

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-665/23-24	Dated 19-May-23
Buyer (Bill to) COSMOS BANK - VILEPARLE EAST Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31446 / 2300668	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI 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	4,000.00		360.00		360.00	720.00

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

Remarks:

Mr. Manish Kanji Gutka. Name of Proposed Purchaser is Mr. Venkatesh Chandrakant Wakode & Mrs. Bharati Venkatesh Wakode - Residential Flat No. 104, 1st Floor, Building No. D-1, "Jumbo Darshan Co-op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai - 400 053, 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
 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. Manish Kanji Gutka**

Name of Proposed Purchaser: **Mr. Venkatesh Chandrakant Wakode & Mrs. Bharati Venkatesh Wakode**

Residential Flat No. 104, 1st Floor, Building No. D-1, "Jumbo Darshan Co-op. Hsg. Soc. Ltd.",
Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, State – Maharashtra, Country – India.

Latitude Longitude - 19°06'46.4"N 72°51'13.2"E

Valuation Prepared for:

Cosmos Bank




Vile Parle Branch

Pratik Avenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,
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. 104, 1st Floor, Building No. D-1, "Jumbo Darshan Co-op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Manish Kanji Gutka**. Name of **Proposed Purchaser** is **Mr. Venkatesh Chandrakant Wakode & Mrs. Bharati Venkatesh Wakode**.

Boundaries of the property.

North : Western Express Highway
South : Amita CHSL
East : Jiva Mahale Marg
West : Rajas 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 **₹ 1,17,94,728.00 (Rupees One Crore Seventeen Lakh Ninety Four Thousand Seven Hundred Twenty Eight 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
Director

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: 2023.05.19 12:07:40 +05'30'

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



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Washik 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 Report of Residential Flat No. 104, 1st Floor, Building No. D-1, "**Jumbo Darshan Co-op. Hsg. Soc. Ltd.**", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, 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 19.05.2023 for Bank Loan Purpose
2	Date of inspection	16.05.2023
3	Name of the owner/ owners	Mr. Manish Kanji Gutka
	Name of Proposed Purchasers	Mr. Venkatesh Chandrakant Wakode & Mrs. Bharati Venkatesh Wakode
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. 104, 1 st Floor, Building No. D-1, " Jumbo Darshan Co-op. Hsg. Soc. Ltd. ", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Venkatesh Wakode (Proposed Purchaser)
6	Location, street, ward no	Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053
7	Survey/ Plot no. of land	CTS No. 327 of Village Gundavali
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. = 412.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 430.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053

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?	Tenanted to Mr. Rajesh More for monthly rent of ₹ 30,000.00
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully 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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Rajesh More
	(ii) Portions in their occupation	Fully Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 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 – 1972 (As per society letter)

	year of completion	
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, Vile Parle Branch to assess fair market value as on 19.05.2023 for Residential Flat No. 104, 1st Floor, Building No. D-1, "Jumbo Darshan Co-op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Manish Kanji Gutka**. Name of **Proposed Purchaser** is **Mr. Venkatesh Chandrakant Wakode & Mrs. Bharati Venkatesh Wakode**.

We are in receipt of the following documents:

1	Copy of Gift Deed dated 15.06.2010, executed between the Donor – Mr. Kanji Raishi Gutka and the Donee - Mr. Manish Kanji Gutka.
2	Copy of Pan Card & Adhar Card for Proposed Purchaser

LOCATION:

The said building is located at CTS No. 327 of Village – Gundavali, Andheri (East). The property falls in Residential Zone. It is at a walking distance 800 Mt. from Western Express Metro station.

BUILDING:

The building under reference is having Ground + 3 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 is used for residential purpose. 1st Floor is having 4 Residential Flat. The building external condition is normal.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage + (i.e., **1BHK with Bathroom & WC**). The residential flat is finished with Partly Marble flooring & partly covered with carpet. Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 19th May 2023

The Carpet Area of the Residential Flat	:	430.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1972 (As per society letter)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	51 Years
Cost of Construction	:	516.00 X 2,800.00 = ₹ 14,44,800.00
Depreciation $\{(100-10) \times 51 / 60\}$:	76.50%
Amount of depreciation	:	₹ 11,05,272.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,700.00 per Sq. M. i.e. ₹ 12,978.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,03,975.00 per Sq. M. i.e. ₹ 9,660.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
Value of property as on 19.05.2023	:	430.00 Sq. Ft. X ₹ 30,000.00 = ₹ 1,29,00,000.00

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

Depreciated fair value of the property as on 19.05.2023	:	₹ 1,29,00,000.00 - ₹ 11,05,272.00 = ₹ 1,17,94,728.00
Total Value of the property	:	₹ 1,17,94,728.00
The realizable value of the property	:	₹ 1,06,15,255.00
Distress value of the property	:	₹ 94,35,782.00
Insurable value of the property (516 X 2,800.00)	:	₹ 14,44,800.00
Guideline value of the property (516 X 9,660.00)	:	₹ 49,84,560.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 104, 1st Floor, Building No. D-1, "Jumbo Darshan Co-op. Hsg. Soc. Ltd.", Jiva Mahale Marg, Sai Wadi, Andheri (East), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at ₹ 1,17,94,728.00 (Rupees One Crore Seventeen Lakh Ninety Four Thousand Seven Hundred Twenty Eight Only) as on 19th May 2023.

NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **19th May 2023 is ₹ 1,17,94,728.00 (Rupees One Crore Seventeen Lakh Ninety Four Thousand Seven Hundred Twenty Eight 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	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	1972 (As per society letter)
4	Estimated future life	09 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	Vitrified tiles 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	No 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.	Connected to Municipal Sewerage System

and capacity

Actual Site Photographs



Th create



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Vastukala Consultants (I) Pvt. Ltd.

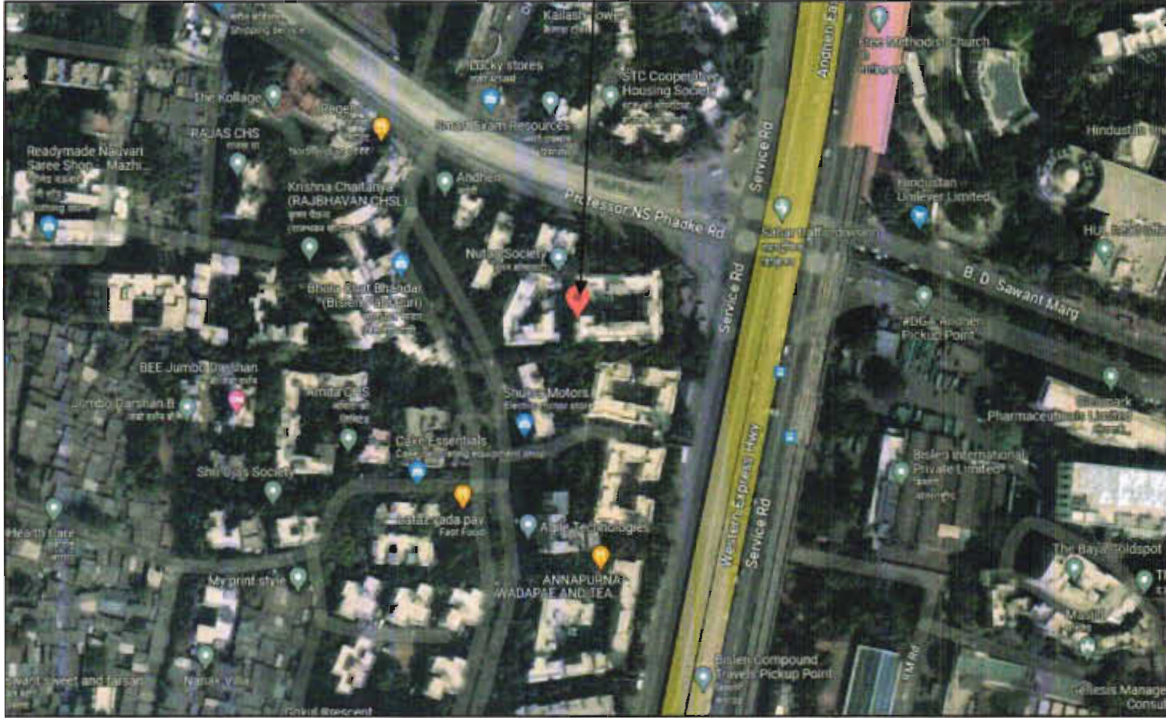
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Route Map of the property


Site:u/r



Latitude Longitude - 19°06'46.4"N 72°51'13.2"E


Note: The Blue line shows the route to site from nearest railway station (Western Express Metro Station – 800 Mt.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
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Feedback

Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: मुंबई (उपनगर) Select Village: मुंबईवली (अंधेरी)

Search By: Survey No Location

Enter Survey No: 327 Search

उपविभाग	प्लॉट नंबर	विभागीय सदनिष्ठा	जॉडीस	दुकाने	जैचॉनिक	एकक (Rs./)	Attribute
40/209 -पुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूनगरी मार्ग, पश्चिमेस गावाची हद्द, व पश्चिमेस अंधेरी उड्याच पुल मार्ग (श्री. पाडके मार्ग)	69650	139700	180680	192900	139700	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,39,700.00			
No increase for all floors from ground to 4 floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,39,700.00	Sq. Mtr.	12,978.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	69,650.00			
The difference between land rate and building rate (A – B = C)	70,050.00			
Depreciation Percentage as per table (D) [100% - 51%] (Age of the Building – 51 Years)	49%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,03,975.00	Sq. Mtr.	9,660.00	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

The screenshot shows a property listing on the NOBROKER website. The main heading is "1 RK Flat in Jumbo Darshan For Sale in Andheri East". The price is listed as ₹ 1.05 Crores, with a monthly rent of ₹ 80,180. The listing includes a gallery of photos, a "Get Owner Details" button, and a "Price trends by neighborhood" section. The overview section provides the following details:

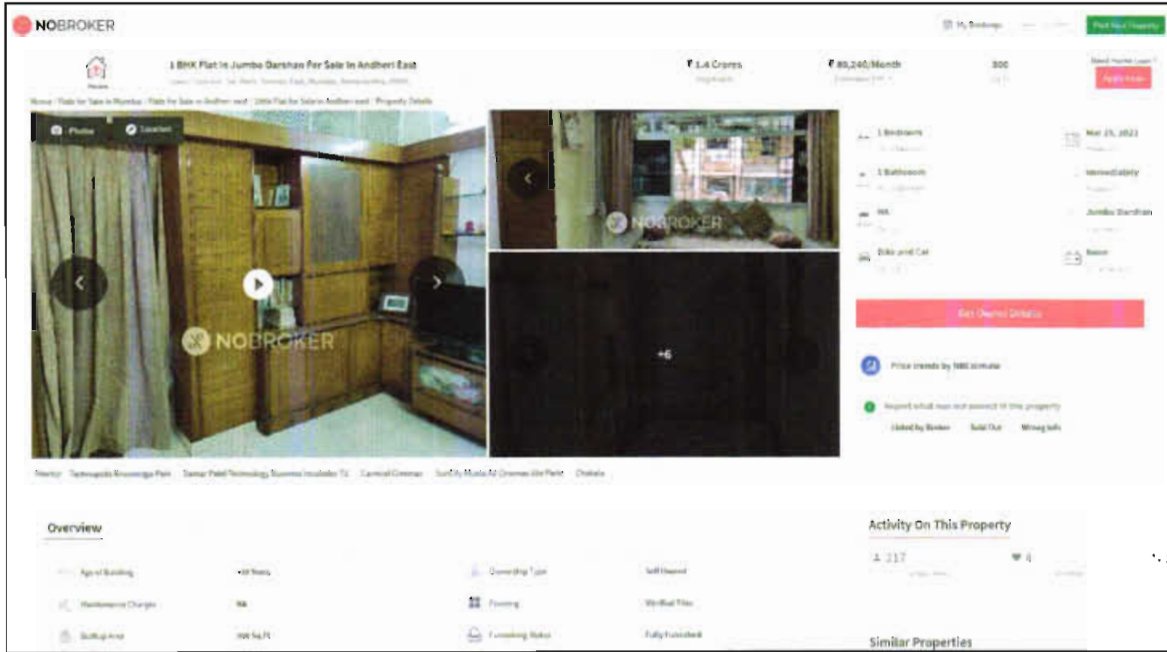
Category	Value	Category	Value
Age of Building	143 Years	Ownership Type	Sell Deeded
Monthly Charges	₹ 3.3 Per Sq.Ft.	Flooring	Marble/Granite
Built-up Area	175 Sq.ft.	Furnishing Status	Fully Furnished
Facing	East	Type	Flat

The screenshot shows a property listing on the 99acres website. The main heading is "1BHK 2Baths". The price is listed as ₹ 1.3 Cr. The listing includes a gallery of photos, a "Price Trends" section, and a "Places nearby" section. The overview section provides the following details:

Category	Value
Super Built up area	620 sq.ft.
Built Up area	520 sq.ft.
Carpet area	440 sq.ft.
Price	₹ 1.3 Crores
Price per sq.ft.	₹ 20,967 per sq.ft. (approximate)
Floor	1 st of 3 Floors
Property Age	10+ Year Old

Places nearby: Jumbo Darshan, San Yash, Andheri East, Mumbai, Andheri East, Mumbai Andheri Ghatika, Mumbai, Andheri metro station, Arka, Omkareshwar Mandir, Holy Family Church, Rain Mandir, Hdfc bank ATM.

Price Indicators



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Sale Indicators

सूची क्र.2	
11243513 17-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	दुयम निबंधक सह दु.नि. अंधेरी 6 दस्ता क्रमांक 11243/2022 नोंदणी : Regn.63m
गावाचे नाव : गुंदवली गुंदवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12200000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	6713982
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 204.2 रा मजला,क्षेत्रफळ 431 चौ फूट कार्पेट,बिल्डिंग नं डि1,जंबो दर्शन को ऑप हाऊसिंग सोसायटी लिमिटेड,जिवा महाले मार्ग,अंधेरी(पूर्व),मुंबई - 400 069 प्लॉट नं. 323बी,323 बी-1,327 ए आणि 327 सी,मौजे - गुंदवली,तालुका - अंधेरी,प्लॉट नं. 277,हिस्सा नं. 3,सर्वे नं. 48 आणि 26 ए,हिस्सा नं. 10,मुंबई सबर्बन,((Plot Number : 323B, 323 B-1, 327A & 327 ;))
(5) क्षेत्रफळ	431 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,प्रतिबांदेचे नाव व पत्ता	1) नाव -अशोक वासुदेव देवकुळे वय -74 पत्ता -प्लॉट नं. डि1,२०४, माळा नं. 2, इमारतीचे नाव: जंबो दर्शन को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. जिवा महाले मार्ग, अंधेरी (पूर्व), मुंबई, महाराष्ट्र, मुम्बई, पिन कोड -400069 पॅन नं.-AAHPD0094N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबांदेचे नाव व पत्ता	1) नाव -निखिल रवींद्र उबाळे वय -33, पत्ता -प्लॉट नं. सी 3१०, माळा नं. , इमारतीचे नाव: अंधेरी जंबो दर्शन को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. कोलडोंगरी रोड नं. २ अंधेरी पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400069 पॅन नं.-ACQPU3610G 2) नाव -रवींद्र वसंत उबाळे वय -60, पत्ता -प्लॉट नं. सी 3१०, माळा नं. , इमारतीचे नाव: अंधेरी जंबो दर्शन को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. , रोड नं. कोलडोंगरी रोड नं. २ अंधेरी पूर्व मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400069 पॅन नं.-AAGPU2741N
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	18/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	11243/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	732000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	

Sale Indicators

सूची क्र.2		दुयम निबंधक सह दु.नि. अंधेरी 7
1285514 17-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 1285/2022 नोंदणी : Regn.63m
गावाचे नाव : गुंदवली गुंदवली		
(1) विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2) मोबदला	13850000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8496687.4	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: डी-2/004, माळा नं: तल मजला, इमारतीचे नाव: जाम्बो दर्शन को-ऑप.हौ.सो.ली., ब्लॉक नं. ,जवळ रिजेन्सी हॉटेल, रोड : जिवा महाले रोड.,अन्हेरी पूर्व,मुंबई 400069((C.T.S. Number : 327 and 343 ;))	
(5) क्षेत्रफळ	64.01 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 -हंसाबेन जसवंत उपाध्याय वय -74 पत्ता -प्लॉट नं. 4- डी 2, माळा नं. , इमारतीचे नाव जम्बो दर्शन को-ऑप.हौ.सो.ली., ब्लॉक नं. अन्हेरी पूर्व, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड -400069 पॅन नं.-AAAPU6426C 2): नाव -दिपेश जसवंत उपाध्याय वय -49 पत्ता -प्लॉट नं. 4- डी 2, माळा नं. , इमारतीचे नाव जम्बो दर्शन को-ऑप.हौ.सो.ली., ब्लॉक नं. अन्हेरी पूर्व, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड -400069 पॅन नं.-AAAPU6427D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -पुजा सुरेश वकण तर्फे कुलमुख्तार सुरेश सुरेश वकण वय -67; पत्ता -प्लॉट नं. बी.201, माळा नं. , इमारतीचे नाव लक्ष्मी प्लॉट ऑवनर्स सोसायटी, ब्लॉक नं. विलेपारले पूर्व, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड -400069 पॅन नं.-ALOPC2116Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	25.01/2022	
(10) दस्ता नोंदणी केल्याचा दिनांक	25.01/2022	
(11) अनुक्रमांक खंड व पृष्ठ	1285/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	692500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th May 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:

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 neighbourhood 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 ₹ 1,17,94,728.00 (Rupees One Crore Seventeen Lakh Ninety Four Thousand Seven Hundred Twenty Eight Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.19 12:07:51 +05'30'

Auth. Sign.

Director

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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