

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. PG-3873/23-24	Dated 20-Dec-23
Buyer (Bill to) Cosmos Bank-Chembur East Branch Chembur East Branch Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east Mumbai 400071 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005708/2304067	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				5,900.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:

005708/2304067 Mr. Pawaak Dokkania - Industrial Unit No. 329, 3rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

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

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD

Digitally Signed on 20-12-2023 12:35:43

Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pawaak Dokkania**

Industrial Unit No. 329, 3rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd.,
Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India.

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Latitude Longitude - 19°10'21.2"N 72°51'22.7"E

Valuation Done for:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Garden, Chembur (East),
Mumbai – 400 071, 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 Industrial Unit No. 329, 3rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India belongs to **Mr. Pawaak Dokkonia.**

Boundaries of the property.

North	:	Road
South	:	Synthofine Industrial Estate
East	:	Chawl
West	:	Pravasi Industrial Estate

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 **₹ 91,03,725.00 (Rupees Ninety One Lakh Three Thousand Seven Hundred Twenty Five 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

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PVT LTD, email=manoj@vastukala.org, o=VASTUKALA CONSULTANTS (I) PVT LTD, serialNumber=91, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 12:22:41 +05'30'

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 Industrial Unit No. 329, 3rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, 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 20.12.2023 for Banking Purpose
2	Date of inspection	19.12.2023
3	Name of the owner/ owners	Mr. Pawaak Dokkania
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: Industrial Unit No. 329, 3 rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India. Contact Person: Mr. Kamlesh Patel – (Employee of Tenant) Contact No. 7506215831
6	Location, street, ward no	Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India.
	Survey/ Plot no. of land	C.T.S. No. 40 of Village – Dindoshi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 805.00 (Area as per actual site measurement for Amalgamated Unit No. 329 & 330) Carpet Area in Sq. Ft. = 375.00 (Area as per Gift Deed) Built Up Area in Sq. Ft. = 450.00 (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Goregaon Mulund Link Road, Goregaon (East)
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 – Kotak Securities
	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	Tenant Occupied – Kotak Securities
	(ii) Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 89,000.00 Expected rental income per month for amalgamated Unit Nos. 329 & 330
	(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	Copy of Property Tax Assessment No. PS0507902530000 dated 01.09.2021 in the name of Durian Estate Premises issued by Municipal Corporation of Greater Mumbai. Property Tax Amount ₹ 47,23,904.00
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 Industrial Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2004 (As per site information)
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: As per site inspection, Unit No. 329 & 330 are internally amalgamated to form a single unit having single entrance from Unit No. 330. For the purpose of valuation, we have considered the area as per Index II. The said valuation is of Unit No. 329 only.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 20.12.2023 for Industrial Unit No. 329, 3rd Floor, C Wing, “Durian Estate”, Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India belongs to **Mr. Pawaak Dokkania.**

We are in receipt of the following documents:

1	Copy of Gift Deed dated 18.01.2023 between Mr. Arunkumar S. Dokania (the Donor) AND Mr. Pawaak Dokkania (the Donee).
2	Copy of Share Certificate No. 98 dated 02.06.2007 in the name of Mr. Arunkumar S. Dokania issued by Durian Estate Premises Co-op. Soc. Ltd. for Unit No. 329.
3	Copy of Approved Plan No. CHE / 7499 / BP / WS / AP dated 07.08.2003 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Property Tax Assessment No. PS0507902530000 dated 01.09.2021 in the name of Durian Estate Premises issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C.T.S. No. 40 of Village – Dindoshi, Taluka – Borivali, District – Mumbai. The property falls in Industrial Zone. It is at a travelling distance 1.8 Km. from Goregaon railway station.

BUILDING:

The building under reference is having Ground + 4 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 industrial purpose. 3rd Floor is having 37 Industrial Units. The building is having 3 lifts.



Industrial Unit:

The Industrial Unit under reference is situated on the 3rd Floor. As per site inspection, Unit No. 329 & 330 are internally amalgamated to form a single unit having single entrance from Unit No. 330. The said valuation is of Unit No. 329. It consists of Working Area + Pantry + Server Room. The Industrial Unit is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 20th December 2023

The Built up Area of the Industrial Unit	:	450.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2004 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 years
Cost of Construction	:	450.00 X 2,700.00 = ₹ 12,15,000.00
Depreciation {(100-10) X 19 / 60}	:	28.50%
Amount of depreciation	:	₹ 3,46,275.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,28,894.00 per Sq. M. i.e., ₹ 11,975.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 1,19,144.00 per Sq. M. i.e., ₹ 11,069.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 20.12.2023	:	450.00 Sq. Ft. X ₹ 21,000.00 = ₹ 94,50,000.00

(Area of property x market rate of developed land & Industrial 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 20.12.2023	:	₹ 94,50,000.00 (-) ₹ 3,46,275.00 = ₹ 91,03,725.00
Total Value of the property	:	₹ 91,03,725.00
The realizable value of the property	:	₹ 81,93,353.00
Distress value of the property	:	₹ 72,82,980.00
Insurable value of the property	:	₹ 12,15,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 329, 3rd Floor, C Wing, "Durian Estate", Durian Estate Premises Co-op. Soc. Ltd., Goregaon Mulund Link Road, Goregaon (East), Mumbai – 400063, State – Maharashtra, Country – India for this particular purpose at **₹ 91,03,725.00 (Rupees Ninety One Lakh Three Thousand Seven Hundred Twenty Five Only)** as on **20th December 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 **20th December 2023 is ₹ 91,03,725.00 (Rupees Ninety One Lakh Three Thousand Seven Hundred Twenty Five 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 + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on 15 th Floor
3	Year of construction	Year of Completion – 2004 (Approx.)
4	Estimated future life	41 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 shutter door, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering + POP finishing
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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	3 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

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Actual site photographs

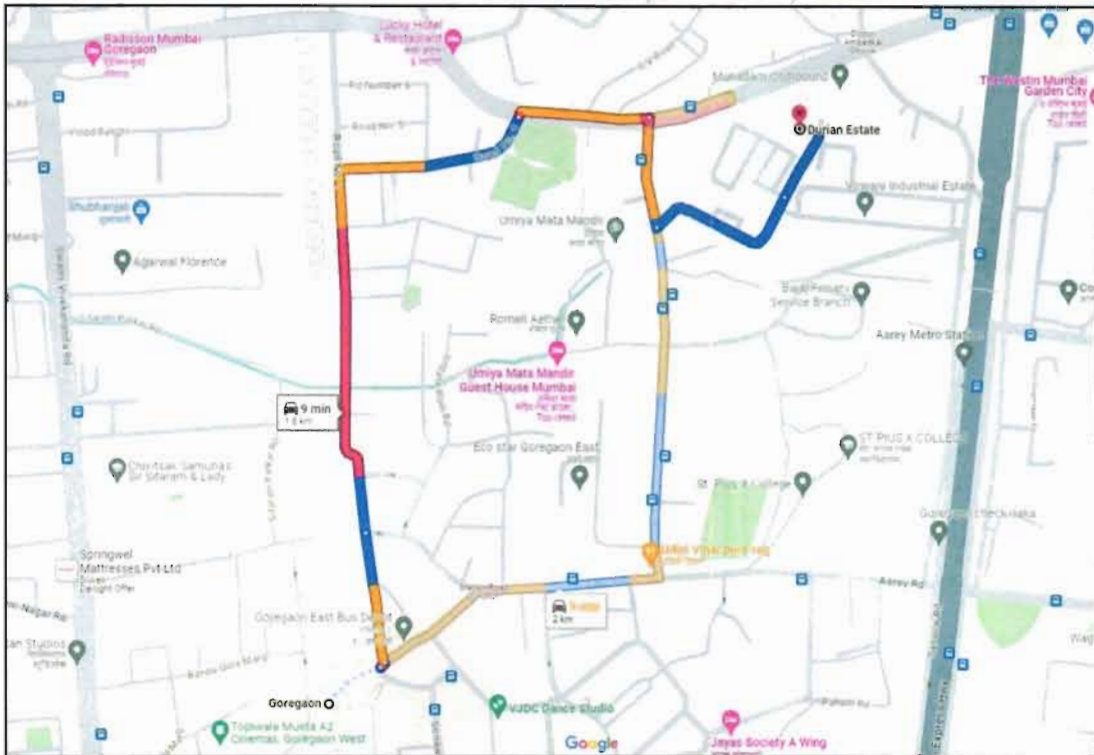


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°10'21.2"N 72°51'22.7"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 1.8 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : DINDOSHI 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: Ward Boundary to the North, Village Boundary to the West, and South, Express Highway to the East.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
61	61/266	77580	151640	174380	189550	151640
<small>C. T. S. No. 9B, 9C, 10, 10/10A/3, 10/10C, 10/1A, 10/1B, 10/1C, 10/1D, 10/1E, 10/31A, 10/31B, 11, 12, 13, 14, 14A, 14C, 15, 15A, 15B, 15C, 15D, 16, 17, 18, 19, 19B, 20, 21, 22, 23, 23/2, 23/3, 23/4, 23/5, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 34/1, 34B/1, 35, 36, 37, 38, 39, 40, 40A, 40C, 40D, 40E, 41, 42, 43, 43/1, 44, 44/1, 45, 46, 47, 48, 49, 50, 50A, 50B, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 62A/1, 62A/5, 62A/6, 62A/7, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Unit	1,51,640.00			
Reduce by 10% on Unit Located on 2 nd Floor	22,746.00			
Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)	1,28,894.00	Sq. Mt.	11,975.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	77,580.00			
The difference between land rate and building rate (A – B = C)	51,314.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years)	81%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,19,144.00	Sq. Mt.	11,069.00	Sq. Ft.

Valuation of Multistoried Industrial Unit

While Valuing Industrial unit in multistoried industrial building, value of industrial unit on 1st to 4th floor is to be reduced by 5% for each floor. for floors higher than that maximum reduction shall be 20%. Benefit of this point will not be applicable to information technological unit. If in annual statement of rates independent rate for industrial unit / use is not given 110% rate of original residential premises is to be considered. If residential rate is also not given then valuation is to be done as per Point No. 7(iii).

Point No. 7(iii) (Mentioned in Ready Reckoner Book) –

- a) Independent land with industrial building = Land Value + depreciated construction cos of building.
- b) Industrial Unit = (Land Rate + depreciated construction cost rate) X 1.10 X Units Built Up Area.

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



Sales Instances

2234324 18-12-2023 Note -Generated Through eSearch Module, For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि. बोरीवली 1 दस्त क्रमांक 2234/2022 नोंदणी : Regn 63m
गावाचे नाव : दिंडोशी		
(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मोबदला	7641000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5976078	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: युनित नं 16,बी-विंग,तळ मजला.दुरीयन इस्टेट,ऑफ दुरीयन इस्टेट प्रिमायसेस कॉ ऑप सोसायटी लिमिटेड.गोरेगांव मुलुंड लिंक रोड,गोरेगांव पूर्व.मुंबई 400063.... मिळकतीचे क्षेत्रफळ 34.85 चौ मीटर कार्पेट आहे..... सदर मिळकतीचे सर्वे नं 5-अ.सीटीएस नं 40.मौजे दिंडोशी मध्ये आहे.((C.T.S. Number : 40 :))	
(5) क्षेत्रफळ	41.82 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या-लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-सलीमा नसीर पोरबंदरवाला वय-71 पत्ता-प्लॉट नं 22, माळा नं - , इमारतीचे नाव माऊंट प्लेझंट अपार्टमेंट, ब्लॉक नं. बांद्रा पश्चिम, मुंबई, रोड नं. माऊंट मेरी हिल, महाराष्ट्र, मुंबई पिन कोड:-400050 पॅन नं:-AAFP4711Q 2) नाव-निमेश नसीर पोरबंदरवाला तर्फे मुखत्यार सलीमा नसीर पोरबंदरवाला (मान्यता देणार) वय -71 पत्ता -प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव माऊंट प्लेझंट अपार्टमेंट, ब्लॉक नं: बांद्रा पश्चिम, मुंबई, रोड नं: माऊंट मेरी हिल, महाराष्ट्र, MUMBAI पिन कोड:-400050 पॅन नं:-AAFP4711Q 3) नाव-निशांत नसीर पोरबंदरवाला तर्फे मुखत्यार सलीमा नसीर पोरबंदरवाला (मान्यता देणार) वय-71 पत्ता -प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव माऊंट प्लेझंट अपार्टमेंट, ब्लॉक नं: बांद्रा पश्चिम, मुंबई, रोड नं: माऊंट मेरी हिल, महाराष्ट्र, मुंबई पिन कोड:-400050 पॅन नं:-AAFP4711Q	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-तृप्ती भावेश पारेख वय-48, पत्ता-प्लॉट नं: 1006, माळा नं: 10 वा मजला, इमारतीचे नाव मीराज बिल्डिंग, ब्लॉक नं: माहीम, मुंबई, रोड नं: प्लॉट नं 269, सेनापती बापात मार्ग, माटुंगा रेल्वे स्टेशन च्या समोर, महाराष्ट्र, MUMBAI पिन कोड -400016 पॅन नं:-AHXP1203A 2) नाव-भावेश मधुकांत पारेख वय-51, पत्ता-प्लॉट नं: 1006, माळा नं: 10 वा मजला, इमारतीचे नाव मीराज बिल्डिंग, ब्लॉक नं: माहीम, मुंबई, रोड नं: प्लॉट नं 269, सेनापती बापात मार्ग, माटुंगा रेल्वे स्टेशन च्या समोर, महाराष्ट्र, मुंबई पिन कोड -400016 पॅन नं:-AAKP9451E	
(9) दस्तावेज करून दिल्याचा दिनांक	16/02/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2022	
(11) अनुक्रमांक खंड व पृष्ठ	2234/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	382100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instances

2233324 18-12-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक - सह दु.नि. बोरीवली । दस्त क्रमांक 2233/2022 नोदणी: Regn 63m
गावाचे नाव : दिंडोशी		
(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मोबदला	7637000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	5973220	
(4) भू मायन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: युनिट नं 20.बी-विंग.तळ मजला.दुरीयन इस्टेट.ऑफ दुरीयन इस्टेट प्रिमायसेस कॉ ऑप सोसायटी लिमिटेड.गोरेगांव मुलुंड लिंक रोड.गोरेगांव पूर्व,मुंबई 400063.... मिळकतीचे क्षेत्रफळ 34.84 चौ मीटर कार्पेट आहे..... सदर मिळकतीचे सर्वे नं 5-अ,सीटीएस नं 40.मोजे दिंडोशी मध्ये आहे.((C.F.S. Number : 40 :))	
(5) क्षेत्रफळ	41.80 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-सलीमा नसीर पोरबंदरवाला वय:-71 पत्ता:-प्लॉट नं 22, माळा नं. -, इमारतीचे नाव. माऊंट प्लेझंट अपार्टमेंट. ब्लॉक नं. बांद्रा पश्चिम, मुंबई. रोड नं. माऊंट मेरी हिल, महाराष्ट्र, मुंबई. पिन कोड -400050 पॅन नं.-AAFP4711Q 2). नाव.-निमेश नसीर पोरबंदरवाला तर्फे मुखत्यार सलीमा नसीर पोरबंदरवाला (मान्यता देणार) वय :-71 पत्ता -प्लॉट नं. 22, माळा नं. -, इमारतीचे नाव. माऊंट प्लेझंट अपार्टमेंट. ब्लॉक नं. बांद्रा पश्चिम, मुंबई. रोड नं. माऊंट मेरी हिल, महाराष्ट्र, MUMBAI. पिन कोड -400050 पॅन नं.-AAFP4711Q 3). नाव.-निशांत नसीर पोरबंदरवाला तर्फे मुखत्यार सलीमा नसीर पोरबंदरवाला (मान्यता देणार) वय :-71 पत्ता -प्लॉट नं. 22, माळा नं. -, इमारतीचे नाव. माऊंट प्लेझंट अपार्टमेंट. ब्लॉक नं. बांद्रा पश्चिम, मुंबई. रोड नं. माऊंट मेरी हिल, महाराष्ट्र, मुंबई. पिन कोड -400050 पॅन नं.-AAFP4711Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-भावेश मधुकांत पारेख वय:-51, पत्ता:-प्लॉट नं.1006, माळा नं. 10 वा मजला, इमारतीचे नाव मीराज बिल्डिंग. ब्लॉक नं. माहीम, मुंबई. रोड नं. प्लॉट नं 269, सेनापती बापात मार्ग, माटुंगा रेल्वे स्टेशन च्या समोर, महाराष्ट्र, मुंबई. पिन कोड -400016 पॅन नं.-AAKPP9451E 2). नाव.-तृपती भावेश पारेख वय:-48, पत्ता:-प्लॉट नं 1006, माळा नं. 10 वा मजला, इमारतीचे नाव मीराज बिल्डिंग, ब्लॉक नं. माहीम, मुंबई, रोड नं. प्लॉट नं 269, सेनापती बापात मार्ग, माटुंगा रेल्वे स्टेशन च्या समोर, महाराष्ट्र, मुंबई. पिन कोड -400016 पॅन नं.-AHPXPP1203A	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2022	
(10) दस्त नोदणी केल्याचा दिनांक	22/02/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	2233/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	381900	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) श्रेणी		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

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Industrial Building For Sale in **Goregaon East, Mumbai**

Ready to Move

Super Built-Up Area: **750 sqft** • ₹ 19,333/sqft

Transaction Type: **Resale**

Age Of Construction: **15 to 20 years**

Type Of Ownership: **Freehold**

+6 Photos

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Contact Owner
Rajeev Rai -91-98XXXXXXX
[Book Site Visit](#)

More Details

Price: ₹1.45 Cr

Address: C-109, Gambhir Industrial State, Behind Pravasi Industrial State, Goregaon East, Mumbai - Western Mumbai, Maharashtra

Facilities: Lift

Pre Leased Property: No

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Industrial Building in Bhoira Bhagwan Industrial Estate, Mumbai ...

₹2 Crores (2,00,00,000) | ₹1.6 Lacs/Month (Estimated EMI) | 800 Sq. Ft. (Built-Up Area) | 680 Sq. Ft. (Carpet Area)

Photos Location

Industrial Building

Freehold

Self-Furnished

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Price Indicators


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Property in Mumbai / Property in Goregaon East / Property in Western Express Highway / Office Space for Sale in Durian Estate
List updated on 25 Oct 2023

800 Sq.ft Office Space for Sale in Durian Estate

Western Express Highway, Goregaon East, Mumbai - 400063

Building: Durian Estate



₹ 2.01 Cr (Negotiable)
₹ 25125 / Sq.ft

Sandeep M Thakur
Agent
Dial MMR agent

[Contact Now](#)

Configuration: Office Space

Furnishing: Un-Furnished

Carpet Area: **800 Sq.ft**

Property Code: **GHARL51089**

Possession: **Ready To Move**

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Home Loan
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About Property

Type of Ownership: Freehold	Transaction Type: Resale	Property Age: 5 to 10 year
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Home / Commercial Property for Sale in Mumbai / Office Space for Sale in Mumbai / Office Space for Rent in Mumbai / Text: Goregaon East - 1284 Sq.ft
Posted on: Dec'16, 21 Property ID: 68470339

₹ 2.57 Cr ₹3075/sqft Ebn: ₹1.16L | Car: 1/100/0/0/0

Office Space For Sale in Hanuman Tekdi, ~~Hanuman Tekdi~~ **Goregaon East, Mumbai**



Unfurnished 1 Car Parking

Commercial Complex: Atlanta Estate	Super Area: 1284 sqft ₹ 2007/sqft	Carpet Area: 856 sqft ₹ 30,023/sqft
Floor: 6 (Out of 6 Floors)	Units On Floor: 5	Pantry: Dry Pantry
Bathroom: 2	Overlooking: Main Road Facing	Facing: North - East

Virtual Space Option Available Dry Pantry/Cafeteria Available

[Contact Agent](#) [Get Phone No.](#)

Last contact made 59 days ago

Contact Agent

Commercial Cur...
Premod Gupta -91-80xxxxxxx

[Get Phone No.](#)

More Details

Price	₹ 2.57 Cr
Booking Amount	₹ 5.1 Lac
Facilities	Lift, Reserved Parking, Security, Water Storage
Address	Goregaon - Mulund Link Rd, ITT Bhatti, Hanuman Tekdi Goregaon East, Mumbai - Western Mumbai, Maharashtra

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th December 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.

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 **₹ 91,03,725.00 (Rupees Ninety One Lakh Three Thousand Seven Hundred Twenty Five Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9222b6e4d15dca3a0c19e26865913490cfd33641333
115279617a18b6652, postalCode=400069, st=Maharashtra,
serialNumber=01296c566ad9c9988b235588f3c156b11211bd7e
294e282629a3276e256fc, o=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 12:05:58 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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