

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sanjay Ramesh Gala**

Commercial Unit No. 101, 1st Floor, "**Atlantic Plaza**", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India.

Latitude Longitude - 19°00'44.6"N 72°50'04.1"E

Valuation Done for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
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

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Valuation Report Prepared For: Cosmos Bank / Dadar Branch/ Shri. Sanjay Ramesh Gala (10742/2307867) Page 2 of 16

Vastu/Thane/08/2024/10742/2307867

26/13-345-PSVSBS

Date: 26.08.2024

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 101, 1st Floor, "**Atlantic Plaza**", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India belongs to **Shri. Sanjay Ramesh Gala**.

Boundaries of the property.

North	: Ramshyam Krupa CHS
South	: Kakasaheb Gadgil Marg
East	: Garage Galli
West	: Cosmos Platinum Building

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 **₹ 1,63,51,044.00 (Rupees One Crore Sixty Three Lakh Fifty One Thousand Forty Four Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 16:44:58 +05'30'


Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

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|  Aurangabad |  Pune |  Indore |  Jaipur |

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Valuation Report of Commercial Unit No. 101, 1st Floor, "Atlantic Plaza", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, 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 26.08.2024 for Banking Purpose
2	Date of inspection	24.08.2024
3	Name of the owner/ owners	Shri. Sanjay Ramesh Gala
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 Unit No. 101, 1 st Floor, "Atlantic Plaza", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India. Contact Person: Mr. Sanjay R. Gala (Owner) Contact No. 9821465954 Person meets at site: Mr. Rajan (Tenant's Representative)
6	Location, street , ward no	Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli
7	Survey/ Plot no. of land	Plot No. 569 (Pt.), T. P. S. - IV of Mahim Division & Cadastral Survey No. 1/1309, 1/1320 of Lower Parel Division
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.	Carpet Area in Sq. Ft. = 402.00



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	Shape, dimension and physical features	(Area as per Actual site measurement) Carpet Area in Sq. Ft. = 362.00 (Area as per Agreement for sale) Built up Area in Sq. Ft. = 434.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Final Plot No.: 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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 – Babies Garment
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	RENTS	

	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Babies Garment
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 54,000.00 Expected rental income per month (Details of present rent not available)
	(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?	N.A.
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 Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2011 (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.
45	Remarks:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 26.08.2024 for Commercial Unit No. 101, 1st Floor, "**Atlantic Plaza**", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India. belongs to **Shri. Sanjay Ramesh Gala**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 8.10.2009 Between M/s. Chaitanya Developers (The Sellers) and Shri. Sanjay Ramesh Gala (The Purchasers).
2	Copy of Commencement Certificate No. SRA / ENG / 1466 / GN / ML / AP dated 13.10.2005 issued by Slum Rehabilitation Authority.
3	Copy of Occupancy Certificate No. SRA / ENG / 1466 / GN / ML / AP dated 26.08.2011 issued by Slum Rehabilitation Authority.

LOCATION:

The said building is located at Plot No. 569 (Pt.), T. P. S. - IV of Mahim Division & Cadastral Survey No. 1/1309, 1/1320 of Lower Parel Division, Dadar (West), Mumbai. The property falls in Residential cum commercial Zone. It is at walkable distance of 1.1 Km from Dadar railway station.

BUILDING:

The building under reference is having Basement + Ground + 5th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for commercial purpose. 1st Floor is having 33 Commercial Unit. The building is having 3 Lifts.

Commercial Unit:

The Commercial Unit under reference is situated on the 1st Floor. It is used as godown. It consists of 2 Cabins. Unit Height is 13 ft. The commercial unit is finished with Vitrified tiles flooring, Concealed & Casing Capping electrification, Wooden frame glass door & M. S. Rolling Shutter.



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Valuation as on 26th August 2024

The Carpet Area of the Commercial Unit	:	363.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	436.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,20,800.00
Depreciation $\{(100-10) \times 13\} / 60$:	19.50%
Amount of depreciation		₹ 2,38,056.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,77,860.00 per Sq. M. i.e. ₹ 25,814.00 per Sq. Ft.
Guideline rate (after Deprecation)	:	₹ 2,56,049.00 per Sq. M. i.e. ₹ 23,788.00 per Sq. Ft.
Prevailing market rate	:	₹ 45,700.00 per Sq. Ft.
Value of property as on 26.08.2024	:	₹ 363.00 Sq. Ft. X ₹ 45,700.00 = ₹ 1,65,89,100.00

(Area of property x market rate of developed land & Residential 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 26.08.2024	:	₹ 1,65,89,100.00 - ₹ 2,38,056.00 = ₹ 1,63,51,044.00
Total Value of the property		₹ 1,63,51,044.00
The Realizable value of the property	:	₹ 14,715,940.00
Distress value of the property	:	₹ 13,080,835.00
Insurable value of the property (436.00 X 2,800.00)	:	₹ 12,20,800.00
Guideline value of the property (436.00 X 23,788.00)	:	₹ 1,03,71,568.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Unit No. 101, 1st Floor, "**Atlantic Plaza**", "Cosmos Atlantic Plaza Premises Co-Op. Soc. Ltd. ", Final Plot No. 569 (Pt.), T. P. S. – IV of Mahim Division, Bhavani Shankar Road, Garage Galli, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 1,63,51,044.00 (Rupees One Crore Sixty Three Lakh Fifty One Thousand Forty Four Only)** as on **26th August 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 **26th August 2024 is ₹ 1,63,51,044.00 (Rupees One Crore Sixty Three Lakh Fifty One Thousand Forty Four 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	Basement + Ground + 5 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Unit situated on 1 st Floor
3.	Year of construction	2011 (As per Occupancy Certificate)
4.	Estimated future life	47 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing	R.C.C. Framed Structure



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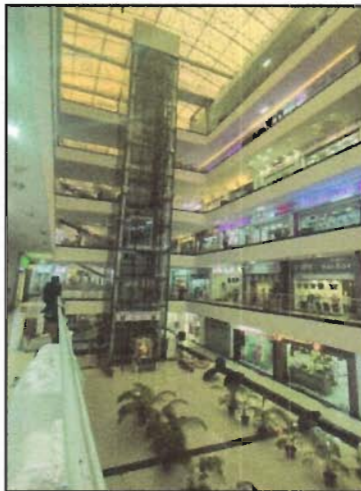
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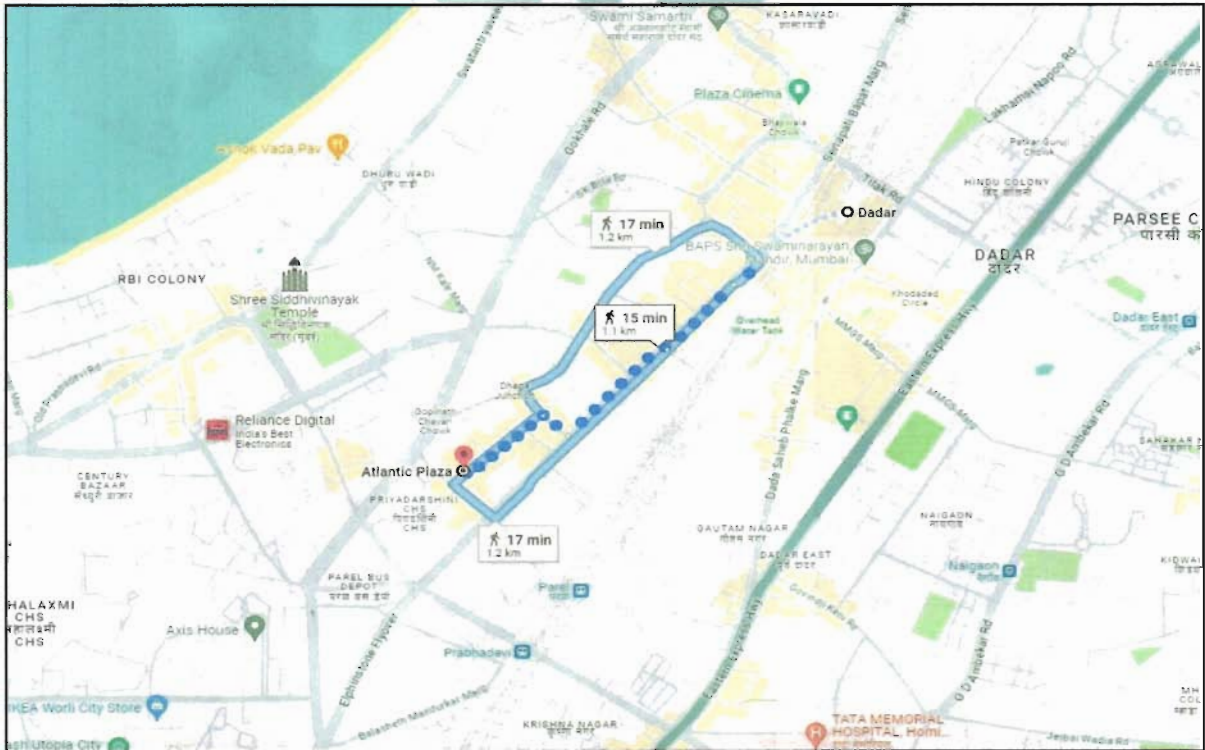
	walls/RCC frame/ steel frame	
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden frame glass door & M. S. Rolling Shutter.
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed & Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	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	6'.0* High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No provided
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
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°00'44.6"N 72°50'04.1"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 1.1 Km)



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Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines / User Manual	
Year	2024-2025	Language	English
Selected District	MumbaiMain		
Select Village	लोडर परेन हिन्दीजन		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
Enter Survey No	1309	<input type="button" value="Search"/>	
उपविभाग	शुची नगरीय	निवासी सदनिका	श्रीमतीय
12/93 -शुभाग : उत्तरेक रात्र साहेब डोले मार्ग व जावडे मार्ग,दुर्गेस परिसर रेलवे लाईन,पश्चिमीस बयानी रोड व भातगकर मार्ग यासहिल विकोनी शुभाग.	110080	241620	277860
		दुकाने	श्रीमतीय
		310210	241620
		एकक (Rs./)	मी. मीटर
			Attribute
			पि.डी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	2,77,860.00			
No Reduced, Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	2,77,860.00	Sq. Mt.	25,814.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	110,080.00			
The difference between land rate and building rate (A – B = C)	167,780.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,56,049.00	Sq. Mt.	23,788.00	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 Shop 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

NOBROKER

Office Space In Dadar West, Mu...

₹45 Lacs ₹33,792/Month 110 Sq.Ft

SHIVANI SANKAR ROAD, GARAGE GALLY, C...

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dadar / Office space for Sale in Dadar / Prope...

Photos Location

Office Space
Property Type

Freehold
Ownership Type

Fully Furnished
Furnishing

Aug 3, 2024
Posted On

Public And Reserved
Parking: 1,000

5
Office Age (Yrs)

More Than 10 Year
Age of Project

Immediately
Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

Creates Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

30 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Amenities

Similar Properties

NOBROKER

Office Space In Dadar West, Mu...

₹99 Lacs ₹74,342/Month 240 Sq.Ft

Dadar West Mumbai, Maharashtra 400022

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dadar / Office space for Sale in Dadar / Prope...

Photos Location

Office Space
Property Type

Freehold
Ownership Type

Fully Furnished
Furnishing

Aug 9, 2024
Posted On

Reserved
Parking: 1,000

12
Office Age (Yrs)

5 To 10 Year
Age of Project

Immediately
Availability

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

Creates Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

21 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Description

near By: IDCI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station Lokadawala Solitaire P. D. Hinduja Hospital & Medical Research Centre GTB Nagar Monorail Station

Similar Properties



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Sales Instance

9301450 07-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु. नि. मुंबई शहर 3 दस्त क्रमांक . 9301/2024 नोदणी. Regn 63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	13500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12896871.9	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनित नं. 421, माळा नं: 4था माळा, इमारतीचे नाव: कॉसमॉस अटलांटिक प्लाझा प्रिमायसेस को-ऑप.सो.लि, ब्लॉक नं: भवानी शंकर रोड,गैरेज गल्ली, रोड : दादर पश्चिम,मुंबई 400028, इतर माहिती: क्षेत्रफळ 385 चौ.फूट कार्पेट,सोबत एक कार पार्किंग नं.11/डी, जागा, फायनल प्लॉट नं. 569 पार्ट टी.पी.एस. IV माहीम,सी.एस.नं. 1/1309,1/1320 लोअर परेल डिव्हिजन.मुंबई शहर. इतर माहिती दसतात नमूद केल्याप्रमाणे.((C.T.S. Number : 1/1309, 1/1320 ;))	
(5) क्षेत्रफळ	42.92 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मण अंबा रावरीया वय:-45 पत्ता:-प्लॉट नं: 65, माळा नं: -, इमारतीचे नाव: वर्सोवा व्हीनस सीएचएसएल, ब्लॉक नं: एस.व्ही.पी. नगर म्हाडा लेआउट, रोड नं: टेलिफोन एक्सच, आरडीपी2, अंधेरी (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AEMPR3341H	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमिषा धीरज मढवी वय:-36; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: हीना एलीगेन्स, ब्लॉक नं: साईबाबा रोड, साईबाबा नगर, रोड नं: बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400092 पॅन नं:-AYLPM5750E 2): नाव:-धीरज परशोतम मढवी वय:-43; पत्ता:-प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: हीना एलीगेन्स, ब्लॉक नं: साईबाबा रोड, साईबाबा नगर, रोड नं: बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AOMPMP3125Q	
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	06/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9301/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	810000	
(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.	

Sales Instance

9107450 07-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 9107/2024 नोंदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	14000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11931308.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनित नं. 417, माळा नं: 4 था माळा, इमारतीचे नाव: अटलांटिक प्लाझा, ब्लॉक नं: भवानी शंकर रोड, रोड : गॅरेज गल्ली,दादर(पश्चिम),मुंबई 400028, इतर माहिती: क्षेत्रफळ 385 चौ फूट कार्पेट,फायनल प्लॉट नं. 569(पार्ट)TPS IV माहीम, सी.एस.नं. 1/1309,1/1320 लोअर परेल डिव्हिजन,मुंबई शहर इतर माहिती दसतात नमूद केल्याप्रमाणे.((C.T.S. Number : 1/1309, 1/1320 ;))	
(5) क्षेत्रफळ	42.94 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-छाया दीपक ठक्कर वय:-46 पत्ता:-प्लॉट नं: फ्लॉट नं. 801, माळा नं. -, इमारतीचे नाव: पलाई रतन बिल्डिंग, ब्लॉक नं: शंकर माथम रोड, रोड नं. माटुंगा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-ABWPT3678G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेहुल दिनेश ठक्कर वय:-39, पत्ता:-प्लॉट नं: 802, माळा नं. -, इमारतीचे नाव: एलिंगन्स टॉवर, ब्लॉक नं: चंद्र नगर, एलबीएस मार्ग, रोड नं: ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AGOPT0373K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	02/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9107/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 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 ₹ 1,63,51,044.00 (Rupees One Crore Sixty Three Lakh Fifty One Thousand Forty Four Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.26 16:45:09 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

