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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **GIW India Private Limited**

Residential Flat No. 103, 1st Floor, 'C' Wing, "**Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.**", Film City Road
General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.

Latitude Longitude - 19°10'30.9"N 72°52'21.1"E

Intended User:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :- 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.org

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 103, 1st Floor, 'C' Wing, "Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.", Film City Road, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India belongs to **GIW India Private Limited**.

Boundaries of the property.

North : 'B' Wing of Satellite Garden – I / Road
South : 'D' Wing of Satellite Garden – I
East : 'A' Wing of Satellite Garden – I / Wagheshari Temple
West : Residential Building

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 **₹ 1,60,26,225.00 (Rupees One Crore Sixty Lakh Twenty Six Thousand Two 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
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: 2024.04.04 17:09:18 +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

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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**Valuation Report of Residential Flat No. 103, 1st Floor, 'C' Wing, "Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.",
Film City Road, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai - 400 063,
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 04.04.2024 for Bank Loan Purpose
2	Date of inspection	29.03.2024
3	Name of the owner/ owners	GIW India Private Limited
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Private Limited Company Ownership
5	Brief description of the property	Address: Residential Flat No. 103, 1 st Floor, 'C' Wing, "Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.", Film City Road, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India. Contact Person: Mrs. Leena Chouhan (Paying Guest) Contact No.: 93230317361
6	Location, street, ward no	Film City Road, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai, P/South Ward in Mumbai Suburban District, MCGM.
7	Survey/ Plot no. of land	C.T.S. Nos. 620-A/1A-4(pt), 644(pt), 653-A (pt) of Village - Malad (East)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 554.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 565.00



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		(Area as per Sale Agreement) Built-up Area in Sq. Ft. = 678.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Film City Road, General Arun Kumar Vaidya Marg, Goregaon (East), 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.
	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?	Occupied by Mrs. Leena Chouhan as Paying Guest from 4 years
	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	Mrs. Leena Chouhan as Paying Guest from 4 years
	(ii)	Portions in their occupation	Entire flat
	(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	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 Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
<i>COST OF CONSTRUCTION</i>		
41	Year of commencement of construction and year of completion	Year of Construction – 2001 (As per Part 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.
<u>Remark:</u>		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, MRO – A1, Vile Parle (East) Branch to assess fair market value as on 04.04.2024 for Residential Flat No. 103, 1st Floor, 'C' Wing, “**Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.**”, Film City Road General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **GIW India Private Limited**.

We are in receipt of the following documents:

1	Copy of Sale Agreement dated 13.03.2024 between Red Fort Capital Finance Company Private Limited, a Company (the Seller) AND GIW India Private Limited, a Company (the Buyer).
2	Copy of Part Occupancy Certificate No. CHE / 7308 / BP (WS) / AP dated 09.08.2001 issued by Municipal Corporation of Greater Mumbai, MCGM.
3	Copy of Commencement Certificate No. CHE / 7308 / BP (WS) / AP / AH dated 21.03.1997 issued by Municipal Corporation of Greater Mumbai, MCGM.

LOCATION:

The said building is located at land bearing CTS No. 620-A/1A-4(pt), 644(pt), 653-A (pt) of Village - Malad (East), Taluka - Borivali, P/South Ward in Mumbai Suburban District, MCGM. The property falls in Residential Zone. It is at a travelling distance of 3.6 km. from Goregaon railway station.

BUILDING:

The building under reference is having Stilt + 7 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 building is used for residential purpose. 1st Floor is having 4 Residential Flats. The building has 1 lift with 6 persons capacity.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat finished with Marble flooring, Teak wood



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door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 4th April 2024

The Built-up Area of the Residential Flat	:	678.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	678.00 X 2,500.00 = ₹ 16,95,000.00
Depreciation $\{(100-10) \times 23 / 60\}$:	34.50%
Amount of depreciation	:	₹ 5,84,775.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,59,760.00 per Sq. M. i.e. ₹ 14,842.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,41,259.00 per Sq. M. i.e. ₹ 13,123.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,000.00 per Sq. Ft.
Value of property as on 04.04.2024	:	678.00 Sq. Ft. X ₹ 24,500.00 = ₹ 1,66,11,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 04.04.2024	:	₹ 1,66,11,000.00 - ₹ 5,84,775.00 = ₹ 1,60,26,225.00
Total Value of the property	:	₹ 1,60,26,225.00
The realizable value of the property	:	₹ 1,44,23,603.00
Distress value of the property	:	₹ 1,28,20,980.00
Insurable value of the property (678.00 X 2,500.00)	:	₹ 16,95,000.00
Guideline value of the property (As per Index II)	:	₹ 1,00,61,684.80

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1st Floor, 'C' Wing, "Satellite Garden - 1 Co-op. Hsg. Soc. Ltd.", Film City Road General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India for this particular purpose at ₹ 1,60,26,225.00 (Rupees One Crore Sixty Lakh Twenty Six Thousand Two Hundred Twenty Five Only) as on 4th April 2024.



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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 **4th April 2024 is ₹ 1,60,26,225.00 (Rupees One Crore Sixty Lakh Twenty Six Thousand Two 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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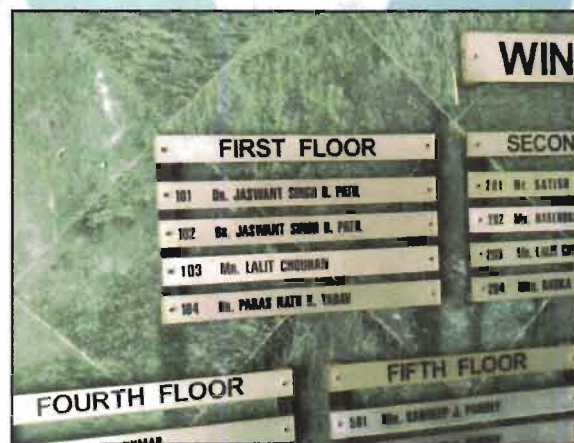
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	2001 (As per Part Occupancy Certificate)
4	Estimated future life	37 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. framed structure
6	Type of foundations	R.C.C. foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminium sliding windows
10	Flooring	Marble flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. slab roofing
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
18	No. of lifts and capacity	1 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	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to municipal sewerage system

Actual site photographs

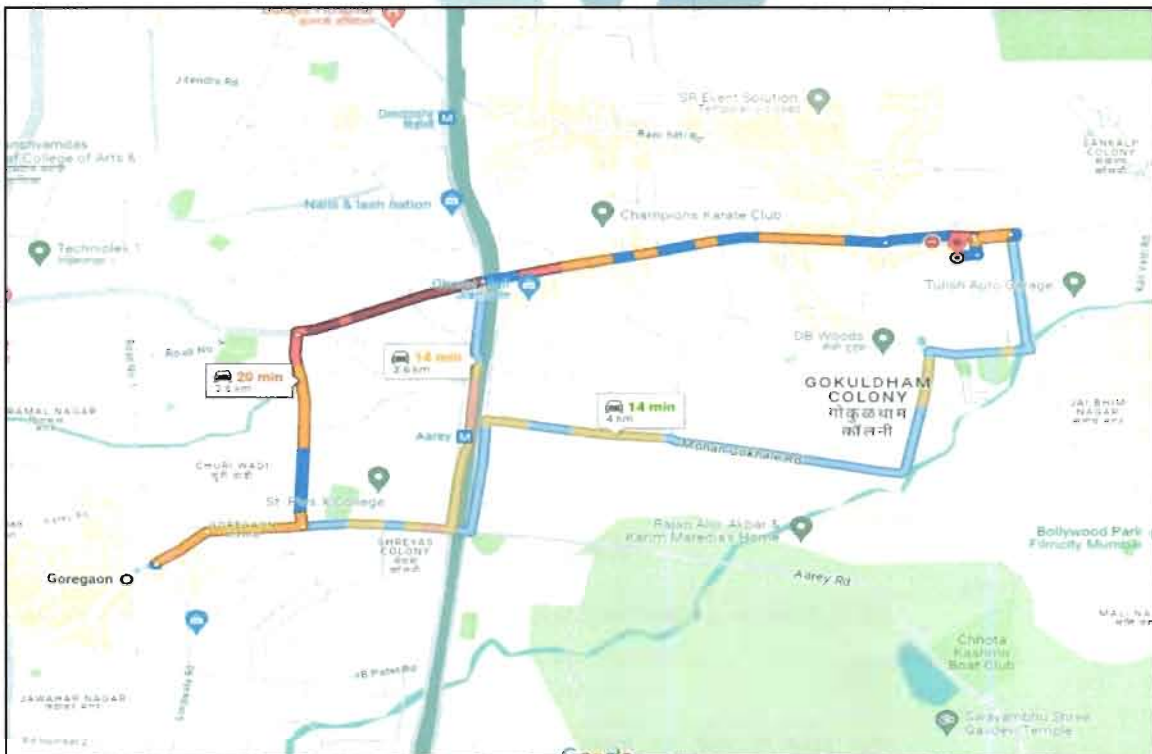


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°10'30.9"N 72°52'21.1"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 3.6 km.)



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Ready Reckoner Rate

Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rates
User Manual
Close
Feedback

Year: 2024/2025
Language: English

Annual Statement of Rates

Selected District: मुंबई(उपनगर)

Select Village: मानाड (पुर्व) (बोरीवली)

Search By: Survey No Location

Enter Survey No: 620

उपविभाग	खुली चकील	निवासी चदनिहा	वैशेष	दुफने	वैचोपिक	एकक (Rs./)	Attribute
62/292-पुभाग: उत्तरेस अंशतः बाईं सीमा व माव हद्द, पूर्वेस माव हद्द, पश्चिमेस माव हद्द व पठान्य बाकीची उत्तरेकडील रस्ता व पश्चिमेस दुतगली मार्ग.	51260	121520	139260	151900	121520	चौरस मीटर	सि.टी.एस. मंजर
62/294 -पुभाग: उत्तरेस बाईं हद्द, पूर्वेस बाईं हद्द, पश्चिमेस व पश्चिमेस माव हद्द.	79320	159760	183730	199710	159760	चौरस मीटर	सि.टी.एस. मंजर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,59,760.00			
No Increase for flat located on 1 st floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,59,760.00	Sq. Mtr.	14,842.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	79,320.00			
The difference between land rate and building rate (A – B = C)	80,440.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,41,259.00	Sq. Mtr.	13,123.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this

shall be 70% of Market Value rate

shall be 85% of Market Value rate

Price Indicators

NOBROKER

2 BHK Flat in Satellite Garden Phase I For Sale in Goregaon

₹ 1.8 Crores
₹ 1.03 Lacs/Month

2 Bedroom
2 Bathroom
NA
Bike and Car

Jan 17, 2024
Immediately
Satellite Garden Ph...

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

Overview

Age of Building	<10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2 Per Sq.Ft/M	Flooring	NA
Buildup Area	768 Sq.Ft	Furnishing Status	Some Furnishes

Activity On This Property

NOBROKER

2 BHK Flat in Sankalp Chs For Sale in Goregaon

₹ 1.75 Crores
₹ 1 Lacs/Month

2 Bedroom
2 Bathroom
2
Bike and Car

Mar 25, 2024
Immediately
Sankalp Chs

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

Overview

Age of Building	<10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2 Per Sq.Ft/M	Flooring	Marble
Buildup Area	710 Sq.Ft	Furnishing Status	Some Furnishes

Activity On This Property



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Price Indicators

HOUSING.COM Buy in Mumbai

Goregaon East

2 BHK Flat

₹1.75 Cr EMI starts at ₹56,89 K

By SATELLITE DEVELOPERS PRIVATE LIMITED

Satellite Garden Gokuldham Goregaon East, Mumbai

WTRP Zero brokerage. Know More

731 sq.ft Built Up Area

₹23.94 K/sq.ft Avg. Price

Ready to move Possession status

Lower of 7 floors

Semi Furnished Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS

Property Location: Satellite Garden, Gokuldham, Goregaon East, Mumbai

Great choice! Nice neighborhood around

Sales Instance

16379324	सूची क्र. 2	दुय्यम निबंधक : सह दु. नि. बोरीवली 1
04-01-2024		दस्त क्रमांक 16379/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मालाड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15200000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10564769.04	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 701,एफ - विंग, माळा नं: 7 मजला, इमारतीचे नाव: सेंटलाइट गार्डन - 1 सीएचएस लिमिटेड. ब्लॉक नं: फिल्म सिटी रोड, जन. ए. के. वैद्य मार्ग, रोड - गोरेगांव पूर्व, मुंबई - 400 063((C.T.S. Number : 644 (part), 620 (part) :))	
(5) क्षेत्रफळ	62.98 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:-सीविक राय वय:-53 पत्ता:-प्लॉट नं. 701, एफ - विंग , माळा नं 7 मजला , इमारतीचे नाव: सेंटलाइट गार्डन - 1 सीएचएस लिमिटेड, ब्लॉक नं: फिल्म सिटी रोड, जन ए के वैद्य मार्ग , रोड नं गोरेगांव पूर्व , महाराष्ट्र, MUMBAI पिन कोड:-400063 पॅन नं:-ACBPG2270R 2) नाव:-मिता राय वय:-53 पत्ता:-प्लॉट नं 701, एफ - विंग , माळा नं: 7 मजला , इमारतीचे नाव: सेंटलाइट गार्डन - 1 सीएचएस लिमिटेड, ब्लॉक नं: फिल्म सिटी रोड, जन ए के वैद्य मार्ग, रोड नं: गोरेगांव पूर्व , महाराष्ट्र, MUMBAI पिन कोड -400063 पॅन नं:-ABSPG2430R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-गौरव उपाध्याय वय:-38; पत्ता:-प्लॉट नं: ए/602, माळा नं: 6 वा मजला , इमारतीचे नाव धीरज उपहार सीएचएस लिमिटेड, ब्लॉक नं: दिडोशी डेपो च्या पाठीमागे, ऑप वसंत वॅली, रोड नं मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400097 पॅन नं:-ABWPU5288K 2) नाव:-रीतू गुप्ता वय:-33; पत्ता:-प्लॉट नं ए/602, माळा नं: 6 वा मजला , इमारतीचे नाव धीरज उपहार सीएचएस लिमिटेड , ब्लॉक नं: दिडोशी डेपो च्या पाठीमागे, ऑप वसंत वॅली, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400097 पॅन नं:-ATNPG0671R	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	16379/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	912000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
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 **4th April 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 **₹ 1,60,26,225.00 (Rupees One Crore Sixty Lakh Twenty Six Thousand Two Hundred Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

