

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to)	Invoice No.	Dated
	PG-3546/21-22	31-Mar-2022
<b>COSMOS BANK -GOREGAON EAST BRANCH</b> GOREGAON EAST BRANCH, D Definity, Shop No. 95, Ground Floor No 364, 3, Jay, Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon ( East), Mumbai - 400063 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 Contact : goregaon@cosmosbank.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	40043/23942	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	2,000.00
				CGST 180.00
				SGST 180.00
<b>Total</b>				<b>2,360.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value		Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00	
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>	

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

**Remarks:**

Mr. Vikrant V. Pawar - Residential Flat No. 503, 5th Floor, "Ruby Isle Co-op. Hsg. Soc. Ltd.", Royal Palms, Aarey Colony, Goregaon (East), Mumbai - 400065.

Company's Service Tax No. : **AADCV4303RSD001**

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
MSME Registration No. - 27222201137

**Company's Bank Details**

A/c Holder's Name: **VASTUKALA CONSULTANTS (I) PVT LTD**

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

A/c No. : **0171001022668**

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

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd



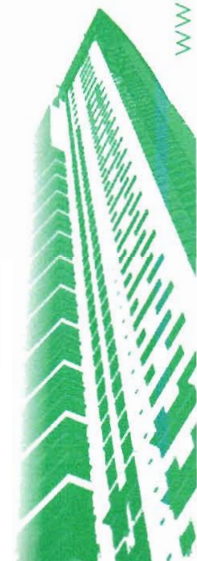
*[Handwritten Signature]*

Authorised Signatory

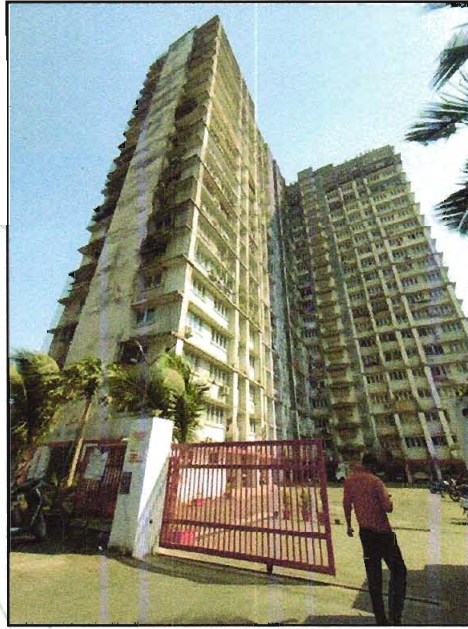
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**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company



# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Vikrant V. Pawar**

Residential Flat No. 503, 5<sup>th</sup> Floor, "**Ruby Isle Co-op. Hsg. Soc. Ltd.**", Royal Palms, Aarey Colony, Goregaon (East), Mumbai – 400065, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'07.8"N 72°53'11.1"E

**Valuation Done for:**  
**Cosmos Bank**

**Goregaon (East) Branch**

D 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.

**Vastukala Consultants (I) Pvt. Ltd.**

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

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Valuation Report Prepared For: Cosmos Bank - Goregaon (East) Branch / Mr. Vikrant V. Pawar (23942/40043) Page 2 of 19

Vastu/Mumbai/03/2022/23942/40043

30/29-577-SKVS

Date: 30.03.2022

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "Ruby Isle Co-op. Hsg. Soc. Ltd.", Royal Palms, Aarey Colony, Goregaon (East), Mumbai – 400065, State – Maharashtra, Country – India belongs to **Mr. Vikrant V. Pawar.**

Boundaries of the property.

North : Garden View 4  
 South : Internal Road  
 East : Internal Road  
 West : Internal 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 **₹ 26,12,753.00 (Rupees Twenty Six Lakh Twelve Thousand Seven Hundred Fifty Three Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

**For VASTUKALA CONSULTANTS (I) PVT. LTD.****MANOJ BABURAO  
CHALIKWAR****Director****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR  
 DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
 2.5.4.2=68220a4ad35d318d77e26d09f10005403041,  
 3.3.1.52.79b17a18c565220e98Code=400009,  
 192648482010,  
 serialNumber=41a56a566ebcc89d52a5a8fca3cbe31951b,  
 c2a394e2892699327b6250fc, cn=MANOJ BABURAO  
 CHALIKWAR  
 Date: 2022.03.31 10:06:32 +05'30'

Auth. Sign.

**Mumbai**

121, 1<sup>st</sup> Floor, Acruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
 Fax : +91 22 28371324  
 mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
 +91 9819670183  
 delhincr@vastukala.org

**Nanded**

28, S.G.G S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
 +91 2462 239909  
 nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
 Mobile : +91 9167204062  
 +91 9860863601  
 aurangabad@vastukala.org

Valuation Report of Residential Flat No. 503, 5<sup>th</sup> Floor, "**Ruby Isle Co-op. Hsg. Soc. Ltd.**", Royal Palms,  
Aarey Colony, Goregaon (East), Mumbai – 400065, 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 30.03.2022 for Banking Purpose
2	Date of inspection	29.03.2022
3	Name of the owner/ owners	<b>Mr. Vikrant V. Pawar</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> Residential Flat No. 503, 5 <sup>th</sup> Floor, " <b>Ruby Isle Co-op. Hsg. Soc. Ltd.</b> ", Royal Palms, Aarey Colony, Goregaon (East), Mumbai – 400065, State – Maharashtra, Country – India.
6	Location, street, ward no	Aarey Colony, Goregaon (East)
	Survey/ Plot no. of land	Survey No. 169 (Part), C.T.S. No. 1627 (Part) of Village - Marol Maroshi
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 239.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 286.00</b> <b>(Area as per Index II)</b>
13	Roads, Streets or lanes on which the land is abutting	Aarey Colony, Goregaon (East)
14	If freehold or leasehold land	Freehold Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.  (i) Initial Premium (ii) Ground Rent payable per annum	N. A.



	(iii) Unearned increased payable to the Lessor in the event of sale or transfer	
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 and in the possession of bank
	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	Vacant and in the possession of bank
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 5,500.00 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?	Information not available

28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	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 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.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (As per Full 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	N. A.



	Labour supported by documentary proof.	
45	<p><b>Remarks:</b></p> <ol style="list-style-type: none"> <li>1. At the time of site inspection flat was locked, hence photographs and measurement were not allowed.</li> <li>2. Our report is based on external site visit only and documents provided by the bank.</li> <li>3. For the purpose of valuation, we have considered the area as per agreement for sale.</li> <li>4. Possession Notice dated 18.09.2021 of Cosmos Bank, Goregaon East Branch pasted on main door of the flat.</li> </ol>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 30.03.2022 for Residential Flat No. 503, 5<sup>th</sup> Floor, "Ruby Isle Co-op. Hsg. Soc. Ltd.", Royal Palms, Aarey Colony, Goregaon (East), Mumbai – 400065, State – Maharashtra, Country – India belongs to **Mr. Vikrant V. Pawar**.

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

1	Copy of Agreement for Sale dated 09.08.2009 between Royal Palms (India) Pvt. Ltd. (the Owner) AND Mr. Vikrant V. Pawar (the Purchaser).
2	Copy of Occupancy Certificate No. CHE / 9819 / BP (WS) / AP dated 09.10.2013 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Commencement Certificate No. CHE / 9819 / BP (WS) / AP dated 07.09.2009 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at Survey No. 169 (Part), C.T.S. No. 1627 (Part) of Village - Marol Maroshi, Taluka – Borivali, District – Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance 5 Km. from Goregaon railway station.

### BUILDING:

The building under reference is having Stilt + 1 + 20 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 5<sup>th</sup> Floor is having 15 Residential Flats. The building is having 6 lifts.

### Residential Flat:

The residential flat under reference is situated on the 5<sup>th</sup> Floor. At the time of site inspection flat was locked, hence photographs and measurement were not allowed. Our report is based on external site visit only and documents provided by the bank. The composition of flat not seen.



**Valuation as on 30<sup>th</sup> March 2022**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>286.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	13 years
Cost of Construction	:	286.00 X ₹ 2,700.00 = ₹ 7,72,200.00
Depreciation $\{(100-10) \times 9 / 60\}$	:	13.50%
Amount of depreciation	:	₹ 1,04,247.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,120.00 per Sq. M. i.e. ₹ 9,487.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 94,848.00 per Sq. M. i.e. ₹ 8,812.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,500.00 per Sq. Ft.
<b>Value of property as on 30.03.2022</b>	<b>:</b>	<b>286.00 Sq. Ft. X ₹ 9,500.00 = ₹ 27,17,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2021 – 22 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 30.03.2022 (A)</b>	<b>:</b>	<b>₹ 27,17,000.00 - ₹ 1,04,247.00</b> <b>₹ 26,12,753.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 26,12,753.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 22,20,840.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 18,28,927.00</b>
<b>Insurable value of the property (286.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 7,72,200.00</b>
<b>Guideline value of the property (286.00 X 8,812.00)</b>	<b>:</b>	<b>₹ 25,20,232.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 503, 5<sup>th</sup> Floor, "Ruby Isle Co-op. Hsg. Soc. Ltd.", Royal Palms, Aarey Colony, Goregaon (East), Mumbai – 400065, State – Maharashtra, Country – India for this particular purpose at **₹ 26,12,753.00 (Rupees Twenty Six Lakh Twelve Thousand Seven Hundred Fifty Three Only)** as on **30<sup>th</sup> March 2022**.





### 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 **30<sup>th</sup> March 2022** is **₹ 26,12,753.00 (Rupees Twenty Six Lakh Twelve Thousand Seven Hundred Fifty Three 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:

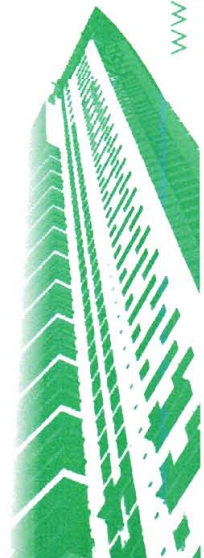


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## ANNEXURE TO FORM 0-1

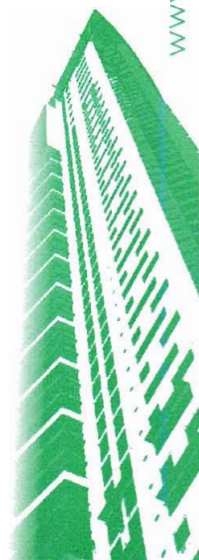
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 1 + 20 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 <sup>th</sup> Floor
3.	Year of construction	2013 (As per Occupancy Certificate)
4.	Estimated future life	51 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	External site visit only
10.	Flooring	External site visit only
11.	Finishing	External site visit only
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	External site visit only
	(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	6'0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	3 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank



20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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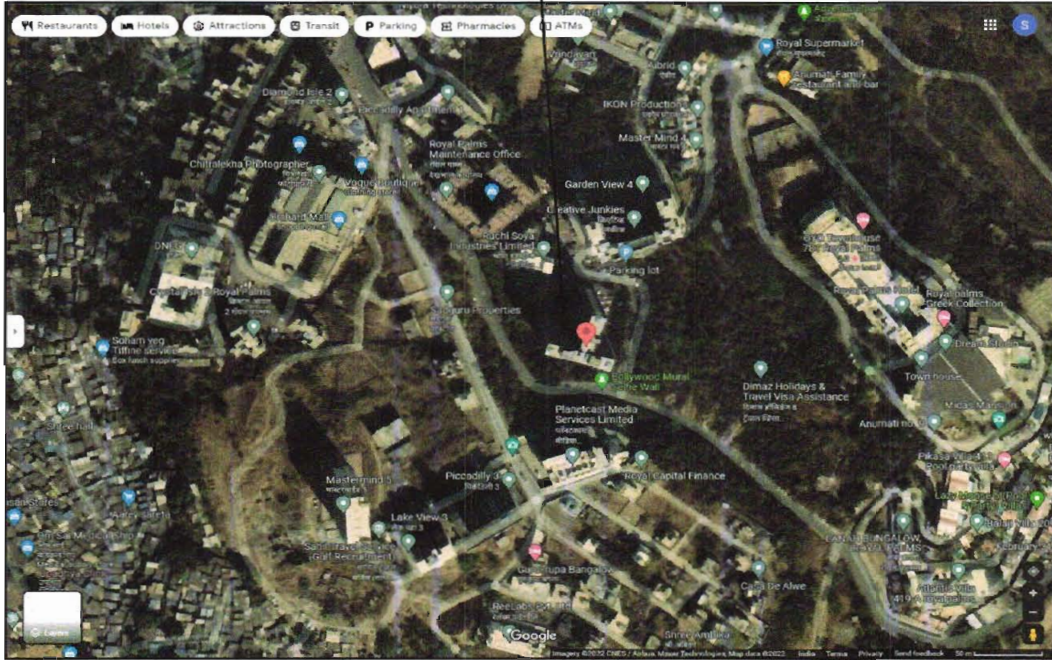


## Actual site photographs



## Route Map of the property

Site,u/r



**Latitude Longitude - 19°09'07.8"N 72°53'11.1"E**


**Note: The Blue line shows the route to site from nearest railway station (Goregaon – 5.0 Km.)**



**Vastukala Consultants (I) Pvt. Ltd.**  
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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

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**Year** 20212022 **Language** English

**Annual Statement of Rates**

**Selected District** मुंबई(उपनगर) **Select Village** मरोशी-बोरिवली

**Search By**  Survey No  Location

Select	उपविभाग	पूची जमीन	निवासी सवनिहा	वैकीय	दुकाने	वैवोचिक	एकक (Rsq.)
SurveyNo	54/254A-पूभाग : रॉयल पाम बसाह्त सि.स.क्रं.1627	54310	102120	113390	153800	102120	चौरस मीटर
SurveyNo	54/254-पूभाग : मरोशी पावतील रॉयल पाम बसाह्त सि.स.क्रं.1627 सोडून सर्व मिळकती.	31370	66790	76620	96800	86790	चौरस मीटर



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## Price Indicators

**HOUSING.COM** Buy in Mumbai

Goregaon East

1 RK Apartment

₹26.0 L EMI starts at ₹13.72 K

Royal Palms Ruby Isle, Aarey Colony, Goregaon East, Mumbai

350 sq.ft. Built Up Area | ₹7.68 K/sq.ft. Avg. Price | 8 Year Old Age of property | Ready to move Possession status | Lower of 20 floors | East facing Facing | Unfurnished Furnishing

**Overview**

Project Name	Shareage
Royal Palms Ruby Isle	₹52,000
Price	Carpet Area
₹26.0 L	227 sq.ft.

Contact Seller

Four Corner Reasons

+9170457...

Please share your contact

**HOUSING.COM** Buy in Mumbai

Goregaon East

1 RK Apartment

₹27.0 L EMI starts at ₹14.50 K

Royal Palms Ruby Isle, Aarey Colony, Goregaon East, Mumbai

344 sq.ft. Built Up Area | ₹7.85 K/sq.ft. Avg. Price | 12 Year Old Age of property | Ready to move Possession status | Lower of 20 floors | East facing Facing | Semi-Furnished Furnishing

**Overview**

Project Name	Shareage
Royal Palms Ruby Isle	154,000
Price	Carpet Area
₹27.0 L	227 sq.ft.

Contact Seller

Ritu Aju Bore

+955231...

Please share your contact



## Price Indicators

**HOUSING.COM** | Mumbai | Goregaon East | Add

Home / Mumbai / Goregaon East / Apartment for Sale in Goregaon East / 1 RK Apartment

**1 RK Apartment** | ₹28.0 L | EMI starts at ₹14.83K

Royal Palms Ruby Isle, Aarey Colony, Goregaon East, Mumbai

330 sq ft Built Up Area | ₹848 K/sq ft Avg. Price | 7 Year Old Age of property | Ready to move Possession status | Middle of 20 floors | East facing Facing | Fully Furnished Furnishing

Overview | Popular Properties Nearby | Furnishings | Society Amenities | Project GMA | Ratings and Reviews | Calculator

**Overview**

Project Name: Royal Palms Ruby Isle | Brochure: ₹50,000

Price: ₹28.0 L | Last Sold Price: 240 sq.ft.

Contact Seller: rosmni Property | +912089... | Please share your contact

Great choice! Better priced property in this area

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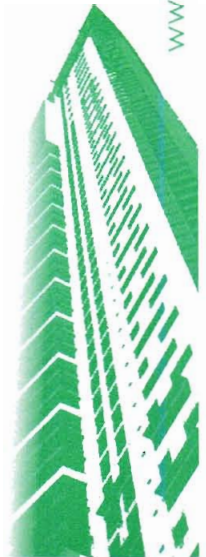




## Sale Instances

Index 2	
153324 23-01-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुग्धम निबंधक : सह दु.नि. बोरीवली 1 दस्ता क्रमांक : 153/2022 नोंदणी : Regn.63m
<b>गावाचे नाव : मरोशी</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7100000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	8284838.1
(4) भू.मामत पोटाहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्गन: सदनिळा नं. 1713, माळा नं. सतरावा मजला ओ विविध, इमारतीचे नाव: कडी आईल कॉ.ऑ.हो.सोसा.की. ब्रॉक नं. रोयल पाल्म गोरगाव ईस्ट मुंबई - 400065, रोड अरे मिल्ल कॉलनी ( C.T.S. Number: 1627A. )
(5) क्षेत्रफळ	77.77 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा. या/लिहून देवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकादिचे नाव व पत्ता	1): नाव: राजू रमेश प्रोवर वय-70 पत्ता-पॉर्ट नं. 1, माळा नं. - इमारतीचे नाव: रेडिक्स, ब्रॉक नं. 45 कफ पॅड मुंबई, रोड नं. - महाराष्ट्र, मुंबई, पिन कोड:-400005 पॅन नं:-AFGG4141M
(8)दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकादिचे नाव व पत्ता	1): नाव: दीपिका, वचराम वामन वय-33, पत्ता-पॉर्ट नं. 102, माळा नं. - इमारतीचे नाव: विलायती कॉ.ऑ. वीप डायनिंग सोसायटी ब्रावण सोसायटी, ब्रॉक नं. बिहाईड मॅरेडर हॉल कल्याण वेंकट ठाणे, रोड नं: मुरबाड रोड, महाराष्ट्र, ठाणे, पिन कोड:-421301 पॅन नं:-ABNPW4212A
(9) दस्तऐवज करून दिव्याचा दिनांक	06/01/2022
(10)दस्त नोंदणी केव्याचा दिनांक	06/01/2022
(11)अनुक्रमांक खंड व पृष्ठ	153/2022

Index 2	
7777324 03-08-2021 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	दुग्धम निबंधक : सह दु.नि. बोरीवली 1 दस्ता क्रमांक : 7777/2021 नोंदणी : Regn.63m
<b>गावाचे नाव : मरोशी</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	6715651.2
(4) भू.मामत पोटाहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्गन: सदनिळा नं. 1207, माळा नं. बारावा मजला ओ विविध, इमारतीचे नाव: कडी आईल कॉ.ऑ.हो.सोसा.की. ब्रॉक नं. रोयल पाल्म गोरगाव ईस्ट मुंबई, रोड अरे मिल्ल कॉलनी ( C.T.S. Number: 1627A. )
(5) क्षेत्रफळ	63.04 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा. या/लिहून देवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकादिचे नाव व पत्ता	1): नाव: अशोक मुळगी वय:-30 पत्ता-पॉर्ट नं. पुन-14/12, माळा नं. पहिला मजला, इमारतीचे नाव: डीएलएन, फेस - II, ब्रॉक नं. गुरगाव, रोड नं. - हरिपणा, गुरगाव, पिन कोड:-122002 पॅन नं:-AWKPM1343A
(8)दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिकादिचे नाव व पत्ता	1) नाव: पंकज शर्मा वय:-33 पत्ता-पॉर्ट नं. एच नं. 7, माळा नं. - इमारतीचे नाव: कृष्ण कॉलनी, ब्रॉक नं. मिलबाड, हुडूर, सुरज नगर, भोपाल, मध्य प्रदेश, रोड नं. कालखंडा रोड, ेआर्.01 प्रदेश, भोपाल, पिन कोड:-462044 पॅन नं:-CEBPS6604D 2) नाव: अनास शर्मा वय:-50, पत्ता-पॉर्ट नं. एच नं. 7, माळा नं. - इमारतीचे नाव: कृष्ण कॉलनी, ब्रॉक नं. मिलबाड, हुडूर, सुरज नगर, भोपाल, मध्य प्रदेश, रोड नं. कालखंडा रोड, ेआर्.01 प्रदेश, भोपाल, पिन कोड:-462044 पॅन नं:-NMZPS8467R
(9) दस्तऐवज करून दिव्याचा दिनांक	07/07/2021
(10)दस्त नोंदणी केव्याचा दिनांक	07/07/2021
(11)अनुक्रमांक खंड व पृष्ठ	7777/2021
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	338000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्राक शुल्क आकारताना नियडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Contonment area annexed to it.



## Sale Instances

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3604387 23/04/2021 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र. 2 दुयम निबंधक : सह दु.नि. कोसेवली 4 दस्ता क्रमांक : 3604/2021 नोदणी Regn 63m
<b>गावाचे नाव : मरोशी</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6100000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देते की पट्टेदार ते नमुद कराते	6136500
(4) भू. मापन पोटहिसा व घरकामांक(असल्यास)	1) पाणिकेचे नाव Mumbal Ma.na.pa. इतर वर्गान सदनिमा नं. 208. माळा नं. 2 रा मजला ओ बिल्डींग. इमारतीचे नाव रुडी आईल कॉ. ऑ. हौ. सोसा. ली. ब्लॉक नं. रोयल पाल्म गोरगाव ईस्ट मुंबई - 400065, रोड. अरे मिल्ल कॉलनी. ( C.T.S. Number : 1627/A. )
(5) क्षेत्रफळ	63.04 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता.	1). नाव -अस्ताक सलीम खामकर तर्फे मुखियावर सखीरा खामकर वय-83. पत्ता -पॉट नं. 4. माळा नं. - इमारतीचे नाव नीरज अपार्टमेंट. ब्लॉक नं. उजवा मगर. रोड नं. एकराइन मगर माळाड पश्चिम मुंबई. पिन कोड:-400064 पिन नं.-BUIPK5009C 2). नाव -सखीरा सलीम खामकर वय-83. पत्ता -पॉट नं. 4. माळा नं. - इमारतीचे नाव नीरज अपार्टमेंट. ब्लॉक नं. उजवा मगर. रोड नं. एकराइन मगर माळाड पश्चिम मुंबई. पिन कोड:-400064 पिन नं.-AXHFK5718M
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता.	1). नाव -परवीन शेख वय-38. पत्ता -पॉट नं. कम नं. सी 3. माळा नं. शांतीनिकेतन अपार्टमेंटस. एन.एल.2. ब्लिडिंग नं. 07. इमारतीचे नाव - ब्लॉक नं. साईबाबा नगरच्या जवळ. रोड नं. साईबाबा मंदिरच्या जवळ. सेक्टर 3. नेसल. नवी मुंबई. पिन कोड:-400706 पिन नं.-BSQPS4361B
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2021
(10) दस्त नोदणी केण्याचा दिनांक	05/03/2021
(11) अनुक्रममांक खड व पृष्ठ	3604/2021
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	185000
(13) बाजार भावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	
मुल्याकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारतामा नियडलेला अनुषेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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2273.24 05/03/2021 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र. 2 दुयम निबंधक : सह दु.नि. कोसेवली 1 दस्ता क्रमांक : 227/2021 नोदणी Regn 63m
<b>गावाचे नाव : मरोशी</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4250000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देते की पट्टेदार ते नमुद कराते	4666014
(4) भू. मापन पोटहिसा व घरकामांक(असल्यास)	1) पाणिकेचे नाव Mumbal Ma.na.pa. इतर वर्गान सदनिमा नं. 1215. माळा नं. बाजार मजला ओ बिल्डींग. इमारतीचे नाव रुडी आईल कॉ. ऑ. हौ. सोसा. ली. ब्लॉक नं. रोयल पाल्म गोरगाव ईस्ट मुंबई - 400065, रोड. अरे मिल्ल कॉलनी. ( C.T.S. Number : 1627. )
(5) क्षेत्रफळ	43.80 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता.	1). नाव -अपामसुंदर एल सामंत वय-74 पत्ता -पॉट नं. ब्लिडिंग नं. 28/ए/1. माळा नं. - इमारतीचे नाव. मराठीजम की एच.एस.सी.सी.टी.डि. ब्लॉक नं. चेंबूर कॉलनी. मुंबई. रोड नं. - , MUMBAI. पिन कोड:-400074 पिन नं. -AANPS9944G 2). नाव -वर्धा एच. सामंत वय-36 पत्ता -पॉट नं. ब्लिडिंग नं. 28/ए/1. माळा नं. - इमारतीचे नाव. नवजीवन सी.एच.एस.सी.सी.टी.डि. ब्लॉक नं. चेंबूर कॉलनी. मुंबई. रोड नं. - , MUMBAI. पिन कोड:-400074 पिन नं. -BGMPS9069Q 3). नाव -वदना एस. सामंत वय-71 पत्ता -पॉट नं. ब्लिडिंग नं. 28/ए/1. माळा नं. - इमारतीचे नाव. नवजीवन सी.एच.एस.सी.सी.टी.डि. ब्लॉक नं. चेंबूर कॉलनी. मुंबई. रोड नं. - , MUMBAI. पिन कोड:-400074 पिन नं. -AVQPS6958Q
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिकादिचे नाव व पत्ता.	1). नाव -विश्विल संतोष म्हाडेश्वर वय-29. पत्ता -11/42. - फ्लॅट नं. 301 बाबू काबोरी पैदाय. वरळी. मुंबई. पो.एम.थॅन्सेल पार्क. - MAHARASHTRA, MUMBAI Non-Government. पिन कोड:- 400018 पिन नं. -BDCPM7689B
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोदणी केण्याचा दिनांक	06/01/2021
(11) अनुक्रममांक खड व पृष्ठ	227/2021
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	94000
(13) बाजार भावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	
मुल्याकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारतामा नियडलेला अनुषेद :- (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 **30<sup>th</sup> March 2022**.

The term Value is defined as

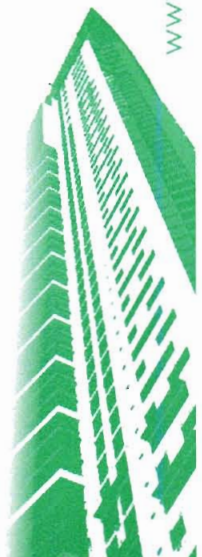
*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are: <sup>®</sup>

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 **₹ 26,12,753.00 (Rupees Twenty Six Lakh Twelve Thousand Seven Hundred Fifty Three Only).**

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

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.20-982226c7a035ca38a0d39e38880913490c1d33041333  
115279d7a18865c23002ac200e400008104d40a1e1a  
serialNumber+41405405640d0c096630554893c30b31e11c22b  
394e387ca29a12776e250e, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.31 10:06:43 +05'30'

Auth. Sign.



Director

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

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