

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nirbhaykumar Nagindas Shah & Mrs. Nidhi Nirbhaykumar Shah**

Residential Flat No. 904, 9th Floor, Wing – B, "**Park Residences**", Chandralok Dahisar Co-op. Hsg. Soc. Ltd.
Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'36.4"N 72°51'31.4"E

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Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai – 400 067, State – Maharashtra, Country – India.



Our Pan India Presence at :

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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

Vastu/Mumbai/01/2024/005531/2304447
10/15-149-SBSK
Date: 10.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9th Floor, Wing – B, "Park Residences", Chandralok Dahisar Co-op. Hsg. Soc. Ltd. Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mr. Nirbhaykumar Nagindas Shah & Mrs. Nidhi Nirbhaykumar Shah.**

Boundaries of the property.

North	:	West View Apartment
South	:	Gurukul CHSL
East	:	Jaywant Sawant Road
West	:	Gomant Nagar 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 **₹ 99,12,000.00 (Rupees Ninety Nine Lakh Twelve Thousand 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 17:27:27 +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
Encl. Valuation Report



Our Pan India Presence at :

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
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Valuation Report of Residential Flat No. 904, 9th Floor, Wing – B, "**Park Residences**", Chandralok Dahisar Co-op. Hsg. Soc. Ltd. Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, 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 10.01.2024 for Bank Loan Purpose
2	Date of inspection	09.01.2024
3	Name of the owner/ owners	Mr. Nirbhaykumar Nagindas Shah & Mrs. Nidhi Nirbhaykumar Shah
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. 904, 9 th Floor, Wing – B, " Park Residences ", Chandralok Dahisar Co-op. Hsg. Soc. Ltd. Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India. Contact Person: Mr. Nirbhaykumar Nagindas Shah (Owner) Contact No. 7977786342
6	Location, street, ward no	Jaywant Sawant Road, Dahisar (West), Mumbai
	Survey/ Plot no. of land	CTS No. 918A of Village – Dahisar
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. = 405.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 413.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 496.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is	Jaywant Sawant Road, Dahisar (West), Mumbai

	abutting	– 400 068.
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?	Vacant
	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	₹ 24,500.00 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 – 2023 (As per occupancy

	year of completion	certificate)
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, Kandivali (West) Branch to assess fair market value as on 10.01.2024 for Residential Flat No. 904, 9th Floor, Wing – B, "Park Residences", Chandralok Dahisar Co-op. Hsg. Soc. Ltd. Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mr. Nirbhaykumar Nagindas Shah & Mrs. Nidhi Nirbhaykumar Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 14.03.2023 Between Mrs. Netra Dattatray Warang (the Vendor) and Mr. Nirbhaykumar Nagindas Shah & Mrs. Nidhi Nirbhaykumar Shah (the Purchasers).
2	Copy of Occupancy Certificate No. CHE / 7847 / BP (WS) / AR / OCC / 1 / New dated 21.12.2023 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Commencement Certificate No. CHE / 7847 / BP (WS) / AR / FCC / 6 / Amend dated 16.12.2023 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Approved Plan No. CHE / 7847 / BP (WS) / AR dated 19.05.2023 issued by Municipal Corporation of Greater Mumbai.
5	Copy of RERA Certificate Registration No. P51800031874 dated 28.11.2023.

LOCATION:

The said building is located at CTS No. 918A of Village – Dahisar, Mumbai. The property falls in Residential Zone. It is at a walkable distance 750 Mtr. from Dahisar railway station.

BUILDING:

The building under reference is having Stilt + 4 Podium + 5th to 18th Upper Floor. 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 external condition is good. The building is used for residential purpose. 9th Floor is having 4 Residential Flat. The building having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 9th Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. **1BHK + 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 etc.

Valuation as on 10th January 2024

The Carpet Area of the Residential Flat	:	413.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	New Construction
Cost of Construction	:	496.00 X 2,700.00 = ₹ 13,39,200.00
Depreciation $\{(100-10) \times 0 / 60\}$:	N.A., as the property is newly constructed
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,34,978.00 per Sq. M. i.e. ₹ 12,540.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property is newly constructed
Prevailing market rate	:	₹ 24,000.00 per Sq. Ft.
Value of property as on 10.01.2024	:	413.00 Sq. Ft. X ₹ 24,000.00 = ₹ 99,12,000.00

(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 10.01.2024	:	₹ 99,12,000.00
Total Value of the property	:	₹ 99,12,000.00
The realizable value of the property	:	₹ 89,20,800.00
Distress value of the property	:	₹ 79,29,600.00
Insurable value of the property (496 X 2,700.00)	:	₹ 13,39,200.00
Guideline value of the property (496 X 12,540.00)	:	₹ 62,19,840.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, Wing – B, "Park Residences", Chandralok Dahisar Co-op. Hsg. Soc. Ltd. Jaywant Sawant Road, Dahisar (West), Mumbai – 400 068, State – Maharashtra, Country – India for this particular purpose at ₹ 99,12,000.00 (Rupees Ninety Nine Lakh Twelve Thousand Only) as on 10th January 2024.

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 **10th January 2024 is ₹ 99,12,000.00 (Rupees Ninety Nine Lakh Twelve Thousand 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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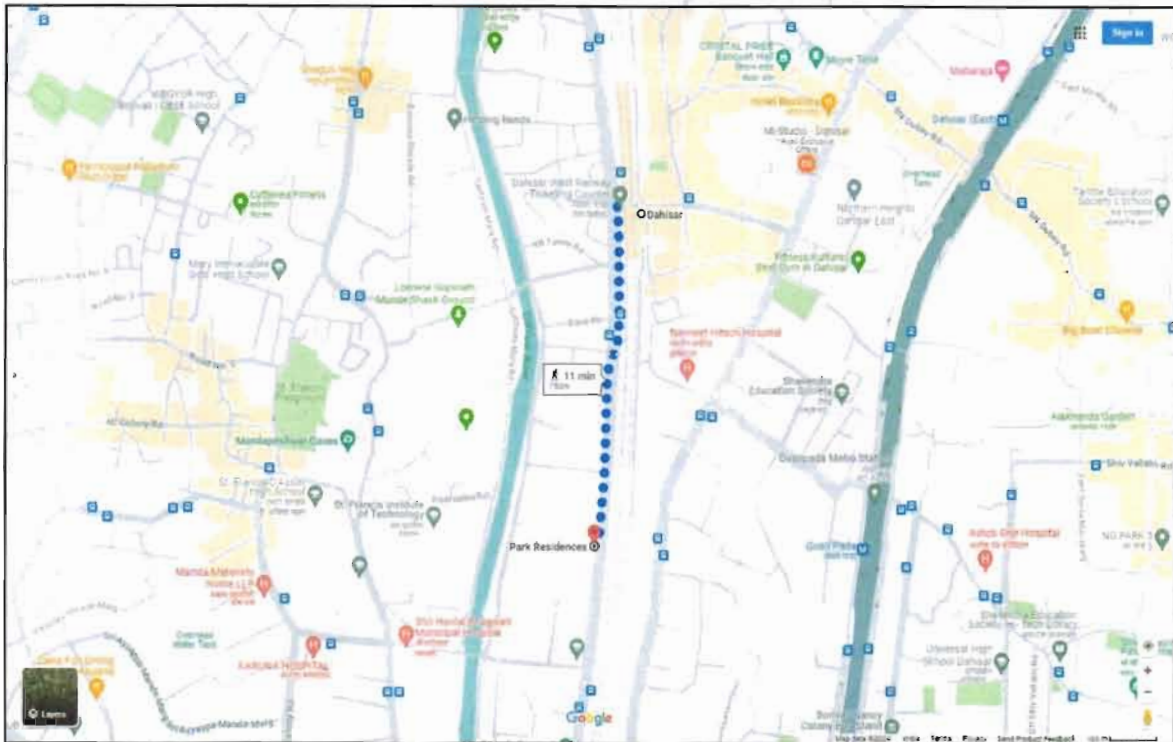
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 4 Podium + 5 th to 18 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 9 th Floor
3	Year of construction	2023 (As per occupancy certificate)
4	Estimated future life	60 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	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



Route Map of the property Site/ur



Latitude Longitude - 19°14'36.4"N 72°51'31.4"E

Note: The Blue line shows the route to site from nearest railway station (Dahisar – 750 Mtr.)

Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Link Road to the North, Railway Line to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq.m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/409	55950	128550	147840	173500	122450
868A, 869, 870, 871, 872, 873, 874, 875, 876, 876A, 876B, 877, 878, 879, 880, 881, 881A/1/1, 881A/1/2, 881A/3/A, 882, 883, 883A, 883B, 884, 885, 886, 887, 888, 888B, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 900A, 900B, 901, 902, 903, 904, 905, 906, 907, 907/1, 907/3, 907/6, 907/7, 907/8, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 921/1, 921/3, 921/4, 921/5, 921/6, 921/7, 921/9, 921/10, 921/11, 921/12, 921/13, 921/18, 922, 923, 924, 925, 925A, 925B, 925C, 926, 927, 927/1, 927/2, 927/3, 927/4, 927/5, 927/6, 927/7, 927/8, 927/9, 927/23, 927/24, 927/25, 927/26, 927/27, 927/28, 927/29, 927/30, 927/31, 927/32, 927/33, 927/34, 927/35, 927/36, 927/37, 927/38, 927/39, 927/40, 927/41, 927/42, 927/43, 927/44, 927/45, 927/46, 927/47, 927/48, 927A/2, 927A/4, 927A/5, 927A/6, 927B						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,28,550.00			
Increase by 5% on Flat Located on 9 th Floor	6,428.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,34,978.00	Sq. Mtr.	12,540.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 1%] (Age of the Building – 1 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	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

NOBROKER

1 BHK Flat in Rustomjee Regal For Sale in Dahisar West
 Rustomjee Regal, Dahisar West, Mumbai, Maharashtra, 400061

Home / Flats For Sale in Mumbai / Flats For Sale in Dahisar West / 1 BHK Flat For Sale in Dahisar West / Property Details

₹ 1.1 Crores
₹ 65,045 /Month
679 Sq.Ft

1 Bedroom
1 Bathroom
NA
None

Nov 25, 2023
Feb 1, 2024
Rustomjee Regal
Partial

Get Owner Details

Price fixed by V8Estimate

Report what was not correct in this property

Listed by Broker Sold On Wrong Info

Overview

Age of Building	10 Years	Ownership Type	Sell Owned
Maintenance Charges	₹ 1.4 Per Sq.Ft/M	Flooring	Identified Tiles
Buildup Area	119 Sq.Ft	Carpet Area	475 Sq.Ft

Activity On This Property

168 Views 8 Favorites

square yards

Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Home Mumbai Real Estate New Projects of Mumbai Projects in Dahisar West Gaigen Park Residences

Gaigen Park Residences
Dahisar West, Mumbai

₹ 1.37 Cr to 3.24 Cr
Status: Near Possession

Project Size: 95 units - 1.1 Acres
Configurations: 1, 2 & 3 BHK Flats from 435 Sq Ft to 1167 Sq Ft (Carpet)

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Overview Regulatory Information Price List Floor Plans Resale Listings Amenities Specifications Commute Time Location & Landmarks About Builders

Gaigen Park Residences - Project Info

Gaigen Park Residences is an elegant Project by Gaigen Technologies who are one of the renowned developers in Mumbai. It is located in Dahisar West, Mumbai (Western Suburbs) and well connected by major roads to the Western Express Highway, Sahakar Vihar Road. Gaigen Park Residences is spread across 1.1 acre. The Project has 95 Units. The status of the Project is Near Possession. The flat units on sale are available in various configurations like 1 BHK Flats at a minimum price of ₹ 1.37 Cr and maximum price of ₹ 1.45 Cr with Property Size ranging from 435 Sqft to 453 Sqft, 2 BHK Flats at a minimum price of ₹ 1.92 Cr and maximum price of ₹ 3.24 Cr.

Contact our Real Estate Experts

Name: _____
 Email ID: _____
 Phone Number: _____



Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Posted on Dec 18, 2021 Ready to move

₹ 1.1 Cr @ 18,298 per sq.ft. **1 BHK 2 Baths**
 Estimated ESI ₹ 17,857
 Full Apartment for Sale
 Rustumjee Regal, Dahisar West, Mumbai Andheri - Dahisar, Mumbai

NOT AVAILABLE (Website: <https://maharashtra.mahabankings.gov.in/>)

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (8) Society (1)

Super Built up area 570 sq.ft. **Config. 1 BHK**
 1 Bedroom, 2 Bathrooms, No Balcony
Carpet area: 475 sq.ft. **Price**
 ₹ 1.1 Crores+ Govt Charges & Tax @ 18,298 per sq.ft. (All inclusive, Negotiable) View Price
6th of 8 floors **Rustumjee Regal**
 Dahisar West, Mumbai Andheri-Dahisar
6th of 8 floors **Overlooking Park/Garden**
 10+ Year Old

Places nearby
 Dahisar West, Mumbai Andheri-Dahisar, Mumbai

NOBROKER 1 BHK Flat in Rustumjee Regency for Sale in Dahisar West
 Dahisar West, Mumbai (Maharashtra, INDIA) ₹ 1.25 Crores ₹ 71,643/Month Estimated ESI ₹ 570

1 Bedroom 1 Bathroom 08 100 sq.ft. Full

Jan 5, 2024 Immediately Rustumjee Regency Full

Get Owner Data

Price trends by 10B Expiry Report what was not correct in this property. I listed by/finder Sold Out Wrong Info

Overview

Age of Building	+13 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6,449/Sq.Ft/M	Flooring	Vitrified Tiles
Built-up Area	570 Sq.Ft	Carpet Area	407 Sq.Ft

Activity On This Property
 2,234 Views 1 Shortlisted

Sales Instance

2852451	सूची क्र.2	दुय्यम निबंधक . सह दु.नि. बोरीवली 7
04-01-2024		दस्त क्रमांक : 2852/2023
Note :-Generated Through eSearch Module,For original report please contact concern SRO office		नोंदणी Regn.63m
गावाचे नाव : दहिसर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	11600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7138188.675	
(4) भू-मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी-154, माळा नं: 15 वा मजला.विंग बी, इमारतीचे नाव: पार्क रेसिडेन्सेस. ब्लॉक नं: - जयवंत सावंत मार्ग, रोड : दहिसर प. मुंबई 400068, इतर माहिती: सदनिका क्षेत्र 43.01 चौ. मीटर कारपेट(रेरा कारपेट)व सोबत 1 वाहनतळ((C.T.S. Number : 918A ;))	
(5) क्षेत्रफळ	43.01 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 पता.	1) नाव-गायजेन टेक्नॉलॉजीज प्रायव्हेट लिमिटेड चे अॅधो. सिग्रेटरी संदीप गढिया वय.-39 पत्ता- प्लॉट नं: ऑफिस, माळा नं: - इमारतीचे नाव: युस्फ बिल्डिंग, ब्लॉक नं:- 36 एम जी. रोड, रोड नं: मुंबई . महाराष्ट्र, मुम्बई. पिन कोड.-400001 पॅन नं.-AAACP5994K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1) नाव-चंद्रविलास महादेव गांधी वय:-54, पत्ता-प्लॉट नं. रूम नं ए-19, प्लॉट नं 193, माळा नं - इमारतीचे नाव: सलोखा सीएचएस, ब्लॉक नं - रोड नं आरएससी 50, गोरार्ड 2, रोड नं. बोरीवली प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड.-400091 पॅन नं.-ACPPG3329R 2) नाव:-ज्योती सी. गांधी वय:-50, पत्ता -प्लॉट नं. रूम नं. ए-19, प्लॉट नं. 193, माळा नं. , इमारतीचे नाव सलोखा सीएचएस, ब्लॉक नं - रोड नं. आरएससी 50. गोरार्ड 2, रोड नं. बोरीवली प. मुंबई. महाराष्ट्र. मुम्बई. पिन कोड -400091 पॅन नं.-BACP69953M	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2852/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	696000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना 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 **10th January 2024**.

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 **₹ 99,12,000.00** (Rupees Ninety Nine Lakh Twelve Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 17:27:52 +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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

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