



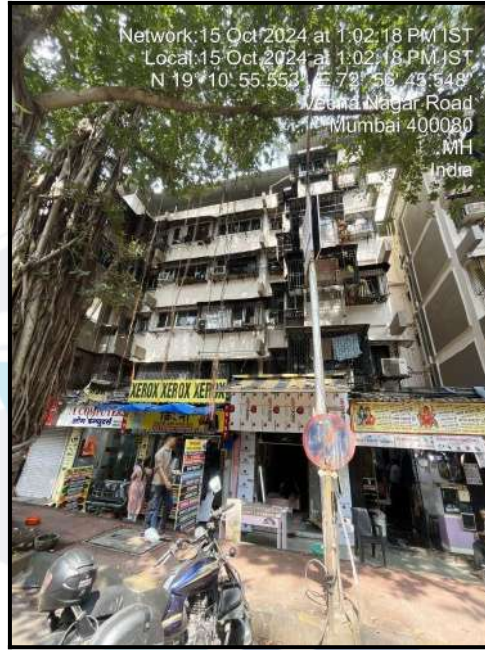
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Rajkumar Raghunath Bakshi**

Commercial Shop No. 9/A, Ground Floor, "**Veena Nagar Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'56.8"N 72°56'45.5"E

### Intended User:

**Cosmos Bank**  
**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),  
Mumbai - 400 080, 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 9/A, Ground Floor, "**Veena Nagar Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Rajkumar Raghunath Bakshi**.

Boundaries	:	Building	Shop
North	:	Veena Sagar CHSL	Marginal Space
South	:	Hill Breeze Road	Road
East	:	Building A-1	Shop No. 8
West	:	Building A-3	Shop No. 10

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 **₹ 50,37,760.00 (Rupees Fifty Lakhs Thirty Seven Thousands Seven 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.

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Commercial Shop No. 9/A, Ground Floor, "Veena Nagar Co-op. Hsg. Soc. Ltd.", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, 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 18.10.2024 for Market Value Purpose.
1	Date of inspection	15.10.2024
3	Name of the owner / owners	<b>Mr. Rajkumar Raghunath Bakshi</b>
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	<b>Address:</b> Commercial Shop No. 9/A, Ground Floor, "Veena Nagar Co-op. Hsg. Soc. Ltd.", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Rajkumar R. Bakshi (Owner) Contact No. 9867302981
6	Location, Street, ward no	Veena Nagar District - Mumbai Suburban
7	Survey / Plot No. of land	New Survey No - 239(pt), 241(pt), 212(pt)
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 130.97 (Area as per Site measurement) Carpet Area in Sq. Ft. = 133.00 (Area As Per Article of Agreement)  Built Up Area in Sq. Ft. = 159.60 (Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 080
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Rajkumar Raghunath Bakshi
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rajkumar Raghunath Bakshi
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	17,700.00 (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		<b>SALES</b>	
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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1982 (As Per Part 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.
<b>Remark:</b> We have considered the ownership of the property as per Share Certificate provided to us.		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 18.10.2024 for Commercial Shop No. 9/A, Ground Floor, "**Veena Nagar Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Rajkumar Raghunath Bakshi**.

### We are in receipt of the following documents:

1)	Copy of Article of Agreement Dated 06.10.1986 between Dr. Ramshiromani Ramdular Chaurasia(The Owner) And Shri. Raghunath Ramdas(The Purchaser).
2)	Copy of Part Occupancy Certificate No. CE/2429/BPES/At Dated 12.11.1982 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Electricity Bill Consumer No. 000092198651 Dated 10.04.2024.
4)	Copy of Society Maintenance Bill No. 1687 Dated 01.10.2024 in the name of Mr. Rajkumar Raghunath Bakshi issued by Veena Nagar Co-op. Hsg. Soc. Ltd..
5)	Copy of Share Certificate No. 212 bearing Nos. 1056 to 1060 having 5 Shares of Rs. 50/- each transferrdd dated 04/07/2021 in the name of Mr. Rajkumar Raghunath Bakshi issued by Veena Nagar Co-op. Hsg. Soc. Ltd..
6)	Copy of Affidavit cum Declaration Dated 17.12.2019.

### Location

The said building is located at , Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080. The property falls in Commercial Zone. It is at a traveling distance 2.1 km. from Mulund Railway Station.

### Building

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Commercial purpose. Ground Floor is having 45 Commercial Shop. The building is without lift.

### Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor This Commercial Shop is Vitrified tiles flooring, MS Rolling Shutter, Powder coated Aluminum sliding windows, Concealed Electrical Wiringetc.



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**Valuation as on 18th October 2024**

The Carpet Area of the Commercial Shop	:	133.00 Sq. Ft.
--	---	----------------

**Deduct Depreciation:**

Year of Construction of the building	:	1982 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	42 Years
Cost of Construction	:	159.60 Sq. Ft. X ₹ 2,800.00 = ₹ 4,46,880.00
Depreciation $\{(100 - 10) \times (42 / 60)\}$	:	63.00%
Amount of depreciation	:	₹ 2,82,240.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,89,330/- per Sq. M. i.e. ₹ 17,589/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,623/- per Sq. M. i.e. ₹ 13,064/- per Sq. Ft.
Value of property as on 18th October 2024	:	133.00 Sq. Ft. X ₹ 40,000 = ₹53,20,000.00

(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)

<b>Fair value of the property as on 18th October 2024</b>	:	<b>₹ 53,20,000.00 - ₹ 2,82,240.00 = ₹ 50,37,760.00</b>
<b>Total Value of the property</b>	:	<b>₹ ₹ 50,37,760.00</b>
<b>The realizable value of the property</b>	:	<b>₹45,33,984.00</b>
<b>Distress value of the property</b>	:	<b>₹40,30,208.00</b>
<b>Insurable value of the property (159.60 X 2,800.00)</b>	:	<b>₹4,46,880.00</b>
<b>Guideline value of the property (159.60 X 13064.00)</b>	:	<b>₹20,85,014.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 9/A, Ground Floor, "Veena Nagar Co-op. Hsg. Soc. Ltd.", New/Current Survey No. 239(pt), 241(pt), 212(pt), Veena Nagar, L. B. S. Marg, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), Mumbai, PIN - 400 080, State - Maharashtra, India for this particular purpose at **₹ 50,37,760.00 (Rupees Fifty Lakhs Thirty Seven Thousands Seven Hundred And Sixty Only)** as on 18th 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 of the property as on **18th October 2024** is **₹ 50,37,760.00 (Rupees Fifty Lakhs Thirty Seven Thousands Seven 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



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about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.

3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### PART III- VALUATION

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;  
b. I have no direct or indirect interest in the property valued:

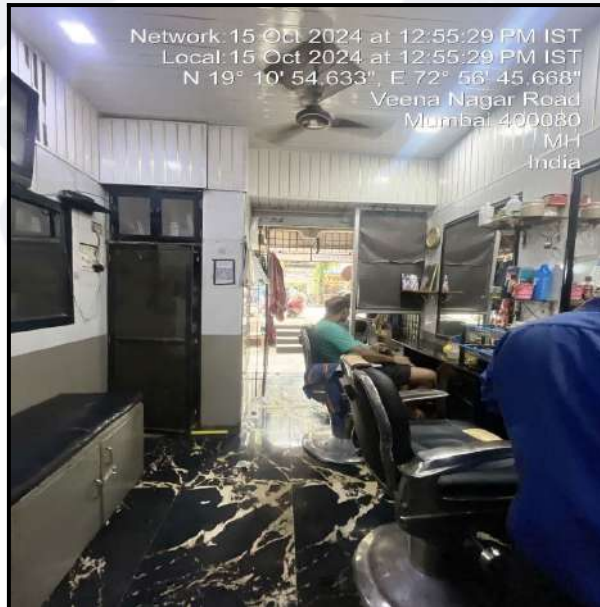
#### ANNEXURE TO FORM 0-1

Technical details		Main Building	
1	No. of floors and height of each floor	:	Ground + 4 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	:	1982 (As Per Part Occupancy Certificate)
4	Estimated future life	:	18 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	MS Rolling Shutter, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No



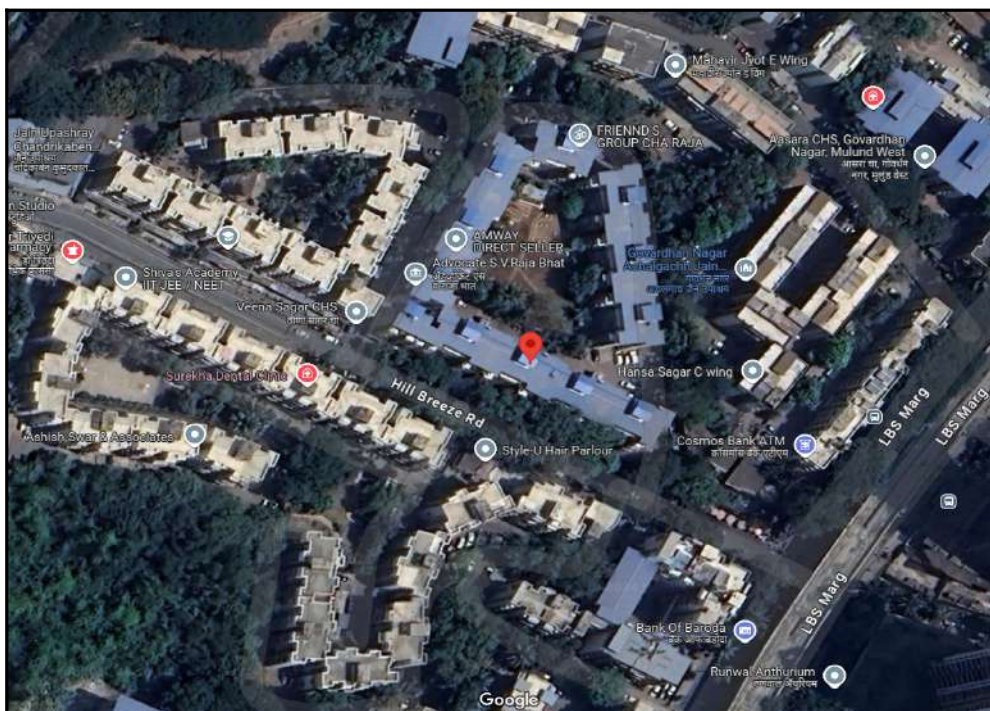
Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed Electrical Wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	:								
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	: Not Provided								
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

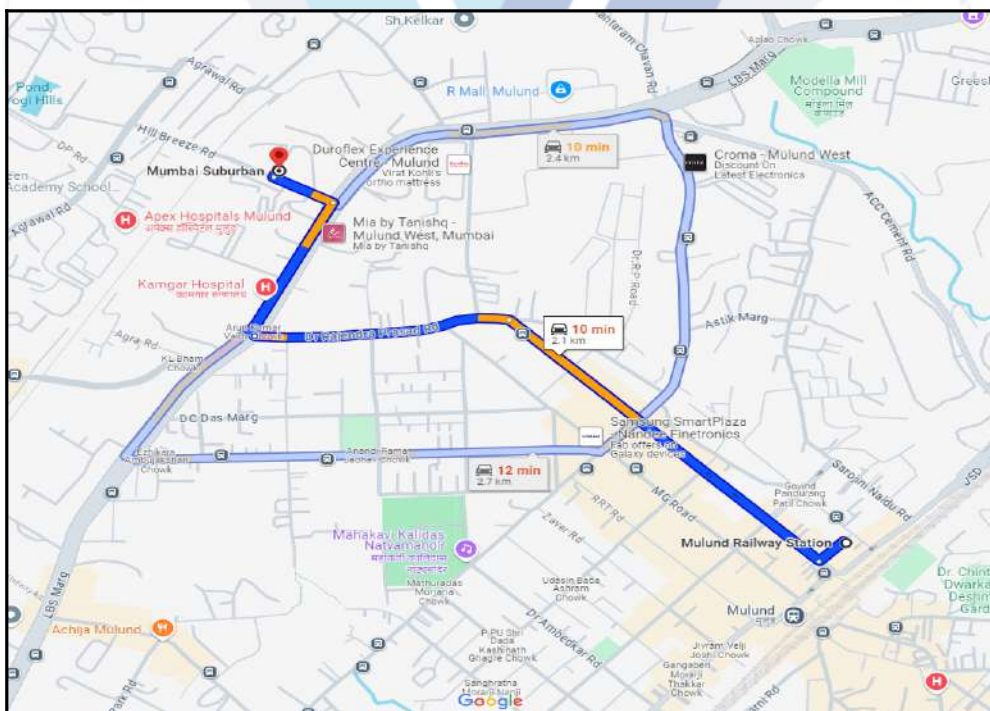




# Route Map of the property



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



**Longitude Latitude: 19°10'56.8"N 72°56'45.5"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mulund - 2.1 km.).




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## Ready Reckoner Rate



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### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस टुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/566 -भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिळकती.	73360	151460	174180	189330	151460	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	189330			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,89,330.00</b>	<b>Sq. Mtr.</b>	<b>17,589.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	73360			
The difference between land rate and building rate(A-B=C)	115,970.00			
Percentage after Depreciation as per table(D)	42%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,40,623.00</b>	<b>Sq. Mtr.</b>	<b>13,064.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%



c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Price Indicators

Property	Shop		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	155.83	187.00	224.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹54,547.00	₹45,455.00	₹37,879.00

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**Commercial Shop 187 Sq.Ft. in Mulund West Mumbai**  
 Listing ID #8009290

₹ 85 L

Semi-Furnished  
 187 Sq.Ft. (Built-up Area)

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Furnishing
Amenities
Agent Overview
Commute Time
Mulund West Reviews

**Key Highlights**

Safe & Secure Locality
Well ventilated
Vastu compliant
Prime Location

Well Maintained

Discover a fantastic opportunity to own this spacious and well-maintained shop located in the prime Mulund West area of Mumbai.

- Designed to meet all your business requirements, this shop offers a safe and secure environment with 24x7 security and CCTV a built-up area of 187 square feet, this Semi-Furnished shop provides ample space to showcase your products or services.
- The property is well-ventilated and adheres to Vastu guidelines, ensuring positive energy and success in your in a prime location, this shop enjoys fantastic connectivity to all parts of the city, making it easily accessible to

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**Prashant D Shigvan** ★ ★

+91702XXXXXXX

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## Price Indicators

Property	Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	158.00	189.60	227.52
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹53,797.00	₹44,831.00	₹37,359.00

HOUSING.COM Commercial In Mumbai Download App

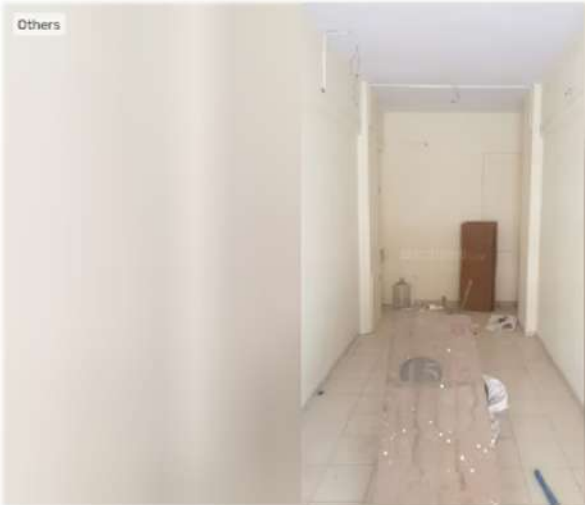
Home / Mumbai / Mulund West / Shop for sale in Mulund West / 158 sq.ft Shop in Mulund West, Mumbai
Last updated: Jul 2, 2023

### 158 sq.ft Shop, Mulund West, Mumbai


Mulund West, Mumbai

## ₹85.0 L


Contact Seller



Others



Others



Others

158 Sq.Ft  
Carpet Area

2.82% P.A.  
Current Rol

Freehold  
Ownership

Residential Project  
Location Hub

GF/ 7 Floors  
Floors

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES

#### About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Mulund West is an ideal investment option. It has a carpet area of 158.0 square feet. This commercial project Swapna Naga, Mulund West enjoys good connectivity to different parts of the city and is surrounded by

Read More v

Awesome! Most viewed project in this area

**Contact Seller**

VN

**Vijay Navinchandra Mehta**  
Housing Prime Agent  
+91\*\*\*\*\*5525

**Hi binu surendran!**  
[Edit details](#)

#### Overview

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	225.00	270.00	324.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹46,667.00	₹38,889.00	₹32,407.00

382391

13-04-2024

Note:-Generated Through eSearch

Module,For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 382/2021

नोंदणी :

Regn:83m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5562453
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं. 8,तळ मजला, माळा नं: न्यू कृष्णा धाम सी एच एस एल, इमारतीचे नाव: बिल्डिंग नं. बी-12/13,श्री कृष्णा धाम, ब्लॉक नं: गाब्रिएलच्या समोर,एल बी एस मार्ग, रोड : मुलुंड(वेस्ट),मुंबई 400080., इतर माहिती: .( ( C.T.S. Number : 622 A/1 ; ) )
(5) क्षेत्रफळ	225 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वंदना संजय सोनवणे वय:-48 पत्ता:-प्लॉट नं: ए-1503, माळा नं: पंधरावा मजला, इमारतीचे नाव: सरोवर दर्शन टॉवर, ब्लॉक नं: -, रोड नं: पांचपाखाडी, ठाणे (वेस्ट), महाराष्ट्र, THANE. पिन कोड:-400602 पॅन नं:-AYBPS2144J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवपानी विनोद मांगे वय:-46; पत्ता:-प्लॉट नं: 1704, माळा नं: सतरावा मजला, इमारतीचे नाव: जेमीनी टॉवर, रूणवाल ऍन्युरियम, ब्लॉक नं: -, रोड नं: एल. बी. एस. रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AIYPM7402J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	07/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	382/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(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.



## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	216.00	259.20	311.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹35,486.00	₹29,572.00	₹24,643.00

774370

12-01-2024

Note:-Generated Through eSearch

Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 774/2024

नोटणी :

Regn:83m

गावाचे नाव : मुलुंड

(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	7665000
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते ममुद करावे)	4250120
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं. जीआर-09, माळा नं: तळ मजला,एक्स्टेसी बिझनेस पार्क, इमारतीचे नाव: एक्स्टेसी बिझनेस पार्क सीएसएल, ब्लॉक नं: सिटी ऑफ जॉय, रोड : जटा शंकर डोंसा रोड,मुलुंड वेस्ट,मुंबई 400080, इतर माहिती: शॉप नं. जीआर-09 चा एकूण एरिया 216 चौ. फूट. कार्पेट आहे( ( C.T.S. Number : 661/1/7 ; ) )
(5) क्षेत्रफळ	24.08 चौ.मीटर
(6)आकारणी किंवा जुठी 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:-वंदना नरेंद्र पाटिल वय:-58 पत्ता:-प्लॉट नं: डी-602 , माळा नं: सहावा मजला, इमारतीचे नाव: साईनाथ टॉवर, नीलम नगर फेज २, ब्लॉक नं: फाईयर ब्रिगेड जवळ, रोड नं: मुलुंड (ईस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AQIPP3034H 2): नाव:-नरेंद्र अभिमन्यू पाटिल वय:-51 पत्ता:-प्लॉट नं: डी-602 , माळा नं: सहावा मजला, इमारतीचे नाव: साईनाथ टॉवर, नीलम नगर फेज २, ब्लॉक नं: फाईयर ब्रिगेड जवळ, रोड नं: मुलुंड (ईस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AQIPP3093Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष कुमार गुप्ता वय:-40; पत्ता:-प्लॉट नं: रूम नं 1 , माळा नं: चाळ नं. एच-5 , इमारतीचे नाव: ओम साई चाळ, साई राज सोसायटी, ब्लॉक नं: गायकर नगर जवळ, रोड नं: श्री मलंग रोड,अंबरनाथ, जिल्हा. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-AWYYPG0221D 2): नाव:-बेबी संतोष गुप्ता वय:-35; पत्ता:-प्लॉट नं: रूम नं 1 , माळा नं: चाळ नं. एच-5 , इमारतीचे नाव: ओम साई चाळ, साई राज सोसायटी, ब्लॉक नं: गायकर नगर जवळ, रोड नं: श्री मलंग रोड,अंबरनाथ, जिल्हा. ठाणे , महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-BSBPG7859M
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	774/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	459900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सौरा	
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 **18th 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 **₹ 50,37,760.00 (Rupees Fifty Lakhs Thirty Seven Thousands Seven Hundred And Sixty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

