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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: **Mrs. Ujwala Bhagwan Chavan**

Commercial Office No. 7, 1st Floor, Wing – D, "**Goragandhi Co-op. Hsg. Soc. Ltd.**", Goragandhi Apartment,
Plot No. 7, S. V. P. Road, Village – Eksar, Borivali (West), Mumbai, PIN Code – 400 092,
State – Maharashtra, Country – India

Latitude Longitude - 19°13'51.6"N 72°51'23.1"E

Valuation Done for:

Cosmos Bank

Borivali East Branch

G-1,G-2,G-3, A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada Road,
Near HDFC Bank, Borivali East, State - Maharashtra, Country - India.

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Commercial Office No. 7, 1st Floor, Wing – D, "**Goragandhi Co-op. Hsg. Soc. Ltd.**", Goragandhi Apartment, Plot No. 7, S. V.P. Road, Village – Eksar, Borivali (West), Mumbai, PIN Code – 400 092, State – Maharashtra, Country – India belongs to **Mrs. Ujjwala Bhagwan Chavan**.

Boundaries of the property.

North : Wing - C
South : Chandavarkar Road
East : S.V.P. Road
West : Wing – F & BMC Office

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 **₹ 98,38,500.00 (Rupees Ninety-Eight Lakh Thirty-Eight 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 in Form – 01

Auth. Sign.




Our Pan India Presence at :

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

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**Valuation Report of Commercial Office No. 7, 1st Floor, Wing – D, "Goragandhi Co-op. Hsg. Soc. Ltd.",
Goragandhi Apartment, Plot No. 7, S. V.P. Road, Village – Eksar, Borivali (West), Mumbai,
PIN Code – 400 092, 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 09.07.2024 for Banking Purpose
2	Date of inspection	06.07.2024
3	Name of the owner/ owners	Mrs. Ujwala Bhagwan Chavan
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: Commercial Office No. 7, 1st Floor, Wing – D, "Goragandhi Co-op. Hsg. Soc. Ltd.", Goragandhi Apartment, Plot No. 7, S. V.P. Road, Village – Eksar, Borivali (West), Mumbai, PIN Code – 400 092, State – Maharashtra, Country – India Contact Person: Mr. Vishal (Tenant's Employee) Contact No. 8689960543
6	Location, street, ward no	Chandavarkar Road, S.V.P. Road, R/C Ward, Village – Eksar, Borivali (West), Taluka – Borivali, Mumbai Suburban District, Mumbai, PIN Code – 400 092
7	Survey/ Plot no. of land	C.T.S. No. 2446 (1 to 12), Plot No. 7, Village – Eksar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 281.00 (Area as per Actual Site Measurement)



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		<p>Carpet Area in Sq. Ft. = 300.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 360.00 (Area as per Index - II)</p>
13	Roads, Streets or lanes on which the land is abutting	Chandavarkar Road, S.V.P. Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant occupied – Excellence Educare Classes
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
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	Tenant occupied – Excellence Educare Classes
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent / compensation / license fee, etc. paid by each	₹ 27,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		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 Commercial Office in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied		N. A.

	up on, the basis of arriving at the land rate	
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1975 (As per Agreement)
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> <i>Approved plan not provided for our verification, hence agreement area considered for valuation purpose.</i> <i>As per Site Inspection, Commercial Office is used as Coaching Classes.</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali East Branch to assess fair market value as on 09.07.2024 for Commercial Office No. 7, 1st Floor, Wing – D, "**Goragandhi Co-op. Hsg. Soc. Ltd.**", Goragandhi Apartment, Plot No. 7, S. V.P. Road, Village – Eksar, Borivali (West), Mumbai, PIN Code – 400 092, State – Maharashtra, Country – India belongs to **Mrs. Ujwalla Bhagwan Chavan.**

We are in receipt of the following documents:

1.	Copy of Sale Deed dated 15.03.2016 b/w. Mr. Vishal Narayan Duwa (The Transferor) and Mrs. Ujwalla Bhagwan Chavan (The Transferee)
----	---

LOCATION:

The said building is located at C.T.S. No. 2446 (1 to 12), Plot No. 7, R/C Ward, S. V.P. Road, Village – Eksar, Borivali (West), Taluka – Borivali, Mumbai Suburban District, Mumbai, PIN Code – 400 092, State – Maharashtra, Country – India. The property falls in Residential cum Commercial Zone. It is at a travelling distance 280 Mt. from Borivali railway station.

BUILDING:

The building under reference is having Ground + 4 upper Floor. 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 whole building is used for Residential cum Commercial purpose. 1st Floor is having 16 Commercial Offices. Lift was not provided in building.



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Commercial Office:

The Office under reference is situated on the 1st Floor. As per Site Inspection, Commercial Office is used as Coaching Classes. It consists of Reception Area + Cabin + Class Room. The Commercial Office is finished with Vitrified Tiles flooring, Teak Wood Door frame with Glass door, Casing Capping wiring.

Valuation as on 09th July 2024

The Carpet Area of the Commercial Office	:	300.00 Sq. Ft.
The Built-Up Area of the Commercial Office	:	360.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	1975 (As per Agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	49 years
Cost of Construction	:	360.00 Sq. Ft. X ₹ 2,500.00 = ₹ 9,00,000.00
Depreciation $\{(100-10) \times 49 / 60\}$:	73.50%
Amount of depreciation		₹ 6,61,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,27,680.00 per Sq. M. i.e. ₹ 11,862.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,22,011.00 per Sq. M. i.e. ₹ 11,335.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,000.00 per Sq. Ft.
Value of property as on 09.07.2024	:	300.00 Sq. Ft. X ₹ 35,000.00 = ₹ 1,05,00,000.00

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

Depreciated fair value of the property as on 09.07.2024	:	₹ 1,05,00,000.00 - ₹ 6,61,500.00 = ₹ 98,38,500.00
Total Value of the property	:	₹ 98,38,500.00
The realizable value of the property	:	₹ 88,54,650.00
Distress value of the property	:	₹ 78,70,800.00
Insurable value of the property	:	₹ 9,00,000.00
Guideline value of the property	:	₹ 40,80,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 7, 1st Floor, Wing – D, "Goragandhi Co-op. Hsg. Soc. Ltd.", Plot No. 7, S. V.P. Road, Village – Eksar, Borivali (West), Mumbai, PIN Code – 400 092, State – Maharashtra, Country – India for this particular purpose at **₹ 98,38,500.00 (Rupees Ninety-Eight Lakh Thirty-Eight Thousand Five Hundred Only)** as on 09th July 2024.



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NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **09th July 2024 is ₹ 98,38,500.00 (Rupees Ninety Eight Lakh Thirty Eight 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	Ground + 4th upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 1 st Floor
3	Year of construction	1975 (As per Agreement)
4	Estimated future life	11 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 Glass door
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	Casing Capping wiring
	(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	Not Provided
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	May be provided as per requirement

20	Over-head tank Location, capacity Type of construction	May be provided as per requirement
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

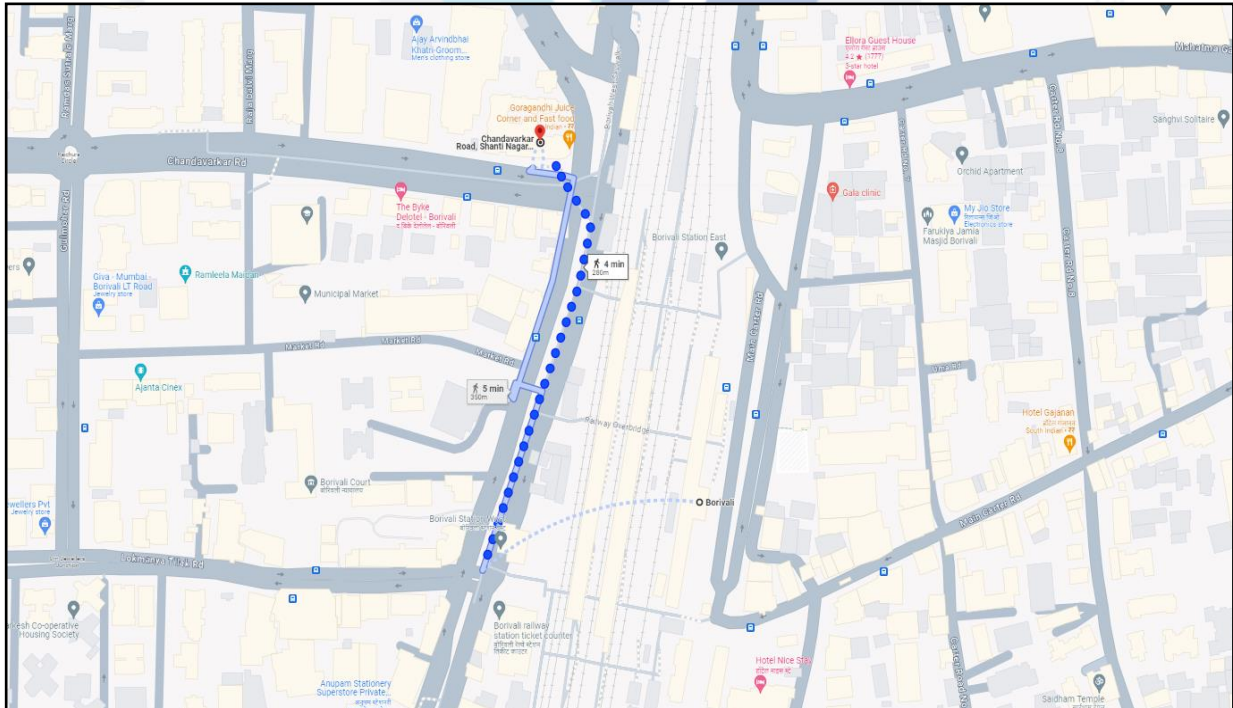
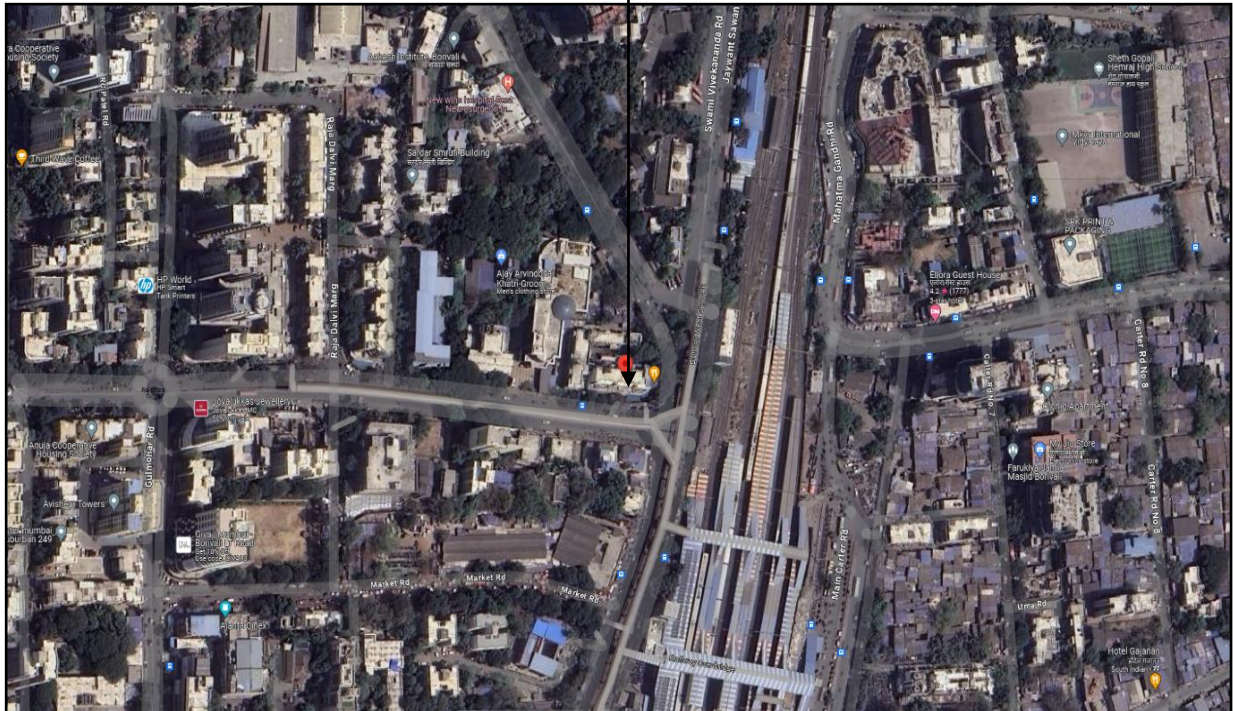


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°13'51.6"N 72°51'23.1"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 280 Mt.)




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Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

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विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule/Guideline
LOGOUT

Valuation For Influence Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other
 Division Name: Mumbai [Help on Division](#)

District Name: मुंबई (उपनगर)
Zone Name: 87-एकसर (बाँवसली)

Attribute: सि.टी.एच. नंबर
2446
SubZone Name: भुभाग: उत्तरेस गावाची सी

Open Land	Residence	Office	Shop	Industry	Unit
49710	116110	134400	174200	116110	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Office	1,34,400.00			
5% Decrease, Flat Located on 1 st Floor	6,720.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,27,680.00	Sq. Mtr.	11,862.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,16,110.00			
The difference between land rate and building rate (A – B = C)	11,570.00			
Depreciation Percentage as per table (D) [100% - 49%] (Age of the Building – 49 Years)	51%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,22,011.00	Sq. Mtr.	11,335.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Flat is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

99acres
Commercial Buy | Enter Locality / |

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Borivali > Ready to move Office Space for sale in Borivali West

Posted on May 22, 2024

₹2.94 Cr

@ 42,000 per sq.ft.

Estimated EMI ₹2,34,819

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>


Ready to move Office Space for sale in chandaverker, Borivali West, Mumbai

Contact Dealer FREE

Shortlist


Overview
Dealer Details
Recommendations
Articles

Property (5)



- Number of seats
10 - 15 seats
- Carpet Area
700 sq.ft. (65.03 sq.m.)
- Super Builtup Area
1150 sq.ft. (106.84 sq.m.)
- Area spread over
1 floor (1st / 2 floors building)
- Car parking
1 private parking spots in basement
- Washrooms
1 private washroom available

Why you should consider this property?




Key Highlights
of the property

- ✓ Fresh Construction
- ✓ Power Back-up
- ✓ Visitor Parking Available
- ✓ On-Call Maintenance Staff

[View 2 More](#)

Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	700.00	840.00	1008.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 42,000.00	₹ 35,000.00	₹ 29,167.00




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Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 120 MH2010 PTC23789

Price Indicators

99acres
Post property FREE

Home > Office Space for sale in Mumbai > Bare shell Office Space for sale in Mumbai > Bare shell Office Space for sale in Borivali > Bare shell Office Space for sale in Borivali West

₹1.2 Cr @ 23,668 per sq.ft.
Estimated EMI ₹ 95,844

RERA STATUS NOT AVAILABLE | Website: <https://maharera.it.mahaonline.gov.in/>

Bare Shell Office Space for sale
in Borivali West, Mumbai

Overview | Dealer Details | Recommendations | Articles


PRIME OPTIONS

Vinod Bathija
FEATURED DEALER | Member Since Mar, 2020

Contact Dealer FREE


Under Construction Property | Posted on Jun 18, 2024

Videos (1) | **Property (6)**



- 🏠 Super Builtup Area
507 sq.ft. (47.1 sq.m.)
- 🏠 Carpet Area
350 sq.ft. (32.52 sq.m.)
- 🏠 Area spread over
1 floor (5th / 14 floors building)
- 🚗 Car parking
private parking spots in basement
- 🏠 Walls and doors
Walls are plastered walls and doors are available
- 🚻 Washrooms
private washroom available place
- 🏠 Flooring
Vitrified flooring

Why you should consider this property?




Key Highlights
of the property

- ✓ Close to Metro Station
- ✓ On-Call Maintenance Staff
- ✓ Close to Railway Station
- ✓ Vitrified Flooring

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Vitrified | Property Code: **D74271693**
www.99acres.com/D74271693

Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	350.00	420.00	504.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 34,286.00	₹ 28,571.00	₹ 23,810.00




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Lender's Engineer
UJ 1720 MH2010 PTC237893

Sale Instances

<p>9791388 29-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 9791/2024 नोंदणी : Regn:63m</p>
<p>गावाचे नाव : एक्सर</p>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20546500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	17164863.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस प्रिमायसिस नं. 06, माळा नं: 2 वा मजला, इमारतीचे नाव: भाविक दर्शन को ओ हॉ सो ली(32वेस्ट वियू), ब्लॉक नं: बोरीवली पश्चिम,मुंबई- 400092, रोड : रोकडीया लेन,एस व्ही पी रोड, इतर माहिती: 846 चो फूट रेरा कार्पेट एरिया(2 कार पार्किंग सहित)((C.T.S. Number : 2456/B, 2456/B/ITO 5, 2457/A ;))	
(5) क्षेत्रफळ	86.49 चौ.मीटर	
(6)आकारणी किंवा जुळी 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:-कोणार्क स्ट्रक्चरल इंजिनियर्स प्रायवेट लिमिटेड चे संचालक अरविंद एस शाह वय-54 वय:- पत्ता:-प्लॉट नं: ऑफिस नं. 7, माळा नं: -, इमारतीचे नाव: रोशन अप्सरा बिल्डिंग, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: रोशन नगर ओफ चंदावरकर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAACK9113B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रविणा जगदीश पटेल वय:-45; पत्ता:-प्लॉट नं: 4503, माळा नं: -, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं: मलाठ पूर्व, रोड नं: ओफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AHAPP4445P 2): नाव:-जगदीश पंचानभाई पटेल वय:-47; पत्ता:-प्लॉट नं: 4503, माळा नं: -, इमारतीचे नाव: अल्टा मॉन्टे टॉवर, ब्लॉक नं: मलाठ पूर्व, रोड नं: ओफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AALPP9089R	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9791/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1232790	
(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.	

Property	Office		
Source	Index-II		
Floor	-		
	Carpet	Built Up	Saleable
Area	846.00	1015.00	1218.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 24,287.00	₹ 20,239.00	₹ 16,866.00



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Sale Instances

8659388 19-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 8659/2024 नोंदणी : Regn:63m
गावाचे नाव : बोरीवली		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	23400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12287389.45	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: फ्लॉट नं 603,बी विंग सहावा मजला कावेरी हेरिटेज,बोरीवली न्यू राजेश पार्क चंदावरकर रोड बोरीवली पश्चिम मुंबई -400092. सदनिकेचे एकूण क्षेत्रफळ 900 चौ फुट रेरा कार्पेट एरिया 83.64 चौ. मि,01 कार पार्किंग((C.T.S. Number : 484 B (pt) ;))	
(5) क्षेत्रफळ	92 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 कावेरी शार्डिन बिल्डर्स आणि डेव्हलपर्स एलएलपी चे पार्टनर श्री महावीर जैन तर्फे कुलमुखत्यार श्री तनुज चौरडिया (AAXFK1331K) वय:- पत्ता:-प्लॉट नं: ऑफिस नं 01,03, माळा नं: पहिला मजला , इमारतीचे नाव: गिरनार टॉवर , ब्लॉक नं: दहिसर पोलीस स्टेशनचा समोर , रोड नं: एस व्ही रोड,दहिसर पूर्व , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स कलामदिर ज्वेलर्स एलटीडी चे मॅनेजर श्री हनोश गांधी (AADCK6700F) वय:-; पत्ता:-प्लॉट नं: -, माळा नं: तळ आणि दूसरा मजला ए विंग , इमारतीचे नाव: कावेरी हेरिटेज , ब्लॉक नं: रोड नं 9, दौलत नगर, वर्धमान मेडिकल आणि जनरल स्टोअर , रोड नं: चांदवारकर रोड, बोरीवली पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8659/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1404000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Office		
Source	Index-II		
Floor	-		
	Carpet	Built Up	Saleable
Area	900.00	1080.00	1296.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 26,000.00	₹ 21,667.00	₹ 18,056.00



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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 **09th July 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 ₹ **98,38,500.00 (Rupees Ninety Eight Lakh Thirty Eight 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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