

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vivek Vijay Indulkar & Mrs. Priya Vivek Deshmukh Indulkar nee Priya Shamrao Deshmukh**

Residential Multipurpose Room No. 301, 3rd Floor, "**Buildarch Daisy**", Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India.

Latitude Longitude - 19°01'28.8"N 72°50'11.8"E

Cosmos Bank

Dadar Branch


Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.

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

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Valuation Report / Cosmos Bank / Dadar Branch / Mr. Vivek Vijay Indulkar (9399/2306908)

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Vastu/Mumbai/06/2024/9399/2306908
26/06-352-PASH
Date: 26.06.2024

VALUATION OPINION REPORT

The property bearing Residential Multipurpose Room No. 301, 3rd Floor, "Buildarch Daisy", Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Vivek Vijay Indulkar & Mrs. Priya Vivek Deshmukh Indulkar nee Priya Shamrao Deshmukh.**

Boundaries of the property.

North	: Ranade Road
South	: Internal Road
East	: Internal Road
West	: Aparna Vaibhav Society

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 **₹ 78,00,000.00 (Rupees Seventy Eight Lakh 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

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01




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Valuation Report of Residential Multipurpose Room No. 301, 3rd Floor, "Buildarch Daisy", Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, 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 26.06.2024 for Banking Purpose
2	Date of inspection	21.06.2024
3	Name of the owner/ owners	Mr. Vivek Vijay Indulkar & Mrs. Priya Vivek Deshmukh Indulkar nee Priya Shamrao Deshmukh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Multipurpose Room No. 301, 3 rd Floor, "Buildarch Daisy", Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India Contact Person: Mr. Vivek Vijay Indulkar (Owner) Contact No.: 9892724836
6	Location, street, ward no	G/North Ward, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai
7	Survey/ Plot no. of land	Final Plot No. 634 of TPS – IV, New Survey No. 1572, 1573 & 1574, Cadastral Survey No. 7/1710 of Mahim Division
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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 156.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 156.00



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		(Area as per Agreement for Sale) Built up Area in Sq. Ft. = 187.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai
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.	Copy of Approved Plan Document No. CHE / CTY / 4561 / G / N / 337 (NEW) dated 17.01.2023 issued by Municipal Corporation of Greater Mumbai
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized - Details not available

26	RENTS	
	(i)	Names of tenants/ lessees/ licensees, etc
	(ii)	Portions in their occupation
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each
	(iv)	Gross amount received for the whole property
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 Multipurpose Room 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 commencement of construction – 2018 (As per Commencement Certificate) Year of Completion – 2024 (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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 26.06.2024 for Residential Multipurpose Room No. 301, 3rd Floor, **"Buildarch Daisy"**, Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Vivek Vijay Indulkar & Mrs. Priya Vivek Deshmukh Indulkar nee Priya Shamrao Deshmukh.**

We are in receipt of the following documents:

1.	Copy of Agreement for sale dated 18.06.2024 b/w. M/s. Buildarch Land Developers Private Limited (The Promoter) and Mr. Vivek Vijay Indulkar & Mrs. Priya Vivek Deshmukh Indulkar nee Priya Shamrao Deshmukh (Allottees)
2.	Copy of RERA Certificate Document No. P51900030673 dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority
3.	Copy of Commencement Certificate Document No. CHE / CTY / 4561 / G / N / 337 (NEW) / FCC / 1 / Amend dated 24.07.2018 issued by Municipal Corporation of Greater Mumbai
4.	Copy of Occupancy Certificate Document No. CHE / CTY / 4561 / G / N / 337 (NEW) / OCC / 1 / New dated 08.05.2024 issued by Municipal Corporation of Greater Mumbai
5.	Copy of Approved Plan Document No. CHE / CTY / 4561 / G / N / 337 (NEW) dated 17.01.2023 issued by Municipal Corporation of Greater Mumbai

LOCATION:

The said building is located at Final Plot No. 634 of TPS – IV, New Survey No. 1572, 1573 & 1574, Cadastral Survey No. 7/1710 of Mahim Division, G/North Ward, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 1.1 Km. from Dadar railway station.



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BUILDING:

The building under reference is having Stilt + 15 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 good. The building is used for residential purpose. 3rd Floor is having 1 Residential Flat. 2 Lifts are provided in building.

Residential Flat:

The property is a Residential Multipurpose Room located on 3rd Floor. The composition of Residential Multipurpose Room is having Living Room + 1 Toilet (i.e. **Studio Apartment**). The residential Multipurpose Room is finished with Vitrified tiles flooring, Teak wood door frame with Solid flush door & Powdered Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 26th June 2024

The Carpet Area of the Residential Multipurpose Room	:	156.00 Sq. Ft.
The Built up Area of the Residential Multipurpose Room	:	187.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2024 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	New Construction
Cost of Construction	:	187.00 Sq. Ft. X ₹ 3,000.00 = ₹ 5,61,000.00
Depreciation	:	N.A., as the age of the property below 5 years
Amount of depreciation	:	Nil
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,21,690.00 per Sq. M. i.e. ₹ 29,886.00 per Sq. Ft.
Value of property as on 26.06.2024	:	156.00 Sq. Ft. X ₹ 50,000.00 = ₹ 78,00,000.00

(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 26.06.2024	:	₹ 78,00,000.00
The realizable value of the property	:	₹ 70,20,000.00
Distress value of the property	:	₹ 62,40,000.00
Insurable value of the property	:	₹ 5,61,000.00
Guideline Value of the property	:	₹ 55,88,682.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Multipurpose Room No. 301, 3rd Floor, "**Buildarch Daisy**", Final Plot No. 634 of TPS – IV of Mahim Division, Dr. V. J. Rath Marg, Ranade Road Extension, Shivaji Park, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 78,00,000.00 (Rupees Seventy Eight Lakh Only) as on 26th June 2024.**

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 **26th June 2024 is ₹ 78,00,000.00 (Rupees Seventy Eight Lakh 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

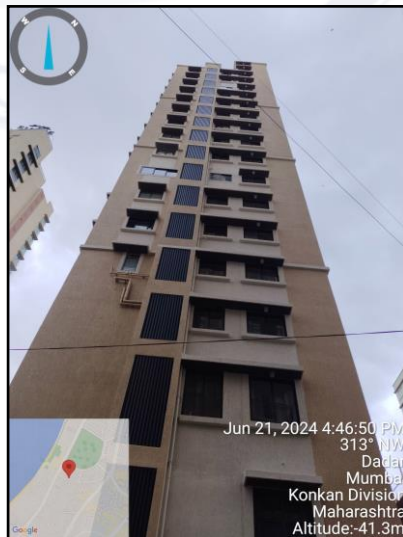
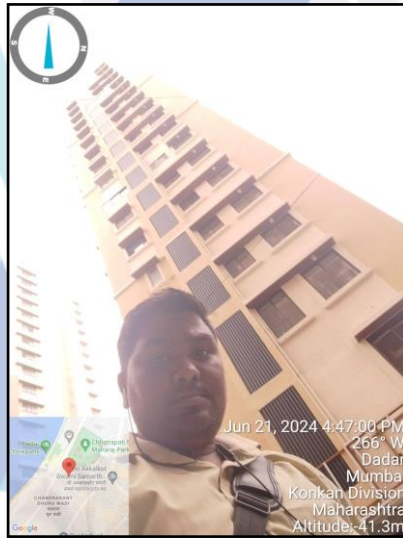
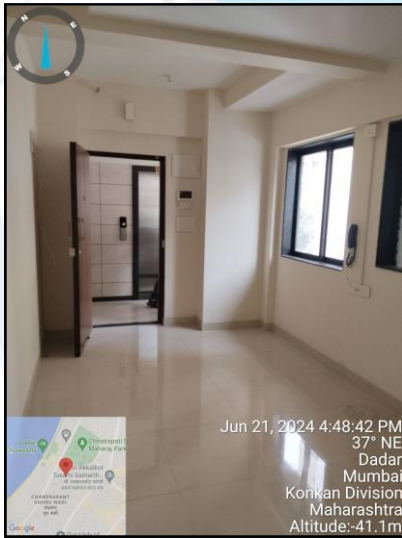
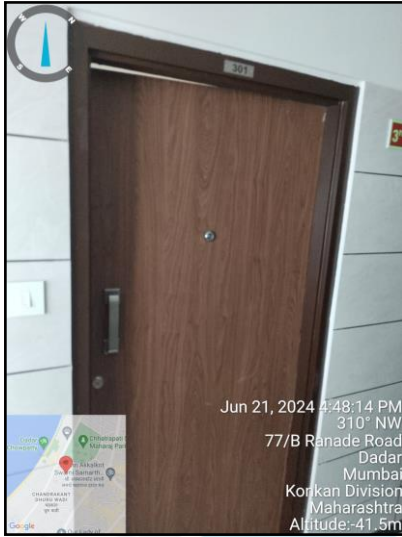
I hereby declare that

- (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**

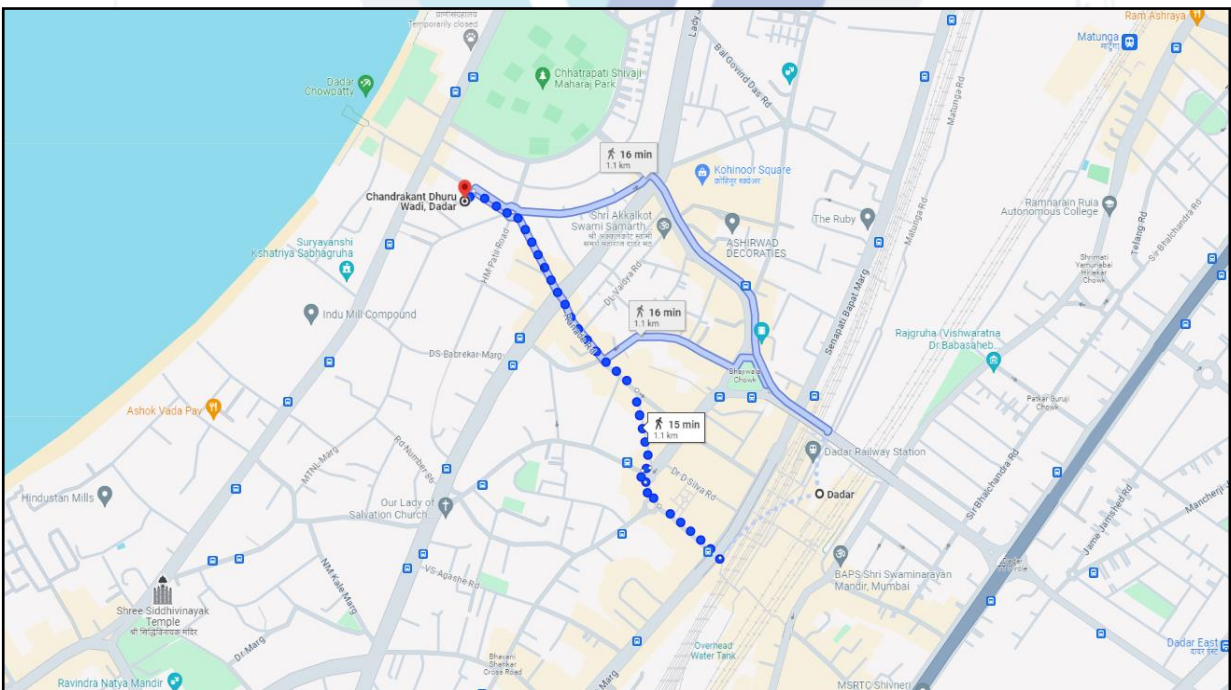
1.	No. of floors and height of each floor	Stilt + 15 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Multipurpose Room situated on 3 rd Floor
3.	Year of construction	2024 (As per Occupancy Certificate)
4.	Estimated future life	60 Years Subject to 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 Solid flush door & Powdered Coated Aluminium sliding windows
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 (ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification Concealed plumbing
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	As per Requirement
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	2 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	Cemented road 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



Route Map of the property

Site,u/r



Latitude Longitude - 19°01'28.8"N 72°50'11.8"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 1.1 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Triangular portion, to the South Sayani Road and S. K. Bole Marg, Dadar Railway Station to the South up to Bridge, To the South Bridge up to Tilak Bridge, To the North Tilak Bridge up to Gadhari Chowk, Lady Jamshetji Road, and Pandurang Naik Marg and on the West Dadar Chowpati Portion Surrounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/117	139950	321690	369950	437700	315440
TPS No. IV Mahim, FP No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 32, 44, 45, 46, 47, 50C, 55, 58, 65, 78, 88, 101, 144, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 170, 180, 181, 182, 183, 184, 185, 186, 187, 188, 195, 196, 197, 198, 199, 199, 200, 202, 203, 204, 239, 243, 245, 250, 256, 258, 267, 395, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 721, 739, 741, 742, 765A, 765B, 768, 773,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,21,690.00			
No Increase, Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	3,21,690.00	Sq. Mt.	29,886.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,39,950.00			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mt.	-	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 Indicators

commonfloor.com
Mumbai Buy Locality or Builder or Project Name
POST PROPERTY

Home > Mumbai > Mumbai South > Dadar West > Shivaji Park > Ongoing Projects > Buildarch Daisy

Buildarch Daisy

By: Buildarch Land Developers Pvt. Ltd. in Shivaji Park

₹3.50 Cr onwards

OVERVIEW
LOCATION
BUY
RENT

Total Units 15 Units	BHK 2 BHK	Area 600 - 700 sq.ft. <small>(55.74 - 65.03 sq.m)</small>	Possession Dec-2024 (Ongoing)
Price Range ₹ 3.50 Cr - 4.25 Cr	Property Type Apartment	Launched Date Sep-2021	

RERA ID P51900030673

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Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
2 BHK Apartment <small>Availability*: Sold out</small>	NA	600 - 700 sq.ft <small>(55.74 - 65.03 sq.m)</small>	₹ 3.50 Cr - 4.25 Cr	NA

*Availability: **Yes/Sold Out** depicts Availability with Builder only. Taxes and other charges may apply. Last Updated on 18-Jun-2024

square yards
Mumbai Buy Rent Projects Agents Services Resources
Data Intelligence Advertise with us

Overview
Regulatory Information
Floor Plans
Price List
Data Intelligence
Resale Listings
Amenities
Specifications
Commute Time
Location & Landma

1 BHK 373 Sq. Ft. Apartment

1 Bedroom

Carpet Price

373 Sq. Ft. ₹ 1.87 Cr

Get a Call Back

Buildarch Daisy - Price List

Unit Type	Area	New Home Price*
1 BHK 373 Sq. Ft. Apartment	373 Sq. Ft. (Carpet)	₹ 1.87 Cr
2 BHK 697 Sq. Ft. Apartment	697 Sq. Ft. (Carpet)	₹ 3.50 Cr

Processing Fee

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Get Offer

Valuation Report

1,999 ₹1499

- Estimated Market Value
- Rental Value
- Govt. Value

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Price Indicators

HOUSING.COM Buy in Mumbai Dadar West + Add

Home / Mumbai / Dadar West / Apartment for Sale in Dadar West / 2 BHK Flat

2 BHK Flat ₹4.25 Cr EMI starts at ₹2.11 Lacs
 ₹56.67 K/sq.ft

By BUILDARCH LAND DEVELOPERS
 Buildarch Daisy, Chandrakant Dhuru Wadi, Dadar West, Mumbai

Project Images: [Image of building] [Image of building] [Image of building]

750 sq.ft Built Up Area | ₹56.67 K/sq.ft Avg. Price | 2 Year Old Age of property | Ready to move Possession status | Higher of 16 floors | East facing Facing | Unfurnished Furnishing

OVERVIEW | PRICE ESTIMATE | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | LOCALITY | PROJECT Q&A | DEVELOPER

Property Location: Buildarch Daisy, Chandrakant Dhuru Wadi, Dadar West, Mumbai

Around This Property:

- School: I.E.S. Modern English School (100m)
- Hospital: Navneet Jain Health Centre (300m)

View more on Maps

Property Overview

Project Name	Brokerage
Buildarch Daisy	₹4.3 Lacs
Price	Carpet Area
₹4.25 Cr	697 sq.ft

Sale Instances

11869450 08-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 11869/2024 नोदणी : Regn:63m
गावाचे नाव : माहिम		
(1)वित्तिकाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	38000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो को पट्टेदार ते नमुद करावे)	28626549.72	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.1201,12वा मजला,बिल्डार्च डेझी बिल्डींग,बिल्डार्च डेझी को. ऑप. हौ. सोसायटी लि., डॉ. व्ही. जे. रथ पथ, रानडे रोड विस्तारित, शिवाजी पार्क, दादर, मुंबई 400028 व सोबत एक ऑटोमेटेड रोटररी कार पार्किंग स्पेस .((Final Plot Number : 634 TPS-IV ; C.T.S. Number : 7/1710 ;))	
(5) क्षेत्रफळ	77.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेथे.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमृता निखील गोगटे वय:-46 पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: अंजेलिना, ब्लॉक नं: दादर, रोड नं: डी.एस. बाबरेकर मार्ग, कॅटरिंग कॉलेजच्या मागे, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AJJPG2644K 2): नाव:-निखील प्रदीप गोगटे वय:-47 पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: अंजेलिना, ब्लॉक नं: दादर, रोड नं: डी.एस. बाबरेकर मार्ग, कॅटरिंग कॉलेजच्या मागे, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AEZPG2683J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा शशिकुमार तालीम वय:-55; पत्ता:-प्लॉट नं: 700ए, माळा नं: -, इमारतीचे नाव: दीपमाला, ब्लॉक नं: दादर पूर्व, रोड नं: पारसी कॉलनी, रोड नं.4, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AAAPT6757F 2): नाव:-शशिकुमार त्रिबक तालीम वय:-88; पत्ता:-प्लॉट नं: 700ए, माळा नं: -, इमारतीचे नाव: दीपमाला, ब्लॉक नं: दादर पूर्व, रोड नं: पारसी कॉलनी, रोड नं.4, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AAAPT5675Q 3): नाव:-सुनंदा शशिकुमार तालीम वय:-81; पत्ता:-प्लॉट नं: 700ए, माळा नं: -, इमारतीचे नाव: दीपमाला, ब्लॉक नं: दादर पूर्व, रोड नं: पारसी कॉलनी, रोड नं.4, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AACPT2094F	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024	
(10)दस्त नोदणी केल्याचा दिनांक	07/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11869/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2280000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sale Instances

16699450 06-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 16699/2023 नोदणी : Regn:63m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	28500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25066728.18	
(4) भू-मापन,पोटहिस्सा व परकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं. 1301, माळा नं: 13 वा मजला, इमारतीचे नाव: बिल्डार्च डेझी, ब्लॉक नं: शिवाजी पार्क, रोड : दादर,मुंबई - 400028, इतर माहिती: सोबत एक ऑटोमेटेड रोटरी कार पार्किंग स्पेस.((C.T.S. Number : 7/1710 ; Final Plot Number : 634 TPS IV ;))	
(5) क्षेत्रफळ	67.67 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:-मेसर्स बिल्डार्च लॅंड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक मोनिष लक्ष्मीकांत ठाकूर वय:-52 पत्ता:-प्लॉट नं: ऑफिस नं. 101, माळा नं: -, इमारतीचे नाव: संकल्प, ब्लॉक नं: शिवाजी पार्क, दादर (पश्चिम), रोड नं: एस. एच. परळकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAACB2206Q	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय भालचंद्र पालकर वय:-70; पत्ता:-प्लॉट नं: प्लॉट नं. 73, माळा नं: -, इमारतीचे नाव: पालकर हाउस, ब्लॉक नं: शिवाजी पार्क, दादर (पश्चिम), रोड नं: रानडे रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AACPP9129R 2): नाव:-भरती विजय पालकर वय:-69; पत्ता:-प्लॉट नं: प्लॉट नं. 73, माळा नं: -, इमारतीचे नाव: पालकर हाउस, ब्लॉक नं: शिवाजी पार्क, दादर (पश्चिम), रोड नं: रानडे रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAGPP4935K	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023	
(10)दस्त नोदणी केल्याचा दिनांक	25/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	16699/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1710000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 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 **₹ 78,00,000.00 (Rupees Seventy Eight Lakh Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.