

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dilip Vithaldas Bhide**

Commercial Shop No. C-J/Shed, Ground Floor, "**Chandradarshan**", "Panch Rasta Co-op. Hsg. Soc. Ltd."
Plot No. 15, M. G. Road, Opp. Kirti Mahal Veg Restaurant, Mulund (West), Mumbai - 400 080
State – Maharashtra, Country – India.

Think Innovate Create
Latitude Longitude - 19°10'32.4"N 72°57'08.9"E

Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,
Navghar Road, Mulund (East), Mumbai – 400 081, State - Maharashtra, Country - India



Our Pan India Presence at :

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

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

Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mr. Dilip Vithaldas Bhide (6583/2304705) Page 2 of 17

Vastu/Mumbai/01/2024/6583/2304705
29/02-407-JASKU
Date: 29.01.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. C-J/Shed, Ground Floor, "Chandradarshan", "Panch Rasta Co-op. Hsg. Soc. Ltd.", Plot No. 15, M. G. Road, Opp. Kriti Mahal Veg Restaurant, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India belongs to **Mr. Dilip Vithaldas Bhide**.

Boundaries of the property.

North : M. G. Road
South : Sumati Tower
East : Eknath Apartment
West : Purushottam Kheraj Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,09,90,800.00 (Rupees One Crore Nine Lakh Ninety Thousand Eight Hundred 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: 2024.01.29 10:49:38 +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 :

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

13	Roads, Streets or lanes on which the land is abutting	M. G. Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	M/s. Zippin Pharma Pvt. Ltd.
	(ii) Portions in their occupation	Entire Shop

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 76,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Information not available
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	Information not available
29		Give details of the water and electricity charges, If any, to be borne by the owner	Information not available
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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?	Information not available
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
		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 Commercial Shop 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 Construction - 1975 (As per Site

	year of completion	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 shop is attached to the main Chandradarshan building on ground floor by providing heavy MS angle and finished with RC Cobs.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 28.01.2024 for Commercial Shop No. C-J/Shed, Ground Floor, "Chandradarshan", "Panch Rasta Co-op. Hsg. Soc. Ltd.", Plot No. 15, M. G. Road, Opp. Kritimahal Veg Restaurant, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India belongs to **Mr. Dilip Vithaldas Bhide**.

We are in receipt of the following documents:

1	Copy of Agreement for Leave and License dated 02.07.2021 between Mr. Dilip Vithaldas Bhide (the Licensors) AND M/s. Zippin Pharma Pvt. Ltd. (the Licensee)
2	Copy of Approved Plan No. T/22590 / AEBT / 1990/1991 dated 28.12.1990 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Search and Title Report No. LDML / TSR / COSMOS / 0295 / 2023-24 dated 24.01.2024 for property shop No. CJ/Shed on Ground Floor issued by Sharad Madhukar Mali, Advocate & Legal Consultants
4	Copy of Share Certificate No. 049 bearing Nos. 1 to 5 having 5 Shares of Rs. 50/- each dated 01.02.1976 in the name of Shri. Dilip Vithal Bhide issued by Panch Rasta Co-op. Hsg. Soc. Ltd.
5	Copy of No Objection Certificate dated 24.01.2023 issued by Panch Rasta Co-op. Hsg. Soc. Ltd.
6	Copy of Maintenance Bill No. 786 dated 15.10.2023 in the name of Mr. Dilip Vithaldas Bhide issued by Panch Rasta Co-op. Hsg. Soc. Ltd.
7	Copy of Maintenance Receipt No. 632 dated 06.09.2023 in the name of Mr. Dilip Vithaldas Bhide issued by Panch Rasta Co-op. Hsg. Soc. Ltd.
8	Copy of Indenture dated 28.02.1976

LOCATION:

The said building is located at bearing Plot No. 15 and CTS No. 1089 of Village - Mulund, Taluka – Kurla, District – Mumbai Suburban. The property falls in Commercial Zone. It is at 550m. walkable distance from Mulund railway station.

BUILDING:

The building under reference is having Ground + 2 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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. C-J/Shed, Ground Floor, "Chandradarshan", "Panch Rasta Co-op. Hsg. Soc. Ltd.", Plot No. 15, M. G. Road, Opp. Kritimahal Veg Restaurant, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India for this particular purpose at ₹ 1,09,90,800.00 (Rupees One Crore Nine Lakh Ninety Thousand Eight Hundred Only). as on 29.01.2024.

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 29th January 2024 is ₹ 1,09,90,800.00 (Rupees One Crore Nine Lakh Ninety Thousand Eight Hundred 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:

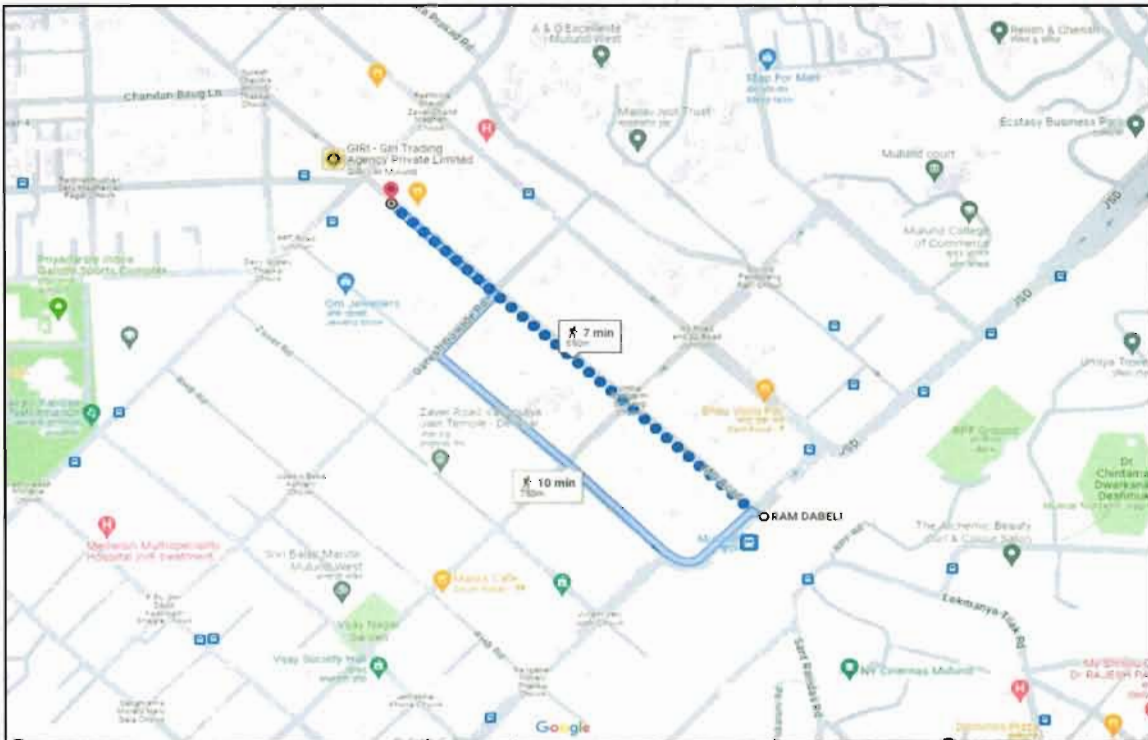
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	1975 (As per Site Information)
4	Estimated future life	11 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	Load Bearing 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	MS rolling shutter to main entrance
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	MS angle and finished with RC Coba
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.	
15	Sanitary installations	N.A.
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Provided
18	No. of lifts and capacity	No lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Route Map of the property

Site u/r



Latitude Longitude - 19°10'32.4"N 72°57'08.9"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 550m.)

Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year 2023-2024	Selected District MumbaiSubUrban	Language English	
Select Village	मुलुंड (प) - कुर्ली		
Search By	<input checked="" type="radio"/> Survey No.	<input type="radio"/> Location	
Enter Survey No 1009	<input type="button" value="Search"/>		
इपबिभाग	भूमी क्षेत्र	निचली इमारत	मूल्य दर
123/567 - अक्षांश, पत्रक, सी. एम. मार्ग व एच. ए. ए. मार्ग, मुलुंड (प) उपविभाग, मुंबई.	64240	132680	152580 176500 132680
Attribute	एकक (Sq. Ft.)		
123/568 अक्षांश, पत्रक, सी. एम. मार्ग व एच. ए. ए. मार्ग, मुलुंड (प) उपविभाग, मुंबई.	च. मीटर		

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,76,500.00			
No Decrease on shop Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,76,500.00	Sq. Mt.	16,397.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	1,12,260.00			
Depreciation Percentage as per table (D) [100% - 49%] (Age of the Building – 49 Years)	51%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,21,493.00	Sq. Mt.	11,287.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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 Find Your Property

Shop in Mulund West, Mumbai For Sale ₹ 40 Lacs (₹ 364 / Sq. Ft.) ₹ 30,037/Month (Estimated EM) 110 Sq. Ft. (Built up Area)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund west / Shop for Sale in Mulund west / Property Details

Photos Location

Shop
Freehold
Unfurnished
Aug 30, 2023

None
Ground Floor
Less Than A Year
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property
185 Views 1 Favorite

Similar Properties
Shop in Syndicate Bank Mumbai Mulund West

NoBroker Services

- Check Loan Eligibility
- Estimate Valuation Cost
- Book Legal Services
- Book Remodeling

Amenities

Nearest: Q2 Business Commercial Park Neptune Element K Hall D Park Runwell Streets

NOBROKER Find Your Property

Shop in Mulund West, Mumbai For Sale ₹ 1.1 Crores (₹ 611 / Sq. Ft.) ₹ 90,112/Month (Estimated EM) 180 Sq. Ft. (Built up Area)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund west / Shop for Sale in Mulund west / Property Details

Photos Location

Shop
Freehold
Unfurnished
Sep 1, 2023

Public
Ground Floor
More Than 10 Year
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property
59 Views 0 Favorite

Similar Properties
Shop in Mulund West, Mumbai for sale

NoBroker Services

- Check Loan Eligibility
- Estimate Valuation Cost
- Book Legal Services
- Book Remodeling

Amenities

Nearest: Neptune Element Q2 Business Commercial Park K Hall Ebony Mall Mulund Railway Station

Sales Instance

1/27/24, 11.26 AM

freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

104639)	सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 4
27-01-2024		दस्त क्रमांक 1046/2024
Note -Generated Through eSearch Module.For original report please contact concern SRO office		नोदणी Regn:63m
गावाचे नाव : मुलुंड		
(1) विलेखाचा प्रकार	ट्रान्सफर डीड	
(2) मोबदला	2200000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1327280	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं. शॉप नं. 25. माळा नं. तळमजला, कप्पीश, इमारतीचे नाव: कप्पीश कमर्शियल प्रिमायसेस को-ऑप सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड पश्चिम, मुंबई 400080, रोड : एम.जी. रोड, इतर माहिती: सदर मिळकतीचे मोजे मुलुंड पश्चिम.सि टी एस नं. 961.961(1 ते 17), सदर शॉपचे क्षेत्रफळ 67.47 चौ फुट म्हणजेच 6.26 चौ मी कारपेट. ((C.T.S. Number : 961. 961 (1 ते 17) :))	
(5) क्षेत्रफळ	7.52 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 -अमिता सुरेश लखवानी वय:-58 पत्ता:-प्लॉट नं. फ्लॅट नं. ए/25, माळा नं. - इमारतीचे नाव: शिव को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. कोपरी कॉलनी, ठाणे , रोड नं. गुरुनानक गुरुद्वारा समोर, भगत कंवर राम रोड, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं.- AAAPL0302K 2). नाव -सुरेश किशनचंद्र लखवानी वय:-60 पत्ता:-प्लॉट नं. फ्लॅट नं. ए/25, माळा नं. - इमारतीचे नाव: शिव को-ऑप हाऊसिंग सोसायटी लिमिटेड ब्लॉक नं: कोपरी कॉलनी, ठाणे , रोड नं: गुरुनानक गुरुद्वारा समोर, भगत कंवर राम रोड महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं.- AAAPL2411G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -अक्षय नवीनचंद्र कुबडिया वय:-30 पत्ता:-प्लॉट नं. फ्लॅट नं. 2/18, माळा नं. - इमारतीचे नाव: सत्यम बिल्डींग, ब्लॉक नं. ठाणे, रोड नं. पंच परमेश्वर रोड, किसन नगर नं. 1, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं.-CUBPK5469G	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1046/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	132000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(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.	

https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

1/2



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sales Instance

1/27/24, 11:29 AM

freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

774370	सूची क्र.2	दुय्यम निबंधक - सह दु. नि. कुर्ला 2
27-01-2024		दस्त क्रमांक 774/2024
Note -Generated Through eSearch Module.For original report please contact concern SRO office		नोदणी Regn:63m
गावाचे नाव : मुलुंड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7665000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4250120	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं. जीआर-09, माळा नं: तळ मजला,एक्स्टेसी बिझनेस पार्क, इमारतीचे नाव: एक्स्टेसी बिझनेस पार्क सीएसएल, ब्लॉक नं: सिटी ऑफ जॉय, रोड : जटा शंकर डोसा रोड,मुलुंड वेस्ट,मुंबई 400080. इतर माहिती: शॉप नं. जीआर-09 चा एकूण एरिया 216 चौ. फूट. कार्पेट आहे((C.T.S. Number 661/3/7 :))	
(5) क्षेत्रफळ	24.08 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.-वंदना नरेंद्र पाटिल वय:-58 पत्ता:-प्लॉट नं. डी-602, माळा नं: सहावा मजला, इमारतीचे नाव: साईनाथ टॉवर, नीलम नगर फेज २, ब्लॉक नं. फाइयर ब्रिगेड जवळ, रोड नं- मुलुंड (ईस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AQIPP3034H 2): नाव.-नरेंद्र अभिमन्यू पाटिल वय:-51 पत्ता:-प्लॉट नं. डी-602, माळा नं: सहावा मजला, इमारतीचे नाव: साईनाथ टॉवर, नीलम नगर फेज २, ब्लॉक नं. फाइयर ब्रिगेड जवळ, रोड नं- मुलुंड (ईस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AQIPP3093Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-संतोष कुमार गुप्ता वय :-40, पत्ता:-प्लॉट नं. रूम नं 1, माळा नं चाळ नं एच-5, इमारतीचे नाव. ओम साई चाळ, साई राज सोसायटी, ब्लॉक नं. गायकर नगर जवळ, रोड नं श्री मलंग रोड,अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, THANE. पिन कोड -421306 पॅन नं- AWYTPG0221D 2): नाव.-बेबी संतोष गुप्ता वय :-35, पत्ता:-प्लॉट नं रूम नं 1, माळा नं चाळ नं एच-5, इमारतीचे नाव ओम साई चाळ, साई राज सोसायटी, ब्लॉक नं. गायकर नगर जवळ, रोड नं श्री मलंग रोड,अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-BSBPG7859M	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2024	
(10) दस्त नोदणी केल्याचा दिनांक	11/01/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	774/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	459900	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

1/2

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 ₹ 1,09,90,800.00 (Rupees One Crore Nine Lakh Ninety Thousand Eight Hundred 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: 2024.01.29 10:49:59 +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.

An ISO 9001:2015 Certified Company

www.vastukala.org

