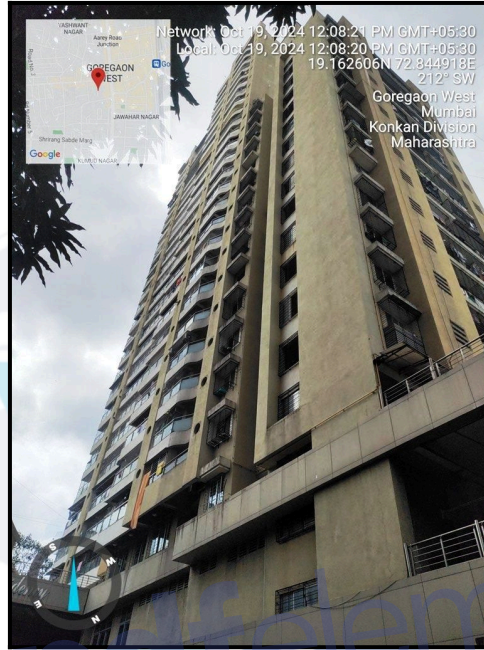


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Bhavna Ketan Nandu & Mr. Ketan H. Nandu**

Residential Flat No. 1204, 12th Floor, Building No 4, Wing - A, "**Rajyog Residency Co-op. Hsg. Soc. Ltd.**", Junction of S. V. Road & M.G. Road, Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, State - Maharashtra, India.

Latitude Longitude : 19°9'44.7"N 72°50'41.6"E

Intended User:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch


Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai - 400 057, State - Maharashtra, Country - India.

Our Pan India Presence at :

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

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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1204, 12th Floor, Building No 4, Wing - A, "**Rajyog Residency Co-op. Hsg. Soc. Ltd.**", Junction of S. V. Road & M.G. Road, Village - Pahadi, Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, State - Maharashtra, India belongs to **Mrs. Bhavna Ketan Nandu & Mr. Ketan H. Nandu.**

Boundaries of the property

North	: Internal Road
South	: Residential Building
East	: Citi Centre / Tulsi Tower
West	: Padam Laxmi CHSL

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 **₹ 2,90,48,040.00 (Rupees Two Crore Ninety Lakhs Forty Eight Thousands Forty 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




Our Pan India Presence at :

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

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Residential Flat No. 1204, 12th Floor, Building No 4, Wing - A, "Rajyog Residency Co-op. Hsg. Soc. Ltd.", Junction of S. V. Road & M.G. Road, Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, 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 22.10.2024 for Bank Loan Purpose.
1	Date of inspection	18.10.2024
3	Name of the owner / owners	Mrs. Bhavna Ketan Nandu & Mr. Ketan H. Nandu
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 1204, 12 th Floor, Building No 4, Wing - A, "Rajyog Residency Co-op. Hsg. Soc. Ltd.", Junction of S. V. Road & M.G. Road, Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, State - Maharashtra, India. Contact Person : Mr. Ketan H. Nandu (Owner) Contact No. 9821409586
6	Location, Street, ward no	Junction of S. V. Road & M.G. Road Village - Pahadi , District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 288A, 288B, 288C, 288D of Village - Pahadi
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential 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. = 1125.63 (Area as per Site measurement) Carpet Area in Sq. Ft. = 1062.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 1274.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 063
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 - Mrs. Bhavna Ketan Nandu
	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 - Mrs. Bhavna Ketan Nandu
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	75,000.00 (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 Residential Flat 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 – 2012 (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, MRO-A1, Vile Parle (East) Branch to assess Fair Market Value as on 22.10.2024 for Residential Flat No. 1204, 12th Floor, Building No 4, Wing - A, "Rajyog Residency Co-op. Hsg. Soc. Ltd.", Junction of S. V. Road & M.G. Road, Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, State - Maharashtra, India belongs to **Mrs. Bhavna Ketan Nandu & Ketan H. Nandu**.

We are in receipt of the following documents:

1)	Copy of Agreement Registration No.9555/2011 Dated 09.12.2011 between M/s. Rajyog Construction(The Builder) And Smt. Bhavna Ketan Nandu & Ketan H. Nandu(The Purchasers).
2)	Copy of Commencement Certificate No.CHE/8605/BP(WS)/AP/AR Dated 05.12.2006 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate No.CHE/8605/BP(WS)/AP Dated 04.09.2012 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Pahadi , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063. The property falls in Residential Zone. It is at a traveling distance 900 M. from Goregaon Railway Station.

Building

The building under reference is having Stilt + 2 Podium + 28 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 Good. The building is used for Residential purpose. 12th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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The Residential Flat under reference is situated on the 12th Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 Toilet + Dining + Passage + Store Room.+ Wardrobe + Balcony Area (i.e 3 BHK Flat) This Residential Flat is Italian Marble Flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 22nd October 2024

The Carpet Area of the Residential Flat	:	1062.00 Sq. Ft.
---	---	-----------------

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	1274.40 Sq. Ft. X ₹ 3,000.00 = ₹ 38,23,200.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 6,87,960.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,76,517/- per Sq. M. i.e. ₹ 16,399/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,64,553/- per Sq. M. i.e. ₹ 15,287/- per Sq. Ft.
Value of property as on 22nd October 2024	:	1062.00 Sq. Ft. X ₹ 28,000 = ₹ 2,97,36,000.00

(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 October 2024	:	₹ 2,97,36,000.00 - ₹ 6,87,960.00 = ₹ 2,90,48,040.00
Total Value of the property	:	₹ 2,90,48,040.00
The realizable value of the property	:	₹ 2,61,43,236.00
Distress value of the property	:	₹ 2,32,38,432.00
Insurable value of the property (1274.40 X 3,000.00)	:	₹ 38,23,200.00
Guideline value of the property (1274.40 X 15287.00)	:	₹ 1,94,81,753.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1204, 12th Floor, Building No 4, Wing - A, "Rajyog Residency Co-op. Hsg. Soc. Ltd.", Junction of S. V. Road & M.G. Road, Village - Pahadi, Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai, PIN - 400 063, State - Maharashtra, India for this particular purpose at **₹ 2,90,48,040.00 (Rupees Two Crore Ninety Lakhs Forty Eight Thousands Forty Only)** as on 22nd October 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **22nd October 2024** is **₹ 2,90,48,040.00 (Rupees Two Crore Ninety Lakhs Forty Eight Thousands Forty 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

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

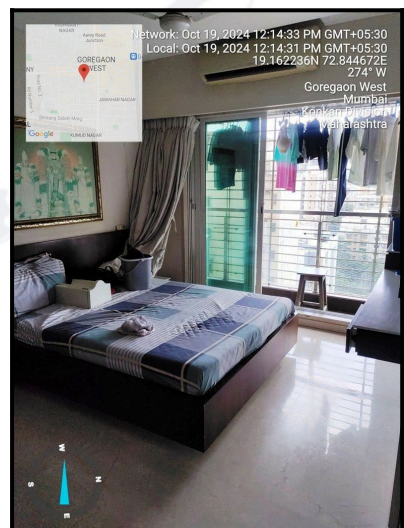
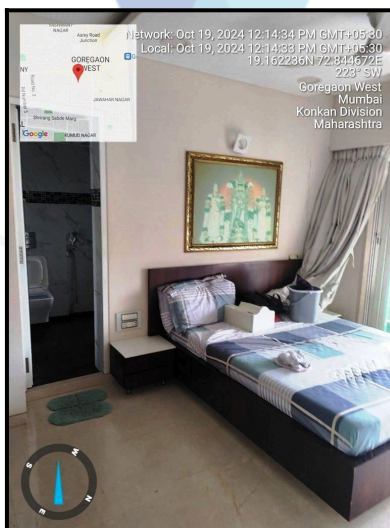
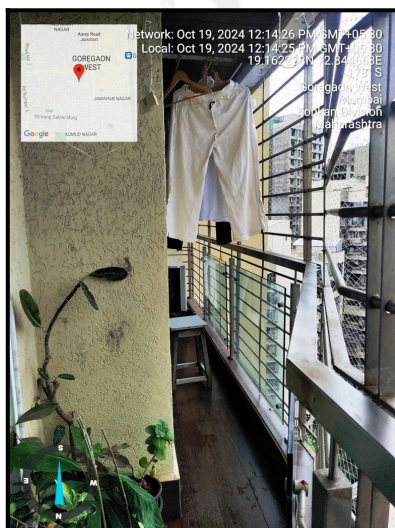
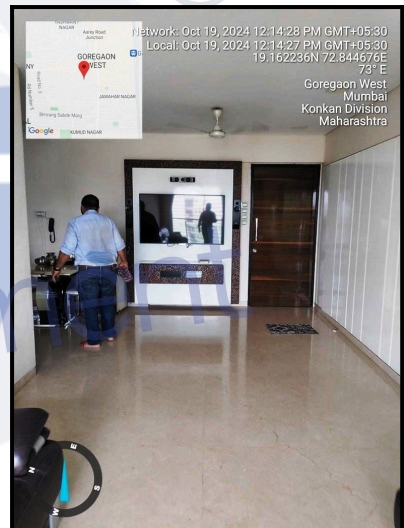
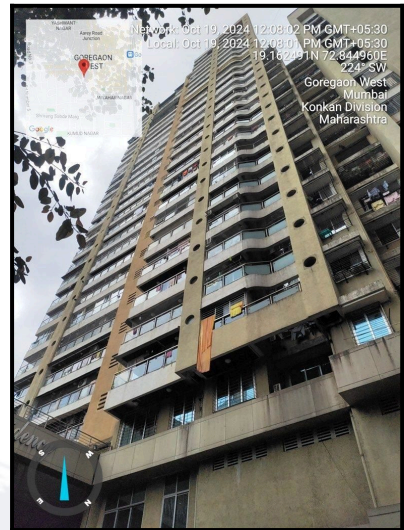
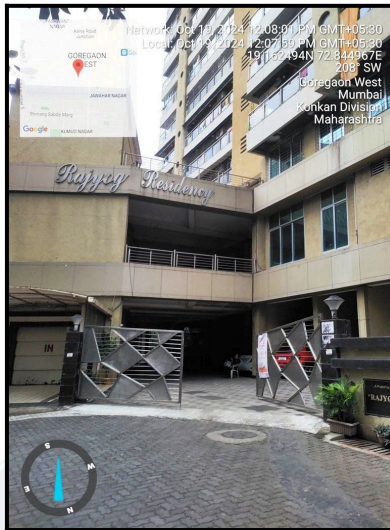
Technical details

Main Building

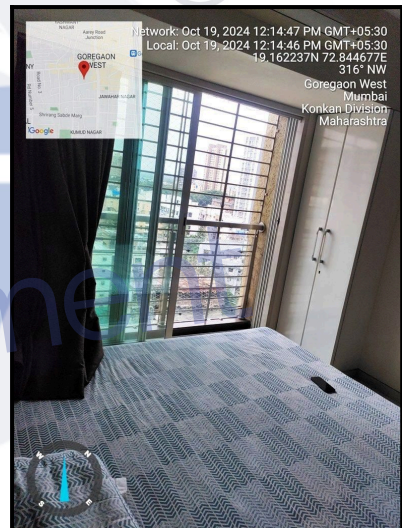
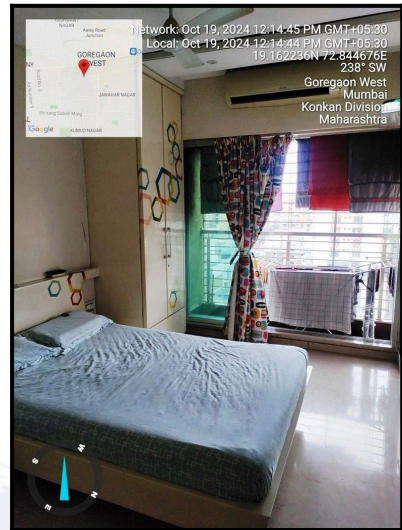
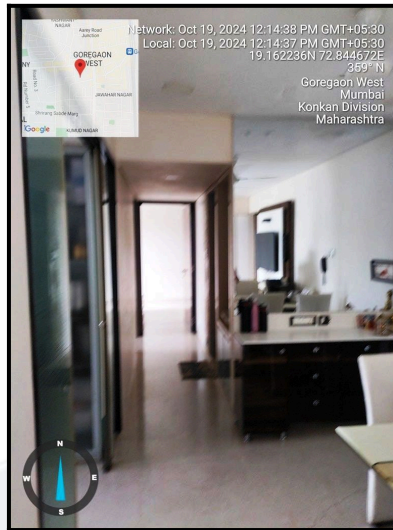
1	No. of floors and height of each floor	:	Stilt + 2 Podium + 28 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 12 th Floor
3	Year of construction	:	2012 (As per occupancy certificate)
4	Estimated future life	:	48 Years Subject 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 door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Italian Marble Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R.C.C. slab.

Technical details		Main Building
13	Special architectural or decorative features, if any	: Yes
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. 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.	: Superior White
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	: 3 Lifts
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

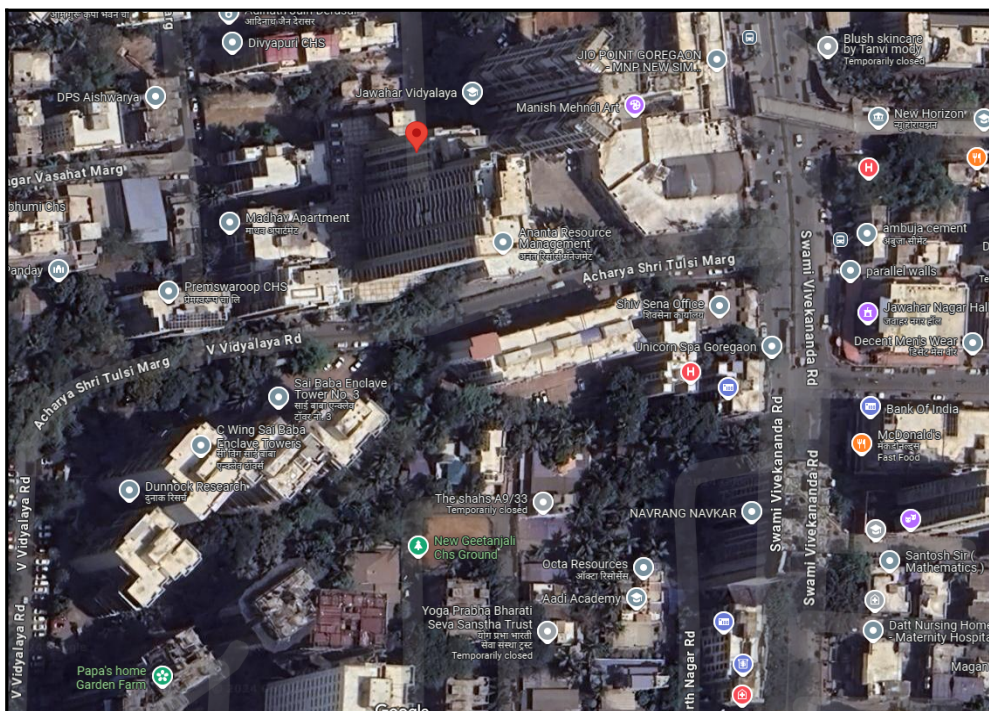
Actual Site Photographs



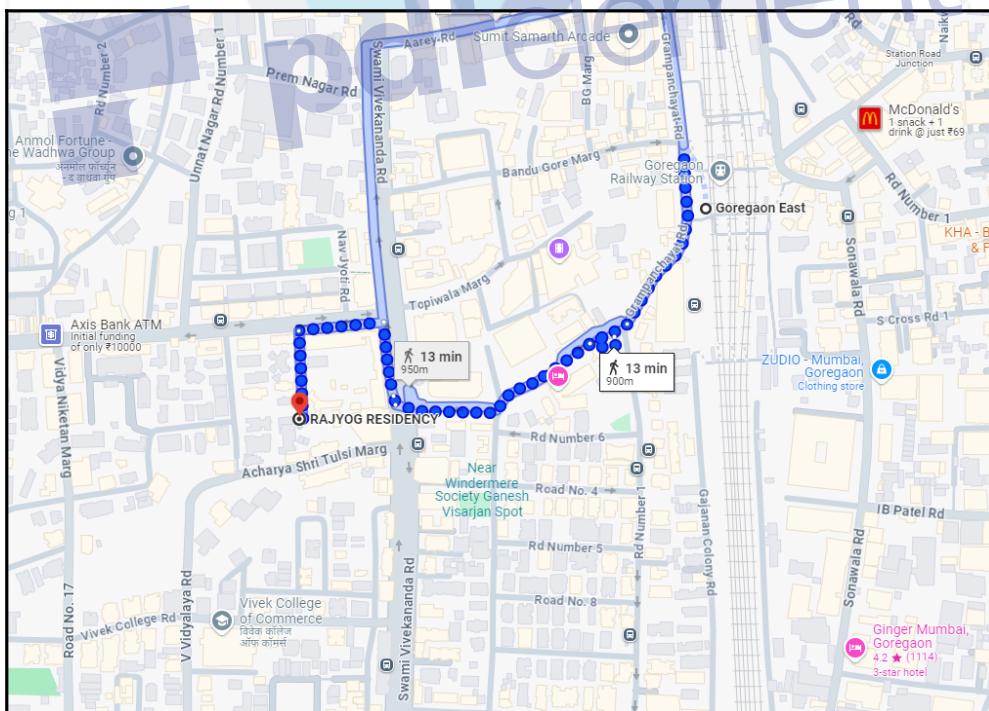
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°9'44.7"N 72°50'41.6"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Goregaon - 900 M.).

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 Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
57/265-भुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76820	160470	184550	218300	160470	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	160470			
Increase by 10% on Flat Located on 12 th Floor	16047			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,76,517.00	Sq. Mtr.	16,399.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	76820			
The difference between land rate and building rate(A-B=C)	99,697.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,64,553.00	Sq. Mtr.	15,287.00	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	Rajyog Residency, S.V. Road, Goregaon West		
Source			
Floor	Middle		
	Carpet	Built Up	Saleable
Area	1,000.00	1,200.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,000.00	₹22,500.00	-

Rajyog Residency


By: Reputed Developer



SV Road, Goregaon West, Mumbai - 400062

₹ 2.70 Cr. Onwards

Price See Offers & Deals

Connect Now



Disclaimer: * Prices are indicative.

IGR Transactions

- 15th Mar 2024 : ₹ 4.5Cr. - Area : 1524 Sq. Ft.
- 16th Jan 2024 : ₹ 25L - Area : 960 Sq. Ft.

[View All Rajyog Residency Govt Registered Transaction Details](#)

Configuration

2 BHK and 3 BHK
apartments

Flats [See Listings](#)

Built-up Area

1200 Sq.ft. - 1800 Sq.ft.

[View Floor Plan](#)

Construction Status




Ready To Move

Property	Sai Baba Enclave, Goregaon West		
Source	magic bricks		
Floor	Higher		
	Carpet	Built Up	Saleable
Area	835.00	1,002.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,940.00	₹24,950.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.50 Cr [EMI - ₹1.13L](#) | [Can I afford it?](#)

2 BHK 1250 Sq-ft Flat For Sale [Goregaon West, Mumbai](#)

2 Beds
2 Baths
Furnished

Carpet Area
835 sqft ▾
₹29,940/sqft

Developer
Saibaba Builders And Developers

Project
Sai Baba Enclave

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
2

Furnished Status
Furnished

East Facing Property

Contact Agent

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup **₹2.5 Cr | ₹12,50,000** Approx. Registration Charges | **₹4,400** Monthly

Sale Instances

Property	Rajyog Residency, S.V. Road, Goregaon West		
Source	Index no.2		
Floor	24th		
	Carpet	Built Up	Saleable
Area	1,103.33	1,324.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,813.00	₹26,511.00	-

21/10/2024, 14:37		igr_8062	
8062324	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 1
10-01-2024			दस्त क्रमांक : 8062/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
गावाचे नाव : पी.एस.पहाडीगोरेगांव			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	35100000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21375201.68		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2403, माळा नं: 24 वा मजला ए विंग, इमारतीचे नाव: राजयोग रेसिडेन्सी, ब्लॉक नं: 288, एच एन कॅपाऊंड, सिटी सेंटरच्या पाठीमागे, रोड : एम जी रोड,गोरेगाव पश्चिम,मुंबई 400104((C.T.S. Number : 288A ;))		
(5) क्षेत्रफळ	123.01 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:-रमागौरी मुलशंकर ओझा वय:-90 पत्ता:-प्लॉट नं: ए-2403, माळा नं: -, इमारतीचे नाव: राजयोग रेसिडेन्सी, ब्लॉक नं: 288, एच एन कॅपाऊंड, सिटी सेंटर पाठीमागे, एम जी रोड, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AAAP04556H		
(8)दस्तावेज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महावीर रूपराज भंडारी वय:-62; पत्ता:-प्लॉट नं: बी-1102, माळा नं: -, इमारतीचे नाव: तुलसी टॉवर, ब्लॉक नं: सिटी सेंटरच्या पाठीमागे, एम जी रोड, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AACPB7579D 2): नाव:-लता महावीर भंडारी वय:-56; पत्ता:-प्लॉट नं: बी-1102, माळा नं: -, इमारतीचे नाव: तुलसी टॉवर, ब्लॉक नं: सिटी सेंटरच्या पाठीमागे, एम जी रोड, रोड नं: गोरेगाव पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AACPB7578C		
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2023		
(10)दस्त नोदणी केल्याचा दिनांक	30/05/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	8062/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2106000		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Property	Sai Baba Enclave, Goregaon West		
Source	Index no.2		
Floor	7th		
	Carpet	Built Up	Saleable
Area	733.33	880.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,682.00	₹23,068.00	-

4/09/2024, 17:34		igr_7891	
7891324 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 7891/2024 नोदणी : Regn:63m
गावाचे नाव : पी.एस.पहाडीगोरेगांव			
(1)वितेखाचा प्रकार	ट्रान्सफर डीड		
(2)मोबदला	20300000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13774384.5		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: फ्लॉट नं. 27,7 वा मजला क्षेत्रफळ 880 चौ.फूट बिल्ट-अप, साईबाबा इन्कलेक् बिल्डिंग नं. 3, बी-विंग को.हौ.सो.लि.,सिटी सेंटर जवळ,एस.व्ही.रोड,गोरेगाव(पश्चिम)मुंबई 400104,सी.टी.एस. नं. 343,343 1,344 आणि 346,विलेज पहाडी,ता.लुका बोरीवली,इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 343, 343/1, 344 and 346 of Village Pahadi, Taluka-Borivali ;))		
(5) क्षेत्रफळ	81.75 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंधोनी जोसफ कांजीरापरंबिल वय:-56 पत्ता:-फ्लॉट नं. 2002, माळा नं. 20, इमारतीचे नाव: महिंद्रा एमीनेन्ट को हौ.सो., ब्लॉक नं. एस.व्ही.रोड, गोरेगाव (पश्चिम), रोड नं. मुंबई, महाराष्ट्र. पिन कोड:-400104 पॅन नं:-AFLPJ3109F 2): नाव:-शाईनी अंधोनी कांजीरापरंबिल वय:-44 पत्ता:-फ्लॉट नं. 2002, माळा नं. 20, इमारतीचे नाव: महिंद्रा एमीनेन्ट को हौ.सो., ब्लॉक नं. एस.व्ही.रोड, गोरेगाव (पश्चिम), रोड नं. मुंबई, महाराष्ट्र. पिन कोड:-400104 पॅन नं:-AGBPJ3095M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा हितेन शाह वय:-58; पत्ता:-फ्लॉट नं. ए-3, माळा नं. ., इमारतीचे नाव: साईबाबा इन्कलेक् टॉवर, बिल्डिंग नं. 3, ब्लॉक नं. एस.व्ही. रोड, गोरेगाव (पश्चिम), रोड नं. मुंबई, महाराष्ट्र. पिन कोड:-400104 पॅन नं:-AADPS1936J 2): नाव:-हितेन प्रवीणचंद्र शाह वय:-62; पत्ता:-फ्लॉट नं. ए-3, माळा नं. ., इमारतीचे नाव: साईबाबा इन्कलेक् टॉवर, बिल्डिंग नं. 3, ब्लॉक नं. एस.व्ही. रोड, गोरेगाव (पश्चिम), रोड नं. मुंबई, महाराष्ट्र. पिन कोड:-400104 पॅन नं:-AAEPS0912P 3): नाव:-मिती हितेन शाह वय:-32; पत्ता:-फ्लॉट नं. ए-3, माळा नं. ., इमारतीचे नाव: साईबाबा इन्कलेक् टॉवर, बिल्डिंग नं. 3, ब्लॉक नं. एस.व्ही. रोड, गोरेगाव (पश्चिम), रोड नं. मुंबई, महाराष्ट्र. पिन कोड:-400104 पॅन नं:-CIVPS8406H		
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024		
(10)दस्त नोदणी केल्याचा दिनांक	11/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	7891/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1218000		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)सेस			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd October 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 **₹ 2,90,48,040.00 (Rupees Two Crore Ninety Lakhs Forty Eight Thousands Forty 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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

