five Lakh Eighty Three Thousand Three Hundred Seventy Four 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**

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20-9822b6-4ad35d333e0c73e2486591399e134334
144211527961741889006, postalCode=400064,
st=Maharashtra,
serialNumber=1, cn=MANOJ BABURAO CHALIKWAR,
c=IN, ou=INDIA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.31 17:22:22 +05'30'

Auth. Sign.



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 Report of Residential Flat No. 61, 6th Floor, Wing – C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, 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 31.03.2023 for Bank Loan Purpose
2	Date of inspection	30.03.2023
3	Name of the owner/ owners	Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 61, 6 th Floor, Wing – C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India. Contact Person: Mrs. Lusia (Tenant) Contact No. -
6	Location, street, ward no	L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068
	Survey/ Plot no. of land	CTS No. 44, 47, 48 (Part), 108 (Part) of Village – Mandapeshwar
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. = 420.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 457.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068
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.
IMPROVEMENTS		
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?	Tenant Occupied – Mrs. Lusia Occupied Since – Last 8 months
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 18,000.00 Present 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 – 1994 (As Per Occupancy Certificate)
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, Bandra (West) Branch to assess fair market value as on 31.03.2023 for Residential Flat No. 61, 6th Floor, Wing – C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 29.05.2022 Between Mr. Kishan S. Kotwani & Mrs. Rekha K. Kotwani (the Transferors) and Mrs. Matilda F. Mathewson & Mrs. Christina P. Mathewson (the Transferees).
2	Copy of Occupancy Certificate No. CHE / 6898 / BP (WS) / AR dated 03.02.1994 (Wing C & D) issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Registration Certificate No. BOM (WR) / HSG / TC / 10167 / Year 98-99/98 dated 26.11.1998 issued by Maharashtra Govt.

LOCATION:

The said building is located at CTS No. 44, 47, 48 (Part), 108 (Part) of Village – Mandapeshwar, Dahisar (West), Mumbai. The property falls in Residential Zone. It is at a walking distance 1.2 Km. from Dahisar railway station.

BUILDING:

The building under reference is having Ground + 6 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 4 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath + Passage + Balcony Area (i.e. **1BHK with W.C. + Bath**). The residential flat is finished with Spartex flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 31st March 2023

The Built Up Area of the Residential Flat	:	457.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1994 (As Per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	29 Years
Cost of Construction	:	457.00 X 2,800.00 = ₹ 12,79,600.00
Depreciation $\{(100-10) \times 29 / 60\}$:	43.50%
Amount of depreciation	:	₹ 5,56,626.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,66,666.50 per Sq. M. i.e. ₹ 15,484.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,37,462.00 per Sq. M. i.e. ₹ 12,771.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 31.03.2023	:	457.00 Sq. Ft. X ₹ 20,000.00 = ₹ 91,40,000.00

(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 31.03.2023	:	₹ 91,40,000.00 - ₹ 5,56,626.00 = ₹ 85,83,374.00
Total Value of the property	:	₹ 85,83,374.00
The realizable value of the property	:	₹ 77,25,037.00
Distress value of the property	:	₹ 68,66,699.00
Insurable value of the property (457 X 2,800.00)	:	₹ 12,79,600.00
Guideline value of the property (457 X 12,771.00)	:	₹ 58,36,347.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 61, 6th Floor, Wing – C, "Dwarkesh Dham Co-op. Hsg. Soc. Ltd.", L.M. Road, Village - Mandapeshwar, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 85,83,374.00 (Rupees Eighty Five Lakh Eighty Three Thousand Three Hundred Seventy Four Only)** as on **31st March 2023**.

NOTES

1. 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 **31st March 2023 is ₹ 85,83,374.00 (Rupees Eighty Five Lakh Eighty Three Thousand Three Hundred Seventy Four 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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An ISO 9001:2015 Certified Company

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ANNEXURE TO FORM 0-1

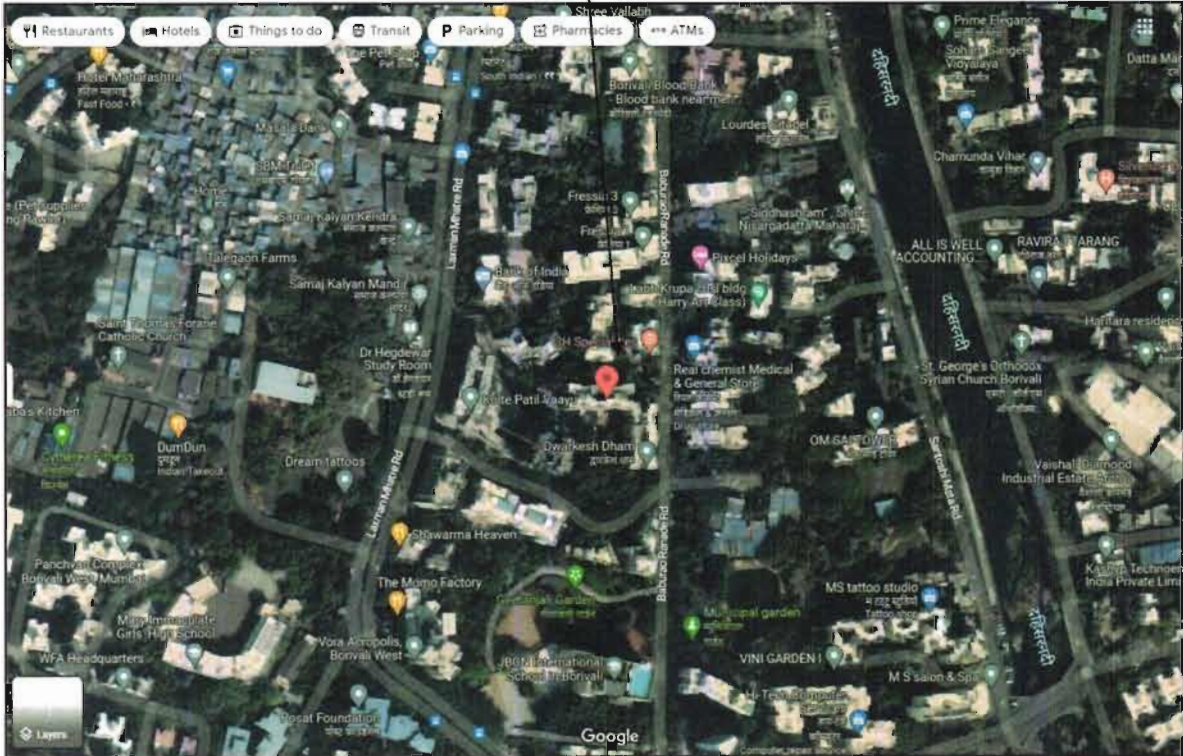
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3	Year of construction	1994 (As Per Occupancy Certificate)
4	Estimated future life	31 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
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, Powder Coated Aluminum sliding windows
10	Flooring	Spartex flooring
11	Finishing	Cement plastering with POP Finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site: u/r



Latitude Longitude - 19°14'58.9"N 72°51'16.5"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 1.2 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूलांक विभाग
महाराष्ट्र शासन

Valuation For Influence Area

*** welcome to valuation of p

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
45900	158730	182530	226200	143370	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,58,730.00			
Increase by 05% on Flat Located on 6 th Floor	7,936.50			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,66,666.50	Sq. Mt.	15,484.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,960.00			
The difference between land rate and building rate (A – B = C)	1,00,706.50			
Depreciation Percentage as per table (D) [100% - 29%] (Age of the Building – 29 Years)	71%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,37,462.00	Sq. Mt.	12,771.00	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

₹ 68.0 Lac Get ₹ 20 -50 Cashback on Home Loan VERIFIED ON SITE ONLY ON MAGICBRICKS

190 Sq Ft 1 BHK Flat For Sale in **Navagaon, Mumbai**

1 Bed **1 Bath** **Unfurnished**

Carpet Area: 275 sqft. ₹ 24.72/sqft

Transaction Type: **Resale**

Facing: **East**

Furnished Status: **Unfurnished**

Age Of Construction: **Above 20 years**

SAM is: **Ready to Move**

Type Of Ownership: **Co-operative Society**

Contact Owner
Sandeep Sgaonkar
 #996000003

Your Name: _____
 Email: _____
 (IND +91) _____ Mobile Number: _____
 I Agree to Magicbricks [Terms of Use](#)

[Get Contact Details](#)

[Contact Owner](#) [Get Phone No.](#)

More Details

Price Breakup: **₹ 68 Lac**

Address: **402, D Wing Amisha Apts Baburao Ranade Road, Navagaon, Dahisar West, Navagaon, Mumbai - North Mumbai, Maharashtra**

Landmarks: **Shagun Veg Restaurant**

Furnishing: **Unfurnished**

Flooring: **Mosaic**

Loan Offered: **Estimated EMI: ₹35,209**
[Apply for Home Loan](#)

NOBROKER

1 BHK Flat in Dwarakesh Dham For Sale in Borivali West

₹ 97 Lacs ₹ 55,595/Month 950 sq ft Good Home Loan? Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Dahisar West / 1 BHK Flats for Sale in Dahisar West / Property Details

1 Bedroom

1 Bathroom

Rs. 97 Lacs

Feb 20, 2023

Immediately

Dwarakesh Dham

[Get Dhamer Details](#)

Price trends by noEstimate

Report what was not correct on this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

825 Views 19 Heart

Similar Properties

[View 2 BHK Properties for Buy in Dahisar West](#)

Overview

Age of Building: **>10 Years**

Maintenance Charge: **NA**

Builtup Area: **950 Sq.ft.**

Facing: **East**

Ownership Type: **Self Owned**

Flooring: **NA**

Furnishing Status: **Fully Furnished**

Price Indicators

The screenshot shows a real estate listing on the 'square yards' website. The listing is for a 1-bedroom, 450 Sq.Ft. apartment in Dwarkesh Dham, Borivali West, Mumbai. The price is listed as ₹ 94.51 L. The listing includes several images of the apartment's interior, a map view, and a contact form for the real estate expert, Aaditya Kumar Uppadhyay. The listing also features a 'Key Highlights' section with the following points:

- Prime Location
- Breakthrough Price
- Visits compliant
- Safe & Secure Locality
- Well ventilated

Additional details from the listing include:

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 450 Sq Ft (Carpet Area)

The listing also mentions '1 Buyer Interested in this Property' and provides a 'Contact Us' button.

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Sales Incense

798517 31-03-2023	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 9 दस्त क्रमांक : 798/2023 नोंदणी : Regn:63m
<p>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>		
गावाचे नाव : मंडपेश्वर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	8761896	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदानिका क्र.104,बी विंग, माळा नं: पहिला मजला, इमारतीचे नाव: बैकुंठ पार्क सह. गृह. संस्था मर्या., ब्लॉक नं: दहिसर(पश्चिम),मुंबई - 400068, रोड : ऑफ. लक्ष्मण म्हात्रे रोड,नवागाव, इतर माहिती: सदर सदनिकीचे क्षेत्रफळ 46 चौरस मीटर कारपेट आहे ----- इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 44, 45, 47, 107, 108 & 108 :))	
(5) क्षेत्रफळ	55.2 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:-माधवी वीरेंद्र शाह वय:-47 पत्ता:-प्लॉट नं: 501, माळा नं: -, इमारतीचे नाव: सुनील सह. गृह. संस्था मर्या., ब्लॉक नं: बोरीवली (पश्चिम), मुंबई, रोड नं: टी पी एस 3, शिपोली रोड, शितला शंकर मंदिर समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ANJPS9700M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-कपिल किशन लाला वय:-38; पत्ता:-प्लॉट नं: बी/204, माळा नं: -, इमारतीचे नाव: बैकुंठ पार्क, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: लक्ष्मण म्हात्रे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AEOPL5349F 2): नाव:-गिरिराज रमेश लाला वय:-45; पत्ता:-प्लॉट नं: घरकुल क्र.5, बिल्डिंग क्र.2, माळा नं: -, इमारतीचे नाव: सिंधी चाळ, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: श्री राम नगर, स्वामी अय्यप्पा मंदिर जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ABQPL6108B 3): नाव:-सुरज अर्जुन लाला वय:-31; पत्ता:-प्लॉट नं: बी-205, माळा नं: -, इमारतीचे नाव: बैकुंठ पार्क, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: लक्ष्मण म्हात्रे रोड, मेरी इम्पेक्वूलेट गर्ल्स हाय स्कूल समोर, नवागाव, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AFCPL0263K	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	798/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	570000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

Sales Incense

3751516	सूची क्र.2	दुयम निबंधक : सह दु.नि.बोरीवली 8
31-03-2023		दस्त क्रमांक : 3751/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मंडपेश्वर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8300000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6148308.74	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 64,विंग डी, माळा नं: 6 वा मजला, इमारतीचे नाव: द्वारकेश धाम को ऑप हौ सोसा ली, ब्लॉक नं: दहिसर पश्चिम,मुंबई 400068, रोड : बाबुराव रानडे रोड,ऑफ लक्ष्मण म्हात्रे रोड, इतर माहिती: महिला दस्त महाराष्ट्र शासन यांचा आदेश क्रं. मुद्रांक-2021/अनौ.स.क्र.12/प्र. क्रं. 107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 5% मुद्रांक शुल्क भरण्यात आले असून महिलांकरिता 4% मुद्रांक शुल्क व 1% अधिभार घेऊन शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : 44 ;))	
(5) क्षेत्रफळ	36.89 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:-चंद्रकला एस. शाह वय:-69 पत्ता:-प्लॉट नं: 63 व 64, विंग सी, माळा नं: 6, इमारतीचे नाव: द्वारकेश धाम को ऑप हौ सोसा ली, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: बाबुराव रानडे रोड, ऑफ लक्ष्मण म्हात्रे रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 फॅन नं:-BFUUPS0194D 2): नाव:-शरद कन्हैयालाल शाह वय:-73 पत्ता:-प्लॉट नं: 63 व 64, विंग सी, माळा नं: 6, इमारतीचे नाव: द्वारकेश धाम को ऑप हौ सोसा ली, ब्लॉक नं: दहिसर पश्चिम, मुंबई, रोड नं: बाबुराव रानडे रोड, ऑफ लक्ष्मण म्हात्रे रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 फॅन नं:-AAZPS4642M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जलाजा गोपाळकृष्णन कुरूप वय:-62; पत्ता:-प्लॉट नं: 57, बिल्डिंग नं ए6/21, माळा नं: -, इमारतीचे नाव: जीवन आनंद को ऑप हौ सोसा ली, ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: जीवन बिमा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400103 फॅन नं:-ABMPK8293Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3751/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	415000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)धोरा		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **31st 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 **₹ 85,83,374.00 (Rupees Eighty Five Lakh Eighty Three Thousand Three Hundred Seventy Four Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=AGAMB,
c=IN, st=Maharashtra, postalCode=400009, st=Maharashtra,
serialNumber=1a55a56fab0c209802a55a8fc01fab3f11632
o7963282074a2728a746c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.31 17:22:48 +05'30'

Auth. Sign.

Think.Innovate.Create



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Vastukala Consultants (I) Pvt. Ltd.

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