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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. N. P. Rohit Krishnan**

Commercial Shop No. 5, Ground Floor, "**Saidham Shopping Plaza Premises Co-op. Soc. Ltd.**",  
CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District -  
Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°9'59.8"N 72°56'38.2"E

### Intended User:

**Cosmos Bank**  
**Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti",  
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400  
081, 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 5, Ground Floor, "**Saidham Shopping Plaza Premises Co-op. Soc. Ltd.**", CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. N. P. Rohit Krishnan**.

Boundaries	:	Building	Shop
North	:	Mulund Sangrilla CHSL	Shop No. 4
South	:	A Wing & Building	Shop No. 6
East	:	Purushottam Kheraj Road	Road
West	:	B Wing & Shah Surfaces LLP	Passage

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 60,59,592.00 (Rupees Sixty Lakhs Fifty Nine Thousands Five Hundred And Ninety Two 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Auth. Sign.



Encl.: Valuation report

### Our Pan India Presence at :

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Commercial Shop No. 5, Ground Floor, "Saidham Shopping Plaza Premises Co-op. Soc. Ltd.", CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, 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 Fair Market Value as on 20.07.2024 for Housing Loan Purpose.
1	Date of inspection	18.07.2024
3	Name of the owner / owners	<b>Mr. N. P. Rohit Krishnan</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 5, Ground Floor, "Saidham Shopping Plaza Premises Co-op. Soc. Ltd.", CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.  <b>Contact Person :</b> Mr. N. P. Rohit Krishnan (Owner) Contact No. 8689821505
6	Location, Street, ward no	Near Saidham Mandir Village - Nahur, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 551/77B of Village - Nahur
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. = 222.27 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 222.00 (Area As Per Agreement Of Transfer)  Built Up Area in Sq. Ft. = 266.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 080
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
	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	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant



25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA / MMRDA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,700.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 20.07.2024 for Commercial Shop No. 5, Ground Floor, "**Saidham Shopping Plaza Premises Co-op. Soc. Ltd.**", CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. N. P. Rohit Krishnan**.

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

1)	Copy of Agreement Of Transfer Dated 28.06.2024 between Dr. Mr. Dinesh Damji Bhanushali(The Transferor) And Mr. N. P. Rohit Krishnan(The Transferee).
2)	Copy of Occupancy Certificate No.MMRDA/SRA CELL/OSD/24/IOA-86/PL/T Dated 29.03.2010 issued by Mumbai Metropolitan Region Development Authority.

### **Location**

The said building is located at Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080. The property falls in Shop Zone. It is at a traveling distance 2.1 km from Mulund Railway Station.

### **Building**

The building under reference is having Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground floor is having 56 Commercial Shop. The building is without lift.

### **Commercial Shop:**

The Commercial Shop under reference is situated on the Ground floor. The Composition of Commercial Shop is single unit. This Commercial Shop is Vinyl Flooring / Carpet, MS Rolling Shutter, Glass Facade Windows, Concealed Electrification etc.



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**Valuation as on 20th July 2024**

The Carpet Area of the Commercial Shop	:	222.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	266.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,44,800.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 1,56,408.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,02,600/- per Sq. M. i.e. ₹ 18,822/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,83,190/- per Sq. M. i.e. ₹ 17,019/- per Sq. Ft.
Value of property as on 20th July 2024	:	222.00 Sq. Ft. X ₹ 28,000 = ₹62,16,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 20th July 2024</b>	:	<b>₹ 62,16,000.00 - ₹ 1,56,408.00 = ₹ 60,59,592.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 60,59,592.00</b>
<b>The realizable value of the property</b>	:	<b>₹54,53,633.00</b>
<b>Distress value of the property</b>	:	<b>₹48,47,674.00</b>
<b>Insurable value of the property (266.40 X 2,800.00)</b>	:	<b>₹7,45,920.00</b>
<b>Guideline value of the property (266.40 X 17019.00)</b>	:	<b>₹45,33,862.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 5, Ground Floor, "Saidham Shopping Plaza Premises Co-op. Soc. Ltd.", CTS No. 551/77B, Near Saidham Mandir, P. K. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India for this particular purpose at **₹ 60,59,592.00 (Rupees Sixty Lakhs Fifty Nine Thousands Five Hundred And Ninety Two Only)** as on 20th July 2024

**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 **20th July 2024** is **₹ 60,59,592.00 (Rupees Sixty Lakhs Fifty Nine Thousands Five Hundred And Ninety Two 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



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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- VALUATION

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:

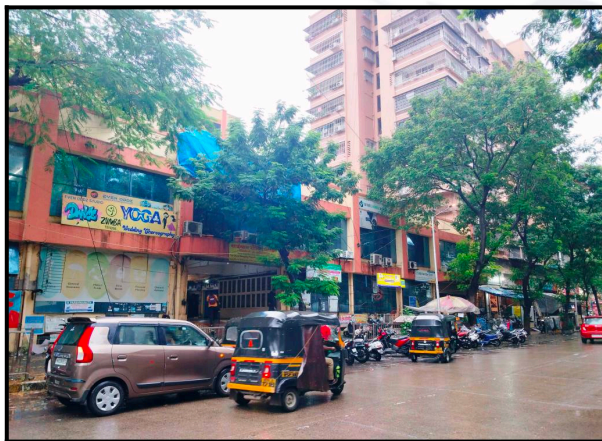
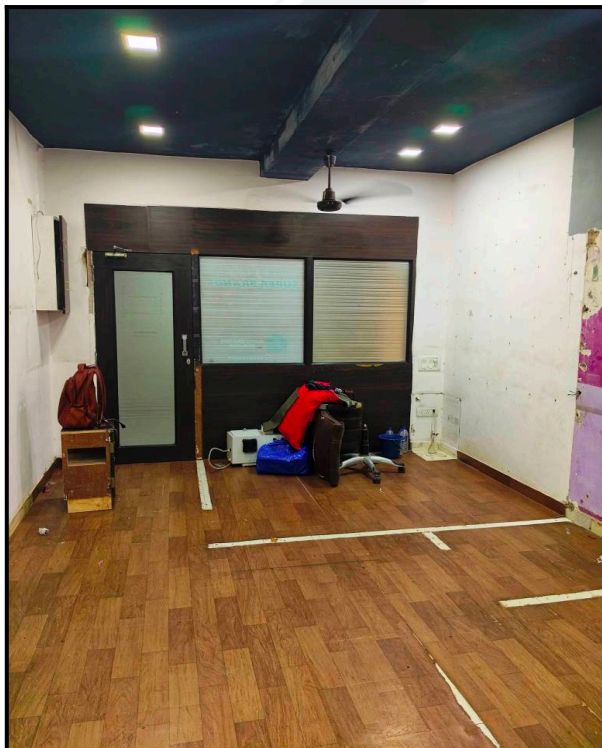
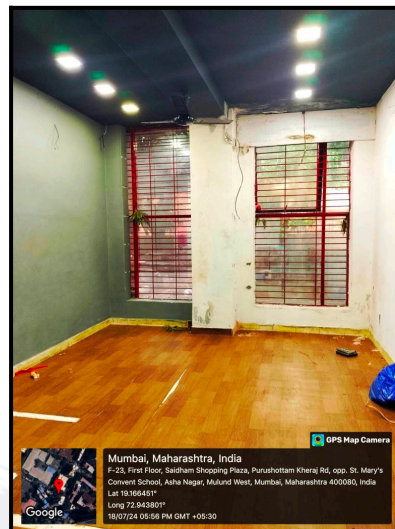
#### ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 1 Upper Floor				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2010 (As per occupancy certificate)				
4	Estimated future life	: 46 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" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: MS Rolling Shutter, Glass Facade Windows, .				
10	Flooring	: Vinyl Flooring / Carpet.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					



Technical details		Main Building
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.	:
17	Compound wall Height and length Type of construction	:
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
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	: Chequered tiles 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



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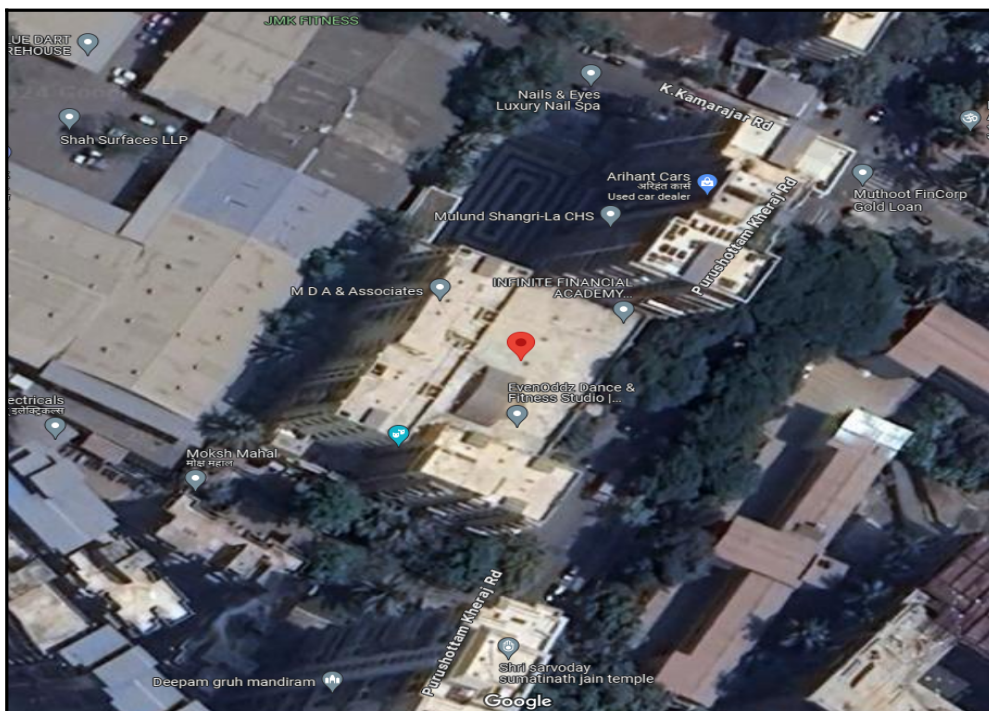




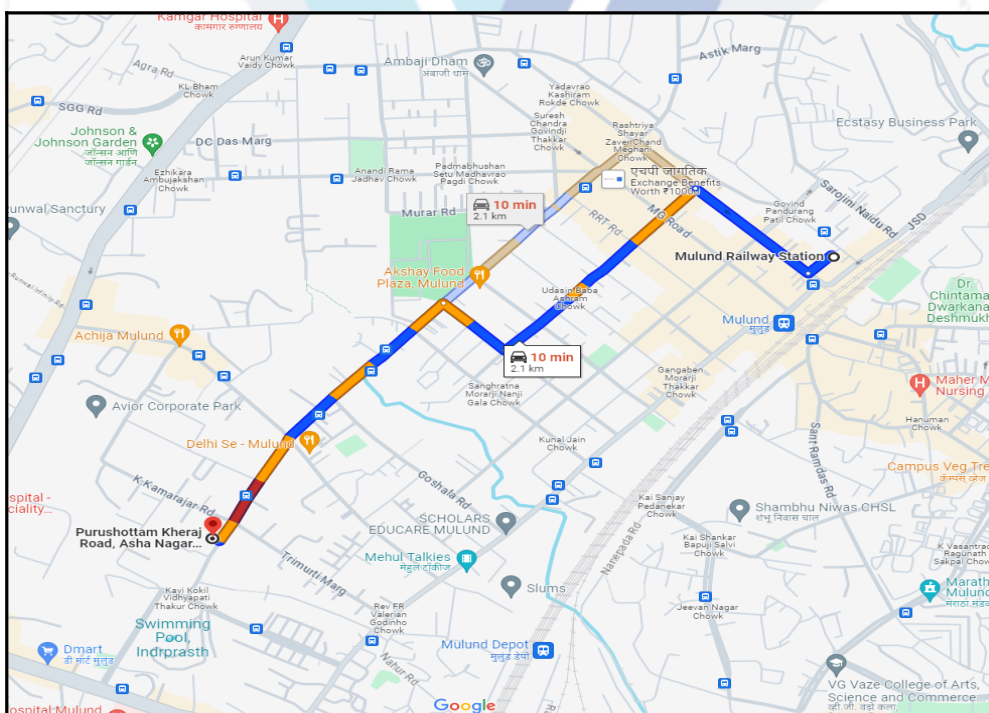
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°9'59.8"N 72°56'38.2"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mulund - 2.1 km).



## Ready Reckoner Rate



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

**नोंदणी व मूलांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Outline
Logout

### Valuation For Rural Area

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 122-नाहूर - कुली

Attribute: सि.टी.एस. नंबर 551 SubZone Name: मुभाग: उचरस गावाची सी

Open Land	Residence	Office	Shop	Industry	Unit.
63960	133050	183010	202600	103050	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	202600			
Shop Located on Ground Floor	202600		TM	
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,02,600.00</b>	<b>Sq. Mtr.</b>	<b>18,822.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for <b>Land (B)</b>	63960			
The difference between land rate and building rate(A-B=C)	138,640.00			
Percentage after Depreciation as per table(D)	14%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,83,190.00</b>	<b>Sq. Mtr.</b>	<b>17,019.00</b>	<b>Sq. Ft.</b>

### 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%

### 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

Property	Shop		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	216.67	260.00	312.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹44,307.00	₹36,923.00	₹30,769.00

Pay Rent Post Your Property New N Binu Surendran Heart Bell Menu

**Shop In Mulund West, Mumba...**  
RRT Rd, Near Ganetra Hospital

**₹ 96 Lacs**  
36,923 / Sq.Ft

**₹ 72,089/Month**  
Estimated EMI

**260 Sq.Ft**  
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund west / Shops for Sale in Mulund west / Prope...

Photos Location

Shortlist

Request Photos

<b>Shop</b> Property Type	<b>Reserved</b> Parking (1 Slot)
<b>Freehold</b> Ownership Type	<b>1</b> Of Total 2 Floors
<b>Semi Furnished</b> Furnishing	<b>More Than 10 Year</b> Age of Property
<b>Jul 7, 2024</b> Posted On	<b>Immediately</b> Available From

Get Owner Details

Chat

**Report what was not correct in this property**

Listed by Broker

Sold Out

Wrong Info

Nearby: Bank Of Baroda   Mulund East Railway Station Bus Stop   Fitness 1st Gym (1st Branch)  
Jupiter Hospital Thane   Cinepolis

**NoBroker Services**

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

0

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

**Similar Properties**

**Shop in Mulund East...**

sanat ramdas road, Near NY Cl...


Within 5 km

**Amenities**


Power Backup Full

Lift None

Property	Shop		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	135.00	162.00	194.40
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹44,444.00	₹37,037.00	₹30,864.00



Pay Rent Post Your Property New Binu Surendran



**Shop In Mulund West, Mumba...**  
Commercial Buy  
DDU marg , opp sambhedkar chowk

**₹ 60 Lacs**  
30,000 / Sq.Ft

**₹ 45,056/Month**  
Estimated EMI

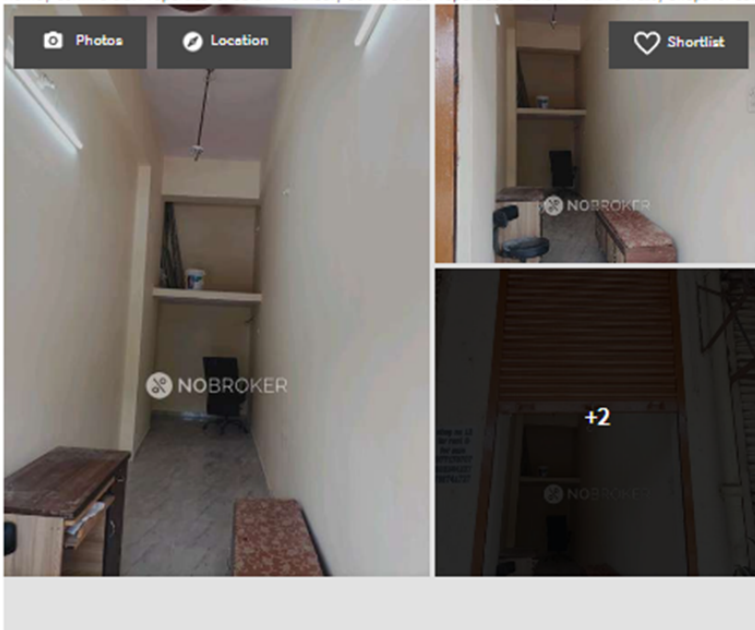
**200 Sq.Ft**  
Built Up Area

**135 Sq.Ft**  
Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund west / Shops for Sale in Mulund west / Prope...

Photos
Location
Shortlist



**Shop**  
Property Type

**Public**  
Parking

**Freehold**  
Ownership Type

**Ground Floor**  
Of Total 7 Floors

**Unfurnished**  
Furnishing

**5 To 10 Year**  
Age of Property

**Feb 21, 2024**  
Posted On

**Aug 15, 2024**  
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Nearby: O2 Business Commercial Park | Der Deutsche Parkz | R Mall | D Mart | Runwal Greens

### NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

### Activity On This Property

0

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

### Similar Properties

There are no Similar Properties

### Description

sele property

8.4

7.4

Powered By: Smart Recommendation

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	128.98	154.78	185.74
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹23,259.00	₹19,382.00	₹16,152.00

23725390 05-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 23725/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : नाहूर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2913388	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं.76, माळा नं: तळ मजला, इमारतीचे नाव: साईधाम शॉपिंग प्लाझा प्रिमायसेस को.ऑप.सो. लिमि, ब्लॉक नं: साईधाम मंदिर जवळ,पी. के. रोड,मुलुंड पश्चिम, रोड : -,मुंबई- 400080( ( C.T.S. Number : 551/77B ; ) )	
(5) क्षेत्रफळ	14.38 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:-दिपाली प्रविण बाविस्कर वय:-41 पत्ता:-प्लॉट नं: फ्लॅट नं.ए-६, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट ३, ब्लॉक नं: एल. टी. एक्स्टेंशन रोड, खंडोबा टॅम्पल जवळ, मुलुंड पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AMKPB8958L 2): नाव:-प्रविण साहेबराव बाविस्कर वय:-44 पत्ता:-प्लॉट नं: फ्लॅट नं.ए-६, माळा नं: -, इमारतीचे नाव: श्रीनाथ अपार्टमेंट ३, ब्लॉक नं: एल. टी. एक्स्टेंशन रोड, खंडोबा टॅम्पल जवळ, मुलुंड पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AILPB7053R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत अजीत शाह वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं.३३, माळा नं: -, इमारतीचे नाव: नीलकिरण को.ऑप.हौ.सो., ब्लॉक नं: गुप्ता निवास कंपाउंड, प्ही. पी. रोड, मुलुंड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-BTLPS1777H 2): नाव:-हीरल प्रशांत शाह वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं.३३, माळा नं: -, इमारतीचे नाव: नीलकिरण को.ऑप.हौ.सो., ब्लॉक नं: गुप्ता निवास कंपाउंड, प्ही. पी. रोड, मुलुंड पश्चिम, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-KXUPS8412M	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	04/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	23725/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	
(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	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	130.00	156.00	187.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹20,769.00	₹17,308.00	₹14,423.00

5901390

04-01-2024

Note:-Generated Through eSearch Module.For  
original report please contact concern SRO  
office.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 5901/2023

नोंदणी :

Regn:63m

## गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	2700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2694603.87
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: शॉप नं. जी-60,तळमजला,साईधाम शॉपिंग प्लाझा प्रिमायसेस को ऑप सोसायटी लिमिटेड,साईधाम मंदिर जवळ,पी. के. रोड,मुलुंड पश्चिम,मुंबई - 400 080. शॉपचे एकूण क्षेत्रफळ 130 चौरस फुट कारपेट,दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : 551/77B ; ) )
(5) क्षेत्रफळ	130 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मद याकुब हाजी जुम्मा वय:-78 पत्ता:-प्लॉट नं: सदनिका नं. 202, माळा नं: 2 रा मजला, इमारतीचे नाव: बी विंग, अकबर मंसोन न्यू अनासागर को ऑप हौसिंग सोसायटी, ब्लॉक नं: ऑप. बी.एम.सी. स्कुल, तिक रोड, रोड नं: साकीनाका, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AHCPJ2701N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवकरण अर्जुन अहिर वय:-36; पत्ता:-प्लॉट नं: ए/203, माळा नं: -, इमारतीचे नाव: मंगलमूर्ती अपार्टमेंट, ब्लॉक नं: आशुदेगाव, मातोश्री शाळेजवळ, रोड नं: टिळकनगर, डोंबिवली पूर्व, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ATHPA3976F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5901/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(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.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 60,59,592.00 (Rupees Sixty Lakhs Fifty Nine Thousands Five Hundred And Ninety Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:



Since 1989

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

An ISO 9001 : 2015 Certified Company

