



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

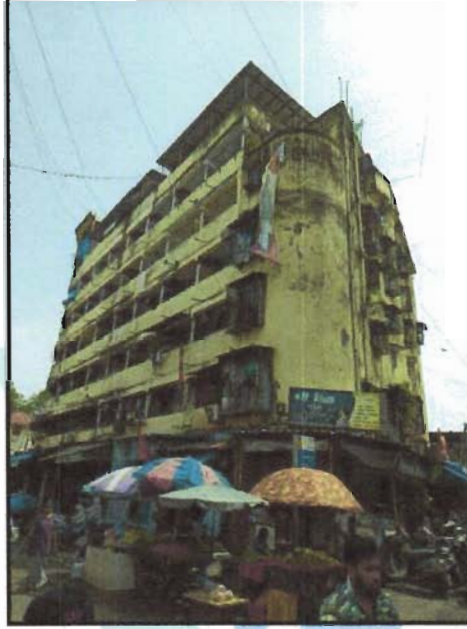
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Satish Shantaram Kargutkar**

Commercial Shop No. 22 A, Ground Floor, "**Vijaydeep Co.-Op. Hsg. Soc. Ltd.**", Nauroji Road,
Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India.

Latitude Longitude : 18°54'59.0"N 72°49'42.5"E

Intended User:

Cosmos Bank
Colaba Branch

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Thane/09/2024/011014/2308058

05/12-64-PSBS

Date: 05.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India belongs to **Shri. Satish Shantaram Kargutkar**.

Boundaries of the property

North : Indumati Sakharkar Marg
South : 2nd Koli Lane
East : Road / Chandrabhaga Kute Chawl
West : Road / Paras Bhavan

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 **₹ 23,98,260.00 (Rupees Twenty Three Lakhs Ninety Eight Thousands Two Hundred And Sixty Only)**.

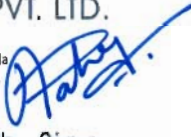
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**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: 2024.09.05 16:26:49 +05'30'


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



Thane : 101, 1st Floor, Beth Shalam, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Commercial Shop No. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, 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 05.09.2024 for Housing Loan Purpose.
1	Date of inspection	03.09.2024
3	Name of the owner / owners	Shri. Satish Shantaram Kargutkar
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. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India. Contact Person : Mr. Rajendra Kambli (Owner's Relative) Contact No. 8080872515
6	Location, Street, ward no	Municipality Ward No - A, District - Mumbai
7	Survey / Plot No. of land	
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. = 41.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 41.00 (Area As Per Sale Deed) Built Up Area in Sq. Ft. = 49.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	District - Mumbai, Pin - PIN Code - 400 005



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 - Shri. Satish Shantaram Kargutkar
	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 Local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Satish Shantaram Kargutkar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8,200.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	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 – 1994 (As per site information)
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, Colaba Branch Branch to assess Fair Market Value as on 05.09.2024 for Commercial Shop No. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India belongs to **Shri. Satish Shantaram Kargutkar**.

We are in receipt of the following documents:

1)	Copy of Sale Deed No.N.A. Dated 18.12.2008 between Smt. Vidya Bharat Singh(The Vendor) And Shri. Satish Shantaram Kargutkar(The purchaser).
2)	Copy of MHADA Letter Document No.D&P / UMA / S.K./913 / 10 Dated 18.09.2010 issued by Mumbai Building Repairs & Reconstruction Board (MBRRB)..
3)	Copy of Intimation Letter Dated 16.10.2000 issued by Mumbai Building Repairs & Reconstruction Board
4)	Copy of Possession Receipt Dated 24.11.2000issued by Mumbai Building Repairs & Reconstruction Board (MBRRB)..
5)	Copy of Letter Dated 06.09.2000issued by Mumbai Building Repairs & Reconstruction Board (MBRRB)..

Location

The said building is located at Municipality Ward No - A, District - Mumbai, PIN Code - 400 005. The property falls in Commercial Zone. It is at a traveling distance 2.6 Km from Churchgate Railway Station.

Building

The building under reference is having Ground + 5 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. Ground Floor is having 20 Commercial Shop. The building is having 1 lift.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor This Commercial Shop is Vitrified Tile Flooring, MS Rolling Shutter, N.A., Concealed Electrical Wiring etc.

Valuation as on 5th September 2024

The Carpet Area of the Commercial Shop	. 41.00 Sq. Ft.
--	-----------------

Deduct Depreciation:

Year of Construction of the building	1994 (As per site information)
--------------------------------------	--------------------------------

Expected total life of building	:	60 Years
Age of the building as on 2024	:	30 Years
Cost of Construction	:	49.20 Sq. Ft. X ₹ 2,800.00 = ₹ 1,37,760.00
Depreciation $\{(100 - 10) \times (30 / 60)\}$:	45.00%
Amount of depreciation	:	₹ 61,740.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 7,24,760/- per Sq. M. i.e. ₹ 67,332/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 5,87,687/- per Sq. M. i.e. ₹ 54,598/- per Sq. Ft.
Value of property as on 5th September 2024	:	41.00 Sq. Ft. X ₹ 60,000 = ₹24,60,000.00

(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 5th September 2024	:	₹ 24,60,000.00 - ₹ 61,740.00 = ₹ 23,98,260.00
Total Value of the property	:	₹ ₹ 23,98,260.00
The realizable value of the property	:	₹21,58,434.00
Distress value of the property	:	₹19,18,608.00
Insurable value of the property (49.20 X 2,800.00)	:	₹1,37,760.00
Guideline value of the property (49.20 X 54598.00)	:	₹26,86,222.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 22 A, Ground Floor, "Vijaydeep Co.-Op. Hsg. Soc. Ltd.", Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400 005, State - Maharashtra, India for this particular purpose at **₹ 23,98,260.00 (Rupees Twenty Three Lakhs Ninety Eight Thousands Two Hundred And Sixty Only)** as on 5th September 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 **5th September 2024** is **₹ 23,98,260.00 (Rupees Twenty Three Lakhs Ninety Eight Thousands Two Hundred And Sixty 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- VALUATION



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 + 5 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor
3	Year of construction	: 1994 (As per site information)
4	Estimated future life	: 30 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 Masonry.
8	Partitions	: 6" Thk. Brick Masonry.
9	Doors and Windows	: MS Rolling Shutter, 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	(i) Internal wiring – surface or conduit	: Concealed Electrical Wiring
	(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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Technical details**Main Building**

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	:	1Lift
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



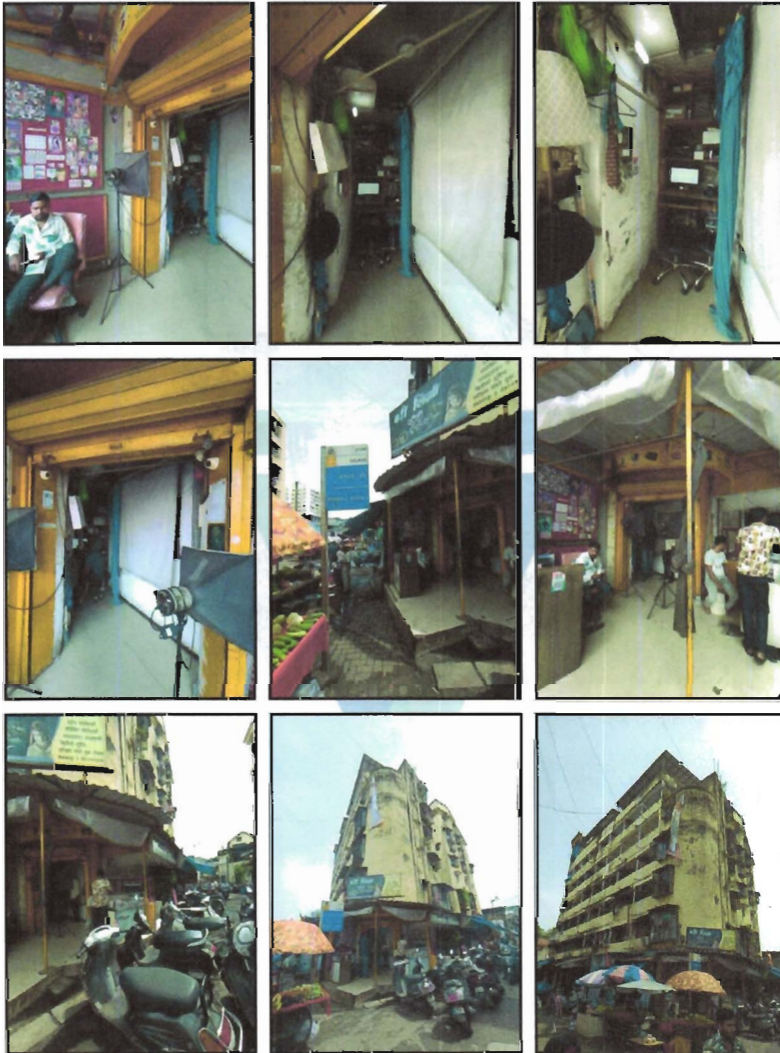
Since 1969

Vastukala Consultants (I) Pvt. Ltd.

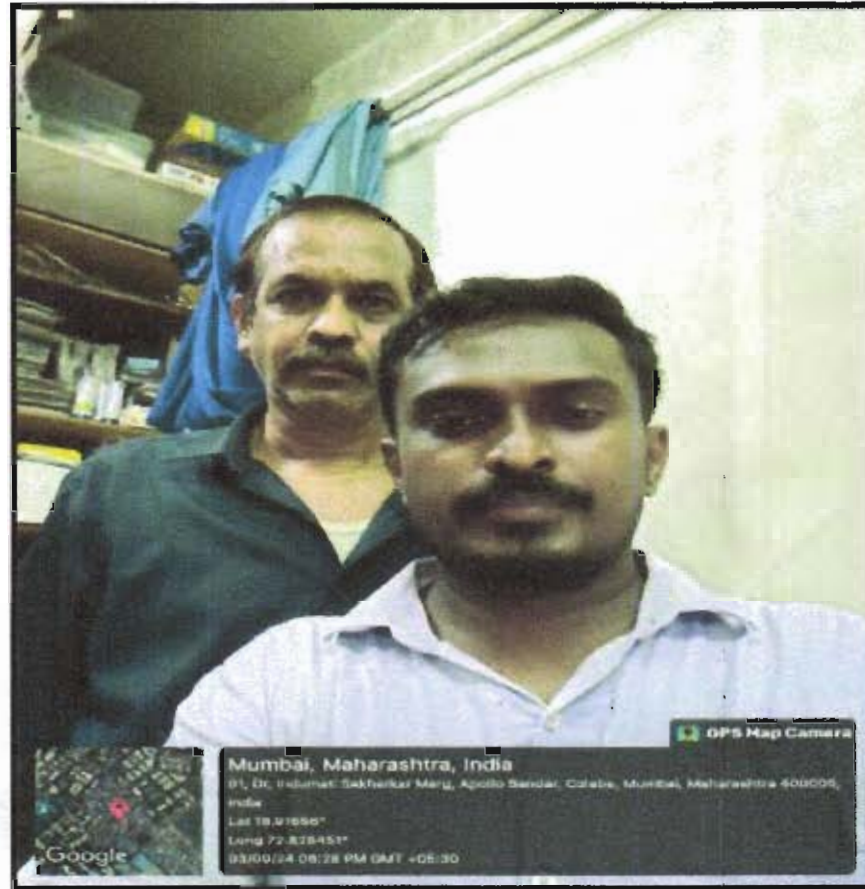
An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Actual Site Photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

DIVISION / VILLAGE - COLABA Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Shahid Bhagat Singh Marg. (From Regal Cinema up to R.V. Salgaonkar Marg).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/3	267850	491990	628000	724760	491990
CS No. 1/112, 1/1126, 1/318, 1/322, 1/324, 1/424, 1/446, 1/446, 2/112, 2/133, 2/314, 2/322, 2A/322, 3/112, 3/127, 3/133, 3/460, 3A/318, 3A/322, 4/133, 4/318, 4/446, 5/133, 10/59, 12/324, 13, 13/324, 39, 43, 52, 59, 113, 114, 126, 162, 208, 209, 210, 211, 312, 313, 314, 315, 317, 318, 354, 355, 353, 364, 365, 366, 367, 424, 430, 431, 433, 435, 442, 443, 444, 445, 445, 495, 496, 497, 498, 499, 500,						
<input type="button" value="Compare With Previous Year"/> <input type="button" value="+"/>						

Stamp Duty Ready Reckoner Market Value Rate for Shop	724760			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	7,24,760.00	Sq. Mtr.	67,332.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	267850			
The difference between land rate and building rate(A-B=C)	456,910.00			
Percentage after Depreciation as per table(D)	30%			
Rate to be adopted after considering depreciation [B + (C X D)]	5,87,687.00	Sq. Mtr.	54,598.00	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	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	75.00	90.00	108.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹73,333.00	₹61,111.00	₹50,926.00



₹ 55 Lacs ₹ 41,301/Month 90 Sq.Ft

Shop In Colaba, Mumbai For Sale
Commercial Buy Apolla Bender, Vijaydeep Building 61,111 Sq.Ft Estimated EMV

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Colaba / Shops for Sale in Colaba / Proper...

Shop **None**

Freehold **Ground Floor**

Unfurnished **More Than 10 Year**

Mar 22, 2024 **Immediately**

Get Owner Details


Report what was not correct in this property

Listed by Broker Sold Out


Wrong Info

Neerby: Marine Drive Zain Eye Care Metro INOX Cinema Sagar Building Plaza By The Bay


NoBroker Services




Create Agreement




Check Loan Eligibility



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

4 Unique Views 0 Shortlists 0 Contacts

Powered By: NBEstimate

Amenities

Power Backup Full


Washrooms No Washroom

Security

Lift None

Water Storage Facility NA

Similar Properties



Shop in Colaba, Mumba...

Sena Nagar Rd, Sena Nagar Ch...

2,200 sq.ft

Price: ₹50 Lacs Area: 210 sqft

Shop in Marine Lines, M...



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	100.00	120.00	144.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹50,000.00	₹41,667.00	₹34,722.00

₹50.0 Lac ₹50000/sqft | EMI - ₹23k | Get pre-approved loan | PREMIUM LOCALITY

Commercial Shop For Sale in Colaba, Mumbai

Ground Floor | Overlooking Main Road | Unfurnished

Super Area: 100 sqft - ₹50,000/sqft | Carpet Area: 100 sqft - ₹50,000/sqft | Floor: Ground(Out of 4 Floors)

Property Age: Above 20 years | Suitable For: Clinic

Main Road Facing

Contact Owner: Shakil Shakir

More Details

Price: ₹50 Lac

Address: Shalimar Shopping Centre, Colaba Market, Mumbai 400005, Colaba, Mumbai - South Mumbai, Maharashtra

Facing: North - West

Transaction Type: New Property

Construction Status: Ready to Move

Type of Ownership: Co-operative Society

Description: Shop is also having mezzanine floor of equal area which doubles the area.

Tools to Help You Decide Better



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	116.67	140.00	168.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹47,142.00	₹39,286.00	₹32,738.00

3810509

08-03-2024

Note -Generated Through eSearch

Module:For original report please contact
concern SRO office

सूची क्र.2

दुयम निबंधक : सह दु.नि.मुंबई शहर 5

दस्ता क्रमांक : 3810/2024

मोडमी

Regn.63m

गावाचे नाव : कुलाबा र्

(1)विलेखाचा प्रकार	करारनामा
(2)मौजदस्ता	5500000
(3) बाजारभाव/भाडेपट्टादाखल बाबतिलपट्टाकर आकारणी देणे की पट्टेदार ते मनुष्य करावे)	5231460
(4) भू. मापन पोटॅन्सिअ व घरकामाचा असल्याचा	1) पार्लिकेडे नाव मुंबई मनपाहलर वर्जन : इतर मॉडेली शॉप न 7-अ टूथ मजला स्टूड हाऊस स्टूड की ऑपराटीव हाऊसिंग सोसायटी सी. पॉट न 11 ओप्य स्टूड सिनेमा स्टूड रोड कोलाबा मुंबई 400005 (C.T.S. Number 505 ;)
(5) क्षेत्राकड	140 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात आलेले क्षेत्र	
(7) दस्तऐवज क्रमन देण. या.सिद्धन ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनाया किंवा अटोरा असल्याचा प्रतिवादिचे नाव व पत्ता	1): नाव मीना कुलदीप काशाबा बघ: 85 पत्ता प्लॉट न 29-अ, माळा न 431 मजला, इमारतीचे नाव टूथ ब्रदरन. ब्लॉक न २ ब्लॉक नॅम्बर टू कोलाबा पोस्ट ऑफिस. रोड न कोलाबा, महाराष्ट्र, मुंबई. पिन कोड: 400005 पॅन न: AADPK5057E
(8) दस्तऐवज क्रमन घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुकुमनाया किंवा अटोरा असल्याचा प्रतिवादिचे नाव व पत्ता	1): नाव धीरज विठ्ठल मुलचंदानी बघ: 44, पत्ता प्लॉट न 39/40, माळा न 431 मजला, इमारतीचे नाव स्टूड हाऊस. ब्लॉक न ओप्य स्टूड सिनेमा रोड न स्टूड रोड कोलाबा, . MUMBAI. पिन कोड: 400005 पॅन न: ADMPM4244P 2): नाव विनीत धीरज मुलचंदानी बघ: 45, पत्ता प्लॉट न 39/40, माळा न 431 मजला, इमारतीचे नाव स्टूड हाऊस. ब्लॉक न ओप्य स्टूड सिनेमा रोड न स्टूड रोड कोलाबा, महाराष्ट्र, MUMBAI. पिन कोड: 400005 पॅन न: AJOPM6264P
(9) दस्तऐवज क्रमन दिवणाचा दिनांक	07/03/2024
(10) दस्त. मोडमी केण्याचा दिनांक	07/03/2024
(11) अनुक्रमेण खंड व पृष्ठ	3810/2024
(12) बाजारभावप्रमाणे मुद्रांक मुल्य	330000
(13) बाजारभावप्रमाणे मोडमी मुल्य	30000
(14) सौर	
मुद्रांकनामादी विद्याराज घेतलेला तपशील मुद्रांक मुल्य आकारनामा निवडलेला अनुषंग	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	129.88	155.86	187.03
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹56,976.00	₹47,479.00	₹39,566.00

6008318	सूची क्र.2	दुय्यम निबंधक : दु.नि.मुंबई शहर 1
06-01-2024		दस्त क्रमांक : 6008/2023
Note -Generated Through eSearch		नोटणी :
Module. For original report please contact		Regn 83m
concern SRO office.		
गावाचे नाव : कुलाबा र्		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मीटरता	7400000	
(3) बाजारभाव/भाडेपट्टापाच्या कायदितपट्टाकार आकारणी टैतो की पट्टेदार ते नमुद करावे	6930852	
(4) भू. मापन पॉलिसिस् व घरक्रमांक/असल्यास	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं.20, माला नं: तळ, इमारतीचे नाव: विजयवीथ सी एच एस, ब्लॉक नं: नवरोजी लेन,कोलाबा मार्केट,कोलाबा, रोड मुंबई 400005, इतर माहिती: ((C.T.S. Number : 261 ;))	
(5) क्षेत्रजळ	14.48 चौ.मीटर	
(6) आकारणी किंवा कुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव: राजेश कजोडीपल जैन वया: 41 पत्ता: प्लॉट नं: 39 माला नं: 2 इमारतीचे नाव: जयदुर्ग वासुदेव विल्डिंग, ब्लॉक नं: टाडी सलुक लेन, रोड नं: धोबी तलाव, महाराष्ट्र, MUMBAI. पिन कोड: 400002 पॅन नं: AEBPJ4294A	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव: दिनेश फूलचंद गुप्ता लॉफ मुंबई मॅरिना फूलचंद गुप्ता वया: 39; पत्ता: प्लॉट नं: 13, माला नं: इमारतीचे नाव, जे के मेहता वाळ, ब्लॉक नं: एन ए सावंत मार्ग, रोड नं: कोलाबा, महाराष्ट्र, MUMBAI. पिन कोड: 400005 पॅन नं: AMWPG4153C	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2023	
(10) दस्त नोटणी केल्याचा दिनांक	01/09/2023	
(11) अनुक्रमांक खंड व पृष्ठ	6008/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	444000	
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000	
(14) शेर		
मुल्याकनासाठी विचारात घेतलेला सपशील :		
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 **5th September 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 23,98,260.00 (Rupees Twenty Three Lakhs Ninety Eight Thousands Two Hundred And Sixty Only).**

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: 2024.09.05 16:27:10 +05'30'

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

