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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Kusumben J. Lakhani**

Commercial Shop No. 67, 1st Floor, "**Moksh Plaza**", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, State - Maharashtra, India.

Latitude Longitude : 19°13'34.2"N 72°51'16.7"E

Intended User:

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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|------------|--------|-----------|-----------|
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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 Commercial Shop No. 67, 1st Floor, "Moksh Plaza", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, State - Maharashtra, India belongs to **Mrs. Kusumben J. Lakhani**.

Boundaries of the property

North : Jambli Galli
South : Laxmi Palace
East : Swami Vivekanand Road
West : Jain Temple

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 **₹ 44,08,176.00 (Rupees Forty Four Lakhs Eight Thousand One Hundred And Seventy Six 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/87/2022-23

Encl.: Valuation report

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Commercial Shop No. 67, 1st Floor, "Moksh Plaza", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, 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 15.02.2025 for Bank Loan Purpose.
1	Date of inspection	14.09.2024
3	Name of the owner / owners	Mrs. Kusumben J. Lakhani
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 Shop No. 67, 1 st Floor, " Moksh Plaza ", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, State - Maharashtra, India. Contact Person : Mr. Bharat Khodesar (Tenant) Contact No. 9821973405
6	Location, Street, ward no	S.V. Road Village - Kanneri, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 114/114/1 to 11 of Village - Kanneri, Plot No - 67, T.P.S. III
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 87.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 88.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 105.60 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Pin - PIN Code - 400 092
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?	Tenant Occupied - Mr. Bharat Khodesar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Bharat Khodesar
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,000.00 Present 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 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2013 (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:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 15.02.2025 for Commercial Shop No. 67, 1st Floor, "**Moksh Plaza**", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, State - Maharashtra, India belongs to **Mrs. Kusumben J. Lakhani**.

We are in receipt of the following documents:

1)	Copy of Agreement Document No.3203 / 2009 Dated 04.04.2009 between Sitara Builders Pvt. Ltd.(The Owner) And Mrs. Kusumben J. Lakhani(The purchaser).
2)	Copy of Commencement Certificate No.CHE / A -3630 / BP (WS) / AP /AR Dated 29.10.2005 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate No.CHE / A - 3630 / BP(WS) / AE Dated 10.07.2013 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Maintenance Bill Document No.685 / 24-25 Dated 02.08.2024 issued by SOCIETY.
5)	Copy of Previous Valuation Report Dated 12.05.2018.

Location

The said building is located at bearing Plot No - 67, T.P.S. III inVillage - Kanneri, Taluka - Borivali, District - Mumbai Suburban, PIN Code - 400 092. The property falls in Commercial Zone. It is at a traveling distance 500M from Borivali Railway Station.

Building

The building under reference is having 1 basement + Lower Ground + Upper Ground Floor + 2 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. 1st Floor is having 81 Commercial Shop. The building is having 2 lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the 1st Floor The Composition of Commercial Shop is Working Area only. This Commercial Shop is Vitrified Tile Flooring, Teak Wood / Glass Door, N.A., Casing Capping Electrical Wiringetc.

Valuation as on 15th February 2025

The Carpet Area of the Commercial Shop	:	88.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	12 Years
Cost of Construction	:	105.60 Sq. Ft. X ₹ 2,800.00 = ₹ 2,95,680.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 53,424.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,640/- per Sq. M. i.e. ₹ 14,367/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,43,416/- per Sq. M. i.e. ₹ 13,324/- per Sq. Ft.
Value of property	:	88.00 Sq. Ft. X ₹ 50,700 = ₹44,61,600
Total Value of property as on 15th February 2025	:	₹44,61,600.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 15th February 2025	:	₹ 44,61,600.00 - ₹ 53,424.00 = ₹ 44,08,176.00
Total Value of the property	:	₹ 44,08,176.00
The realizable value of the property	:	₹39,67,358.00
Distress value of the property	:	₹35,26,541.00
Insurable value of the property (105.60 X 2,800.00)	:	₹2,95,680.00
Guideline value of the property (105.60 X 13324.00)	:	₹14,07,014.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 67, 1st Floor, "Moksh Plaza", Plot No. 67, T.P.S. III, CTS No. 114/114/1 to 11, S.V. Road, Village - Kanneri, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), PIN Code - 400 092, State - Maharashtra, India for this particular purpose at **₹ 44,08,176.00 (Rupees Forty Four Lakhs Eight Thousand One Hundred And Seventy Six Only)** as on 15th February 2025

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 **15th February 2025** is **₹ 44,08,176.00 (Rupees Forty Four Lakhs Eight Thousand One Hundred And Seventy Six 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.



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For that purpose Latest Legal Opinion should be sought.



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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

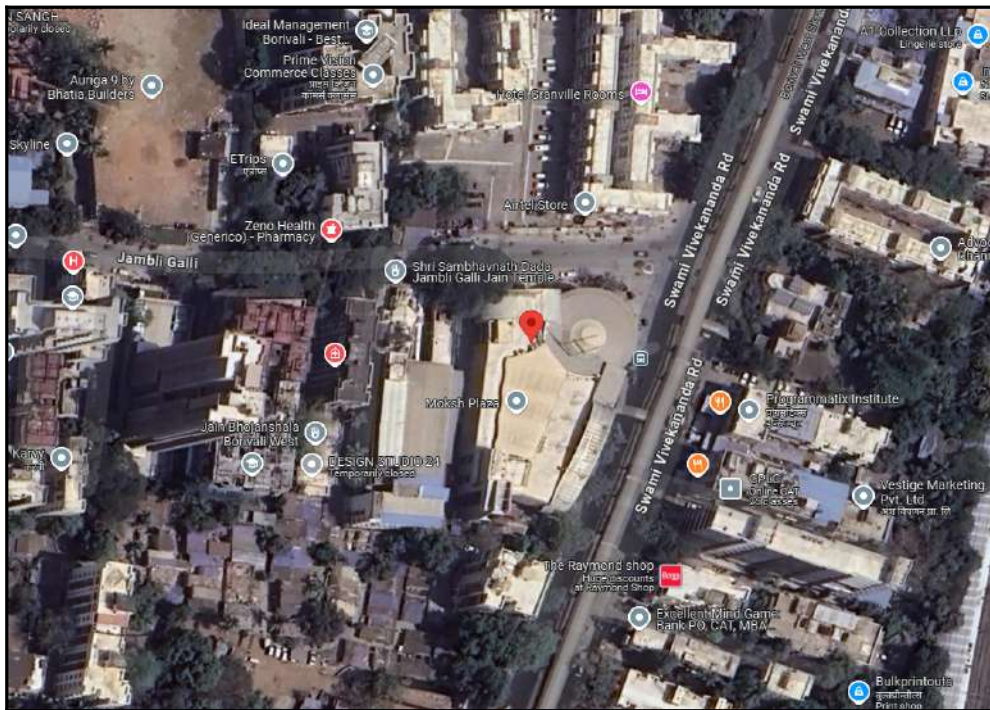
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Lower Ground + Upper Ground Floor + 2 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on 1 st Floor				
3	Year of construction	: 2013 (As per occupancy certificate)				
4	Estimated future life	: 48 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	: Teak Wood / Glass Door, N.A., .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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.	: Casing Capping Electrical Wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
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	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
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

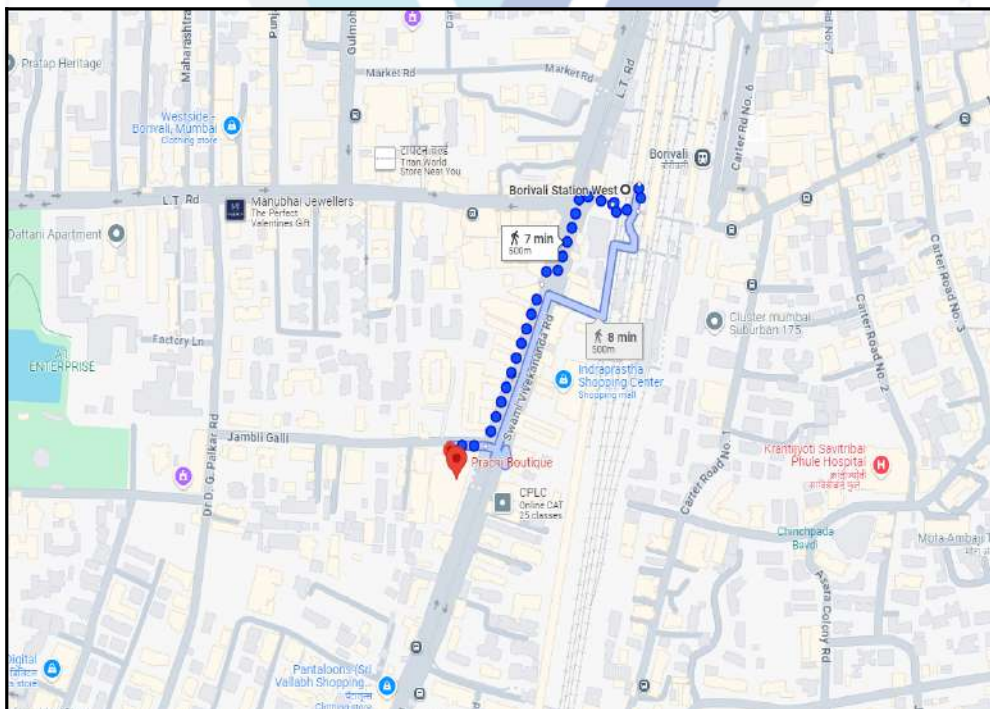
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°13'34.2"N 72°51'16.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 500M).

Ready Reckoner Rate

DIVISION / VILLAGE : KANHERI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Swami Vivekanand Road (S.V. Road).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
85	85/379	6110	114410	145800	193300	114410
CTS No. 92, 93, 94, 95, 96, 97, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 157, 159, 160						
FP No. 1, 2, 3, 5, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 21, 24, 26, 28, 30, 31, 61, 62, 63, 64, 66, 67, 98, 99, 100, 101, 774						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	193300			
Increase by 80% on Shop Located on 1 st Floor	38660		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,54,640.00	Sq. Mtr.	14,367.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	61110			
The difference between land rate and building rate(A-B=C)	93,530.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,43,416.00	Sq. Mtr.	13,324.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	144.00	172.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹59,028.00	₹49,190.00	-

square yards Mumbai Buy Rent Projects Agents Services Resources Data Intelligence Advertisements Rent Property Login

Home > Property in Mumbai > Shop in Mumbai > Shop in Borivali West > Commercial Shop 144 Sq.Ft. in Borivali West Mum...

1306 Views
Already Seen

Compare Share

Moksh Plaza
Commercial Shop 144 Sq.Ft. in Borivali West Mumbai
Listing ID #6762456

₹ 85 L

Unfurnished
144 Sq.Ft. (Carpet Area)
1st Floor

Recent Registered Sale ● May 2024 ₹ 60 L 173 Sq.Ft.

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- Lowest ROI

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- Govt. Value, Rental Value

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Overview Amenities Agent Overview About Project Data Intelligence Reviews Map and Landmarks Hot Selling Similar Properties

Key Highlights

Prime Location Well Maintained Safe & Secure Locality Peaceful Vicinity

Are you looking for a prime commercial property in the heart of Mumbai.

- Look no further than this spacious shop available for sale in Borivali West.
- With a total area of 144 square feet, this shop offers ample space to set up and expand your business.
- Located in a highly sought-after locality, this property ensures excellent connectivity and easy access to all the major city hubs.
- The locality of Borivali West is well-known for its commercial and residential developments, making it a preferred choice for businesses of all types.
- This unfurnished shop provides the opportunity to customize the space according to your business requirements.

INTERIOR COMPANY

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- Lowest Prices Guaranteed
- 10-Year Warranty
- Timely Delivery

Hey there! We are here to help?

Get Offer Start Chat

Price Indicators

Property	Shop		
Source	JD Homes		
Floor	-		
	Carpet	Built Up	Saleable
Area	104.00	124.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹60,192.00	₹50,160.00	-





BUY

▼

Mumbai

+

Add to search...







Shop/Showroom in Moksh Plaza


₹ 62.6
L

Borivali West, Mumbai Shop/Showroom 104 sq.ft carpet area

Ready to Move
Contact Now





Leo
Agent

5.0 ★★★★★ 4 Ratings

Get Best Deals!! Share Contact

Name *

Contact Number *


+91


Email Address


Allow other agents to get in touch

Submit

Overview

 Covered Area
130 sq.ft


 Carpet Area
104 sq.ft

 Society
Moksh Plaza

Additional Information

Status

Possession Date




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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1120 MH2010 PTC237899

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	144.17	173.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹41,618.00	₹34,682.00	-

9/2/24, 10:19 AM		igr_10005	
10005388 08-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2 दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्ता क्रमांक : 10005/2024 नोंदणी : Regn:63m	
गावाचे नाव : कान्हेरी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2949178.1		
(4) भू.मापन,पोटहिसा व परकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: दुकान नं. 14, माळा नं: पहिला मजला, इमारतीचे नाव: मोक्ष प्लाझा प्रिमायसिसको.ऑप.सो.ली., ब्लॉक नं: बोरीवली पश्चिम,मुंबई - 400092., रोड : एस. वी. रोड((C.T.S. Number : 114, 114/1 to 11 ;))		
(5) क्षेत्रफळ	16.06 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा:			
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुशिल भीमराज जैन वय:-32 पत्ता:-प्लॉट नं: सदनिका नं. 204, माळा नं: -, इमारतीचे नाव: श्री अंबर सोसायटी , ब्लॉक नं: कोपरखेरणे, रोड नं: प्लॉट नं. 25 , महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-APXPJ1906L		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद एस पाटिल वय:-45; पत्ता:-प्लॉट नं: सदनिका नं. 1435, माळा नं: चौदावा मजला, एक बिंग, इमारतीचे नाव: डेल्टा बुन्दावन को.ऑप.सो.ली., ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: मीरा एम.आय.डी.सी. रोड, इस्कॉन टेम्पलचा जवळ, महाजनवाडी, सेक्टर 2, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AMIPP1560C		
(9) दस्तावेज करून दिल्याचा दिनांक	31/05/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	31/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10005/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
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Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	54.17	65.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,613.00	₹33,846.00	-

9/2/24, 10:20 AM		igr_15939	
15939388	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 5
04-01-2024			दस्ता क्रमांक : 15939/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : कान्देरी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	2200000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	927840		
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: दुकान नं. 59, माळा नं: दुसरा मजला, इमारतीचे नाव: मोक्ष प्लाझा प्रिमायसिस को.ऑप.सो.ली., ब्लॉक नं: बोरीवली पश्चिम मुंबई - 400092., रोड : एस. वी. रोड((C.T.S. Number : 114, 114/1 to 11 :))		
(5) क्षेत्रफळ	6.00 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सतीश सी शिंदे वय:-48 पत्ता:-प्लॉट नं: सदनिका नं. बी/104, माळा नं: पहिला मजला, इमारतीचे नाव: पुष्पी एन्क्लेव को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-BFLPS8205L 2): नाव.-ज्योति सतीश शिंदे वय:-38 पत्ता:-प्लॉट नं: सदनिका नं. बी/104, माळा नं: पहिला मजला, इमारतीचे नाव: पुष्पी एन्क्लेव को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हायवे, सिद्धार्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-BOOPS3652B		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-बलिष्टर सी गुप्ता वय:-50; पत्ता:-प्लॉट नं: रूम नं. 9, माळा नं: -, इमारतीचे नाव: रामअभिलाष चालू नं. 1, ब्लॉक नं: कादिवली पूर्व मुंबई, रोड नं: बिहारी टेकडी, विजय डेअरीचा पाठीमागे, पोईसर, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ASOPG1153G 2): नाव.-कमलादेवी बलिष्टर गुप्ता वय:-50; पत्ता:-प्लॉट नं: रूम नं. 9, माळा नं: -, इमारतीचे नाव: रामअभिलाष चालू नं. 1, ब्लॉक नं: कादिवली पूर्व मुंबई, रोड नं: बिहारी टेकडी, विजय डेअरीचा पाठीमागे, पोईसर, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-BOKPG2368J		
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2023		
(10)दस्ता नोंदणी केल्याचा दिनांक	20/09/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	15939/2023		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	132000		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	22000		
(14)सैरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
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1/1			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th February 2025**

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 **₹ 44,08,176.00 (Rupees Forty Four Lakhs Eight Thousand One Hundred And Seventy Six 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/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

