

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Girish M. Gada**

Industrial Unit No. 25, Ground Floor, "**K.K. Gupta Industrial Premises Co-Op. Soc. Ltd**", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India.

Latitude Longitude : 19°10'52.3"N 72°57'10.5"E

Intended User:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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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

This is to certify that the property bearing Industrial Unit No. 25, Ground Floor, "K.K. Gupta Industrial Premises Co-Op. Soc. Ltd", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India belongs to **Mr. Girish M. Gada**.

Boundaries	:	Building	Unit
North	:	Internal Road	Gala No. 26
South	:	Dr. R.P. Road	Gala No. 24
East	:	K.K. Gupta Road	Marginal Space
West	:	Jamnadas Industrial Estate	Marginal Space

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 **₹ 1,86,03,000.00 (Rupees One Crore Eighty Six Lakhs Three 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 report.

Hence certified

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.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Industrial Unit No. 25, Ground Floor, "K.K. Gupta Industrial Premises Co-Op. Soc. Ltd", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, 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 Fair Market Value as on 22.08.2024 for Housing Loan Purpose.
1	Date of inspection	20.08.2024
3	Name of the owner / owners	Mr. Girish M. Gada
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: Industrial Unit No. 25, Ground Floor, "K.K. Gupta Industrial Premises Co-Op. Soc. Ltd", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India. Contact Person : Girish Gada (Owner) Contact No. 9867647116
6	Location, Street, ward no	Municipality Ward No - T, Dr. R.P. Road, Opp. Jawahar Talkies Village - Mulund, Mulund (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 846 & 846/1 to 6 of Village - Mulund
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 1001.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1060.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund, Mulund (West) 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.
	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?	Owner Occupied - Mr. Girish M. Gada
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Mr. Girish M. Gada
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	67,800 (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	SALES		
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 Industrial 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1980 (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.
	Remark: At the time of site visit, building external painting work is in progress.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 22.08.2024 for Industrial Unit No. 25, Ground Floor, "K.K. Gupta Industrial Premises Co-Op. Soc. Ltd", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India belongs to **Mr. Girish M. Gada**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.6957 / 2013 Dated 05.07.2013 between M/s. Asawari Industries (The Transferor) And Mr. Girish M. Gada (The Transferee).
2)	Copy of Society Share Certificate No.74 And Mr. Girish M. Gada (The Transferee) transferred dated 28.06.2014 issued by K.K. Gupta Industrial Premises Co-Op. Soc. Ltd.
3)	Copy of Part Occupancy Certificate No.- Dated 22.07.1980 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Municipality Ward No - T, Village - Mulund, Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080. The property falls in Industrial Zone. It is at a traveling distance 1.3 Km. from Mulund Railway Station.

Building

The building under reference is having Ground + 3 Upper Floors. 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 Normal. The building is used for Industrial purpose. Ground Floor is having 30 Industrial Unit. The building is without lift.

Industrial Unit:

The Industrial Unit under reference is situated on the Ground Floor The Composition of Industrial Unit is Working Area + Loft. This Industrial Unit is Shahabad Stone, MS Rolling Shutter, M.S. Grill Fixed Windows, Open Conduit Plumbing With Concealed



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Electrificationetc.

Valuation as on 22nd August 2024

The Built Up Area of the Industrial Unit	:	1060.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1980 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	44 Years
Cost of Construction	:	1060.00 Sq. Ft. X ₹ 2,500.00 = ₹ 26,50,000.00
Depreciation $\{(100 - 10) \times (44 / 60)\}$:	66.00%
Amount of depreciation	:	₹ 17,49,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,32,680/- per Sq. M. i.e. ₹ 12,326/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,02,566/- per Sq. M. i.e. ₹ 9,529/- per Sq. Ft.
Value of property as on 22nd August 2024	:	1060.00 Sq. Ft. X ₹ 19,200 = ₹ 2,03,52,000.00

(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)

Fair value of the property as on 22nd August 2024	:	₹ 2,03,52,000.00 - ₹ 17,49,000.00 = ₹ 1,86,03,000.00
Total Value of the property	:	₹ ₹ 1,86,03,000.00
The realizable value of the property	:	₹ 1,67,42,700.00
Distress value of the property	:	₹ 1,48,82,400.00
Insurable value of the property (1060.00 X 2,500.00)	:	₹ 26,50,000.00
Guideline value of the property (1060.00 X 9529.00)	:	₹ 1,01,00,740.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 25, Ground Floor, "K.K. Gupta Industrial Premises Co-Op. Soc. Ltd", K.K. Gupta Industrial Estate, CTS No. 846 & 846/1 to 6, Dr. R.P. Road, Opp. Jawahar Talkies, Village - Mulund, Municipality Ward No. T, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India for this particular purpose at **₹ 1,86,03,000.00 (Rupees One Crore Eighty Six Lakhs Three Thousand Only)** as on 22nd August 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 **22nd August 2024** is **₹ 1,86,03,000.00 (Rupees One Crore Eighty Six Lakhs Three 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.



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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- 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 + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Industrial Unit Situated on Ground Floor
3	Year of construction	:	1980 (As per occupancy certificate)
4	Estimated future life	:	16 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, M.S. Grill Fixed Windows, .
10	Flooring	:	Shahabad Stone.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building								
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.	: Open Conduit Plumbing With Concealed Electrification				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(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	: All external walls are 9" thick and partition walls are 6" thick.								
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

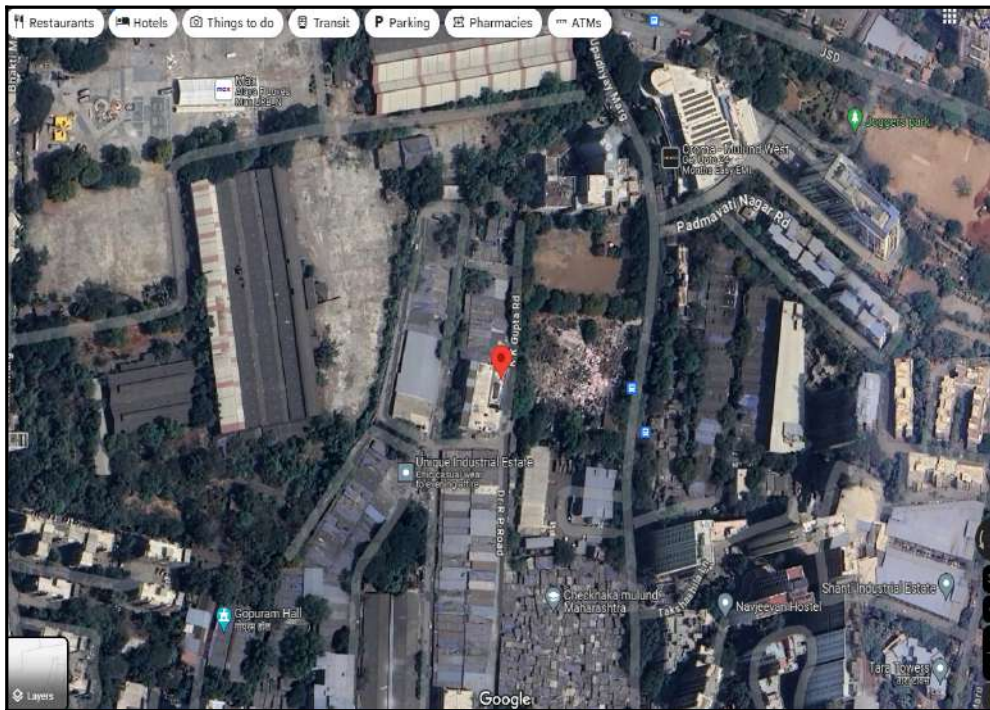


Aug 20, 2024 1:06:05 PM
19°18'N 72°95'E

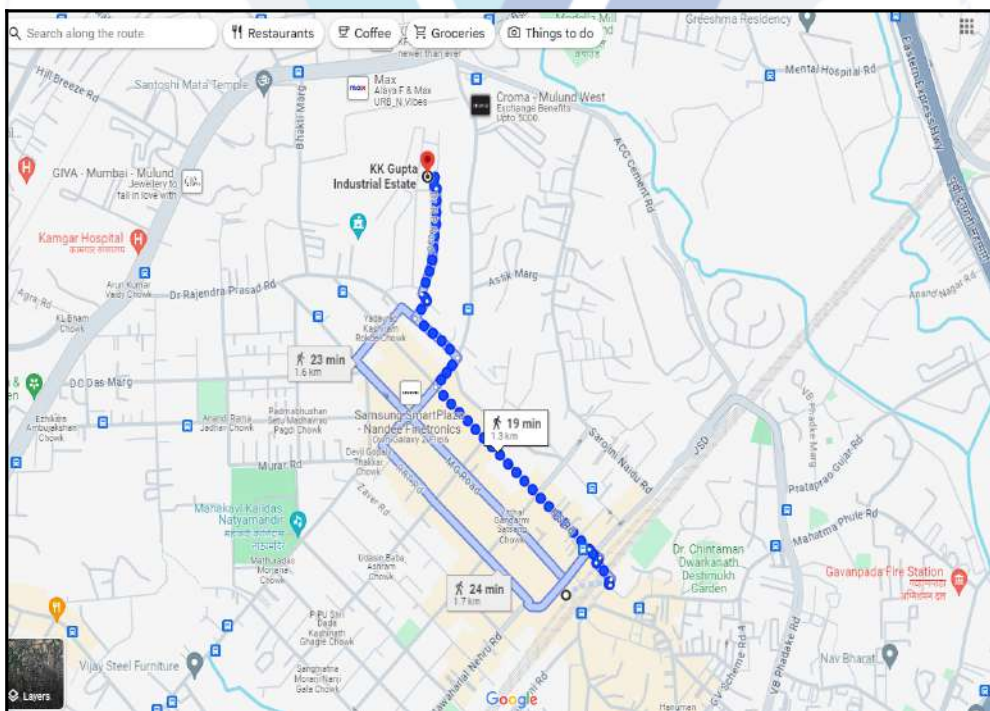
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'52.3"N 72°57'10.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 1.3 Km.).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Urban 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: 123-मुंबई (व) - कुर्ली

Attribute: सि.टी.एस. नंबर 348 SubZone Name: मुभास: एच.बी.एस.मार्ग व

Open Land	Residence	Office	Shop	Industry	Unit
64240	132680	152590	176800	132680	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Unit	132680			
No Increase on Unit Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,32,680.00	Sq. Mtr.	12,326.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	64240			
The difference between land rate and building rate(A-B=C)	68,440.00			
Percentage after Depreciation as per table(D)	44%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,02,566.00	Sq. Mtr.	9,529.00	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%

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	Unit		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,250.00	1,500.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,000.00	₹23,333.00	-

99acres Commercial Buy | Enter Locality / Project / Society | Post property

Home > Commercial property for sale in Mumbai > Factory for sale in Mumbai > Factory for sale in Mulund > Factory for sale in Mulund West

₹3.5 Cr @ 23,333 per sq.ft. | Estimated EMI ₹ 2,79,546

Factory for Sale
in KK Gupta Industrial Estate, Mulund West, Mumbai

RERA STATUS NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview | Dealer Details | Recommendations | Articles

Property (4)

- Area:** Plot area 1500 sq.ft. (139.35 sq.m.)
- Configuration:** Factory with 1 Washroom
- Price:** ₹ 3.5 Crore+ Govt Charges & Tax @ 23,333 per sq.ft. (Negotiable)
- Address:** KK Gupta Industrial Estate, Mulund West, Mumbai
- Facing:** North-East
- Property Age:** 10+ Year Old

2 people already contacted since last week

Places nearby
Jagjivan Ram Nagar, Mulund West, Thane, Mumbai, Maharashtra 400080, Mulund West, Mumbai

- Fire Brigade Ganapati Temple
- Shiva Temple
- Sai Darbar Sai Mandir
- Ambaji Dham
- Nirvaneshwar Mahadev

Why you should consider this property?

Key Highlights of the property
✓ North-East Facing

Property	uNIT		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	833.33	1,000.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,000.00	₹17,500.00	-

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark
Post property EMI

Home > Commercial property for sale in Mumbai > Factory for sale in Mumbai > Factory for sale in Mulund > Factory for sale in Mulund West Posted on Aug 15, 2024

₹1.75 Cr

@ 20,588 per sq.ft.

Estimated EMI ₹ 1,39,773

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

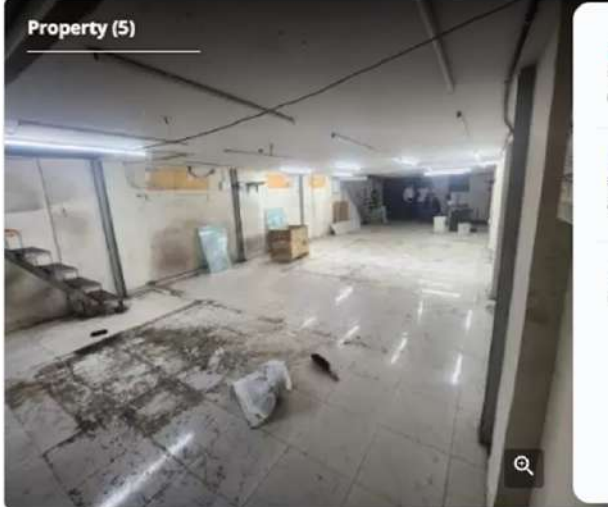
Factory for Sale

in Raja industrial , Mulund West, Mumbai

Contact

Overview
Dealer Details
Recommendations
Articles

Property (5)



+ Area

Built Up area: 1000 sq.ft.

(92.9 sq.m.)

+ Configuration

Factory with 1 Washroom

+ Price

₹ 1.75 Crore+ Govt Charges & Tax

@ 20,588 per sq.ft. (Negotiable)

+ Address

Raja industrial

Mulund West, Mumbai

+ Facing

North-East

+ Property Age

10+ Year Old

+ **Places nearby** View All (5)

Salpa Devi Pada, Mulund West, Mumbai, Maharashtra 400080, Mulund West, Mumbai

Fire Brigade Ganapati Temple

Shiva Temple

Sai Darbar Sai Mandir

Ambaji Dham

Nirvaneshwar Mahadev M

Why you should consider this property?

Key Highlights
of the property

✓ North-East Facing

Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	512.00	614.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,602.00	₹13,835.00	-

21093391 05-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 21093/2023 नोंदणी : Regn:63m
गावाचे नाव : मुलुंड		
(1) विलोखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8165259.88	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: इंडस्ट्रियल गाला नं. 158, माळा नं: पहिला मजला, शांती इंडस्ट्रियल इस्टेट, इमारतीचे नाव: विंग बी, शांती इंडस्ट्रियल प्रिमाईसेस सीएसएल, ब्लॉक नं: सरोजिनी नायडू रोड, रोड : मुलुंड (वेस्ट), मुंबई 400080, इतर माहिती: इंडस्ट्रियल गाला नं. 158 चा एरिया 512 चौ. फूट. कार्पेट म्हणजेच 697 चौ. फूट. बांधीव आहे. ((C.T.S. Number : 733, Hissa Nos. 1, 2 & 3 and 734 ;))	
(5) क्षेत्रफळ	697 चौ. फूट	
(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:-एम/एस. अमेया पॅकेजिंग तर्फे भागीदार रुपाली सूर्यकांत जाधव वय:-64 पत्ता:-प्लॉट नं: 4/बी/24, माळा नं: -, इमारतीचे नाव: वैशाली नगर, ब्लॉक नं: बालराजेधर रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAAF7023K 2): नाव:-एम/एस. अमेया पॅकेजिंग तर्फे भागीदार गौरव सूर्यकांत जाधव वय:-37 पत्ता:-प्लॉट नं: 4/बी/24, माळा नं: -, इमारतीचे नाव: वैशाली पार्क सीएसएल, ब्लॉक नं: वैशाली नगर, रोड नं: बालराजेधर रोड, मुलुंड वेस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAAF7023K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-धर्मेश अरविंद शाह वय:-44; पत्ता:-प्लॉट नं: 1902, माळा नं: एकोणिसावा मजला, इमारतीचे नाव: सिल्वर हाइट्स, ब्लॉक नं: शांती इंडस्ट्रियल इस्टेट च्या समोर, रोड नं: सरोजिनी नायडू रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ARIPSO295C 2): नाव:-पुजा धर्मेश शाह वय:-44; पत्ता:-प्लॉट नं: 1902, माळा नं: एकोणिसावा मजला, इमारतीचे नाव: सिल्वर हाइट्स, ब्लॉक नं: शांती इंडस्ट्रियल इस्टेट च्या समोर, रोड नं: सरोजिनी नायडू रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-BLZPS7109D	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	19/10/2023	
(11) अनुक्रमांक, खंठ व पृष्ठ	21093/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
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	Gala		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	441.67	530.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,660.00	₹14,717.00	-

20522391 12-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 20522/2022 नोंदणी : Regn:63m
गावाचे नाव : मुलुंड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6535816.8	
(4) भू-साधन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: यूनिट न. 124,पहिला मजला,रामगोपाळ इंडस्ट्रियल इस्टेट प्रिमाईसेस कॉओपरेटिव सोसायटी लिमिटेड,रामगोपाळ इंडस्ट्रियल इस्टेट,डॉ. आर. पी. रोड,मुलुंड वेस्ट,मुंबई((C.T.S. Number : 852 ;))	
(5) क्षेत्रफळ	530 चौ.फूट	
(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:-सेल्वीन - मनी वय:-33 पत्ता:-प्लॉट नं: २६, माळा नं: बी विंग, इमारतीचे नाव: आनंद विला सोसायटी नाहुर विलेज रोड , ब्लॉक नं: अशोक नगर पोलिस चौकी जवळ , रोड नं: अशोक नगर, मुलुंड वेस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AEIPY6698A 2): नाव:-श्रीनिवासन - मनी वय:-36 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: शिंदे घाळ, नेहरू रस्ता, शिंदे बाडी,, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AEKPY2839P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजन चंद्रलाल आधा वय:-54; पत्ता:-प्लॉट नं: १७/बी, माळा नं: -, इमारतीचे नाव: जानकी स्मृति सो, तांबे नगर, ब्लॉक नं: -, रोड नं: एस. एन. रोड, मुलुंड वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AABPA3879L 2): नाव:-छाया राजन आधा वय:-48; पत्ता:-प्लॉट नं: १७/बी, माळा नं: -, इमारतीचे नाव: जानकी स्मृति सो, , ब्लॉक नं: तांबे नगर, रोड नं: एस. एन. रोड, मुलुंड वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- AFXPA6782R 3): नाव:-कुंज राजन आधा वय:-20; पत्ता:-प्लॉट नं: १७/बी, माळा नं: -, इमारतीचे नाव: जानकी स्मृति सो, ब्लॉक नं: तांबे नगर, रोड नं: एस. एन. रोड, मुलुंड वेस्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:- DOVPA9191G	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	20522/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	468000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
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 **22nd August 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 **₹ 1,86,03,000.00 (Rupees One Crore Eighty Six Lakhs Three Thousand 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.: HO/CREDIT/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

