

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Nayna Prashant Patel**

Commercial Office No. 215, 2<sup>nd</sup> Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane  
Andheri (West), Mumbai – 400 053, State - Maharashtra, Country - India.

Latitude Longitude - 19°08'03.0"N 72°49'35.8"E

### Valuation Prepared for:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, PIN - 400 705  
State - Maharashtra, Country – India



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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](mailto:mumbai@vastukala.org)

Vastu/Mumbai/03/2024/7772/2305650  
20/16-398-JASH  
Date: 20.03.2024

## VALUATION OPINION REPORT

The property bearing Commercial Office No. 215, 2<sup>nd</sup> Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Nayna Prashant Patel**.

Boundaries of the property

Boundaries	:	Building
North	:	Open Plot
South	:	RTO Road
East	:	Shatatarala CHSL.
West	:	Lokhandwala Complex 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 **₹ 1,13,99,380.00 (Rupees One Crore Thirteen Lakh Ninety Nine Thousand Three Hundred Eighty 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.**



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

Commercial Office No. 215, 2nd Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane  
Andheri (West), Mumbai – 400 053, 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	18.03.2024
3	Name of the owner/ owners	<b>Mrs. Nayna Prashant Patel</b>
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	<b>Address:</b> Commercial Office No. 215, 2 <sup>nd</sup> Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India  <b>Contact Person:</b> Mrs. Nayna Prashant Patel (Owner) Contact No.: 9820777600
6	Location, street, ward no	Lokhandwala Road, R.T.O. Lane, Andheri (West), Mumbai
	Survey/ Plot no. of land	CTS No. 825 (Part) of Village Ambivali
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. = 293.00 Extra Area Enclosed in Sq. Ft. = 10.00 Loft Area in Sq. Ft. = 163.00 (Height 6.00) (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 335.00 (Area as per Index II)</b>  Built-up Area in Sq. Ft. = 402.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Lokhandwala Road, R.T.O. Lane, Andheri (West), Mumbai
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?	Owner 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	<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	₹ 33,000.00 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 – 2006 (As per Part

	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.
	<p><b>Remark:</b></p> <ol style="list-style-type: none"> <li>As per Index II Office No. 15 on 2<sup>nd</sup> floor, whereas on society's common name board it is Office No. 215 on 2<sup>nd</sup> floor.</li> <li>As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation, we have taken area as per the agreement</li> </ol>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 20.03.2024 for Commercial Office No. 215, 2<sup>nd</sup> Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Nayna Prashant Patel**.

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

1	Copy of Agreement for Sale dated 06.03.2024 between Mr. Manish Kumar G. Puri (Transferor) AND Mrs. Nayna Prashant Patel (Transferees) (3 Pages from document)
2	Copy of Part Occupancy Certificate No. SRA / ENG / 367 / KW / STGL / AP dated 31.01.2006 issued by Slum Rehabilitation Authority (SRA).
3	Copy of Index II dated 06.03.2024

### LOCATION:

The said building is located at land bearing CTS No. 825 (Part) of Village Ambivali, Taluka - Andheri, District - Mumbai Suburban. The property falls in Residential cum Commercial Zone. It is at 1.1 km. travelling distance from DN Nagar Metro station.

### BUILDING:

The building under reference is having Ground + 5<sup>th</sup> (Commercial) + 6<sup>th</sup> to 21<sup>st</sup> (Residential) 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 Residential Cum Commercial purpose. 2<sup>nd</sup> Floor is having 26 offices. The building is having 1 lift for office users.

### Commercial Office:

The Commercial Office under reference is situated on the 2<sup>nd</sup> floor. The composition of Commercial Office is having Conference Room + Cabin + Toilet and loft with 2 Cabins. The Commercial Office is finished with Vitrified tiles flooring, Teak wood door frame with sliding shutter and full height glazed glass 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>335.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	402.00 X 3,000.00 = ₹ 12,06,000.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 3,25,620.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,20,630.00 per Sq. M. i.e. ₹ 20,497.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,97,448.00 per Sq. M. i.e. ₹ 18,343.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,000.00 per Sq. Ft.
<b>Value of property as on 20.03.2024</b>	<b>:</b>	<b>335.00 Sq. Ft. X ₹ 35,000.00 = ₹ 1,17,25,000.00</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>₹ 1,17,25,000.00 - ₹ 3,25,620.00 = ₹ 1,13,99,380.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,13,99,380.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,02,59,442.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 91,19,504.00</b>
<b>Insurable value of the property (402.00 X 3,000.00)</b>	<b>:</b>	<b>₹ 12,06,000.00</b>
<b>Guideline value of the property (402.00 X 18,343.00)</b>	<b>:</b>	<b>₹ 73,73,886.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 215, 2nd Floor, "Mohid Heights Co-op. Soc. Ltd.", Lokhandwala Road, R.T.O. Lane Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at **₹ 1,13,99,380.00 (Rupees One Crore Thirteen Lakh Ninety Nine Thousand Three Hundred Eighty 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 ₹ 1,13,99,380.00 (Rupees One Crore Thirteen Lakh Ninety Nine Thousand Three Hundred Eighty 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:

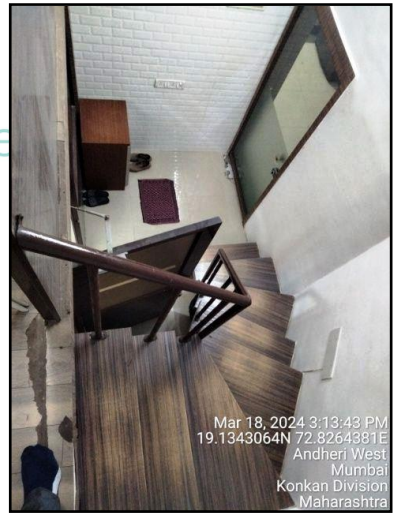
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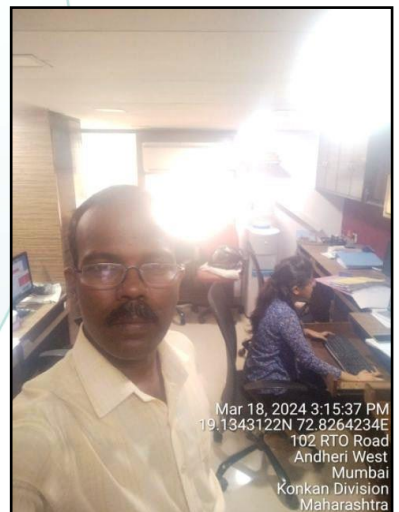
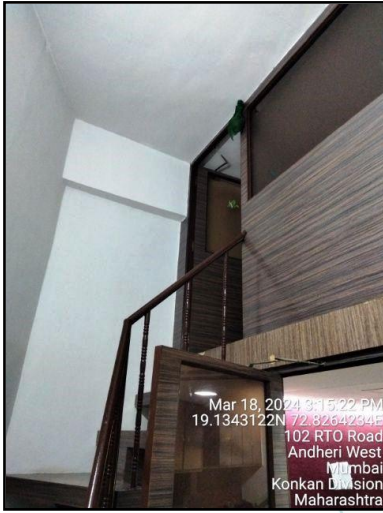
**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 5 <sup>th</sup> (Commercial) + 6 <sup>th</sup> to 21 <sup>st</sup> (Residential) upper floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 2 <sup>nd</sup> Floor
3	Year of construction	2006 (As per Part Occupancy Certificate)
4	Estimated future life	42 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 sliding shutter and full height glazed glass 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	1 lift for office users
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

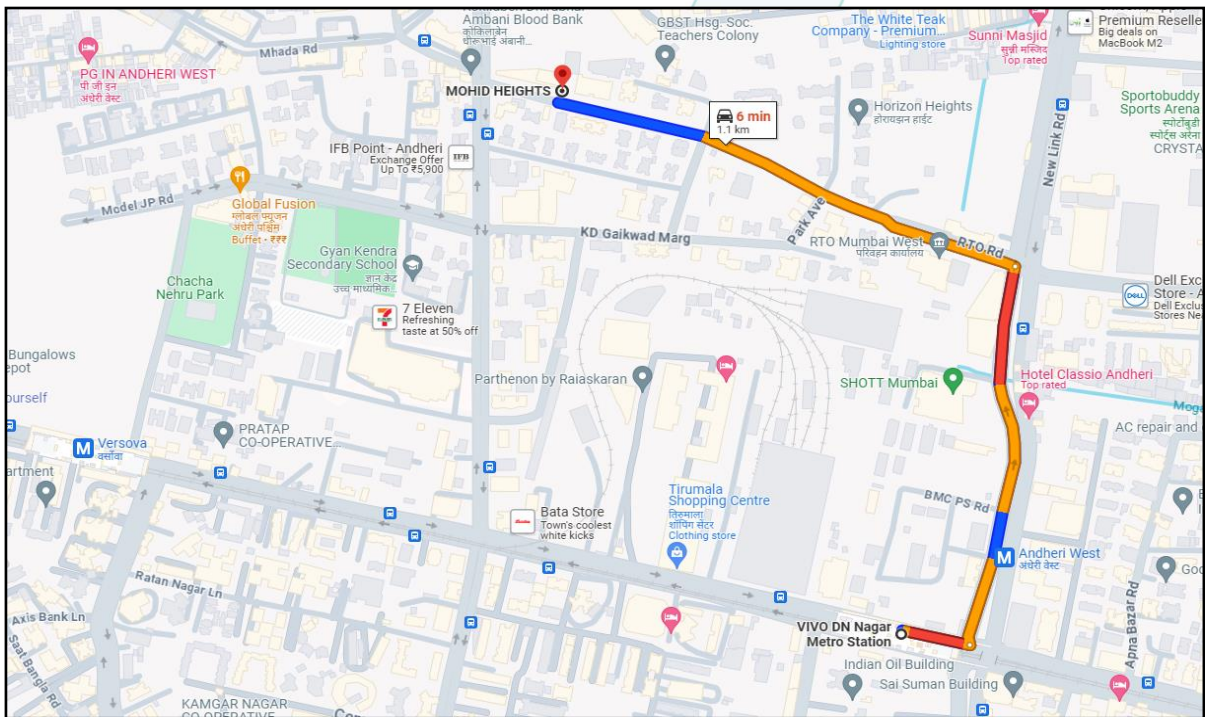
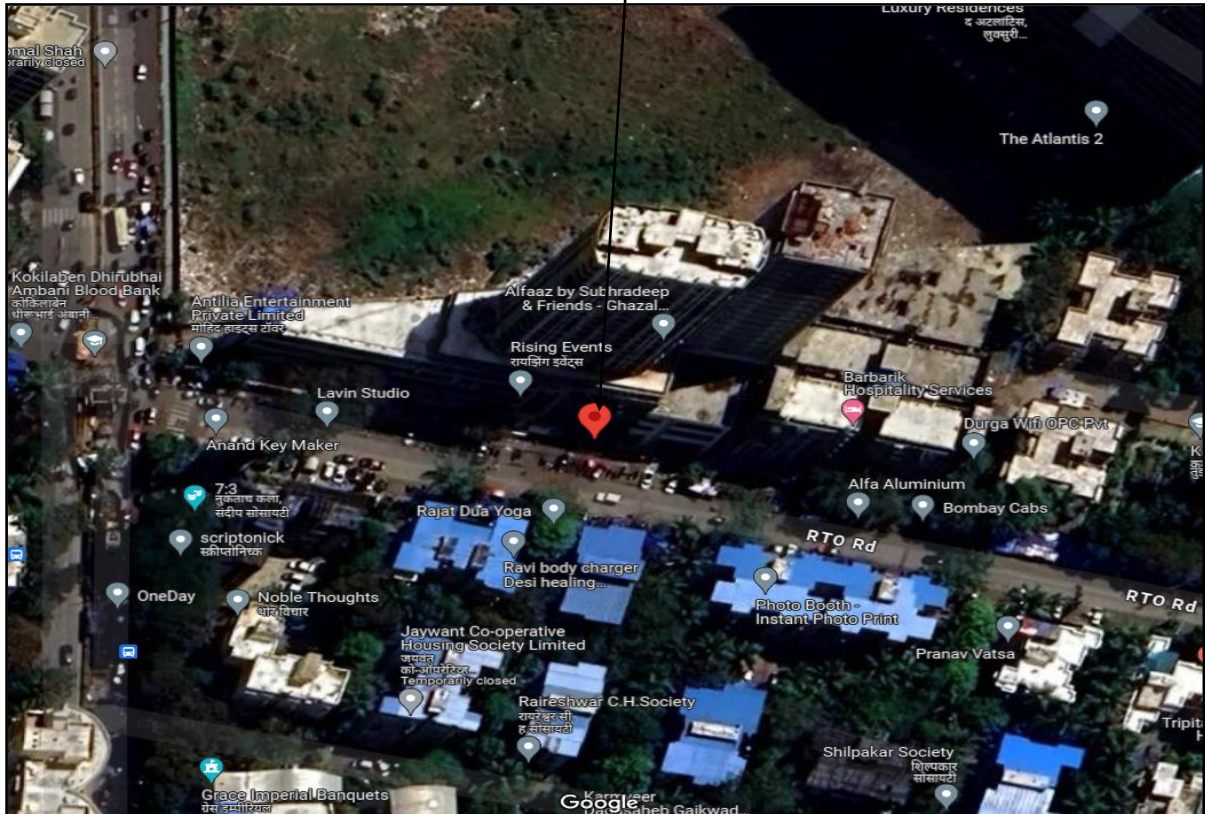


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°08'03.0"N 72°49'35.8"E**

**Note: The Blue line shows the route to site from nearest metro station (DN Nagar – 1.1 km.)**

## Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
Year 20232024	<b>Annual Statement of Rates</b>		Language English				
Selected District	मुंबई(उपनगर)						
Select Village	आंविवली ( अंधेरी )						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	825	Search					
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
47/230-रस्ता: जयप्रकाश मार्ग - लिंक रोड जंक्शन ते पश्चिमेस गाव हद्दीपर्यंत.	118460	211290	242980	264110	211290	चौरस मीटर	सि.टी.एस. नंबर
47/233-सुभाग: उत्तरेस गाव सीमा, पुर्वेस लिंक रोड, दक्षिणेस जयप्रकाश मार्ग व पश्चिमेस गाव सीमा.	91840	191850	220630	239810	191850	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Office</b>	2,20,630.00			
No increase as property located on 2 <sup>nd</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,20,630.00</b>	<b>Sq. Mtr.</b>	<b>20,497.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	91,840.00			
The difference between land rate and building rate (A – B = C)	1,28,790.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,97,448.00</b>	<b>Sq. Mtr.</b>	<b>18,343.00</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

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 Andheri > Ready to move Office Space for sale in Andheri West  
Posted on Dec 28, 2023 | Ready to move

₹1.65 Cr


@ 35,869 per sq.ft.

Pre Leased | ROI 5.45% | [Get Rental Income starting @ ₹75,000 / month](#)

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

[Overview](#) | [Pre Leased Details](#) | [Owner Details](#) | [Recommendations](#) | [Articles](#)

Property (4)



Photos (1/4)

<p style="font-size: 0.8em;">Number of seats</p> <p style="font-size: 0.9em; font-weight: bold;">0 seat</p>	<p style="font-size: 0.8em;">Carpet Area</p> <p style="font-size: 0.9em; font-weight: bold;">460 sq.ft.</p> <p style="font-size: 0.8em;">(42.74 sq.m.)</p>
<p style="font-size: 0.8em;">Area spread over</p> <p style="font-size: 0.9em; font-weight: bold;">1 floor (5th / 8 floors building)</p>	<p style="font-size: 0.8em;">Meeting rooms &amp; cabins</p> <p style="font-size: 0.9em; font-weight: bold;">4 cabins available</p>
<p style="font-size: 0.8em;">Washrooms</p> <p style="font-size: 0.9em; font-weight: bold;">2 private washrooms available</p>	

Places nearby

Andheri West, Western Mumbai, Mumbai View All (50)

Versova line 1 metro station
D n nagar metro station
Amba Mata Temple
Bank of baroda ATM
Sbi ATM
H →

HOUSING.com
Buy in Mumbai ▾ Andheri West ▾ ₹1.65 Cr


Home / Mumbai / Andheri - Dahisar / Andheri West / Mohid Heights Last updated: Mar 7, 2024

Mohid Heights

By MOHID CONSTRUCTION CO

Suresh Nagar, Andheri West, Western Suburbs, Mumbai

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2, 3 BHK Apartments Configurations

Jul, 2011 Possession Starts

₹26.00 K/sq.ft Avg. Price

600.00 sq.ft. - 2000.00 sq... (Builtup Area) Sizes

[Overview/Home](#) | [Highlights](#) | [Around This Project](#) | [More About Project](#) | [About Project](#) | [Recommended Properties](#)

Why Mohid Heights?

- Tallest building in the locality
- The project provides 100% power backup
- 68 km from mumbai airport

Property Location

Suresh Nagar, Andheri West, Western Suburbs, Mumbai

Around This Project

School

Cambridge Institute | Ger... 2.5km

Hospital

Lifecare Diagnostics 300m

Great choice! Most liked project in this area

Contact Seller

Mohid Construction Co  
Developer  
+9180451...


Please share your contact

Name

+91 Phone

Email


I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc



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Valuers & Appraisers  
Architects &  
Interior Designers  
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TEV Consultants  
Member - Engineer

# Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "Commercial Buy" with a search bar. The property is listed as "Ready to move Office Space for sale" in Peninsula Park, Andheri West, Western Mumbai, Mumbai. The price is ₹2.3 Cr, with an estimated EMI of ₹1,83,702. The property has 15 seats, 600 sq.ft. of carpet area, 1 meeting room and 3 cabins, and 2 washrooms (1 private, 1 shared). The listing is marked as "NOT AVAILABLE" and includes a REPA status link. A "Places nearby" section lists Azad nagar metro station, D n nagar metro station, Crystal Plaza, Infinity Mall Car Parking, and Ambey Maatha Mandir.

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**Sale Transaction**

12316322 20-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम विबंधक : सह दु.नि. अधेरी 1 दस्त क्रमांक : 12316/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : अंबिवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदता	13500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12953263.8	
(4) भू-मूल्यान,पेट्टेद्विस्था व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाद्वतर वर्णान :सदनिका नं: ऑफिस नं 312, माळा नं: 3, इमारतीचे नाव: क्रिस्टल पॉइंट, ब्लॉक नं: न्यू अधेरी लिंक रोड, रोड : अधेरी प मुंबई 400053, इतर माहिती: ऑफिस चे क्षेत्र फळ 478 चौ फिट कार्पेट.(( C.T.S. Number : 824/3 ; ) )	
(5) क्षेत्रफळ	53.31 चौ.मीटर	
(6)आकारणी किंवा चुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या तिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मै. हर्ष कोशल कॉर्पोरेशन चे भागिदार कोशल मुकेश दोशी तर्फे मुख्यालय स्वप्रील - कुलकर्णी वय.-39 पत्ता.-प्लॉट नं: ऑफिस, माळा नं: 1, इमारतीचे नाव: क्रिस्टल शांति आर्केड, ब्लॉक नं: ऑप इंडियन बँक एस वी रोड, रोड नं: सातकूज प, महाराष्ट्र, मुंबई. पिन कोड:-400054 पिन नं.-AACFH8774L	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-रश्मी - परीक्ष वय.-42; पत्ता.-प्लॉट नं: फ्लॉट नं डी-1101, माळा नं: 11, इमारतीचे नाव: मेफेअर मेरिडियन सीएवएस लीमीटेड, ब्लॉक नं: सीसर रोड सेंट ब्लेस चर्च जवळ अंबोली, रोड नं: अंधेरी प, महाराष्ट्र, मुंबई. पिन कोड:-400058 पिन नं.-AORPP5198P 2): नाव.-अश्रीषा - पॉटपाल वय:-43; पत्ता.-प्लॉट नं: फ्लॉट नं डी-1101, माळा नं: 11, इमारतीचे नाव: मेफेअर मेरिडियन सीएवएस लीमीटेड, ब्लॉक नं: सीसर रोड सेंट ब्लेस चर्च जवळ अंबोली, रोड नं: अंधेरी प, महाराष्ट्र, मुंबई. पिन कोड:-400058 पिन नं.-BCTPP7839Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12316/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	810000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

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## **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 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 **₹ 1,13,99,380.00 (Rupees One Crore Thirteen Lakh Ninety Nine Thousand Three Hundred Eighty 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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