

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ramchandra Pundalik Naik & Mr. Prakash Ramchandra Naik**

Residential Flat No. 320, 3rd Floor, Wing – E, "Dheeraj Savera – II", Shree Dheeraj Savera Co-op. Hsg. Soc. Ltd.,
Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066,
State – Maharashtra, Country – India.

Latitude Longitude - 19°13'03.9"N 72°52'16.7"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai – 400 092, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 320, 3rd Floor, Wing – E, "Dheeraj Savera – II", Shree Dheeraj Savera Co-op. Hsg. Soc. Ltd.", Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India belongs to **Mr. Ramchandra Pundalik Naik & Mr. Prakash Ramchandra Naik**.

Boundaries of the property.

North	:	Internal Road & Dheeraj Upvan CHSL
South	:	Dheeraj Savera Tower
East	:	Internal Road & Ekta Meadows
West	:	120 Feet 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 **₹ 1,40,15,973.00 (Rupees One Crore Forty Lakh Fifteen Thousand Nine Hundred Seventy Three 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj@vastukala.com, c=IN
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj@vastukala.com, c=IN
MANOJ BABURAO CHALIKWAR
serialNumber=1.401.564.4b1c8f9d862a55a8f9e3e6b11111
102201940278272786237823786, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.22 16:47:07 +05:30

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 320, 3rd Floor, Wing – E, "**Dheeraj Savera – II**", Shree Dheeraj Savera Co-op. Hsg. Soc. Ltd.", Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066,
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 22.06.2023 for Bank Loan Purpose
2	Date of inspection	21.06.2023
3	Name of the owner/ owners	Mr. Ramchandra Pundalik Naik & Mr. Prakash Ramchandra Naik
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. 320, 3 rd Floor, Wing – E, " Dheeraj Savera – II ", Shree Dheeraj Savera Co-op. Hsg. Soc. Ltd.", Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Contact Person: Mr. Pranav Naik (Owner's representative)
6	Location, street, ward no	Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai
	Survey/ Plot no. of land	CTS No. 174/3 of Village – Magathane
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. = 611.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 581.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 697.00 (Carpet Area + 20%)

		All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066.
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?	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	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	₹ 29,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.



Valuation as on 22nd June 2023

The Built Up Area of the Residential Flat	:	697.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2001 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	22 Years
Cost of Construction	:	697.00 X 2,700.00 = ₹ 18,81,900.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation	:	₹ 6,21,027.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,56,390.00 per Sq. M. i.e. ₹ 14,529.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,37,380.00 per Sq. M. i.e. ₹ 12,763.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 22.06.2023	:	697.00 Sq. Ft. X ₹ 21,000.00 = ₹ 1,46,37,000.00

(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 22.06.2023	:	₹ 1,46,37,000.00 - ₹ 6,21,027.00 = ₹ 1,40,15,973.00
Total Value of the property	:	₹ 1,40,15,973.00
The realizable value of the property	:	₹ 1,26,14,376.00
Distress value of the property	:	₹ 1,12,12,778.00
Insurable value of the property (697.00 X 2,700.00)	:	₹ 18,81,900.00
Guideline value of the property (697.00 X 12,763.00)	:	₹ 88,95,811.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 320, 3rd Floor, Wing – E, "Dheeraj Savera – II", Shree Dheeraj Savera Co-op. Hsg. Soc. Ltd.", Near Khatau Compound, Opp. Bhor Industries, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India for this particular purpose at **₹ 1,40,15,973.00 (Rupees One Crore Forty Lakh Fifteen Thousand Nine Hundred Seventy Three Only)** as on **22nd June 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 **22nd June 2023 is ₹ 1,40,15,973.00 (Rupees One Crore Forty Lakh Fifteen Thousand Nine Hundred Seventy Three 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:

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

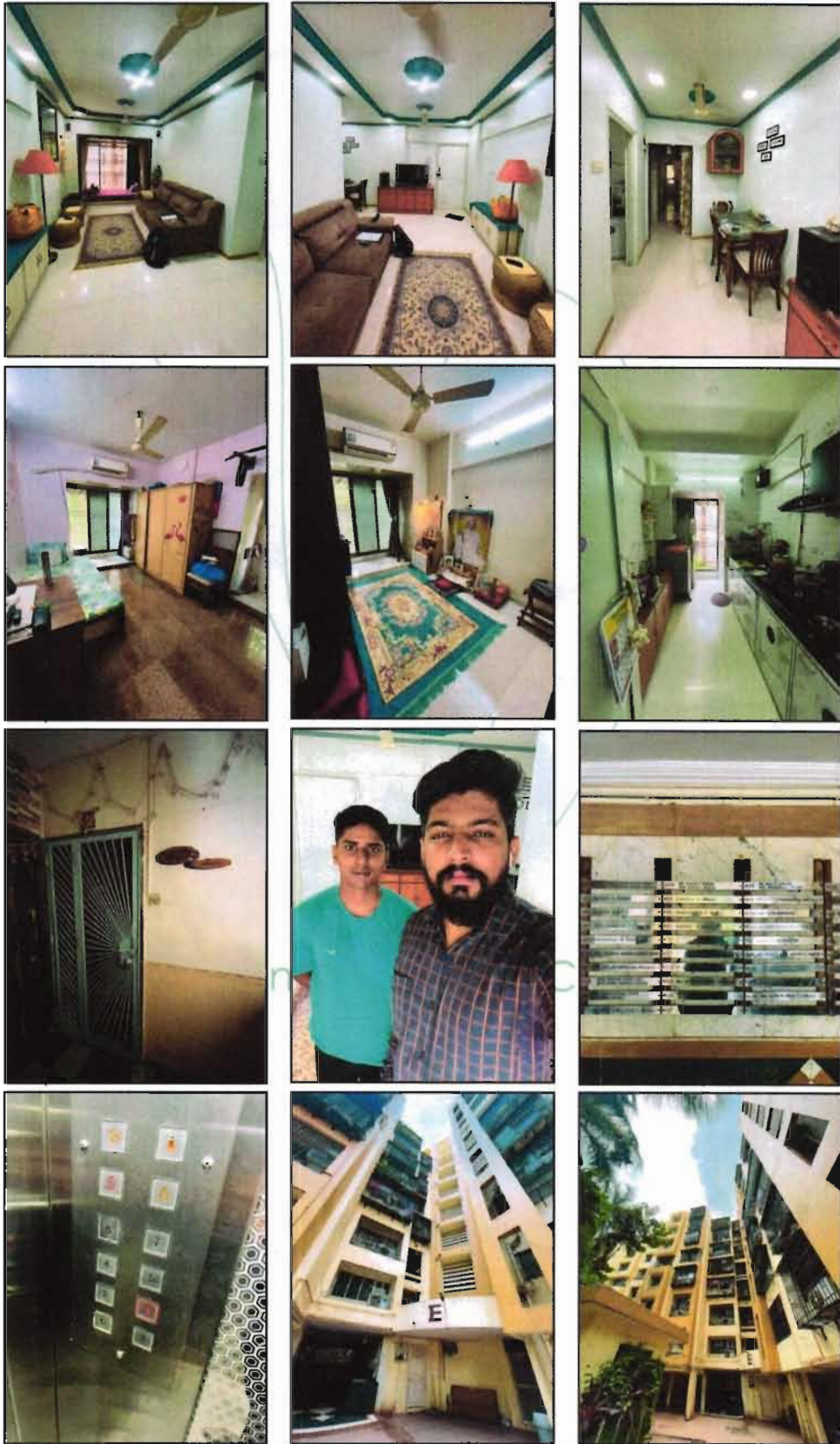
www.vastukala.org



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2001 (As per occupancy certificate)
4	Estimated future life	38 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	Yes
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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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



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

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Language: English

Selected District: मुंबई (उपनगर)

Select Village: मागाडाणे (बोरीवली)

Search By: Survey No Location

Enter Survey No: 174

उपविभाग	वृत्ती व मीन	निवासी वारनिक	श्रीक्षेत्र	उफाने	शेवोनिक	एकक (Sq. Ft.)	Attribute
88/391-अध्याय: उन्हेस नावानी सीमा, दुवैस राष्ट्रीय उदमान, दक्षिणेतर 38.60 मी. दर वि. मी. रस्ता, दक्षिणेस गाव सीमा, पश्चिमेस दुतकती मार्ग.	69960	156390	179850	213800	158390	बोरस मीटर	वि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,56,390.00			
No increase on Flat Located on 3 rd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,56,390.00	Sq. Mtr.	14,529.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	69,980.00			
The difference between land rate and building rate (A – B = C)	86,410.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,37,380.00	Sq. Mtr.	12,763.00	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

magicbricks Buy Rent Sell Home Loans Login Post Property

₹1.80 Cr **Get ₹20,000,000 on Home Loan** VERIFIED ON SITE

2 BHK, 690 Sq-Ft Flat For Sale **Siddhartha Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: 690 sqft - ₹26,087/sqft

Developer: **Chaitanya Group** Project: **Radha Govind**

Floor: 8 (Out of 9 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Facing: East Lifts: 2 Furnished Status: **Semi-Furnished**

Contact Agent: **Prakash Kumar** +91 9700XXXXXX

your Name: _____ Email: _____

INID +91 _____ Mobile Number: _____

I agree to Magicbricks [Terms of Use](#)

[Contact Agent](#) [Get Phone No.](#) Last contact made 5 days ago [Get Contact Details](#)

More Details

Price Breakup: ₹1.8 Cr | ₹9,00,000 Approx. Registration Charges | ₹4,800 Monthly

Booking Amount: ₹20 Lac

Address: **Borivali East, Mumbai, Siddhartha Nagar, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **st. jones school.**

Furnishing: **Semi-Furnished**

Flooring: **Vitrified**

NOBROKER In Booking Not for Photos Sign Up Log In

2 BHK Flat in Borivali East For Sale in Borivali East

₹1.52 Cr | ₹7,116/Month | 755 sq ft

2 Bedrooms 2 Bathrooms 1 Balcony

May 20, 2022

Immediately

Showing Enclosed

[Get Owner Details](#)

Trust verified by NOBroker

Report what was not correct in this property

Liked by Broker Sold Out View Info

Overview

Age of Building	1-11 Years	Ownership Type	Sell/Lease
Handover Charges	Tx, 1% to 3.0%	Furnish	Not for Sale
Carpet Area	1050sqft	Carpet Area	1050 sqft
Furnishing Status	Semi-Furnished	Facing	Sea View
Plot	1.8	Parking	24x7 Sec Car

Activity On This Property

₹ 8.57L ₹ 1.52 Cr ₹ 7.26L

Similar Properties

2 BHK Flat in Sea Green Walks For Sale in Sea Green Walks



Price Indicators

HOUSING.COM Buy in Mumbai

Search: Borivali East

Home / Mumbai / Borivali East / Apartment To Sell in Borivali East / 2 BHK Apartment

2 BHK Apartment

By **KITA WORLD**

₹2.0 Cr EMI starts at ₹94.29 K

₹20.41 K/sq.ft. Avg. Price

980 sq.ft. Build Up Area

10 Year Old Age of property

Ready to move Possession status

Middle of 27 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER CALCUL

HOUSING.COM Buy in Mumbai

Search: Borivali East

Home / Mumbai / Borivali East / Apartment To Sell in Borivali East / 2 BHK Apartment

2 BHK Apartment

By **TRULINE VENTURES**

₹2.02 Cr EMI starts at ₹1.00 Lac

₹20.61 K/sq.ft. Avg. Price

980 sq.ft. Build Up Area

Ready to move Possession status

Higher of 22 floors

South facing Facing

Unfurnished Furnishing

PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICETRENDS REGISTRY RECORDS LOCALITY PRICE

Sales Instance

6/21/23, 3:41 PM isanta.igrmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/indexII/MTAzNO%3D%3D/MzY3/MjMwMDEvMjAyMw%3D%3D	
1035367 21-06-2023 Note.-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र . २
	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्तावेज क्रमांक, 1035:2023 नोंदणी: Regn 63m
गाव: मागाठाणे	
(1)दस्तावेज प्रकार	करारनामा
(2)मोबदला	17500000
(3)बाजारगाव (गाडेपड्याच्या बाबतीतपट्टाकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	13301010
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: सदनिका नं 602.6 वा मजला,धिरज सवेरा टॉवर,धिरज सवेरा टॉवर को ऑप ही सोसायटी लिमिटेड,व्हि लेज मागाठाणे,ऑफ वेस्टर्न एक्सप्रेस हायवे,बोरीवली इस्ट मुंबई 400066-----सदनिकेचे कारपेट क्षेत्र 67.5 चौ मीटर. PUJ: RC1806531980023 मुंबई मनपा
(5)क्षेत्रफळ	81चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) राग केवर 72 प्लॉट नं: सदनिका नं 602, माळा नं: 6 वा मजला, इमारतीचे नाव: धिरज सवेरा टॉवर, ब्लॉक नं: बोरीवली इस्ट मुंबई, रोड नं: खटाऊ मिल्स कंपाऊंड ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400066 BHTPK7418K 2) बिगला देवी 69 प्लॉट नं: सदनिका नं 602, माळा नं: 6 वा मजला, इमारतीचे नाव: धिरज सवेरा टॉवर, ब्लॉक नं: बोरीवली इस्ट मुंबई, रोड नं: खटाऊ मिल्स कंपाऊंड ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400066 AOQPD7726Q
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) रेणुका बोहरा 48 प्लॉट नं: सदनिका नं 601, माळा नं: 6 वा मजला, इमारतीचे नाव: धिरज सवेरा टॉवर, ब्लॉक नं: बोरीवली इस्ट मुंबई, रोड नं: खटाऊ मिल्स कंपाऊंड ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई: 400066 AFLPB3673C 1) राजेश गणेश बोहरा 51 प्लॉट नं: सदनिका नं 601, माळा नं: 6 वा मजला, इमारतीचे नाव: धिरज सवेरा टॉवर, ब्लॉक नं: बोरीवली इस्ट मुंबई, रोड नं: खटाऊ मिल्स कंपाऊंड ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400066 AAEPB6340E
(9)दस्तावेज करून दिल्याचा दिनांक	23/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2023
(11)अनुक्रमांक, खंड व पृष्ठ	1035/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मूल्यांकनासाठी विचारत घेतलेला तपशील :-	

Sales Instance

गाव: मागाठाणे	
1977516 21-06-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २
	दुय्यम निबंधक .सह दु.नि.बोरीवली 8 दस्तऐवज क्रमांक.:1977:2023 नोंदणी: Regn:63m
(1)दस्तऐवज प्रकार	सेल डीड
(2)मोबदला	16000000
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	12667590
(4) भूगापन ,पोटहिस्सा व धरक्रमांक (असल्यास)	सदनिका नं: 202(बि. नं. ए सीसी प्रमाणे आणि बि. 1 ओसी प्रमाणे), माळा नं: दुसरा मजला, इमारतीचे नाव: धीरज सवेरा टॉवर सी.एच.एस.लि. ब्लॉक नं: खटाऊ इस्टेट, ऑप. सिद्धार्थ नगर, रोड : बोरीवली(पूर्व)मुंबई 400066, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 67.5 चौ.मी. कार्पेट असे वाचावे. PUI: RC1806531980007 मुंबई मनपा
(5)क्षेत्रफळ	81 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अमृता दास उर्फ अमृता देबाशीष दास 56 प्लॉट नं: सदनिका क्र. 202, माळा नं: -, इमारतीचे नाव धीरज सवेरा टॉवर, ब्लॉक नं: खटाऊ इस्टेट, ऑप. सिद्धार्थ नगर, रोड नं: बोरीवली (पूर्व) मुंबई, महाराष्ट्र, मुंबई. 400066 AFNPD7582C 2) देबाशीष - दास 59 प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव. धीरज सवेरा टॉवर. ब्लॉक नं: खटाऊ इस्टेट, ऑप. सिद्धार्थ नगर, रोड नं. बोरीवली (पूर्व) मुंबई, महाराष्ट्र, मुंबई 400066 AAAPD9936C
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विनय श्रीधर बेल्लारे 56 प्लॉट नं: सदनिका क्र. 206, टॉवर 14, माळा नं: -, इमारतीचे नाव स्काई सोनगर्ब्स. ब्लॉक नं: दोलत लॉन्स जवळ, भुगाव, रोड नं: पिरांगूत, पुणे, महाराष्ट्र, पुणे. 412115 AFINPB7380C
(9)दस्तऐवज करून दिल्याचा दिनांक	13/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1977/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	960000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd June 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.

