

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: Lt Sagar Coastal Transport Pvt. Ltd.

Commercial Office Premises Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz",  
Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°09'14.0"N 72°56'43.3"E

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## Valuation Done for:

**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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## VALUATION OPINION REPORT

The property bearing Commercial Office Premises Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India belongs to Lt Sagar Coastal Transport Pvt. Ltd.

Boundaries of the property.

North	:	Ceat Tyre Company
South	:	Rayon IT Park Road
East	:	Nahur Railway Station
West	:	Classic Marble Company

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 ₹ 29,97,61,000.00 (Rupees Twenty Nine Crore Ninety Seven Lakh Sixty One Thousand 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA,  
2.5.4.20=9922664f4d316c31e3b179c58b31118101d13a111  
12115279017a1805652, postalCode=400068, st=Maharashtra,  
serialNumber=41a56a5a4b0c898b2a55a80c3c5b31f11b42  
a394a282d29a3279a258c, c=IN,MANOJ BABURAO CHALIKWAR  
Date: 2023.01.03 14:38:29 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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- Regd. Office : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Commercial Office Premises Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078, 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 03.01.2023 for Bank Loan Purpose
2	Date of inspection	16.12.2022
3	Name of the owner/ owners	<b>Lt Sagar Coastal Transport Pvt. Ltd.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Pvt. Ltd. Company Ownership
5	Brief description of the property	<b>Address:</b> Commercial Office Premises Unit No. 42 (IT Office No. 2), 4 <sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shailesh Jadhav (Tenant – GTS E - Services Pvt. Ltd.) - Contact No. 9833612492 Babu (Office Assistant) Mr. Ashok Sonar (Customer Care) Contact No. 9321576424 Mr. Anichay Ghanekar (Accountant of the company) Contact No. 9821811256
6	Location, street, ward no	Subhash Nagar Road
	Survey/ Plot no. of land	CTS No. 358/A/1/A/1, Village – Bhandup
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 19,366.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 17,633.00 (Area as per Agreement)

		Built Up Area in Sq. Ft. = 21,167.00 (Area as per Index II)  Chargeable Area in Sq. Ft. = 29,643.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Subhash Nagar Road
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.
	<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?	Tenant Occupied – GTS E - Services Pvt. Ltd. ₹ 19,00,000.00 Present rental income per month
	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	Tenant Occupied – GTS E - Services Pvt. Ltd. ₹ 19,00,000.00 Present rental income per month
	(ii) Portions in their occupation	Full Tenant Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 19,00,000.00 Present 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	Information not available
29	Give details of the water and electricity charges, If any, to be borne by the owner	₹ 5,58,600/- as per Electricity Bill dated 06.12.2022 in the name of Raycon Infrastructure Pvt. Ltd.
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?	Information not available
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	Information not available
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

39	Land rate adopted in this valuation	N. A. as the property under consideration is a commercial office in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	Information not available
43	For items of work done on contract, produce copies of agreements	Information not available
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Information not available
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 03.01.2023 for Commercial Office Premises Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India belongs to Lt Sagar Coastal Transport Pvt. Ltd.

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

1	Copy of Agreement dated 31.12.2020 between Raycon Infrastructure Pvt. Ltd. (Promoter) & Lt Sagar Coastal Transport Pvt. Ltd. (Allotee).
2	Copy of Occupancy Certificate No. CE / 1065 / AS of 12 dated 12.02.2018 issued by Municipal Corporation of Greater Mumbai for 2 Level basement for parking + Ground for department store + 1 <sup>st</sup> for departmental store / office + 2 <sup>nd</sup> to 6 <sup>th</sup> upper floor for I.T. Office / Financial Institute.
3	Copy of Debit Note No. DN / 2022-23 / Oct / 2022 dated 01.10.2022 in the name of Lt Sagar Coastal Transport Pvt. Ltd.
4	Copy of Electricity Bill Consumer No. 000053322689 dated 06.12.2022 in the name of Raycon Infrastructure Pvt. Ltd.
5	Copy of Maintenance Agreement dated 31.12.2020 between Raycon Infrastructure Pvt. Ltd. (Promoter) & Lt Sagar Coastal Transport Pvt. Ltd. (Allotee)
6	Copy of Agreement of Parking Space dated 31.12.2020 between Raycon Infrastructure Pvt. Ltd. (Promoter) & Lt Sagar Coastal Transport Pvt. Ltd. (Allotee) in Lower basement for 24 car parks.
7	Copy of Deed of Adherence dated 31.12.2020 between Raycon Infrastructure Pvt. Ltd. (Promoter) & Lt Sagar Coastal Transport Pvt. Ltd. (Allotees) & GTS E - Services Pvt. Ltd. (Licensee)

**LOCATION:**

The said building is located at CTS No. 358/A/1/A/1 of Village – Bhandup, Mumbai. The property falls in Commercial Zone. It is at a walkable distance 200 M. from Nahur railway station.

**BUILDING:**

The building under reference is having 2 Level basement for parking + Ground for department store + 1<sup>st</sup> for departmental store / office + 2<sup>nd</sup> to 6<sup>th</sup> upper floor for I.T. Office / Financial Institute. 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 commercial purpose. 4<sup>th</sup> Floor is having 2 Offices. The building is having 6 Lifts.

**Commercial Office:**

The commercial office under reference is situated on the 4<sup>th</sup> Floor. It consists of Working Area + Cabins + Classrooms + Toilets. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering.

**Valuation as on 03<sup>rd</sup> January 2023**

<b>The Carpet of the Commercial Office</b>	<b>:</b>	<b>17,633.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	4 years
Cost of Construction on Built up area	:	21,167.00 X 3,000.00 = ₹ 6,35,01,000.00
Depreciation $\{(100-10) \times 4 / 60\}$	:	N.A. being age of the building is below 5 years
Amount of depreciation	:	N.A. being age of the building is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,63,560.00 per Sq. M. i.e. ₹ 15,195.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,53,000.00 per Sq. M. i.e. ₹ 14,215.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft. on Carpet area incl. car park
<b>Value of property as on 03.01.2023</b>	<b>:</b>	<b>17,633.00 Sq. Ft. X ₹ 17,000.00</b> <b>= ₹ 29,97,61,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 03.01.2023	:	-
Total Value of the property	:	₹ 29,97,61,000.00
The realizable value of the property	:	₹ 26,97,84,900.00
Distress value of the property	:	₹ 23,98,08,800.00
Insurable value of the property (21,167.00 X 3,000.00)	:	₹ 6,35,01,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office Premises Unit No. 42 (IT Office No. 2), 4<sup>th</sup> Floor, "Der Deutsche Parkz", Next to Nahur Railway Station, Subhash Nagar Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India for this particular purpose at ₹ 29,97,61,000.00 (Rupees Twenty Nine Crore Ninety Seven Lakh Sixty One Thousand Only) as on 03<sup>rd</sup> January 2023.

#### 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 03<sup>rd</sup> January 2023 is ₹ 29,97,61,000.00 (Rupees Twenty Nine Crore Ninety Seven Lakh Sixty One Thousand Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

#### **PART III- DECLARATION**

I hereby declare that

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



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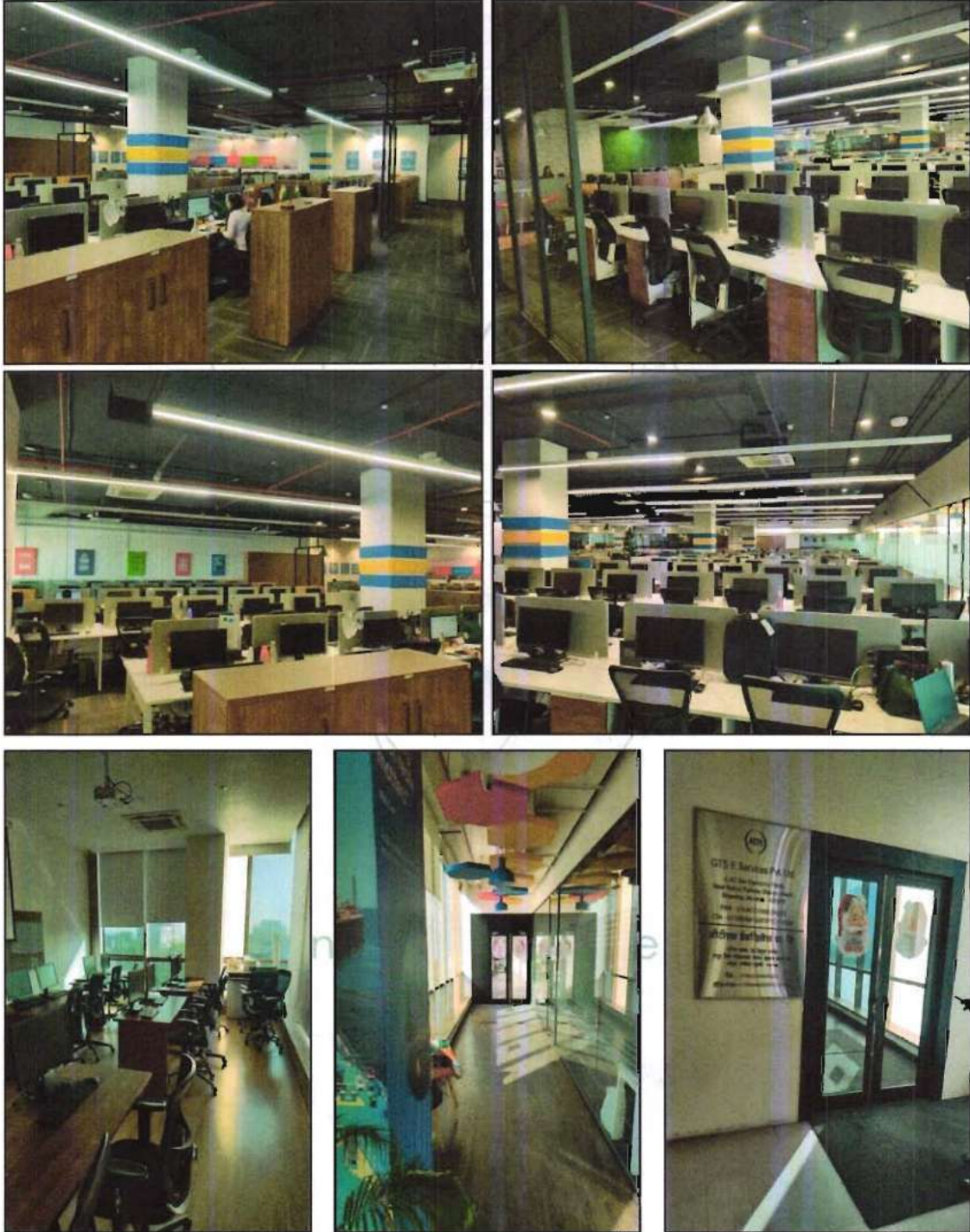


**ANNEXURE TO FORM 0-1**

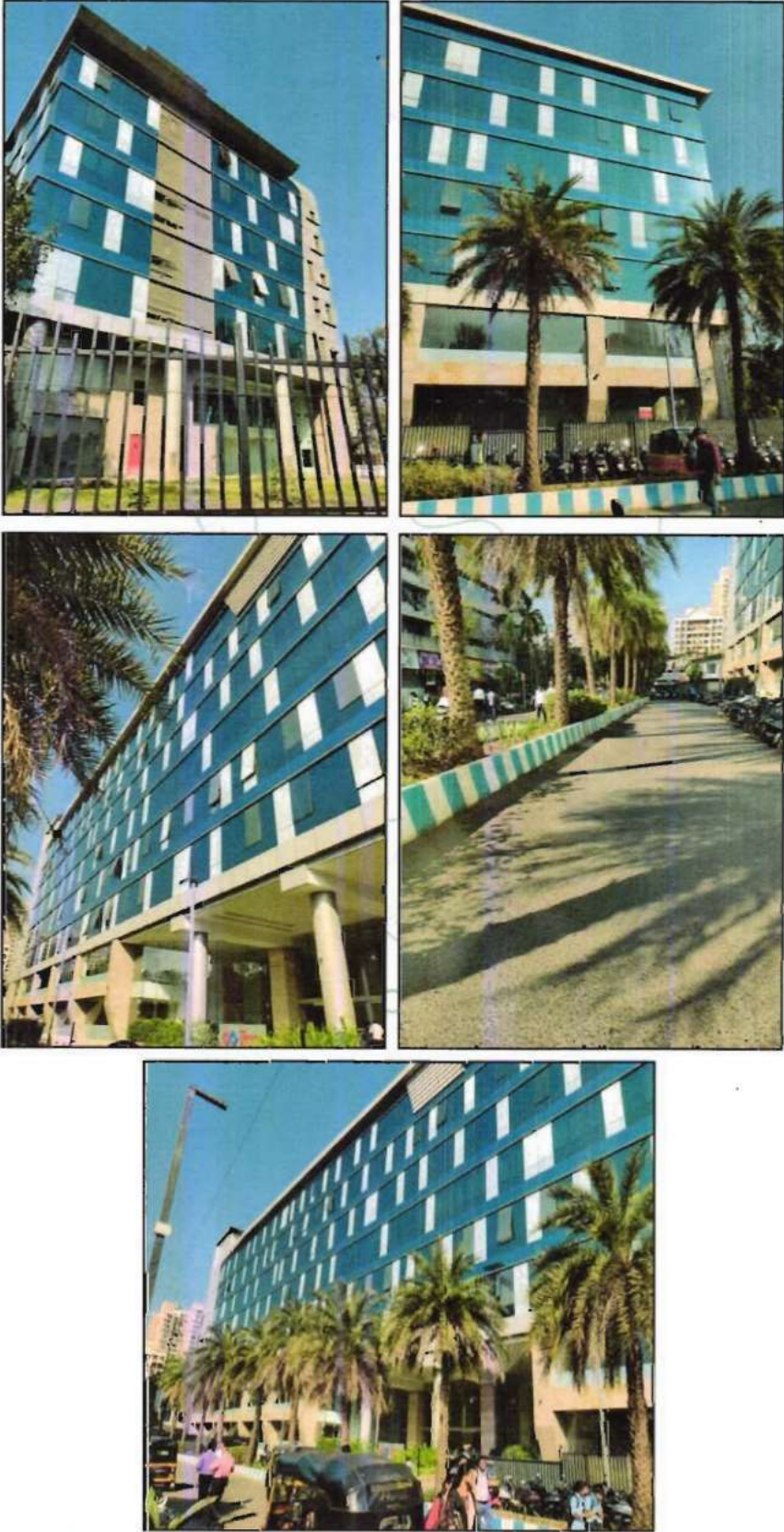
<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	2 Level basement for parking + Ground for department store + 1 <sup>st</sup> for departmental store / office + 2 <sup>nd</sup> to 6 <sup>th</sup> upper floor for I.T. Office / Financial Institute
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial office situated on 4 <sup>th</sup> Floor
3	Year of construction	2018 (As per Occupancy Certificate)
4	Estimated future life	56 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 with glass façade
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 door, Glass Doors
10	Flooring	Vitrified tiles flooring. carpet
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	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	Yes
18	No. of lifts and capacity	6 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



## Actual site photographs

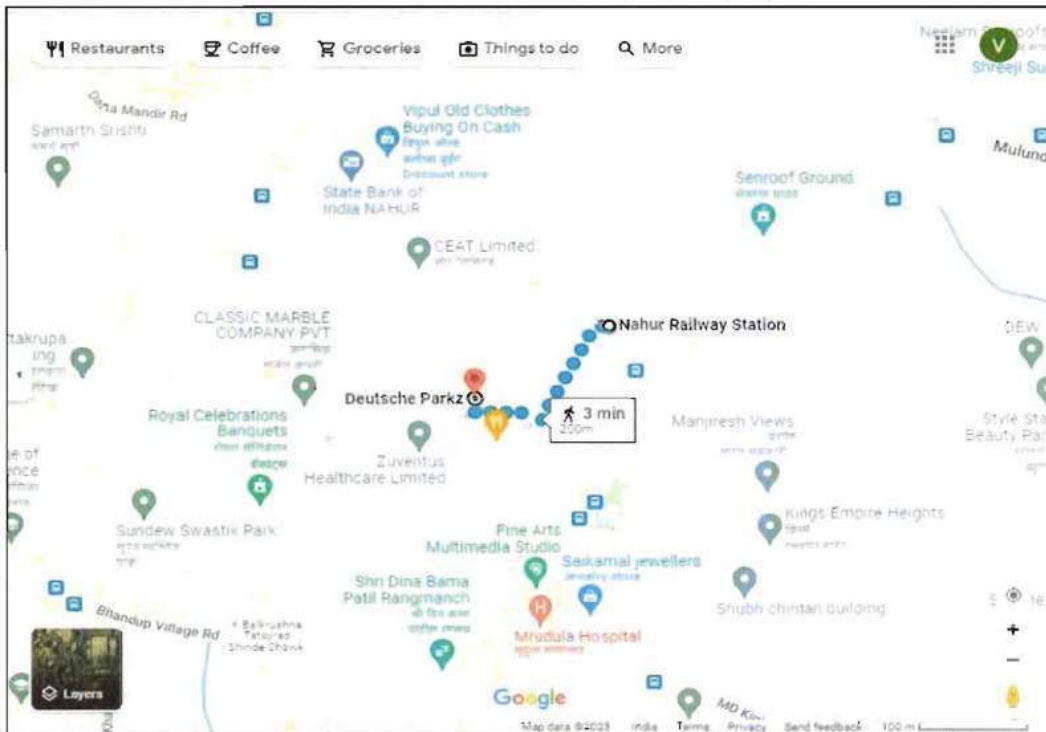
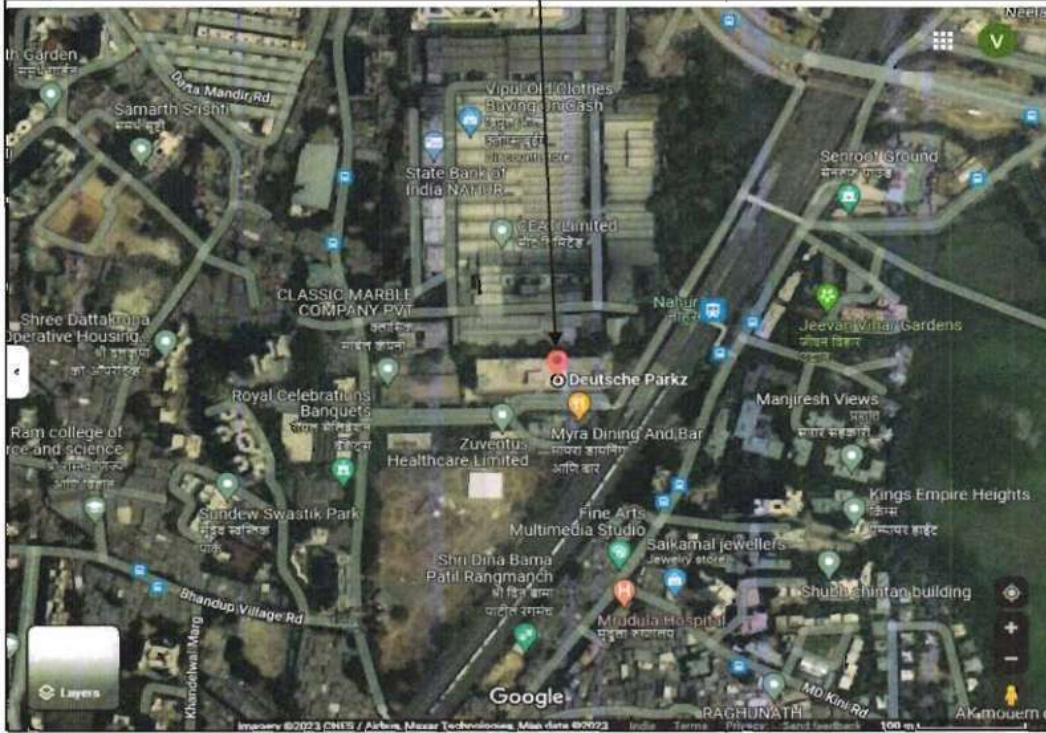


Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°09'14.0"N 72°56'43.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nahur – 200 M.)



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**Year** **Language**

20222023 English

**Selected District** मुंबई(उपनगर) ▼

**Select Village** भाटुप - कुर्ला ▼

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	कुपी वर्गीय	निवासी सचिविका	बॉडीस	दुकाने	बौधोपिक	एकक (Rs.)	Attribute
121/565-भुभाग: उत्तरेस गाव सीमा, पूर्वेस रेल्वे, दक्षिणेस गाव सीमा व पश्चिमेस एन.बी.एस.मार्ग.	58060	142230	163560	177790	142230	चौरस मीटर	सि.टी.एस. नंबर

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## Price Indicators

**99acres** Commercial Buy - Enter locality / Project / Society / Landmark

**₹1.1 Cr** (26,190 per sq ft) Ready to move office space for sale

Estimated EMI ₹ 87,267

**Property (4)**

- Number of seats: 20-23 seats
- Floor (1st / 7 floors building)
- Meeting rooms and 2 cabins available
- Car (1st / 7th)
- 1 private parking spots in basement
- 1 private washrooms available

**Places nearby**  
101, Sahur, Central, Mumbai suburb, Mumbai

Sonapur Market, Sri Gurudev Dutta Mandir, Holy Angels Marthoma Synan Church, Bethesda Church TATA COUNTY

**99acres** Commercial Buy - Enter locality / Project / Society / Landmark

**₹1.5 Cr** (31,578 per sq ft) Ready to move office space for sale

Estimated EMI ₹ 1,13,808

**Property (6)**

- Number of seats: 12 seats
- Floor (1st / 7 floors building)
- Meeting room and 2 cabins available
- Car (1st / 7th)
- 2 private parking spots in basement
- 2 washrooms available (1 private, 1 shared)

**Places nearby**  
Haranath Mahadev Tuljaji Kshetra, Mumbai West, Sahur, Central, Mumbai suburb, Mumbai

## Sale Instance

12/8/22, 1:57 PM	<a href="https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/EsearchindexII/MTownZc%3D/Mzkw/MjcvMDkxMjAyMg%3D%3D">https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/EsearchindexII/MTownZc%3D/Mzkw/MjcvMDkxMjAyMg%3D%3D</a>	
17077390 08-12-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुग्धम निबंधक सह दु.नि. कुर्ला ३ दस्तावेज क्रमांक:17077/2022 नोंदणी: Regn.03m
<b>गाव: भांडुप</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	78001515	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	85532066.4	
(4) भूमापन,पोटहिस्सा व परक्रमांक (असल्यास)	सदनिका नं: युनिट नं 34,3 रा मजला,, माळा नं: रेकॉन इंडस्ट्रीज पार्क / रेकॉन आय टी पार्क/, इमारतीचे नाव: देर देऊस्टच पार्कज, ब्लॉक नं: भांडुप पश्चिम,मुंबई 400078, रोड : सुभाष नगर रोड, इतर माहिती: युनिट नं 34 3 रा मजला क्षेत्रफळ 435.62 चौ मी कारपेट रेकॉन इंडस्ट्रीज पार्क रेकॉन आय टी पार्क देर देऊस्टच पार्कज पार्ट ए अण्ड बी सुभाष नगर रोड भांडुप प मुंबई 400078मुंबई मनपा	
(5)क्षेत्रफळ	522.94चौ मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / तिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रायकॉन इन्फ्रास्ट्रक्चर प्रायव्हेट लॅफे डायरेक्टर पार्मिष्ठा कर्जागिऱ्या 56 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नेबस्ट टू क्लासिक मार्बल , , ब्लॉक नं: भांडुप पश्चिम, मुंबई , रोड नं: सुभाष नगर रोड, महाराष्ट्र, मुंबई. 400078. AADCR.7724A	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) इंडस्ट्रीयलंट इम्पेक्स तर्फे पार्टनर कुणाल भारद्वाज 36 प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: निटको टाइल्स, निटको बिझ्नेस पार्कज, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: रोड नंबर पु 2, महाराष्ट्र, ठाणे. 400604 ARNPBS116C 1) इंडस्ट्रीयलंट इम्पेक्स पार्टनर नितीश जिंदाल 32 प्लॉट नं: 402, माळा नं: 4 था मजला, इमारतीचे नाव: नेबस्ट टू क्लासिक मार्बल, ब्लॉक नं: भांडुप पश्चिम, , रोड नं: सुभाष नगर रोड, महाराष्ट्र, MUMBAI 400078. AFHPM2489R.	
(9)दस्तावेज करून दिल्याचा दिनांक	27/09/2022	
(10)दस्ता नोंदणी केल्याचा दिनांक	27/09/2022	
(11)अनक्रमांक अंश नं पात्र	17077/2022	

## Sale Instance

12/6/22, 2:01 PM	<a href="https://santa.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index.html?E11Nw%3D%3D/Mzxx/MjMwMDQwMjAyMQ%3D%3D">https://santa.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/index.html?E11Nw%3D%3D/Mzxx/MjMwMDQwMjAyMQ%3D%3D</a>	
6157391	<b>सूची क्र . २</b>	दुग्धम निबंधक .सह दु.नि. कुर्ला 4
08-12-2022		दस्तावेज क्रमांक .6157/2021
Note:-Generated Through eSearch Module.For original report please contact concern SRQ office.		नोंदणी Regn.83m
<b>गाव: भांडुप</b>		
(1)दस्तावेज प्रकार	सेल डीड	
(2)पोबदल	67017000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	63838546.9	
(4) भूमापन ,पोटहिससा व घरक्रमांक (असल्यास)	सदनिका नं: ऑफिस पुनित नं. 32, माळा नं: 3 रा मजला, इमारतीचे नाव: रेकॉन आयटी पार्क, डेअर डच पार्क, ब्लॉक नं: क्लासिक मार्बलच्या पुढे, सुभाष नगर रोड, रोड : भांडुप पश्चिम, मुंबई-400078, इतर माहिती: सदर ऑफिसचे क्षेत्रफळ 41.33 चौ फूट कारपेट मुंबई मनपा	
(5)क्षेत्रफळ	422.52चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिक्रांतीचे नाव व पत्ता	1) एच-ऑनिश कर्पोरेशन ऑफिस एलवलयी लॉक भागिदार पंक्ज (श्री. रोतार 34 प्लॉट न. जी-4, माळा नं. तळ मजला, इमारतीचे नाव: कोर्ट रोड, ब्लॉक नं. 34 सर विठ्ठलदास ठाकरसी मार्ग, रोड नं. न्यू मरीन लाई-स. मुंबई, महाराष्ट्र. M.R.D.B.AI 400020 AALFH942B	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिक्रांतीचे नाव व पत्ता	2) परीमल देसाई 71 प्लॉट नं. ए-1403, माळा नं: 14, इमारतीचे नाव: रुजवाल हाईटस, ब्लॉक नं: एल बी एस रोड, मुलुंड पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुंबई, 400080 AABPD4102D 1) निखिल देसाई 42 प्लॉट नं. ए-1403, माळा नं: 14, इमारतीचे नाव: रुजवाल हाईटस, ब्लॉक नं: एल बी एस रोड, मुलुंड पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुंबई, 400080 AAGPD1564Q	
(9)दस्तावेज करून दिल्याचा दिनांक	23/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2021	
(11)अनुक्रमांक, शॅड व वृद्ध	6157/2021	
(12)बाजारभावप्रमाणे मुद्रांक मूल्य	2011000	

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12/8/22, 2:03 PM	https://sarita.ignmaharashtra.gov.in/MS_ESEARCHNEW/Esearch/Index/MTZ00U%3D/MZXX/MQWMOYVjMjAyMQ%3D%3D
11385391 08-12-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र . २ दुय्यम निबधक .सह दु.नि. कुर्ली 4 दस्तावेज क्रमांक .11385/2021 नोंदणी. Regn.83m
<b>गाव: भांडुप</b>	
(1)दस्तावेज प्रकार	सेल डीड
(2)मोबदला	50600000
(3)वाजारभाव (भाडेपट्ट्याचा बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	52667891.08
(4) भूयायन ,पोटलिस्ता व परतळ पॉक (असल्यास)	सदनिका नं. ऑफिस नं. ३1, माळा नं. ३ रा भजला, इमारतीचे नाव: रेकॉन आयटी पार्क, डेअर उब पार्क, ब्लॉक नं. क्लासिक मार्बलच्या पुढे, सुभाष नगर रोड, रोड : भांडुप पश्चिम, मुंबई-400078, इतर माहिती: सदर ऑफिसचे क्षेत्रफळ ३125 चौ. फुट वगारपेट म्हणजेच 299.60 चौ. मी. म्हणजेच ३५९.६६ चौ. मी. बिल्टअप. PU: SX0600.240010000 मुंबई मनपा
(5)क्षेत्रफळ	३५९.६६चौ.मीटर
(6)आकारणी किंवा जुनी देण्यात आलेल किंवा	
(7)दस्तावेज करून देणाऱ्या / तिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) वच.रवी कमर्शिअल ऑफिस एल एल पी लॉक वॉर्नर वैभव बसंत पाटील 43 प्लॉट नं. 61, माळा नं. - इमारतीचे नाव. डेअर उब पार्क, ब्लॉक नं. साहुर रेल्वे स्टेशनच्या पुढे, सुभाष नगर रोड, रोड नं. भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई 400078 AAMPH1496F 2) वच.रवी कमर्शिअल ऑफिस एल एल पी लॉक वॉर्नर वैशाली राजेश माळी 40 प्लॉट नं. 61, माळा नं. - इमारतीचे नाव. डेअर उब पार्क, ब्लॉक नं. साहुर रेल्वे स्टेशनच्या पुढे, सुभाष नगर रोड, रोड नं. भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई 400078 AAMPH1496F
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) वैशाली राजेश माळी 40 प्लॉट नं. U/502, माळा नं. - इमारतीचे नाव: केसर एव्हॉल्यूटिका, ब्लॉक नं: सेक्टर 30, खारघर, रोड नं: पनवेल, महाराष्ट्र, रायघर(एमएच). 410210 CRBPM9882M 1) वैभव बसंत पाटील 43 प्लॉट नं. Q-2301, माळी नं. - इमारतीचे नाव. ऑबेरॉय इस्को-अर ब्लॉक नं मोहन गोखले रोड, गोंगाव पूर्व, रोड नं. मुंबई, महाराष्ट्र, मुंबई. 400067 ALB0P9917H
(9)दस्तावेज करून दिल्याचा दिनांक	24/06/2021
(10)उस्ता नोंदणी केल्याचा दिनांक	24/06/2021

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03<sup>rd</sup> January 2023**.

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 ₹ 29,97,61,000.00 (Rupees Twenty Nine Crore Ninety Seven Lakh Sixty One Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=CCMA,  
2.5.4.20=982298f8ac56c79d796a889f3490f3d341131  
112790171805652\_cmsCod=K0096, cn=Manoj Baburao  
Chalikwar, email=manoj.chalikwar@vastukala.com, serial=394692a286127682259f, c=IN, o=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.25 14:38:42 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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