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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: **Shri. Mukesh Ratilal Rajyagor**

Residential Flat No. 401, 4th Floor, "Maa Encore Co-op. Hsg. Soc. Ltd.", Daulat Nagar Road No. 8,
Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066,
State - Maharashtra, Country - India.

Latitude Longitude - 19°14'11.2"N 72°51'39.5"E

Valuation Prepared for: **Cosmos Bank**

Dahisar (East) Glorias Branch

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East), Mumbai - 400 068
State - Maharashtra, Country - India

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Regd. Office

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

+91 2247495919

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Valuation Report Prepared For: Cosmos Bank/Dahisar (East) Glorias Branch/ Shri. Mukesh Ratilal Rajyagor (009089/2306616)

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Vastu/Mumbai/06/2024/009089/2306616
06/12-60-JANI
Date: 06.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, "Maa Encore Co-op. Hsg. Soc. Ltd.", Daulat Nagar Road No. 8, Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India belongs to **Shri. Mukesh Ratilal Rajyagor**.

Boundaries of the property.

North : Lakshmi Mahal
South : Open Plot
East : Road No. 9
West : Road No. 8

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 **₹ 1,74,86,500.00 (Rupees One Crore Seventy Four Lakhs Eighty Six Thousand Five 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.

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.



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Regd. Office

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

📞 **+91 2247495919**

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**Valuation Report of Residential Flat No. 401, 4th Floor, "Maa Encore Co-op. Hsg. Soc. Ltd.", Daulat Nagar
Road No. 8, Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066,
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 06.06.2024 for Bank Loan Purpose
2	Date of inspection	05.06.2024
3	Name of the owner/ owners	Shri. Mukesh Ratilal Rajyagor.
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	Address: Residential Flat No. 401, 4 th Floor, "Maa Encore Co-op. Hsg. Soc. Ltd.", Daulat Nagar Road No. 8, Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India. Contact Person: Shri. Ratilal Rajyagor (Owner's Father) Contact No.: 8104219002
6	Location, street, ward no	Daulat Nagar Road No. 8
7	Survey/ Plot no. of land	Plot No.107, C.T.S. No. 2601 of Village - Eksar
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, Auto, Taxies and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 701.00 Flowerbed Area in Sq. Ft. = 108.00 Dry Area in Sq. Ft. = 21.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 820.00

		(Area as per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Daulat Nagar Road No. 8
14	If freehold or leasehold land	Free 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 (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?	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	RENTS	
	(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	₹ 37,000.00 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.
		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.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Construction – 2009 (As per 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 06.06.2024 for Residential Flat No. 401, 4th Floor, “**Maa Encore Co-op. Hsg. Soc. Ltd.**”, Daulat Nagar Road No. 8, Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India belongs to **Shri. Mukesh Ratilal Rajyagor**.

We are in receipt of the following documents:

1	Copy of Gift Deed dated 25.07.2019 between Shri. Ratilal Jivraj Rajyagor (the Donor) AND Shri. Mukesh Ratilal Rajyagor (the Donee)
2	Copy of Occupancy Certificate No. CHE / A - 4244 / BP (WS) / AR dated 28.04.2009 issued by Municipal Corporation of Greater Mumbai

LOCATION:

The said building is constructed on Plot No. 107, C.T.S. No. 2601 of Village - Eksar, Borivali (East), Mumbai, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a travelling distance of 950 Mts. from Borivali 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. The 4th Floor has 2 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Passage + Flowerbed Area. (**i.e. 2 BHK + 2 Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & plumbing etc.



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Valuation as on 6th June 2024

Built-up Area of the Residential Flat	:	820.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2009 (As per Occupancy Certificate)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	15 Years
Cost of Construction	:	820.00 Sq. Ft. X ₹ 3,000.00 = ₹ 24,60,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation	:	₹ 5,53,500.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,16,110.00 per Sq. M. i.e. ₹ 10,787.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,06,150.00 per Sq. M. i.e. ₹ 9,862.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
Value of property as on 06.06.2024	:	820.00 Sq. Ft. X ₹ 22,000.00 = ₹ 1,80,40,000.00

(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)

Total Value of the property as on 06.06.2024	:	₹ 1,80,40,000.00 (-) ₹ 5,53,500.00 = ₹ 1,74,86,500.00
Total Value of the property	:	₹ 1,74,86,500.00
The realizable value of the property	:	₹ 1,57,37,850.00
Distress value of the property	:	₹ 1,39,89,200.00
Insurable value of the property (820.00 X 3,000.00)	:	₹ 24,60,000.00
Guideline value of the property (820.00 X 9,862.00)	:	₹ 80,86,840.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, “**Maa Encore Co-op. Hsg. Soc. Ltd.**”, Daulat Nagar Road No. 8, Opposite Purnima Hospital, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India for this particular purpose at **₹ 1,74,86,500.00 (Rupees One Crore Seventy Four Lakhs Eighty Six Thousand Five Hundred Only)** as on date **6th June 2024**.

NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **6th June 2024 is ₹ 1,74,86,500.00 (Rupees One Crore Seventy Four Lakhs Eighty Six Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

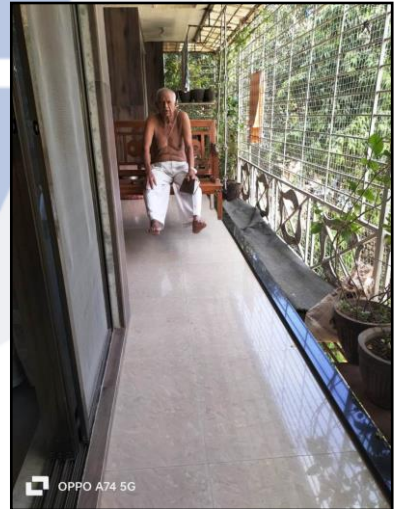
I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	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 4 th Floor
3	Year of construction	Year of Construction – 2009 (As per Occupancy Certificate)
4	Estimated future life	45 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 Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
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.	Concealed plumbing
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	Provided
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

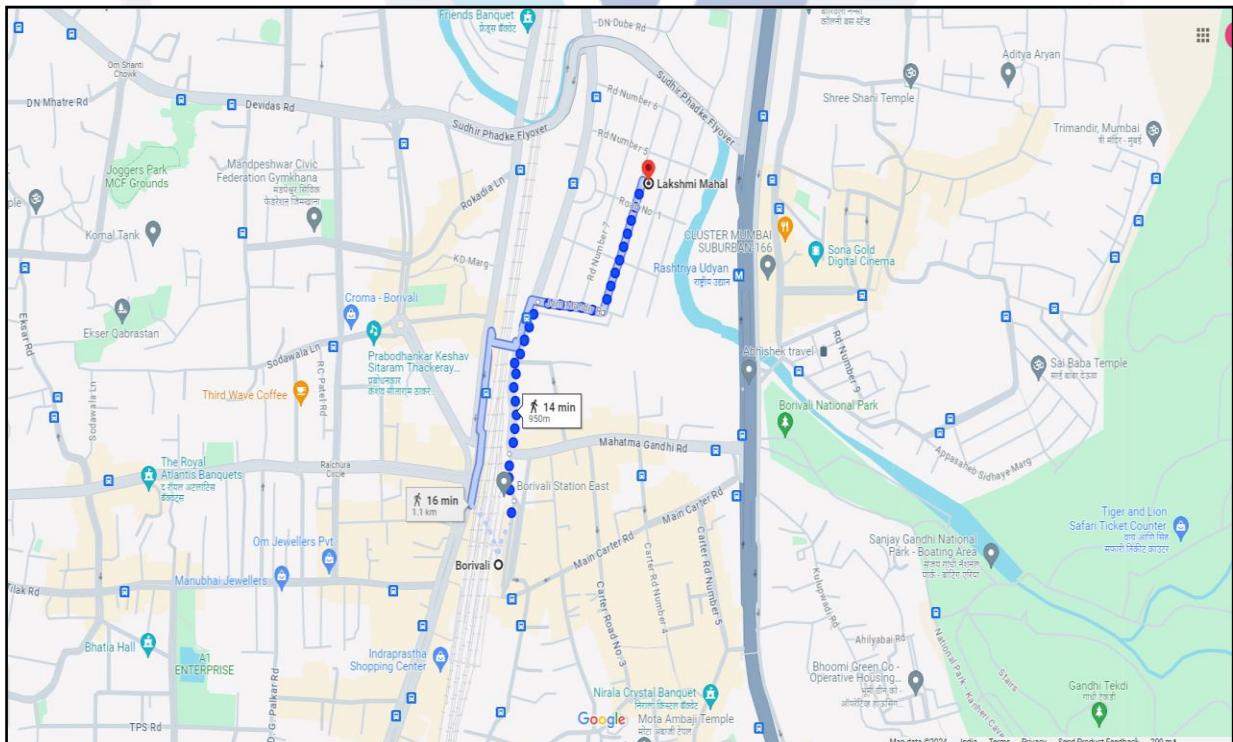
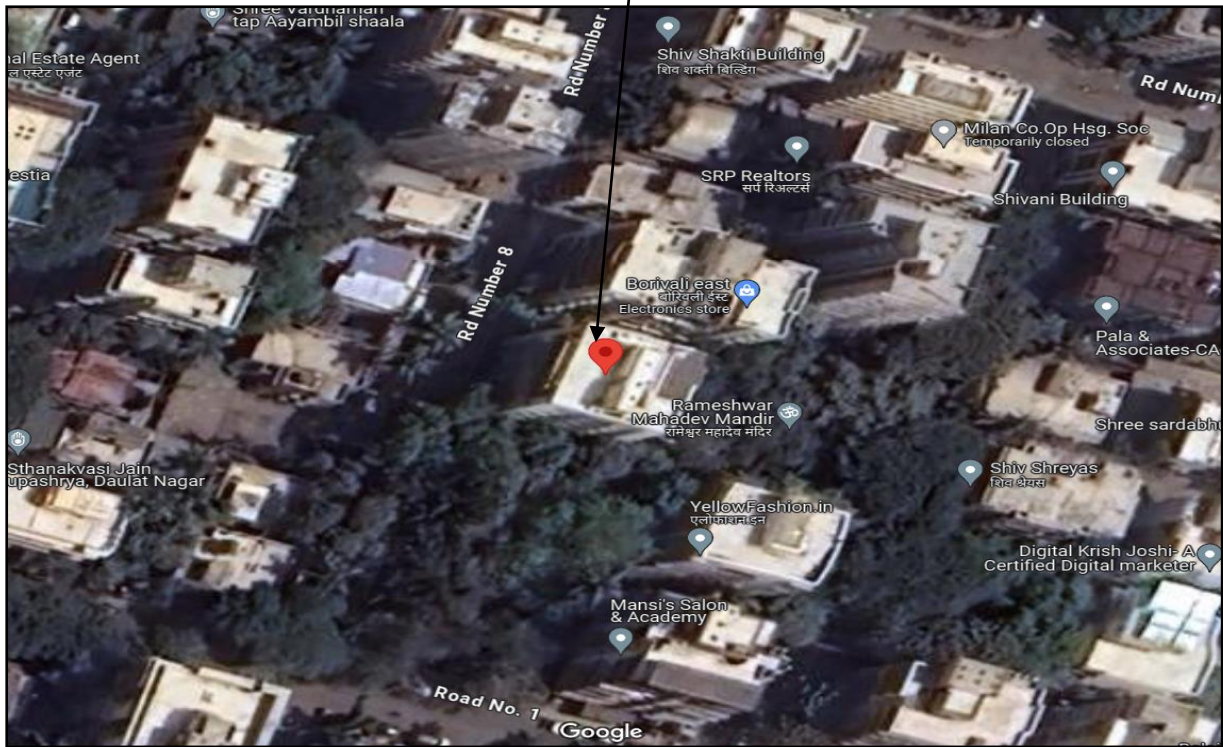


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'11.2"N 72°51'39.5"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 950 Mts.)




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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	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
87/400 -पुभाग: उत्तरेस गावाची सीमा, पुर्वेस व दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे मार्ग.	49710	116110	134400	174200	116110	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,110.00			
No Increase on Flat located on 4 th floors	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,16,110.00	Sq. Mtr.	10,787.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	49,710.00			
The difference between land rate and building rate (A – B = C)	66,400.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,06,150.00	Sq. Mtr.	9,862.00	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 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 Indicator

NOBROKER
Pay Rent Post Your Property New Jayaraja



2 BHK Flat In Shantinivas Chsl For Sale In Da...
Roads Number7

Loan Verified

₹ 1.4 Crores
Negotiable


₹ 80,240/Month
Estimated EMI

700
Sq.Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali east / 2bhk Flat for Sale in Borivali east / Property Details

Photos
Location



Shortlist

2 Bedroom <small>No. of Bedroom</small>	May 3, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Shantinivas Chsl <small>Apartment</small>
Car <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate
Check Now

Nearby: McDonald's
Movie Time
Sona Gold Digital Cinema
Natural Ice Cream
I.C. Colony

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹2.9 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	700 Sq.Ft	Carpet Area	500 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	East
Floor	3/7	Parking	Car
Gated Security	Yes		

Activity On This Property

727
Unique Views

0
Shortlists


0
Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties

NOBROKER
Pay Rent Post Your Property Sign up Log In



2 BHK Flat In Raj Avenue Chsl For Sale In Borivali E...
Road Number 7

₹ 2 Crores
Negotiable

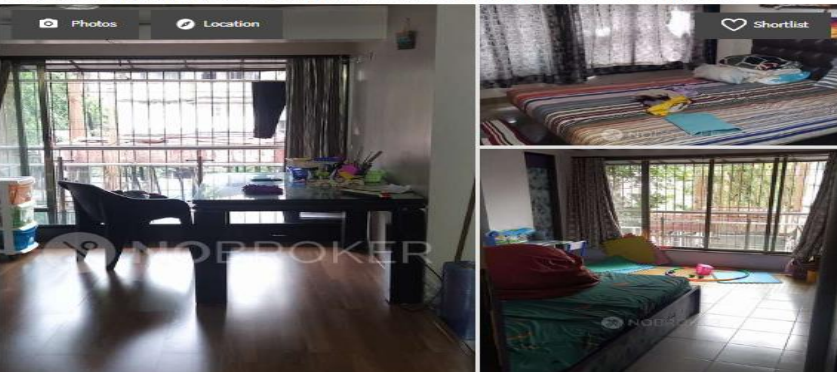
₹ 1.15 Lacs/Month
Estimated EMI

915
Sq.Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali east / 2bhk Flat for Sale in Borivali east / Property Details

Photos
Location



Shortlist

2 Bedroom <small>No. of Bedroom</small>	Mar 30, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Raj Avenue Chsl <small>Apartment</small>
Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate
Check Now

Nearby: McDonald's
METRO Cash Carry India Private Limited
Movie Time
Maa Anjani Pav Bhaji Centre
Ashokvan

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.9 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	915 Sq.Ft	Carpet Area	795 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	East
Floor	2/7	Parking	Car
Gated Security	Yes		

Activity On This Property


64
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate


Similar Properties



2 BHK Flat In Riddhi Sid...
Mahatma Gandhi Road Near Natio...

Within 5 km

Price **₹1.9 Crores** Builtup Area **1125 sqft**




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC2017/20

Price Indicator

NOBROKER

Pay Rent
Post Your Property
New
Jayaraja
Heart
Notifications

2 BHK Flat In Kewal Kunj For Sale In Borivali East
Daulat Nagar near kewal kunj

₹ 1.87 Crores
Negotiable

₹ 1.07 Lacs/Month
Estimated EMI

754
Sq. Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali east / 2bhk Flat for Sale in Borivali east / Property Details

Photos
Location
Shortlist

Commute Friendly

Request Photos

2 Bedroom <small>No. of Bedroom</small>	Jan 24, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Kewal Kunj <small>Apartment</small>
None <small>Parking</small>	Full <small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: McDonald's METRO Cash Carry India Private Limited Movie Time Sona Gold Digital Cinema Ashokvan

Overview

Age of Building: >10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹2.7 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 754 Sq.Ft	Furnishing Status: Unfurnished Furnish Now
Facing: South	Floor: 6/6
Parking: None	Gated Security: Yes

Activity On This Property

11 Unique Views
0 Shortlists
0 Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat in Sanghvi So...

MG Road, Borivali East, Mumbai, M...

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Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1720 MH2010 PTC207809

Sale Instance

6/6/24, 11:25 AM

igr_9636

9636388	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
30-05-2024		दस्त क्रमांक : 9636/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : एक्सर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5127417.6	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 302, माळा नं: 3 रा मजला, इमारतीचे नाव: भक्ति बिल्डिंग,भगीरथी सीएचएस लि, ब्लॉक नं: बोरीवली पूर्व,मुंबई - 400066, रोड : दौलत नगर रोड नं 8, इतर माहिती: .((C.T.S. Number : 2753/2&3 ;))	
(5) क्षेत्रफळ	44.16 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:-परिमल महासुखलाल शाह वय:-61 पत्ता:-प्लॉट नं: 302, माळा नं: 3 रा मजला , इमारतीचे नाव: भक्ति बिल्डिंग, भगीरथी सीएचएस लि, ब्लॉक नं: बोरीवली पूर्व, मुंबई - 400066 , रोड नं: दौलत नगर रोड नं 8 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAZPS7476H 2): नाव:-बीना परिमल शाह वय:-57 पत्ता:-प्लॉट नं: 302, माळा नं: 3 रा मजला , इमारतीचे नाव: भक्ति बिल्डिंग, भगीरथी सीएचएस लि, ब्लॉक नं: बोरीवली पूर्व, मुंबई - 400066 , रोड नं: दौलत नगर रोड नं 8 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ASPPS3887E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरिप्रिया जगदीश व्यास वय:-62; पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला , इमारतीचे नाव: भक्ति बिल्डिंग, भगीरथी सीएचएस लि, ब्लॉक नं: बोरीवली पूर्व, मुंबई - 400066 , रोड नं: दौलत नगर रोड नं 8 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AELPV5988H 2): नाव:-जगदीश चंद्रकांत व्यास वय:-67; पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला , इमारतीचे नाव: भक्ति बिल्डिंग, भगीरथी सीएचएस लि, ब्लॉक नं: बोरीवली पूर्व, मुंबई - 400066 , रोड नं: दौलत नगर रोड नं 8 , महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AELPV5987J	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9636/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(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.	

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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 **6th June 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.



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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 **₹ 1,74,86,500.00 (Rupees One Crore Seventy Four Lakhs Eighty Six Thousand Five 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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