

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-2621/23-24	25-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3957 /2302703	
	Dispatched through	Destination
	Terms of Delivery	
	Buyer (Bill to)	
Cosmos Bank-Zaveri Bazar Branch Zaveri Bazar Branch 19/21,Cosmos Bank Bldg, Vithalwadi Zaveri Bazar,Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	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**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Shri. Ajay Chapshi Boricha - Residential Flat No. 17, 3rd Floor, Wing - A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

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: **Shri. Ajay Chapshi Boricha**

Residential Flat No. 17, 3rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'55.8"N 72°51'07.7"E

Valuation Prepared for:

**Cosmos Bank
Zaveri Bazar Branch**

19/21, Cosmos Bank Bldg., Vithalwadi, Zaveri Bazar, Mumbai – 400 002,
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 Report Prepared For: Cosmos Bank / Zaveri Bazar Branch / Shri. Ajay Chapshi Boricha (3957/2302703) Page 2 of 17

Vastu/Mumbai/09/2023/3957/2302703

25/08-347-SBSH

Date: 25.09.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 17, 3rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Shri. Ajay Chapshi Boricha**.

Boundaries of the property.

North	:	Sant Nivruti Building
South	:	Peru Baug
East	:	Internal Road & Sant Mukta Apartment
West	:	Jagdamba House

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 **₹ 1,10,05,248.00 (Rupees One Crore Ten Lakh Five Thousand Two Hundred Forty 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.

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., email=manoj@vastukala.com, c=IN

Auth. Sign.



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. 17, 3rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, 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 25.09.2023 for Bank Loan Purpose
2	Date of inspection	22.09.2023
3	Name of the owner/ owners	Shri. Ajay Chapshi Boricha
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 17, 3 rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India. Contact Person: Mr. Nitin Dedia (Tenant)
6	Location, street, ward no	Peru Baug, Aarey Road, Goregaon (East), Mumbai
	Survey/ Plot no. of land	Survey No. 97/98, CTS No. 334 of Village – Pahadi Goregaon
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. = 469.00 Balcony Area in Sq. Ft. = 21.00 Total Carpet Area in Sq. Ft. = 490.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 516.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Peru Baug, Aarey Road, Goregaon (East), Mumbai
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
	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	Mr. Nitin Dedia – Tenant
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,000.00 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.
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 – 1975 (As per agreement for sale)
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.
<p>Remark: As per Site Inspection, Actual Total Carpet area 490.00 Sq. Ft. & Built up area 588.00 Sq. Ft. (Including Flowerbed Area) is more than Built up area 516.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 23,200/- per Sq. Ft. is considered.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 25.09.2023 for Residential Flat No. 17, 3rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Shri. Ajay Chapshi Boricha**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 16.04.2004 Between Shri. Pradeep M. Khedkar (the Transferor) and Shri. Ajay Chapshi Boricha (the Transferee).
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LOCATION:

The said building is located at Survey No. 97/98, CTS No. 334 of Village – Pahadi Goregaon, Mumbai. The property falls in Residential Zone. It is at a walkable distance 350 Mt. from Goregaon 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 is used for residential purpose. 3rd Floor is having 6 Residential Flat. The building having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (i.e., **1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 25th September 2023

The Built Up Area of the Residential Flat	:	516.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1975 (As per agreement for sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	48 Years
Cost of Construction	:	516.00 X 2,600.00 = ₹ 13,41,600.00
Depreciation $\{(100-10) \times 48 / 60\}$:	72.00%
Amount of depreciation	:	₹ 9,65,952.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,760.00 per Sq. M. i.e., ₹ 13,263.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,04,677.00 per Sq. M. i.e., ₹ 9,725.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,200.00 per Sq. Ft.
Value of property as on 25.09.2023	:	516.00 Sq. Ft. X ₹ 23,200.00 = ₹ 1,19,71,200.00

(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 25.09.2023	:	₹ 1,19,71,200.00 - ₹ 9,65,952.00 = ₹ 1,10,05,248.00
Total Value of the property	:	₹ 1,10,05,248.00
The realizable value of the property	:	₹ 99,04,723.00
Distress value of the property	:	₹ 88,04,198.00
Insurable value of the property (516 X 2,600.00)	:	₹ 16,65,000.00
Guideline value of the property (516 X 9,725.00)	:	₹ 50,18,100.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 17, 3rd Floor, Wing – A, "Goregaon Gyaneshwari Co-op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India for this particular purpose at **₹ 1,10,05,248.00 (Rupees One Crore Ten Lakh Five Thousand Two Hundred Forty Eight Only)** as on **25th September 2023**.



NOTES

1. I, Manoj 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 **25th September 2023 is ₹ 1,10,05,248.00 (Rupees One Crore Ten Lakh Five Thousand Two Hundred Forty 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 + 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 3 rd Floor
3	Year of construction	1975 (As per agreement for sale)
4	Estimated future life	12 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, 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	
	(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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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



The photograph shows a building directory board for 'GAMESPARIC LTD'. The board is a grid of names and contact information, likely for the residents of the building. The names are arranged in rows and columns, and the board is mounted on a wall.



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Route Map of the property


Site u/r



Latitude Longitude - 19°09'55.8"N 72°51'07.7"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 350 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

Home
Valuation Rules
User Manual
Close

Year 2023/2024 Language English

Selected District मुंबई(उपनगर)

Select Village पहाडी-गोरगाव पूर्व (बोरिवली)

Search By Survey No Location

Enter Survey No 334

उपविभाग	सुरती जमीन	निवासी वाढविका	मॉडीस	पुकाने	नैचोनिक	एकक (Rsq.)	Attribute
58/271-पुभाग : उर्दरेस गोरगाव स्टेजम ते दुवगती मार्गे जोडणारा रस्ता, पूर्वेस दुसगाती मार्गे, दक्षिणेस साबाजी सीमा व पश्चिमेस रेल्वे.	83420	142760	164170	218200	142760	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,42,760.00			
No increase at Flat Located on 3 rd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,42,760.00	Sq. Mt.	13,263.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	63,420.00			
The difference between land rate and building rate (A – B = C)	79,340.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	48%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,04,677.00	Sq. Mt.	9,725.00	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

Sale Instance

8743387	सूची क्र.2	दुयम निबंधक : सह दु.नि. लोरीवली 4
24/09/2023		दस्त क्रमांक : 8743/2023
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : पी.एस.पहाडीगोरेगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8000000	
(3)बाजारभावाभाडेपट्ट्याच्या साबितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5681753.22	
(4) भू.मापन.पॅटर्न/सर्वे व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र 502, माळा नं: 5वा मजला डी विंग, इमारतीचे नाव: कोरल अवेन्यू, ब्लॉक नं: पेरु बाग आर रोड, रोड : गोरेगाव पूर्व मुंबई 400063, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 350 चौ फूट कार्पेट एरिया...महसुल व वनविभाग मंत्रालय, यांचे आदेश क्र. मुद्रांक - 2021/अ. नौ. सं. क्र. 12/ प्र. क्र. 107 / 4.1 (धोरण) दि. 31/03/2021 अन्वये सदर दस्तामध्ये महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये 1 % सवलत घेण्यात आलेली आहे. ((C.T.S. Number : 334,334/1 to 36,335,335/1 to 21 ;))	
(5) क्षेत्रफळ	39.03 चौ.मीटर	
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा.या तिहुन ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव.-भाग्यवंती मुकेश शाह वय:-58 पत्ता:-प्लॉट नं. बी-1304, माळा नं. -, इमारतीचे नाव: असेपेन गार्डन, ब्लॉक नं: वल्लभ रोड, रोड नं: गोरेगाव पूर्व मुंबई PAN NO-APTPS223JK, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पिन नं:- 2) नाव.-मुकेश ईश्वरलाल शाह वय:-63 पत्ता:-प्लॉट नं. बी-1304, माळा नं. -, इमारतीचे नाव: असेपेन गार्डन, ब्लॉक नं: वल्लभ रोड, रोड नं: गोरेगाव पूर्व मुंबई PAN NO-ARZPS012IN, महाराष्ट्र, मुंबई. पिन कोड:-400063 पिन नं:- 3) नाव.-डिपल सनी जोशी वय:-33 पत्ता:-प्लॉट नं. 13, माळा नं. -, इमारतीचे नाव: श्यामल बंगलास, ब्लॉक नं: एत पी सवानि रोड, रोड नं: सुरत गुजरात PAN NO-BQSPS1235G, गुजरात, सुरत. पिन कोड:-395009 पिन नं:-	
(8)दस्ताऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-संभा अविजित लालदार वय:-40; पत्ता:-प्लॉट नं. बी-202, माळा नं. -, इमारतीचे नाव: वर्सावा अदिति को अपि टो सो ली, ब्लॉक नं: एस व्ही पी नगर फोर बंगला अपि वर्सावा टेल. एम्सवेव म्हाडा, रोड नं: अंधेरी पश्चिम मुंबई PAN NO-AFCPH8982E, महाराष्ट्र, मुंबई. पिन कोड:-400053 पिन नं:-	
(9) दस्ताऐवज करून दिल्याचा दिनांक	05/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8743/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	400000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Price Indicators

₹1.26 Cr (21,355 per sq.ft.) **2BHK 2Baths**
 Estimated EMI ₹1,00,637
 Flat/Apartment for Sale
 Gyaneshwari Apartment Goregaon East, Mumbai Andheri-Dahisar
 Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Owner Details Price Trends Explore Locality Recommendations Article >

Property (7)

- Area**
Carpet area: 590 sq.ft.
- Price**
₹ 1.26 Crore+ Govt Charges & Tax @ 21,355 per sq.ft. [View Price Details](#)
- Floor Number**
1st of 6 Floors
- Property Age**
10+ Year Old
- Configuration**
2 Bedrooms, 2 Bathrooms, 1 Balcony
- Address**
Gyaneshwari Apartment Goregaon East, Mumbai Andheri-Dahisar
- Overlooking**
Park/Garden,Others

Photos (1/7)

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Home / Mumbai / Goregaon East / Apartment for Sale in Goregaon East / 1 BHK Flat
 LAST UPDATED: Aug 10, 2023

1 BHK Flat **₹1.45 Cr** EMI starts at ₹7,199 K
 ₹22.31 K/sq.ft.

Khushi Pitsa Bldg, Goregaon East, Mumbai
[Free registration](#) [Know More](#) [Contact Seller](#)

No Property Images Available [Request Photos](#)

- 650 sq.ft Build Up Area
- ₹22.31 K/sq.ft Avg. Price
- 3 Year Old Age of property
- Ready to move Possession status
- Higher of 13 floors
- Unfurnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY BUY-O-METER PRICE TRENDS LOCALITY CALCULATOR

Price Indicators

9acres Buy Enter Locality / Project / Society / Landmark Post property

Home / Projects in Mumbai / Flats in Mumbai Posted on Jul 03, 2023 | Ready to move

₹1.18 Cr Estimated EMI ₹ 94,347 **1BHK 1Bath**
 Flat Apartment for Sale
 Society to Society Peru Baug, Peru Baug, Mumbai Andheri, Dahisar

NEFA STATUS NOT AVAILABLE Website: <https://maharashtra.gov.in/>

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Property (7)

Super Built up area: 800 sq.ft. Super Built up area
Built Up area: 700 sq.ft. Built up area
Carpet area: 500 sq.ft. Carpet area

₹ 1.18 Crore
 @ 14,750 per sq.ft. [View Price Details](#)

6th of 7 Floors

Main Road

1 Bedroom, 1 Bathroom, No Balcony

Society to Society Peru Baug
 Peru Baug, Mumbai Andheri Dahisar

Facing: East

Property Age: 5 to 10 Year Old

2 people viewed this property yesterday

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1 RK Flat in Ratiwadi For Sale in Peru Baug, Goregaon East
 ₹70 Lacs ₹ 40,120/Monthly **350** sq.ft. Take Home Loan? [Apply Now](#)

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1 Bedroom 1 Bedroom **Jul 12, 2023**
1 Bathroom 1 Bathroom **Immediately**
1BHK 1BHK **Ratiwadi**
Full Full

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 Landed by Broker Sold Out Wrong Info

Overview

Age of Building: 10-15 Years **Ownership Type:** Self Owned
Maintenance Charge: ₹1.8K to ₹4.5K **Flooring:** NA

Activity On This Property
 44 Views 0 Favourites 10 Comments

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th September 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.

