

# 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-165/23-24</b>	Dated <b>20-Apr-23</b>
Buyer (Bill to) <b>Cosmos Bank - Ghatkopar</b> Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30952 / 2300168</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>360.00</b>		<b>360.00</b>	<b>720.00</b>


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

**Remarks:**  
 Dr. Mr. Vaibhav Ramesh Rao Deogirkar & Dr. Mrs. Sheetal Vaibhav Deogirkar - Commercial Office No. 8, 2nd Floor, "Shop Zone", Near Bank of Baroda, M. G. Road, Ghatkopar (West), Mumbai - 400086, 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**

*(Signature)*  
 Authorized Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Dr. Mr. Vaibhav Rameshraj Deogirkar & Dr. Mrs. Sheetal Vaibhav Deogirkar**

Commercial Office No. 8, 2<sup>nd</sup> Floor, "Shop Zone", Near Bank of Baroda, M. G. Road,  
Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India.

Latitude Longitude - 19°05'09.1"N 72°54'19.0"E

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### Valuation Prepared for:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),  
Mumbai – 400 086, 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 Commercial Office No. 8, 2<sup>nd</sup> Floor, "Shop Zone", Near Bank of Baroda, M. G. Road, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India belongs to **Dr. Mr. Vaibhav Ramesh Rao Deogirkar & Dr. Mrs. Sheetal Vaibhav Deogirkar.**

Boundaries of the property.

North : Bank of Baroda  
South : Delight Palace  
East : M. G. Road  
West : Deep Residency

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 **₹ 59,45,940.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Forty 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.**

Sharadkumar B. Chalikwar  
Digital Signature by: sharadkumar.b.chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CA, email=cm@vastukala.org, c=IN  
Date: 2023.04.20 12:33:02 +0530

C.M.D.

Auth. Sign



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



### Our Pan India Presence at :

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**Regd. Office :** 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  
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Valuation Report of Commercial Office No. 8, 2<sup>nd</sup> Floor, "Shop Zone", Near Bank of Baroda, M. G. Road, Ghatkopar (West), Mumbai – 400086, 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 20.04.2023 for Bank Loan Purpose
2	Date of inspection	17.04.2023
3	Name of the owner/ owners	<b>Dr. Mr. Vaibhav Rameshraj Deogirkar &amp; Dr. Mrs. Sheetal Vaibhav Deogirkar</b>
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 not available)
5	Brief description of the property	<b>Address:</b> Commercial Office No. 8, 2 <sup>nd</sup> Floor, "Shop Zone", Near Bank of Baroda, M. G. Road, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India.  <b>Contact Person:</b> Dr. Mr. Vaibhav Rameshraj Deogirkar (Owner) Contact No. 9223316298
6	Location, street, ward no	Near Bank of Baroda, M. G. Road, Ghatkopar (West)
	Survey/ Plot no. of land	C.T.S. No. 2826 to 2838 of Village – Ghatkopar – Kiroli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 151.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 150.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 180.00</b> (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Near Bank of Baroda, M. G. Road, Ghatkopar (West)
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	Fully Owner Occupied
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	N.A.
(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 law?	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 Commercial Office in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, 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 – 2009 (As per Agreement



**Valuation as on 20<sup>th</sup> April 2023**

<b>The Built Up Area of the Commercial Office</b>	<b>:</b>	<b>180.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2009 (As per Agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	14 Years
Cost of Construction	:	180.00 X 2,700.00 = ₹ 4,86,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 1,02,060.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,74,430.00 per Sq. M. i.e., ₹ 16,205.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,62,086.00 per Sq. M. i.e., ₹ 15,058.00 per Sq. Ft.
Prevailing market rate	:	₹ 33,600.00 per Sq. Ft.
<b>Value of property as on 20.04.2023</b>	<b>:</b>	<b>180.00 Sq. Ft. X ₹ 33,600.00 = ₹ 60,48,000.00</b>

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 20.04.2023</b>	<b>:</b>	<b>₹ 60,48,000.00 (-) ₹ 1,02,060.00 = ₹ 59,45,940.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 59,45,940.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 53,51,346.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 47,56,752.00</b>
<b>Insurable value of the property (180.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 4,86,000.00</b>
<b>Guideline value of the property (180.00 X 15,058.00)</b>	<b>:</b>	<b>₹ 27,10,440.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 8, 2<sup>nd</sup> Floor, "Shop Zone", Near Bank of Baroda, M. G. Road, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India for this particular purpose at **₹ 59,45,940.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Forty Only)** as on **20<sup>th</sup> April 2023**.



### **NOTES**

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20<sup>th</sup> April 2023 is ₹ 59,45,940.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Forty 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
1.	No. of floors and height of each floor	Basement + Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 2 <sup>nd</sup> Floor
3	Year of construction	2009 (As per Agreement for Sale)
4	Estimated future life	46 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	MS rolling shutter + Glass door, Powder Coated Aluminum sliding windows
10	Flooring	Wooden flooring
11	Finishing	Cement plastering
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	As per Requirement
	(i) No. of water closets	
	(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	2 Lifts
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

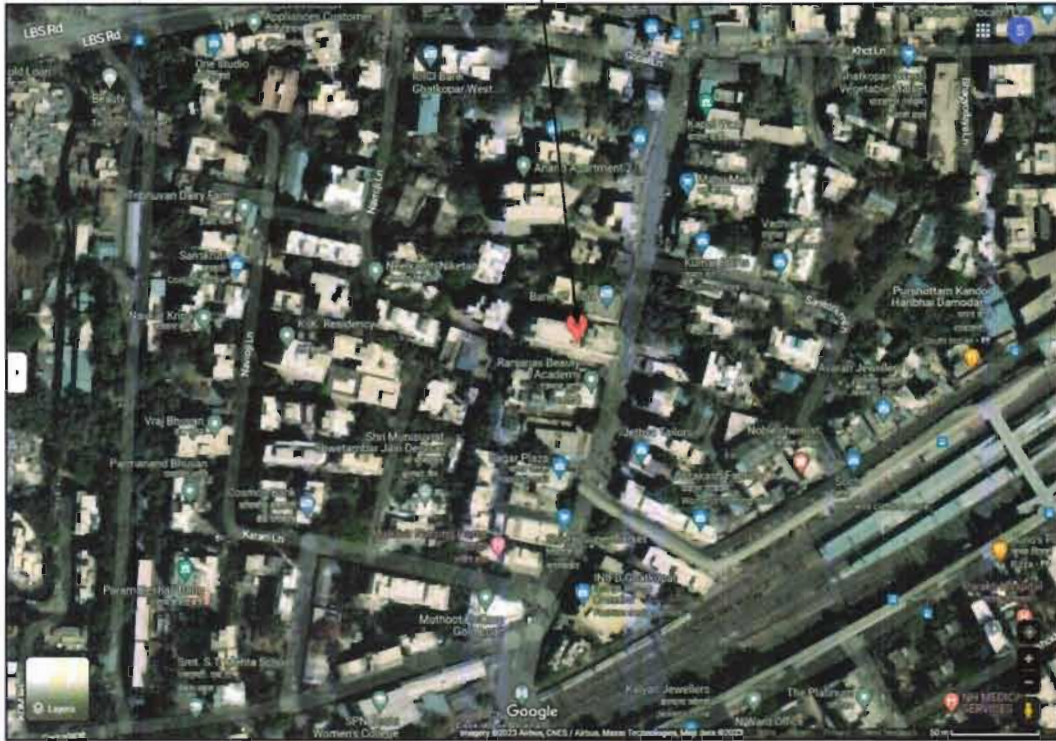
## Actual site photographs



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## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'09.1"N 72°54'19.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 550 M.)

## Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR KIROL Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road Mahatma Gandhi Road (M. G. Road).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
103	103/496	86260	151680	174430	256500	151680
C. T. S. No. 140, 2529, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, <span style="background-color: yellow;">2826</span> , 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2854, 2855, 2856, 2857, 2858, 2859, 2861, 2862, 2863, 2864, 2865, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048.						
<a href="#">Compare With Previous Year</a>						

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## Price Indicators

**NOBROKER**  
Office Space in Shree Zone Building, Mumbai For Sale  
₹ 83 Lacs (₹ 30,147/Sq.Ft) ₹ 47,308/Month (₹ 171/Sq.Ft)  
275 Sq.Ft (2,300 Sq.Ft)

Office Space  
Public  
Furnished  
New Investment  
Mar 1, 2021

Join Request Form

Report what you see on this property  
Like to Buy Sell Rent

**NoBroker Services**  
Lease Agreement, Check Loan Eligibility, Estimate Market Value, Rent Legal Services, Book Reservation

**Activity On This Property**  
A 3%

**NOBROKER**  
Office Space in Ghatkopar West, Mumbai For Sale  
₹ 78 Lacs (₹ 37,320/Sq.Ft) ₹ 37,071/Month (₹ 177/Sq.Ft)  
209 Sq.Ft (1,742 Sq.Ft)

Office Space  
Public  
Unfurnished  
New Investment  
Mar 1, 2021

Join Request Form

Report what you see on this property  
Like to Buy Sell Rent

**NoBroker Services**  
Lease Agreement, Check Loan Eligibility, Estimate Market Value, Rent Legal Services, Book Reservation

**Activity On This Property**  
A 1%

**NOBROKER**  
Office Space in Ghatkopar West, Mumbai For Sale  
₹ 1.2 Crores (₹ 29,850/Sq.Ft) ₹ 97,421/Month (₹ 242/Sq.Ft)  
402 Sq.Ft (3,348 Sq.Ft)

Office Space  
Reservet  
Unfurnished  
New Investment  
Dec 22, 2021

Join Request Form

Report what you see on this property  
Like to Buy Sell Rent

**NoBroker Services**  
Lease Agreement, Check Loan Eligibility, Estimate Market Value, Rent Legal Services, Book Reservation

**Activity On This Property**  
A 0%

## Sale Instance

13125390 18-04-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक 13125/2021 नोदणी Regn.63m
<b>गावाचे नाव : घाटकोपर</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	3900000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	2731500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस युनिट नं. 16,पहिला मजला.शॉप झोन बिल्डिंग.शॉप झोन प्रिमिसेस कॉ ऑप सोसायटी लिमिटेड.बँक ऑफ इंडिया जवळ.एम. जी. रोड,घाटकोपर पश्चिम.मुंबई 400086( ( C.T.S. Number - 2826 'IX) 2838 : Ward no. : N. ) )	
(5) क्षेत्रफळ	150 चौ.फूट	
(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-राजियाबानो मोहम्मद हारून कुरेशी वय-62 पत्ता-प्लॉट नं ए-२, माळा नं- .. इमारतीचे नाव- चाळ नं. १ नूर मोहम्मद कंपाऊंड, ब्लॉक नं- विक्रोळी फायर डेपो समोर, घाटकोपर पश्चिम मुंबई, रोड नं- .... महाराष्ट्र, मुंबई. पिन कोड -400086 पॅन नं.-AAFPPQ5239C 2) नाव-सायराबानो अब्दुल रझाक कुरेशी वय-55 पत्ता-प्लॉट नं बी १, माळा नं- .. इमारतीचे नाव- चाळ नं ४, नूर मोहम्मद कंपाऊंड, ब्लॉक नं- विक्रोळी फायर डेपो समोर, घाटकोपर पश्चिम, रोड नं- .... महाराष्ट्र, मुंबई. पिन कोड -400086 पॅन नं.-AAFPPQ5240F	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-अब्बाज युनुस पटेल वय-39, पत्ता-प्लॉट नं- रूम नं.६०२, माळा नं- सहावा मजला, इमारतीचे नाव- वि एम के को ऑप होसिंग सोसायटी धर्मवीर संभाजी नगर, ब्लॉक नं- दत्त मंदिर जवळ, चिराग नगर घाटकोपर पश्चिम, रोड नं- .... महाराष्ट्र, मुंबई. पिन कोड -400086 पॅन नं.-AMRPP4017D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/08/2021	
(10) दस्त नोदणी केल्याचा दिनांक	18/08/2021	
(11) अनुक्रमांक,खंड व पृष्ठ	13125/2021	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	195000	
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instance

4515369 18-04-2023 Note -Generated Through eSearch Module, For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक सह दु.नि. कुर्ला I दस्त क्रमांक 4515/2021 नोंदणी: Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4950000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2733012.8	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. ऑफिस नं. 18, माळा नं. 4 था मजला. इमारतीचे नाव: शॉप झोन.शॉप झोन प्रिमायसेस सीएचएस लिमिटेड, ब्लॉक नं. एम. जी. रोड. रोड - घाटकोपर पश्चिम,मुंबई - 400086. इतर माहिती: क्षेत्रफळ 150 चौ. फूट कार्पेट.(विभाग घाटकोपर-किरोळ)( ( C.T.S. Number 2826 ते 2836 ; ) )	
(5) क्षेत्रफळ	16.73 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 -राजेंद्र रामचंद्र वाकचौरे वय -50 पत्ता -प्लॉट नं. डी-53, माळा नं. 1 ला मजला, इमारतीचे नाव द न्यू वसंत व्हिला को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. अमृत नगर, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400086 पॅन नं -AABPW8036B 2) नाव -स्मिता राजेंद्र वाकचौरे वय -47 पत्ता -प्लॉट नं. डी-53, माळा नं. 1 ला मजला, इमारतीचे नाव: द न्यू वसंत व्हिला को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. अमृत नगर, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400086 पॅन नं -ABHPW3138K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -ईश्वर शरणप्पा ध्याडे वय -43 पत्ता -प्लॉट नं. एफ.7/501, माळा नं. , इमारतीचे नाव: पनवेलकर ग्रीन सिटी, ब्लॉक नं. , रोड नं. अंबरनाथ पूर्व अंबरनाथ ठाणे, महाराष्ट्र, THANE पिन कोड -401501 पॅन नं -A90MDS744E3	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2021	
(11) अनुक्रमांक, खंड व पृष्ठ	4515/2021	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	148500	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्याकनासाठी विचारात घेतलेला तपशील -.		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





### 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 **₹ 59,45,940.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Forty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.20 12:31:10 +0530

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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