

PROFORMA INVOICE

INDIAN RUPEE FOUR THOUSAND SEVEN HUNDRED TWENTY ONLY

Vastukala Consultants (I) Pvt Ltd

PG-971 21-22

18-Aug-21

Address: ...
 GSTIN: 27AAAC58577K2ZO
 State: Maharashtra
 E-Mail: ...

20870 36216

Delivery Note Date

Destination

STATE BANK OF INDIA

Branch: ...
 State: Maharashtra
 E-Mail: sbi15521@sbi.co.in

Terms of Delivery

B/S 552

P/111

A/c 3795476066

Particulars	HSN SAC	GST Rate	Amount
VALUATION FEE Technical Inspection and Certification Services	997224	18%	4,000.00
	CGST		360.00
	SGST		360.00

Malad West

Total

₹ 4,720.00

E & OE

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) Indian Rupee Seven Hundred Twenty Only

Remarks

Smt. Minal Hemant Mhatre & Shri. Hemant Pralhad Mhatre
 Industrial IT Unit No. 712, 7th Floor, Wing - A, "Jaswanil Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai - 400 064, State - Maharashtra, Country - India

Company's Service Tax No. AADCV4303RSD001
 Company's PAN AADCV4303R

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE
 MSME Registration No. 27222201137

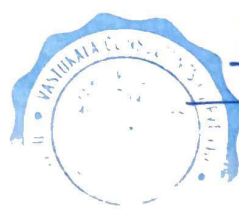
Customer's Seal and Signature

Company's Bank Details

Bank Name: State Bank of India
 A/c No: 32632562114
 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074
 for Vastukala Consultants (I) Pvt Ltd

Bill in order can be paid

4720 + 600/- Bank Charge = 5320/-



Authorised Signatory

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd.

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Call No. 7765341564

Valuation Report of the Immovable Property



Details of the property under consideration:

M/s. Biogen Nutrition Pvt. Ltd.

Name of Owner: **Smt. Minal Hemant Mhatre & Shri. Hemant Pralhad Mhatre**

Industrial IT Unit No. 712, 7th Floor, Wing – A, "Jaswanti Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, **Malad (West), Mumbai – 400 064**, State – Maharashtra, Country – India.

Longitude Latitude: 19°11'22.8"N 72°50'17.5"E

Valuation Done for:

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State Bank of India

SME Centre Borivali (West)

SME Centre Borivali (15521) 101, 1st floor, Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune

Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2021/20780/36216
17/10-188-SBSH
Date: 17.08.2021

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial IT Unit No. 712, 7th Floor, Wing – A, "Jaswanti Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Smt. Minal Hemant Mhatre & Shri. Hemant Pralhad Mhatre.**

Boundaries of the property.

North	:	Malad Industrial Estate
South	:	Ramchandra Lane
East	:	Pavas Industrial Estate
West	:	Mahavir Industrial Estate

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 Value for this particular purpose at ₹ 54,69,000.00 (Rupees Fifty Four Lakh Sixty Nine 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.

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ouj=CMD,
email=cmd@vastukala.org, c=IN
Date: 2021.08.19 11:03:28 +05'30'

Sharadkumar B. Chalikwar
C.M.D. Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.

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Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

MOBILE : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

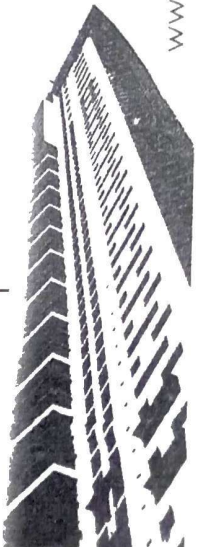
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
SME Centre Borivali (West)
 SME Centre Borivali (15521) 101, 1st floor,
 Landmark Building, S. V. Road, Near Petrol Pump,
 Borivali (West), Mumbai – 400 092,
 State – Maharashtra, Country – India.

27/08/2023
 R/R/A

VALUATION REPORT (IN RESPECT OF UNIT)

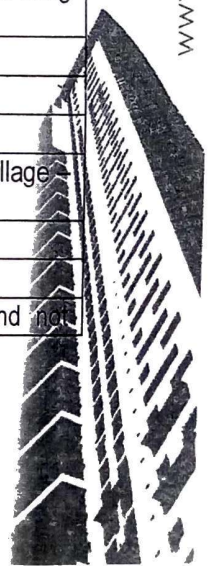
I General	
1.	Purpose for which the valuation is made : To assess Value of the property for Banking Purpose.
2.	a) Date of inspection : 16.08.2021
	b) Date on which the valuation is made : 17.08.2021
3.	List of documents produced for perusal: i) Copy of Agreement dated 25.07.2015. ii) Copy of Commencement Certificate No. CHE / 9730 / BP (WS) / AP dated 07.01.2015 issued by Municipal Corporation of Greater Mumbai.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Smt. Minal Hemant Mhatre & Shri. Hemant Pralhad Mhatre Address: Industrial IT Unit No. 712, 7 th Floor, Wing – A, "Jaswanti Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. Contact Person: Mr. Hemant Mhatre (Owner) Contact No.: 9867562025 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is an Industrial IT Unit located on 7 th Floor. The composition of unit is having Working area + Cabin + Toilet + Loft area. The property is at 1.5 Km. travelling distance from nearest railway station Malad.
6.	Location of property :
	a) Plot No. / Survey No. : -
	b) Door No. : Industrial IT Unit No. 712
	c) C.T.S. No. / Village : CTS No. 351, 353, 354, 354/1 to 3 & 348C of Village Valnai
	d) Ward / Taluka : Ward – P/North, Taluka – Malad
	e) Mandal / District : District – Mumbai Suburban
	f) Date of issue and validity of layout of : Copy of Approved Plan were not provided and not

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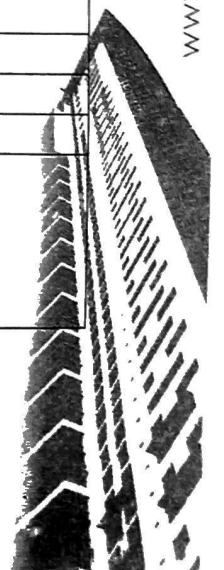
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	approved map / plan	verified.	
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	: N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	: N.A.	
7.	Postal address of the property	: Industrial IT Unit No. 712, 7 th Floor, Wing – A, "Jaswanti Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.	
8.	City / Town	: Malad (West), Mumbai	
	Residential area	: No	
	Commercial area	: No	
	Industrial area	: Yes	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle Class	
	ii) Urban / Semi Urban/ Rural	: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Valnai Brihanmumbai Mahanagarpalika	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No	
12.	Boundaries of the property		
		As per Site	
		As per Document	
	North	: Malad Industrial Estate	Details not available
	South	: Ramchandra Lane	Details not available
	East	: Pavas Industrial Estate	Details not available
	West	: Mahavir Industrial Estate	Details not available
13	Dimensions of the site	N. A. as property under consideration is a Industrial IT Unit in a building.	
		A	B
		As per the Deed	Actuals
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: Carpet Area in Sq. Ft. = 201.00 Loft Area in Sq. Ft. = 111.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 184.00	



		Loft Area in Sq. Ft. = 113.00 (Area as per Agreement)
		Built Up Area in Sq. Ft. = 221.00 70% of Agreement Loft Area in Sq. Ft. = 79.00 Total Built Up Area in Sq. Ft. = 300.00
14.1	Latitude, Longitude & Co-ordinates of Unit	: 19°11'22.8"N 72°50'17.5"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Total Built Up Area in Sq. Ft. = 300.00 (Area as per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Industrial IT Unit
2.	Location	:
	C.T.S. No.	: CTS No. 351, 353, 354, 354/1 to 3 & 348C
	Block No.	: -
	Ward No.	: Ward – P/North
	Village / Municipality / Corporation	: Village – Valnai Brihanmumbai Mahanagarpalika
	Door No., Street or Road (Pin Code)	: Industrial IT Unit No. 712, 7 th Floor, Wing – A, "Jaswanti Allied Business Centre", Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Industrial
4.	Year of Construction	: 2015 (As per site information)
5.	Number of Floors	: Basement + Ground + 1 st to 3 rd (for Industrial user) + 4 th to 8 th (for IT User)
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Units in the building	: 2 Units on 7 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Covered parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Industrial IT Unit	



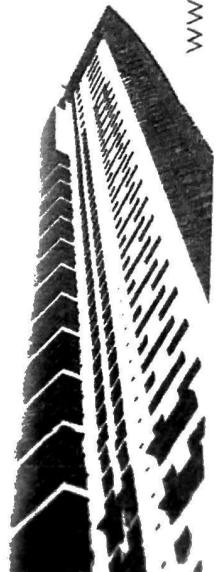
1	The floor in which the Unit is situated	:	7 th Floor
2	Door No. of the Unit	:	Industrial IT Unit No. 712
3	Specifications of the Unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Flooring
	Doors	:	Teak Wood door frame with glass door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Cement Plastering & POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Unit?	:	Good
7	Sale Deed executed in the name of	:	Smt. Minal Hemant Mhatre & Shri. Hemant Pralhad Mhatre
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Unit?	:	Built Up Area in Sq. Ft. = 221.00 70% of Agreement Loft Area in Sq. Ft. = 79.00 Total Built Up Area in Sq. Ft. = 300.00
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Unit?	:	Carpet Area in Sq. Ft. = 201.00 Loft Area in Sq. Ft. = 111.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 184.00 Loft Area in Sq. Ft. = 113.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Industrial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 20,000.00 expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /	:	₹ 18,000.00 to ₹ 19,000.00 per Sq. Ft. on Built Up Area

	adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	: ₹ 18,500.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 15,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 1,66,299.00 per Sq. M. i.e. ₹ 15,450.00 per Sq. Ft.
	Guideline rate after depreciate	: ₹ 1,57,118.00 per Sq. M. i.e. ₹ 14,597.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Unit with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 06 years
	Life of the building estimated	: 54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 9.00%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 15,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 18,230.00 per Sq. Ft.
	Remarks	:

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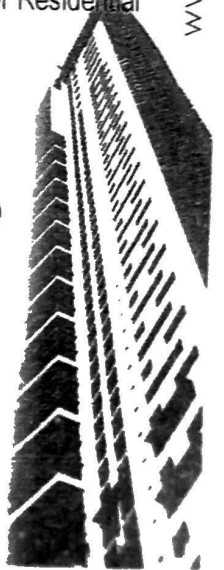
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Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the Unit (incl. car parking, if provided)	300.00 Sq. Ft.	18,230.00	54,69,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			54,69,000.00
	The realizable value of the property			49,22,100.00
	Distress value of the property			43,75,200.00
	Insurable value of the property (300.00 X 3,000.00)			9,00,000.00
	Guideline value of the property (300.00 X 14,597.00)			43,79,100.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Industrial IT Unit, where there are typically many comparables available to analyze. As the property is a Industrial IT Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 19,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Industrial IT Unit, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 18,230.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 20,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.08.19 11:03:31 +05'30'


Director



C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

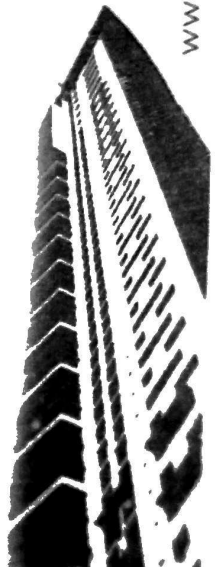
Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Place: Mumbai

Date: 17.08.2021

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Sales Instance

5435/2021

https://freesearchigprservice.maharashtra.gov.in/sarita/HTMLReportSuchiKramank2_RegLive.aspx

5435/2021

17/08/2021

Note -Generated Through eSearch Module For original report please contact concern SPO office

सूची क्र.2

दुय्यम निबंधक सह दु.नि. बोरीवली 4

दस्त क्रमांक 5435/2021

नोंदणी

Regn 63m

गावाचे नाव : वळणई

1) दिलेखाचा प्रकार	करारनामा
2) प्लॉट नं.	4700000
3) बाजारभावात भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे.	4697001.1
4) मू.नामपत्र, पोटहिस्सा व घरक्रमांक असल्यात.	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: आय टी युनिट नं.502.5 वा मजला, विंग सी, जसवंती अलाईड बिजनेस सेंटर प्रिमायसेस को ऑपरेटीव सोसा लि. रामचंद्रा लेन एक्स्टेंशन रोड, मालाड इंडस्ट्रीयल इस्टेट जवळ, कांचपाडा मालाड पश्चिम 400064 ((C.T.S. Number : 351.353.354.354/1 TO 3 & 348C :))
5) क्षेत्रफळ	25.45 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1) नाव -अनिरुद्ध संतोष गांधी वय -31 पत्ता -प्लॉट नं सदनिका क्र - 904, माळा नं: 9 वा मजला , इमारतीचे नाव रश्मी हार्टस को ओ ही सो लि , ब्लॉक नं डायाभाई पटेल रोड , रोड नं मालाड पूर्व मुंबई , महाराष्ट्र, मुंबई पिन कोड -400097 पॅन नं -AMAPG4008N
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1) नाव -अमिष धीरेंद्र टोशी वय -30, पत्ता -प्लॉट नं सदनिका क्र - ए/39, माळा नं. -, इमारतीचे नाव अशोक सम्राट, ब्लॉक नं दफ्तरी रोड, रोड नं मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई पिन कोड -400097 पॅन नं -ASFDP9307G 2) नाव -विनिताबेन अमिष टोशी वय -30, पत्ता -प्लॉट नं सदनिका क्र - ए/39, माळा नं. -, इमारतीचे नाव अशोक सम्राट, ब्लॉक नं दफ्तरी रोड, रोड नं मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई पिन कोड -400097 पॅन नं -GIWPS9271R
9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
10) दस्त नोंदणी केल्याचा दिनांक	08/04/2021
11) अनुक्रमांक, खंड व पृष्ठ	5435/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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सूची क्र.2

दुय्यम निबंधक सह दु.नि. बोरीवली 4

दस्त क्रमांक : 4441/2021

नोंदणी

Regn 63m

गावाचे नाव : वळणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5365500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: आय टी युनिट नं.501,5 वा मजला,विंग - सी,जसवंती अलाईड बिजनेस सेंटर प्रिमायसेस को ऑपरेटीव सोसा लि,रामचंद्रा लेन एकस्टेंशन रोड,मालाड इंडस्ट्रीयल इस्टेट जवळ,कांचपाडा मालाड पश्चिम 400064.((C.T.S. Number : 351,353,354,354/1 TO 3 & 348C :))
(5) क्षेत्रफळ	29.07 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:-अनिरुद्ध संतोष गांधी वय:-31 पत्ता:-प्लॉट नं सदनिका क्र - 904, माळा नं: 9 वा मजला , इमारतीचे नाव: रश्मी हार्टस को ओ हौ सो लि , ब्लॉक नं: डायामाई पटेल रोड , रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड -400097 पॅन नं:-AMAPG4008N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कौशल धीरेंद्र दोशी वय:-34, पत्ता:-प्लॉट नं: सदनिका क्र - ९/39 , माळा नं - , इमारतीचे नाव अशोक सम्राट , ब्लॉक नं दफ्तरी रोड , रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुंबई पिन कोड:-400097 पॅन नं:-ALXPD5813C 2): नाव:-एकता कौशल दोशी वय:-31, पत्ता:-प्लॉट नं: सदनिका क्र - ९/39, माळा नं - , इमारतीचे नाव अशोक सम्राट, ब्लॉक नं दफ्तरी रोड, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400097 पॅन नं:-AJQPV4101N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4441/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	161100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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contact concern BRC office

सूची क्र. 2

दुय्यम निबंधक सह दु.नि.बोरीवली 8

दस्त क्रमांक 3157/2021

नोंदणी

Regn 63m

गावाचे नाव : वळणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे)	3886791.48
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: आय टी युनिट नं. ए-809, माळा नं: 8 वां मजला, इमारतीचे नाव: जसवंती अलाईड बिझनेस सेंटर प्रिमायसेस को ऑप सो ली, ब्लॉक नं: काचपाडा, मालाड पश्चिम, मुंबई 400 064, रोड : रामचंद्र लेन एक्सटेंशन ((C.T.S. Number : 351, 353, 354, 354/1 To 3 and 348C ;))
(5) क्षेत्रफळ	21.06 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 - एनगेशी रुडॉल्फ मेलवीन सिकवेरा वय -51 पत्ता - प्लॉट नं 901, माळा नं: 9, इमारतीचे नाव - स्कायवॉक टॉवर, ब्लॉक नं टॅक रोड, सुराणा हॉस्पिटलच्या मागे, ओर्लेम, मालाड पश्चिम, रोड नं - , महाराष्ट्र, MUMBAI पिन कोड -400064 पॅन नं -APAPS7009C 2) नाव - रुडॉल्फ मेलवीन सिकवेरा वय -51 पत्ता - प्लॉट नं 901, माळा नं: 9, इमारतीचे नाव - स्कायवॉक टॉवर, ब्लॉक नं टॅक रोड, सुराणा हॉस्पिटलच्या मागे, ओर्लेम, मालाड पश्चिम, रोड नं - , महाराष्ट्र, मुंबई पिन कोड -400064 पॅन नं -ACAPSI378P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - प्रणव भरत देसाई वय -33, पत्ता - प्लॉट नं 1912, माळा नं: - , इमारतीचे नाव - श्रीपति ज्वेल्स, बी विंग, ब्लॉक नं पिंपळ वाडी, तात्या घर पुरे पथ, नवकल प्रेसच्या जवळ, गिरगाव, रोड नं: - , महाराष्ट्र, मुंबई पिन कोड -400004 पॅन नं -AMYPD4807G 2) नाव - गायत्री प्रणव देसाई वय -33, पत्ता - प्लॉट नं 1912, माळा नं: - , इमारतीचे नाव - श्रीपति ज्वेल्स, बी विंग, ब्लॉक नं पिंपळ वाडी, तात्या घर पुरे पथ, नवकल प्रेसच्या जवळ, गिरगाव, रोड नं: - , महाराष्ट्र, मुंबई पिन कोड -400004 पॅन नं -AXLPM08200
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3157/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	120000

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As a result of my appraisal and analysis, it is my considered opinion that the Value of the above property in the prevailing condition with aforesaid specifications is ₹ 54,69,000.00 (Rupees Fifty Four Lakh Sixty Nine Thousand Only).

Place: Mumbai
Date: 17.08.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=sharadkumar@vcl.com, c=IN,
Date: 2021.08.19 11:53:25 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____ We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached