

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 Buyer (Bill to) COSMOS BANK -BORIVALI EAST Shop No 1-5,Om Sidhghiri Co-Op.Hsc. Soc, Ltd Nancy Colony,Giri Vihar Nagar, Shantivan Borivali East, Mumbai - 400066 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-2306/22-23 Delivery Note Buyer's Order No. Dated 14-Sep-22 Mode/Terms of Payment Dispatch Doc No. 42586/26511 Delivery Note Date Dispatched through Destination Terms of Delivery
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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	4,000.00		360.00		360.00	720.00

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

Remarks:
 Mrs. Priyanka Rohit Mirje & Mr. Rohit Vilas Mirje -
 Residential Flat No. 505, 5th Floor, Wing - A,
 "Gundecha Heights", Gundecha Heights Co-Op. Hsg.
 Soc. Ltd., L.B.S. Marg, Kanjurmarg (West), Mumbai,
 PIN Code - 400 078

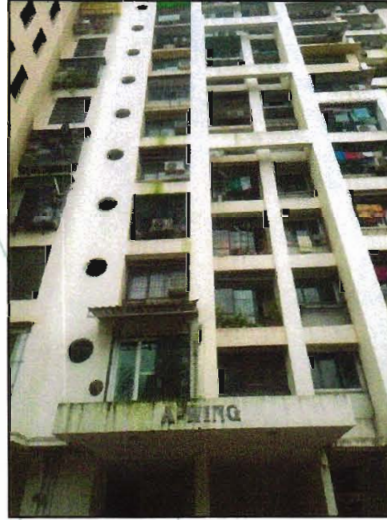
Company's PAN : **AADCV4303R**

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**
for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Priyanka Rohit Mirje & Mr. Rohit Vilas Mirje**

Residential Flat No. 505, 5th Floor, Wing – A, "**Gundecha Heights**", Gundecha Heights Co-Op. Hsg. Soc. Ltd., L.B.S Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078, State – Maharashtra, Country – India.

Latitude Longitude - 19°08'08.1"N 72°55'47.8"E

Valuation Done for:

Cosmos Bank

Borivali East Branch

Shop No. 125, Om Siddhgiri Co Operative Housing Society, Nancey Colony, Giri Vihar Nagar, Shantivan, Borivali East, Mumbai – 400 066, State - Maharashtra, Country – India

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 505, 5th Floor, Wing – A, "Gundecha Heights", Gundecha Heights Co-Op. Hsg. Soc. Ltd., L.B.S. Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078, State – Maharashtra, Country – India belongs to **Mrs. Priyanka Rohit Mirje & Mr. Rohit Vilas Mirje.**

Boundaries of the property.

North	:	Gundecha Altura
South	:	BMC Park
East	:	Open Plot
West	:	LBS Marg

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 **₹ 2,11,11,750.00 (Rupees Two Crore Eleven Lakh Eleven Thousand Seven Hundred Fifty 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=98226644ad35dc334bd09e8a849613690c5d3d49335
115279d17a18d552, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c8906ba55ab1ce3cfe331f31bd2e3
94e28f2e79a3279625dfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.09.14 14:26:34 +05'30'

Auth. Sign.



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Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik | 📍 Ahmedabad | 📍 Joipur |

📞 TeleFax: +91 22 28371325/24

📍 **Regd. Office** : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA

✉️ mumbai@vastukala.org

Residential Flat No. 505, 5th Floor, Wing – A, "**Gundecha Heights**", Gundecha Heights Co-Op. Hsg. Soc. Ltd.,
LBS Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078,
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 14.09.2022 for Bank Loan Purpose
2	Date of inspection	09.09.2022
3	Name of the owner/ owners	Mrs. Priyanka Rohit Mirje & Mr. Rohit Vilas Mirje.
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. 505, 5 th Floor, Wing – A, " Gundecha Heights ", Gundecha Heights Co-Op. Hsg. Soc. Ltd., LBS Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078, State – Maharashtra, Country – India. Contact Person: Mr. Rohit Mirje (Owner)
6	Location, street, ward no	L.B.S. Marg, Kanjurmarg (West), Mumbai
	Survey/ Plot no. of land	CTS No. 607-B of Village - Kanjur
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. = 853.00 (Area as per Measurement) Carpet Area in Sq. Ft. = 825.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 990.00 (Area as per Index – II)
13	Roads, Streets or lanes on which the land is abutting	L.B.S. Marg, Kanjurmarg (West), Mumbai



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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	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Local 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	₹ 42,000.00 Expected rental income per month



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	(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 upon, 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 – 2007 (As per Occupancy Certificate)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.



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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, Borivali (East) Branch to assess fair market value as on 14.09.2022 for Residential Flat No. 505, 5th Floor, Wing – A, "Gundecha Heights", Gundecha Heights Co-Op. Hsg. Soc. Ltd., LBS Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078, State – Maharashtra, Country – India belongs to **Mrs. Priyanka Rohit Mirje & Mr. Rohit Vilas Mirje.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.02.2022 (7 pages from Documents)
2	Copy of Occupancy Certificate dated 03.05.2007 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No. 607-B of Village - Kanjur. The property falls in Residential Zone. It is at a travelling distance 950.00 Mt. from Kanjurmarg railway station.

BUILDING:

The building under reference is having Basement + Ground + 12th 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 5th Floor is having 5 Residential Flat. 2 Lifts in provided in the building.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 2 Bedrooms + Living Room + Dinning + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 14th September 2022

The Built up Area of the Residential Flat	:	990.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	15 years
Cost of Construction	:	990.00 X 3,000.00 = ₹ 29,70,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation		₹ 6,68,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,56,419.00 per Sq. M. i.e. ₹ 14,532.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,617.00 per Sq. M. i.e. ₹ 13,064.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
Value of property as on 14.09.2022	:	990.00 Sq. Ft. X ₹ 22,000.00 = ₹ 2,17,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 14.09.2022	:	₹ 2,17,80,000.00 - ₹ 6,68,250.00 = ₹ 2,11,11,750.00
Total Value of the property	:	₹ 2,11,11,750.00
The realizable value of the property	:	₹ 1,90,00,575.00
Distress value of the property	:	₹ 1,68,89,400.00
Insurable value of the property	:	₹ 29,70,000.00
Guideline value of the property	:	₹ 1,29,33,360.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 505, 5th Floor, Wing – A, "Gundecha Heights", Gundecha Heights Co-Op. Hsg. Soc. Ltd., L.B.S. Marg, Kanjurmarg (West), Mumbai, PIN Code – 400 078, State – Maharashtra, Country – India for this particular purpose at ₹ 2,11,11,750.00 (Rupees Two Crore Eleven Lakh Eleven Thousand Seven Hundred Fifty Only). as on 14th September 2022.



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 **14th September 2022** is **₹ 2,11,11,750.00 (Rupees Two Crore Eleven Lakh Eleven Thousand Seven Hundred Fifty 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:

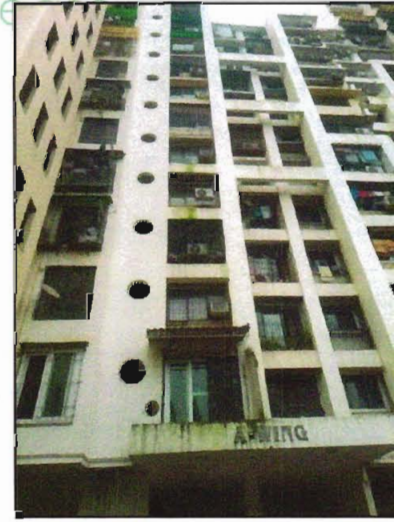
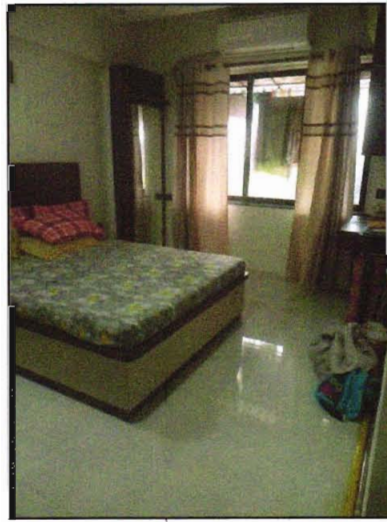
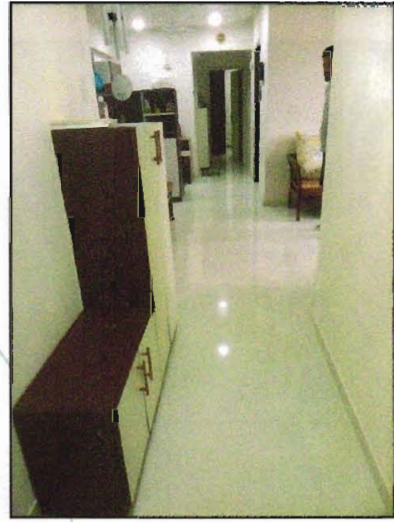
ANNEXURE TO FORM 0-1**Technical details****Main Building**

1.	No. of floors and height of each floor	Basement + Ground + 12 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	45 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

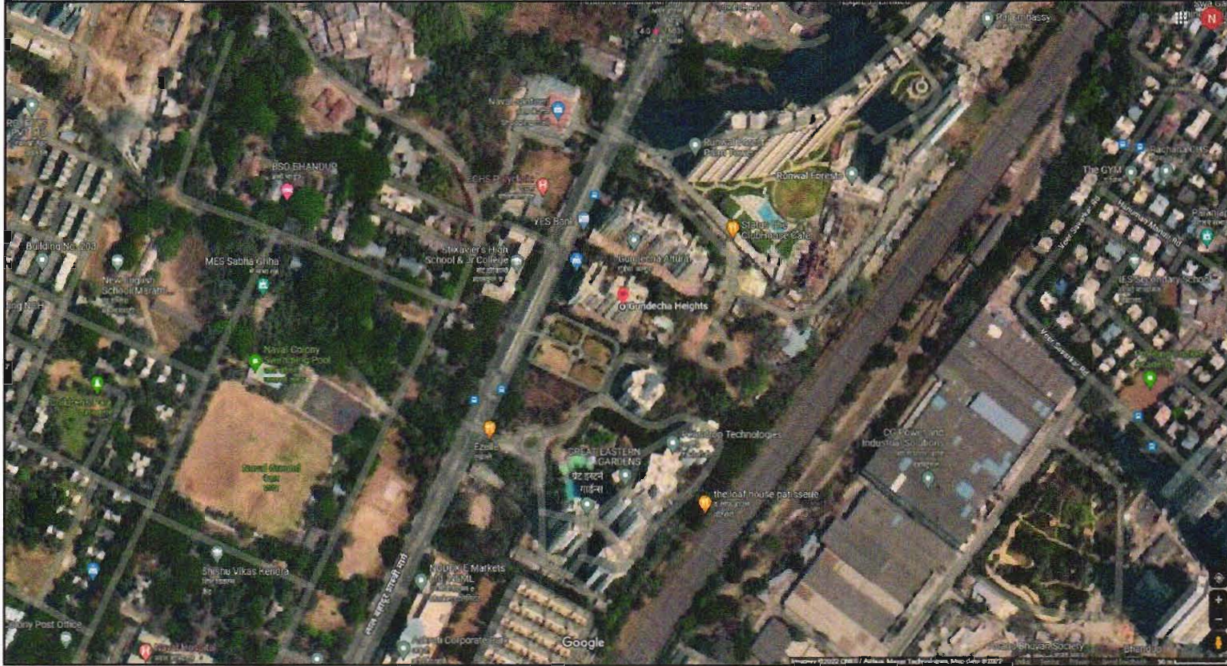
		are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	Not Provided
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°08'08.1"N 72°55'47.8"E

Note: The Blue line shows the route to site from nearest railway station (Kanjurmarg – 950 Mts.)



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Department of Registration & Stamps
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 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Year	Annual Statement of Rates						Language
2022/2023							English
Selected District: <input type="text" value="मुंबई(उपनगर)"/>							
Select Village: <input type="text" value="कांज़ूर - कुर्ता"/>							
Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location							
Enter Survey No: <input type="text" value="607"/> <input type="button" value="Search"/>							
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.&I)	Attribute
120/551 -रस्ता: लाल बहादूर शास्त्री मार्ग (मौजे हरियाली गावाच्या हददीपासून ते भांडुप गावाच्या हद्दी पर्यंत)	77410	148970	171310	189700	148970	चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

₹1.84 Cr Get ₹55,200 cashback on Home Loan

2 BHK 1250 Sq-ft Flat For Sale **Kanjurmarg West, Mumbai**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: **755 sqft** (₹24,37/sqft)

Developer: **The Gundecha Group** | Project: **Gundecha Heights**

Floor: **12 (Out of 16 Floors)** | Transaction Type: **Resale** | Status: **Ready to Move**

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

Contact Agent: **Kirit Jadeja** (+91-91XXXXXX27)

Your Name: nitesh | Email: nitesh.khedeekar@gmail.com | Mobile Number: IND +91 8369040652

More Details

Price Breakup	₹1.84 Cr ₹9,20,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Kanjurmarg West, Mumbai, Kanjurmarg West, Mumbai - Central Line, Maharashtra
Landmarks	Lbs marg kanjurmarg west.
Furnishing	Semi-Furnished

₹1.67 Cr Get ₹50,100 cashback on Home Loan

2 BHK 975 Sq-ft Flat For Sale **Kanjurmarg W, Mumbai**

2 Beds | 2 Baths | Semi-Furnished

Carpet Area: **750 sqft** (₹22,267/sqft)

Developer: **The Gundecha Group** | Project: **Gundecha Heights**

Floor: **4 (Out of 17 Floors)** | Transaction Type: **Resale** | Status: **Ready to Move**

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

Contact Agent: **Sunil Fuiwadiya** (+91-98XXXXXX85)

Your Name: nitesh | Email: nitesh.khedeekar@gmail.com | Mobile Number: IND +91 8369040652

More Details

Price Breakup	₹1.67 Cr ₹8,35,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
Address	LBS Road, Opp. ST. Xaver School, Kanjur Marg West, Mumbai, Kanjurmarg West, Mumbai - Central Line, Maharashtra
Landmarks	Near Runwal Forest



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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kanjurmarg West > 2 BHK Flats for Sale in Kanjurmarg West > 120 Sq.ft

Posted on: Sep 08, 22 | Property ID: 61996665

₹1.85 Cr Get ₹55,500 cashback on Home Loan ✓ VERIFIED ON SITE

2 BHK 1250 Sq.ft Flat For Sale **Kanjurmarg West, Mumbai**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: **755 sq.ft** (₹24,535/sq.ft)

Floor: **11 (Out of 18 Floors)**

Facing: **East**

Developer: **The Gundecha Group**

Project: **Gundecha Heights**

Transaction Type: **Resale**

Lifts: **2**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Agent: **Kirit Jodeja** +91910000037

Your Name: nitesh

Email: nitesh.khedekar@gmail.com

Mobile Number: 8369040652

Get Contact Details

More Details

Price Breakup	₹1.85 Cr / ₹9,25,000	Approx. Registration Charges
Booking Amount	₹1.0 Lac	
Address	Kanjurmarg West, Mumbai, Kanjurmarg West, Mumbai - Central Line, Maharashtra	
Landmarks	Lbs marg kanjurmarg west.	
Furnishing	Semi-Furnished	

We can visit this property on your behalf. Simply tell us the details you wish to know.

LIVE video tour

Verified Property details

Verified Photos & videos

See How it Works →

Search: Kanjurmarg West

Home / Mumbai / Kanjurmarg West / Apartment for Sale in Kanjurmarg West / 3 BHK Apartment

Last updated: Jul 16, 2022

₹2.0 Cr EMI starts at ₹99,29 K

₹19.05 K/sq.ft

3 BHK Apartment

By **GUNDECHA BUILDERS**

Gundecha Gundecha Heights, Kanjurmarg West, Mumbai

Contact Seller

1050 sq.ft Build Up Area

₹19.05 K/sq.ft Avg. Price

10 Year Old Age of property

Ready to move Possession status

Higher of 12 floors

West facing Facing

Semi Furnished Furnishing

OVERVIEW | FURNISHINGS | SOCIETY AMENITIES | PROJECT Q&A | LOCALITY | RATINGS AND REVIEWS | DEVELOPER | CALCULATOR

Overview

Awesome! Nice neighborhood around

Sales Instances

Index 2	
3467370 13-03-2021 Note-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्ता क्रमांक : 3467/2021 नोंदणी : Regn 63m
गावाचे नाव : कांजूर	
(1) खिलेखाचा प्रकार	सेल डीड
(2) मोबदला	17200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11845484.7
(4) भू. मापन पोटहिसा व घरकमांक(असल्यास)	1) पार्लेचे नाव मुंबई मनपाहून वर्णन बदलिताने ए/204 माळा नं. इमारतीचे नाव मुंबई हाईटस सी एच एस सीमीटेड व्हाई. ब्लॉक नं. कांजूरमार्ग पश्चिम मुंबई 400078. रोड - सेंट शेवियर हाय स्कूल समोर. इतर माहिती दस्त क्र क्रल 2/2316/2021 नों दि 03/02/2021 चे अंतिम सेल डीड। (C.T.S Number :967.)
(5) क्षेत्रफळ	81.97 चौ मीटर
(6) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/किंवा देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिते नाव व पत्ता.	1). नाव - मनीष के चवतकर वय - 48 पत्ता - पॉस्ट नं. ए/204 माळा नं. - इमारतीचे नाव मुंबई हाईटस सी एच एस सीमीटेड. ब्लॉक नं. कांजूरमार्ग पश्चिम रोड नं. एल डी एस मार्ग ऑप्टिजिटेड सेंट शेवियर हाय स्कूल महाराष्ट्र. MUMBAI. पिन कोड - 400078 पिन नं. - AELPC 4803Q 2). नाव - सुशीला एम चवतकर वय - 45 पत्ता - पॉस्ट नं. ए/204 माळा नं. - इमारतीचे नाव मुंबई हाईटस सी एच एस सीमीटेड. ब्लॉक नं. कांजूरमार्ग पश्चिम रोड नं. एल डी एस मार्ग ऑप्टिजिटेड सेंट शेवियर हाय स्कूल, महाराष्ट्र. MUMBAI. पिन कोड - 400078 पिन नं. - AELPC 4803Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिते नाव व पत्ता.	1). नाव - निरतिन सुरूप वय - 45 पत्ता - पॉस्ट नं. डी/602 माळा नं. - इमारतीचे नाव मुंबई हाईटस सी एच एस सीमीटेड. ब्लॉक नं. कांजूरमार्ग पश्चिम रोड नं. एल डी एस मार्ग ऑप्टिजिटेड सेंट शेवियर हाय स्कूल महाराष्ट्र. MUMBAI. पिन कोड - 400078 पिन नं. - A.JLPK 2868A 2). नाव - बिंदू गोपालकृष्ण मयूर वय - 43 पत्ता - पॉस्ट नं. डी/602 माळा नं. - इमारतीचे नाव मुंबई हाईटस सी एच एस सीमीटेड. ब्लॉक नं. कांजूरमार्ग पश्चिम रोड नं. एल डी एस मार्ग ऑप्टिजिटेड सेंट शेवियर हाय स्कूल, महाराष्ट्र. MUMBAI. पिन कोड - 400078 पिन नं. - AEAAPN6098M
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2021
(11) अनुक्रमांक. खंड व पृष्ठ	3467/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	1000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारण तपशील दस्तऐवजनुसार आवश्यक नाही मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (iii)	

Index 2	
13680370 22-10-2021 Note-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्ता क्रमांक : 13680/2021 नोंदणी : Regn 63m
गावाचे नाव : कांजूर	
(1) खिलेखाचा प्रकार	सेल डीड
(2) मोबदला	15200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11671533.12
(4) भू. मापन पोटहिसा व घरकमांक(असल्यास)	1) पार्लेचे नाव मुंबई मनपाहून वर्णन - इतर माहिती फॉर्म नं. 604. सी विंग फ्लॉरा मजला मुंबई अल्फा को. ऑर्गॅनिज्म हाऊसिंग सोसायटी लिमिटेड एल डी एस मार्ग कांजूरमार्ग पश्चिम मुंबई महाराष्ट्र 400078 --- मुद्रा दस्त क्रल 2/434/2021 नों दि 07/01/2021 चे अंतिम सेल डीड। (C.T.S Number : 599. 600. 607A.)
(5) क्षेत्रफळ	76.92 चौ मीटर
(6) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/किंवा देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिते नाव व पत्ता.	1). नाव - हरीश गोपालदास मेठानी वय - 43 पत्ता - पॉस्ट नं. डंगलो नं. 1 माळा नं. - इमारतीचे नाव रवि सोसायटी. ब्लॉक नं. देवसाली कॅम्प वेल्थग्रहण. रोड नं. लाम रोड. महाराष्ट्र. NASHIK. पिन कोड - 422401 पिन नं. - AHNPM2496A 2). नाव - मेघना हरीश मेठानी वय - 40 पत्ता - पॉस्ट नं. सी/606 माळा नं. - इमारतीचे नाव मुंबई अल्फा को. ब्लॉक नं. देवसाली कॅम्प वेल्थग्रहण. रोड नं. एल डी एस मार्ग. महाराष्ट्र. मुंबई. पिन कोड - 400078 पिन नं. - AGTPD8433D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिते नाव व पत्ता.	1). नाव - पुनम उज्ज्वेला तिरदार वय - 42 पत्ता - पॉस्ट नं. 16/3/10. माळा नं. - इमारतीचे नाव न्यु डी डी डी. चाळ ब्लॉक नं. नाचगव. रोड नं. महात्मा ज्योतिबा फुले रोड. महाराष्ट्र. MUMBAI. पिन कोड - 400014 पिन नं. - ADKPA7332A
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/09/2021
(11) अनुक्रमांक. खंड व पृष्ठ	13680/2021
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजनुसार आवश्यक नाही कारण तपशील दस्तऐवजनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th September 2022**.

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 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 ₹ 2,11,11,750.00 (Rupees Two Crore Eleven Lakh Eleven Thousand Seven Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=INDIA, 2.5.4.20=98222664fad35d03e0cf39a26869913490cf9d33d41333115279b17a18b5662, postalCode=400069, email=manoj@vkc.com, serialNumber=41256a566abfcc89d6b2353abfcc3deb31f31bd2e394e28f2e29a327b625d5c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.09.14 14:26:43 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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