

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Pravin Drupad Shah & Mrs. Sangita Pravin Shah**

Commercial Office No. 6, 3<sup>rd</sup> Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel,  
Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India.

Think Innovate Create  
Latitude Longitude - 19°13'50.6"N 72°51'20.4"E

### Intended User: **Cosmos Bank**



#### **Goregaon (East) Branch**

Definity, Shop No. 95, Ground Floor No. 364, 3, Jay Prakash Nagar Road No. 3, Jay Prakash Nagar  
Goregaon (East), Mumbai – 400 063, 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](mailto:mumbai@vastukala.org)

Vastu/Mumbai/03/2024/7646/2305665  
20/31-413-JASKM  
Date: 20.03.2024

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 6, 3<sup>rd</sup> Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel, Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Pravin Drupad Shah & Mrs. Sangita Pravin Shah.**

Boundaries of the property

North	:	Chandavarkar Road
South	:	Mudra Building
East	:	Premraj Bhavan
West	:	Under Construction Building (Laxmi Niwas)

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 **₹ 55,08,100.00 (Rupees Fifty Five Lakh Eight Thousand One 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.**

Think.Innovate.C



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

**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](mailto:mumbai@vastukala.org)

Commercial Office No. 6, 3<sup>rd</sup> Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel,  
Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, 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 20.03.2024 for Bank Loan Purpose
2	Date of inspection	14.03.2024
3	Name of the owner/ owners	<b>Mr. Pravin Drupad Shah &amp; Mrs. Sangita Pravin Shah</b>
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	<b>Address:</b> Commercial Office No. 6, 3 <sup>rd</sup> Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel, Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Pravin Drupad Shah (Owner) Contact No.: 9552714462)
6	Location, street, ward no	Chandavarkar Road
	Survey/ Plot no. of land	C.T.S. No. 583, 583 (1 to 5), O. P. No. 6/41, Corresponding final Plot No. 37 of TPS - 1 of Village Borivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 223.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 223.00 (Area as per Agreement for Sale)</b>  Built-up Area in Sq. Ft. = 268.00

		(Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Chandavarkar 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.
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>	
	(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	₹ 16,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
		<b>SALES</b>	
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 Office 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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Construction – 2021 (As per Full



	year of completion	Occupancy 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 20.03.2024 for Commercial Office No. 6, 3<sup>rd</sup> Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel, Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Pravin Drupad Shah & Mrs. Sangita Pravin Shah.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 07.03.2024 between Mr. Shrikant Chintaman Patil (the Vendor / Transferor) AND Mr. Pravin Drupad Shah & Mrs. Sangita Pravin Shah (the Purchasers / Transferees)
2	Copy of Full Occupancy Certificate No. CHE / A-2081 / BP (WS) / AR / OCC / 1 New dated 05.05.2021 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at land bearing C.T.S. No. 583, 583 (1 to 5), O. P. No. 6/41, Corresponding final Plot No. 37 of TPS - 1 of Village Borivali, Taluka - Borivali, District - Mumbai Suburban. The property falls in Residential cum Commercial Zone. It is at 110 M. walkable distance from Borivali railway station.

### BUILDING:

The building under reference is having 2 Basements (Parking) + Ground (Shop) + 2 Podiums (Parking) + 3<sup>rd</sup> (Office) + 4<sup>th</sup> to 9<sup>th</sup> (Guest House) 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 external condition of building is good. The building is used for Commercial purpose. 3<sup>rd</sup> Floor is having 6 Commercial Offices. The building is having 2 Passenger Lift & 1 Car lift.

### Commercial Office:

The Commercial Office under reference is situated on the 3<sup>rd</sup> floor. The composition of Commercial Office is having Hall + Passage + Toilet. The Commercial Office is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter to main entrance, Concealed electrification & plumbing etc.

**Valuation as on 20<sup>th</sup> March 2024**

<b>The Carpet Area of the Commercial Office</b>	<b>:</b>	<b>223.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	03 Years
Cost of Construction	:	268.00 X 2,700.00 = ₹ 7,23,600.00
Depreciation $\{(100-10) \times 03 / 60\}$	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A. the building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,47,560.00 per Sq. M. i.e. ₹ 13,709.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 24,700.00 per Sq. Ft.
<b>Value of property as on 20.03.2024</b>	<b>:</b>	<b>223.00 Sq. Ft. X ₹ 24,700.00 = ₹ 55,08,100.00</b>

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 20.03.2024</b>	<b>:</b>	<b>₹ 55,08,100.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 55,08,100.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 49,57,290.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 44,06,480.00</b>
<b>Insurable value of the property (268.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 7,23,600.00</b>
<b>Guideline value of the property (268.00 X 13,709.00)</b>	<b>:</b>	<b>₹ 36,74,012.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 6, 3rd Floor, "Parvati Niwas", Final Plot No. 37, Above Delotel Hotel, Chandavarkar Road, TPS – 1, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India for this particular purpose at **₹ 55,08,100.00 (Rupees Fifty Five Lakh Eight Thousand One Hundred Only)** as on 20.03.2024.

**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 **20<sup>th</sup> March 2024 is ₹ 55,08,100.00 (Rupees Fifty Five Lakh Eight Thousand One 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:

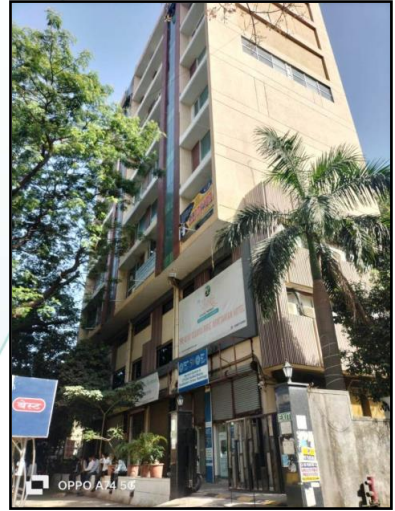
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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	2 Basements (Parking) + Ground (Shop) + 2 Podiums (Parking) + 3 <sup>rd</sup> (Office) + 4 <sup>th</sup> to 9 <sup>th</sup> (Guest House) upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 3 <sup>rd</sup> Floor
3	Year of construction	2021 (As per Full Occupancy Certificate)
4	Estimated future life	27 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 to main entrance
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.	
15	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	2 Passenger Lift & 1 Car 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

### Actual site photographs

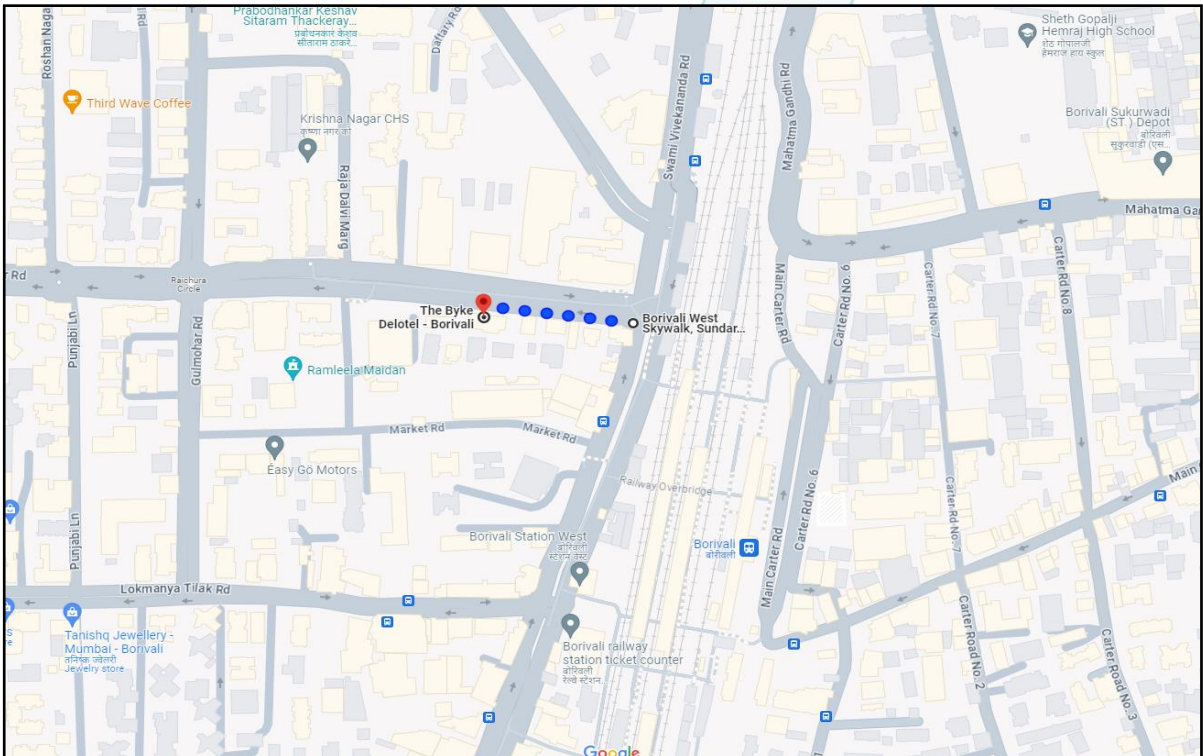
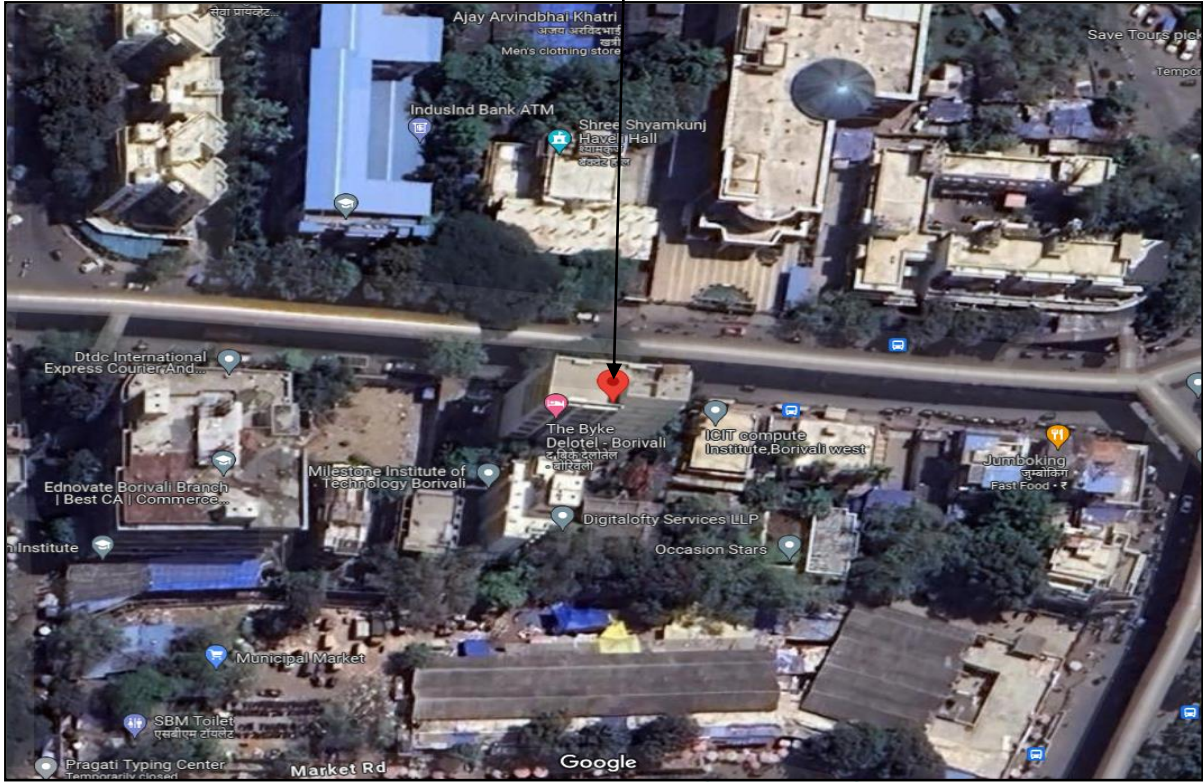


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# Route Map of the property


Site, u/r



**Latitude Longitude - 19°13'50.6"N 72°51'20.4"E**


**Note:** The Blue line shows the route to site from nearest railway station (Borivali – 110 M.)

## 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:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन निवासी सदनिका ऑफीस	दुकाने	औद्योगिक एकक (Rs./) Attribute
83/372 -रस्ता: चंदावरकर रोड एस.व्ही. रोड ते एकसर रोड पर्यंत.	61950	128310	147560
		192300	128310
			चौ. मीटर सि.डी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	1,47,560.00			
No increase for office located on 3 <sup>rd</sup> floor with lift	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,47,560.00</b>	<b>Sq. Mtr.</b>	<b>13,709.00</b>	<b>Sq. Ft.</b>

### 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**

[Play Rent](#)
[Post Your Property](#)


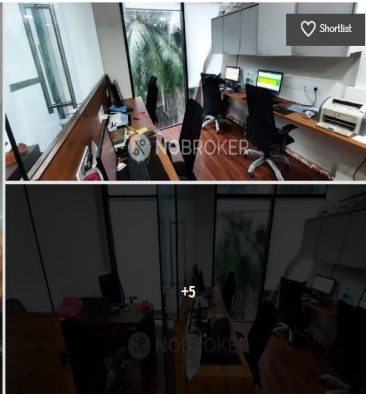
**Office Space In V Star Mall, Mumbai For Sale**  
Commercial Buy  
 chandavarkar road, borivali (w), opp. Raj mahal hotel

**₹ 90 Lacs**  
20,000 / Sq.Ft

**₹ 67,584/Month**  
Estimated EMI

**450 Sq.Ft**  
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali / Office space for Sale in Borivali / Property Details

Office Space	Public Parking
Freehold	3
Semi Furnished	5 To 10 Year
Dec 31, 2023	Immediately

**Get Owner Details**

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: McDonald's | Biryani Centre | INOX | METRO Cash Carry India Private Limited | Kandivali - Raghuleela Mall

**NoBroker Services**

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

44 Unique Views

1 Shortlist

**Similar Properties**

**Description**

99acres

Commercial Buy

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Borivali > Ready to move Office Space for sale in Borivali West  
 Posted on Dec 21, 2023 | Ready to move

₹ 1.4 Cr

@ 30,434 per sq.ft.

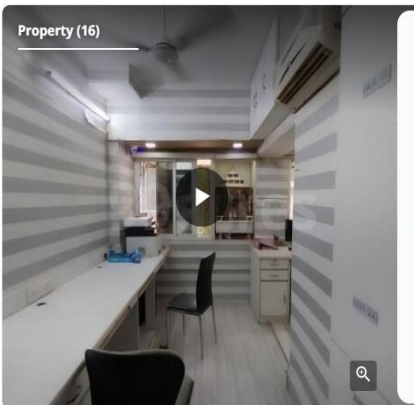
Estimated EMI ₹ 1,11,819

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

Ready to move Office Space for sale in Borivali West, Western Mumbai, Mumbai

[Overview](#)
[Owner Details](#)
[Recommendations](#)
[Articles](#)

**Property (16)**



Number of seats 8 - 12 seats	Carpet Area 460 sq.ft. <small>(42.74 sq.m.)</small>
Area spread over 1 floor (1st / 7 floors building)	Car parking 1 parking spots (private parking in basement, public parking)
Meeting rooms & cabins 1 meeting room available	Washrooms 1 private washroom available

**Places nearby**  
 G102, Borivali West, Western Mumbai, Mumbai

[View All \(50\)](#)



# Price Indicators

99acres
Commercial Buy | Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Borivali > Ready to move Office Space for sale in Borivali West

Posted on Feb 03, 2024 | Ready to move

Verified Platinum

₹2.2 Cr

@ 27,500 per sq.ft.

Estimated EMI ₹1,75,715

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

Ready to move Office Space for sale in Borivali West, Western Mumbai, Mumbai

Overview
Owner Details
Recommendations
Articles

**Property (17)**

Number of seats  
25 seats

Carpet Area  
800 sq.ft. (74.32 sq.m.)

Super Builtup Area  
1100 sq.ft. (102.19 sq.m.)

Area spread over  
1 floor (6th / 7 floors building)

Meeting rooms & cabins  
3 meeting rooms and 3 cabins available

Washrooms  
2 washrooms available (1 private, 1 shared)

**Places nearby** View All (50)

602 Soni Shopping Center L T Road Borivali West, Borivali West, Western Mumbai, Mumbai

**NOBROKER**
Pay Rent | Post Your Property | Sign up

**Office Space In Soni Shopping Center, Mumbai For Sale**

Lokmanya Tilak Road, Above Om Jewellers

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali / Office space for Sale in Borivali / Property Details

<b>₹ 2.2 Crores</b> <small>20,000 / Sq.Ft</small>	<b>₹ 1.65 Lacs/Month</b> <small>Estimated EMI</small>
<b>1,100 Sq.Ft</b> <small>Built Up Area</small>	

<b>Office Space</b> <small>Property Type</small>	<b>Reserved</b> <small>Parking (1 Slot)</small>
<b>Freehold</b> <small>Ownership Type</small>	<b>6</b> <small>Of Total 7 Floors</small>
<b>Semi Furnished</b> <small>Furnishing</small>	<b>More Than 10 Year</b> <small>Age of Property</small>
<b>Feb 2, 2024</b> <small>Posted On</small>	<b>Apr 1, 2024</b> <small>Available From</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

**NoBroker Services**

NEW

**Create Agreement**

**Check Loan Eligibility**

NEW

**Estimate Interiors Cost**

**Book Legal Services**

**Book Renovations**

**Description**

Think.Innovate.Create

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An ISO 9001:2015 Certified Company www.vastukala.org

Valuers & Appraisers  
 Architects &  
 Interior Designers  
 Chartered Engineers (I)  
 IITV Consultants  
 Member's Engineer

## Sales Instance

5899451 16-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 5899/2024 नोंदणी : Regn.63m
<b>गावाचे नाव : बोरीवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8164818.81	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं 504, माळा नं: 5 वा मजला, इमारतीचे नाव: साई सिग्नेचर स्पेस, ब्लॉक नं: बोरीवली(पश्चिम),मुंबई 400092, रोड : रोशन नगर, इतर माहिती: ऑफिस चे क्षेत्र - 43.75 चौ. मीटर रेरा कारपेट सोबत 1 कार पार्किंग..... इतर माहिती दस्तात नमूद केल्याप्रमाणे.....(( C.T.S. Number : 501, 501/1 to 501/4 ; ) )	
(5) क्षेत्रफळ	48.12 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रामचंद्रन नारायण उर्फ एन. रामचंद्रन तर्फे मुखत्यार शेखर रामचंद्रन वय:-47 पत्ता:-प्लॉट नं: ऑफिस नं 2, माळा नं: -, इमारतीचे नाव: वास्तुदीप को ओप हो सो लि, ब्लॉक नं: बोरीवली (पश्चिम), मुंबई, रोड नं: जंक्शन ऑफ अशोक नगर आणि जयराज नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-AACPR1769H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण लालजीभाई पटेल वय:-45; पत्ता:-प्लॉट नं: ए - 603, माळा नं: -, इमारतीचे नाव: शांती पार्क को ऑप. हाउसिंग सोसायटी लि, ब्लॉक नं: दहिसर (पूर्व), मुंबई, रोड नं: सीएस रोड, आनंद नगर समोर., महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AGPPP4641K 2): नाव:-वनिता प्रवीण पटेल वय:-41; पत्ता:-प्लॉट नं: ए - 603, माळा नं: -, इमारतीचे नाव: शांती पार्क को ऑप. हाउसिंग सोसायटी लि, ब्लॉक नं: दहिसर (पूर्व), मुंबई, रोड नं: सीएस रोड, आनंद नगर समोर., महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ALHPP3350J 3): नाव:-लालजीभाई जिवाभाई पटेल वय:-67; पत्ता:-प्लॉट नं: ए - 603, माळा नं: -, इमारतीचे नाव: शांती पार्क को ऑप. हाउसिंग सोसायटी लि, ब्लॉक नं: दहिसर (पूर्व), मुंबई, रोड नं: सीएस रोड, आनंद नगर समोर., महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAEPP1032F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5899/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000	
(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 **20<sup>th</sup> March 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 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 ₹ 55,08,100.00 (Rupees Fifty Five Lakh Eight Thousand One Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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