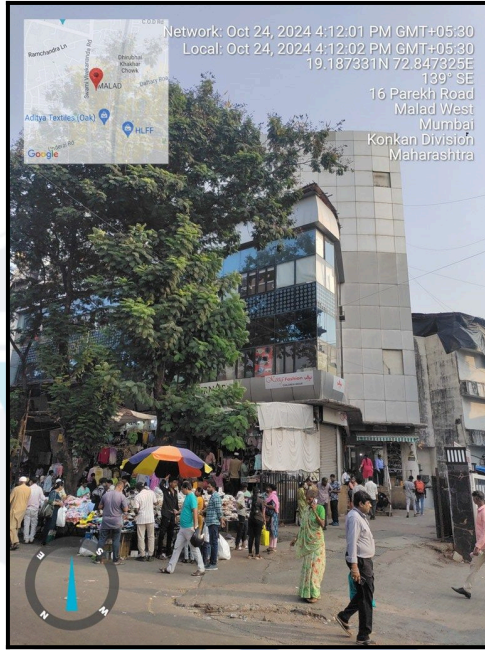


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mitesh Babulal Barot**

Commercial Shop No. 7(A), 2nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'14.8"N 72°50'51.2"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 :

- | | | | |
|--|--|---|---|
|  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 Commercial Shop No. 7(A), 2nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra, Country - India belongs to **Mr. Mitesh Babulal Barot**.

Boundaries of the property

North : Parekh Road
South : Internal Road
East : MM Mithaiwala
West : Prabhu Plaza

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 **₹ 42,42,720.00 (Rupees Forty Two Lakhs Forty Two Thousands Seven Hundred And Twenty 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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- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

Regd. Office

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Commercial Shop No. 7(A), 2nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra,

Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 29.10.2024 for Bank Loan Purpose.
1	Date of inspection	23.10.2024
3	Name of the owner / owners	Mr. Mitesh Babulal Barot
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. 7(A), 2 nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra, Country - India. Contact Person : Mr. Mitesh Babulal Barot (Owner) Contact No. 9869556538
6	Location, Street, ward no	Station Road Village - Malad South, Malad (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 608, 608/1 to 46 of Village - Malad South New Survey No - 342(Part)
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	<p>Carpet Area in Sq. Ft. = 159.90 (Area as per Site measurement) Carpet Area in Sq. Ft. = 88.00 Loft Area in Sq. Ft. = 71.00</p> <p>Carpet Area in Sq. Ft. = 96.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 115.20 (Carpet Area + 20%)</p> <p>All the above areas are within 9% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Malad South, Malad (West) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 064
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. Rajesh Jain Occupied Since - Last 2 Years
	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. Rajesh Jain Occupied Since - Last 2 Years
(ii)	Portions in their occupation	Fully Tenant Occupied
(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	14,400.00 (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 – 2008 (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: Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the agreement for the purpose of valuation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 29.10.2024 for Commercial Shop No. 7(A), 2nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064, State - Maharashtra, Country - India belongs to **Mr. Mitesh Babulal Barot**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.652 / 2012 Dated 31.12.2011 between Mr. Deepak G. Matai(The Transferor) And Mr. Mitesh Babulal Barot (The Transferee).
2)	Copy of Occupancy Certificate No.CHE / 7755 / BP(WS) / AP Dated 30.06.2008 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Amended Commencement Certificate No.CHE / 7755 / BP(WS) / AP / AR Dated 09.07.2002 issued by Municipal Corporation of Greater Mumbai.



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Location

The said building is located at Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064. The property falls in Commercial Zone. It is at a traveling distance 150 Mtrs. from Malad Railway Station.

Building

The building under reference is having 3 basements + 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. 2nd Floor is having 100 Commercial Shop. The building is having 2 lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the 2nd Floor The Composition of Commercial Shop is Working Area only. The Height of loft is 4 Feet. This Commercial Shop is Kota Stone Tile Flooring, Teak Wood / Glass Door, Aluminium Sliding Windows with window grills, Concealed Electrificationetc.

Valuation as on 29th October 2024

The Carpet Area of the Commercial Shop	:	96.00 Sq. Ft.
--	---	---------------

Deduct Depreciation:

Year of Construction of the building	:	2008 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	115.20 Sq. Ft. X ₹ 2,800.00 = ₹ 3,22,560.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 77,280.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,34,480/- per Sq. M. i.e. ₹ 12,494/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,21,978/- per Sq. M. i.e. ₹ 11,332/- per Sq. Ft.
Value of property	:	96.00 Sq. Ft. X ₹ 45,000 = ₹43,20,000
Total Value of property as on 29th October 2024	:	₹43,20,000.00

(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)

Fair value of the property as on 29th October 2024	:	₹ 43,20,000.00 - ₹ 77,280.00 = ₹ 42,42,720.00
Total Value of the property	:	₹ 42,42,720.00
The realizable value of the property	:	₹38,18,448.00
Distress value of the property	:	₹33,94,176.00
Insurable value of the property (115.20 X 2,800.00)	:	₹3,22,560.00
Guideline value of the property (115.20 X 11332.00)	:	₹13,05,446.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 7(A), 2nd Floor, "The Mall", New/Current Survey No. 342(Part), CTS No. 608, 608/1 to 46, Station Road, Village - Malad South, Malad (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra, Country - India for this particular purpose at **₹ 42,42,720.00 (Rupees Forty Two Lakhs Forty Two Thousands Seven Hundred And Twenty Only)** as on 29th 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 **29th October 2024** is **₹ 42,42,720.00 (Rupees Forty Two Lakhs Forty Two Thousands Seven Hundred And Twenty 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	:	3 basements + 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 2 nd Floor
3	Year of construction	:	2008 (As per occupancy certificate)
4	Estimated future life	:	44 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



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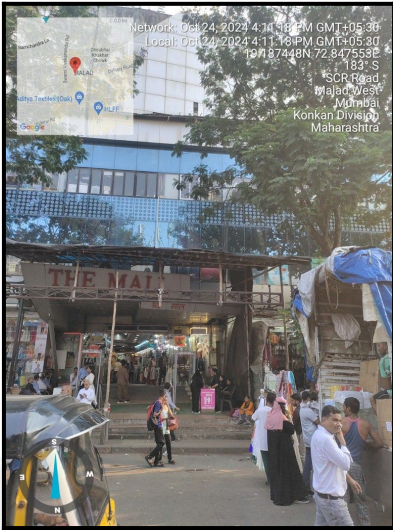
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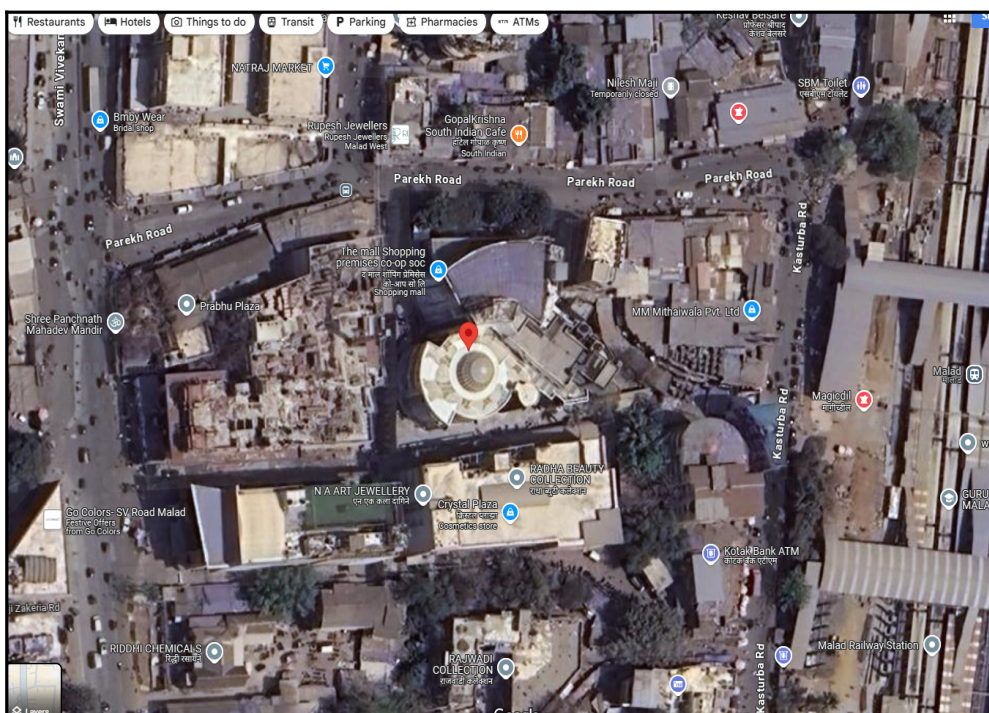


Technical details		Main Building								
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.								
8	Partitions	: 6" Thk. Brick Masonery.								
9	Doors and Windows	: Teak Wood / Glass Door, Aluminium Sliding Windows with window grills, .								
10	Flooring	: Kota Stone Tile Flooring.								
11	Finishing	: Cement Plastering.								
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.	: Concealed Electrification				
(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.	: Ordinary								
17	Compound wall Height and length Type of construction	: All external walls are Glass cladding and partition walls are 6" thick.								
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								

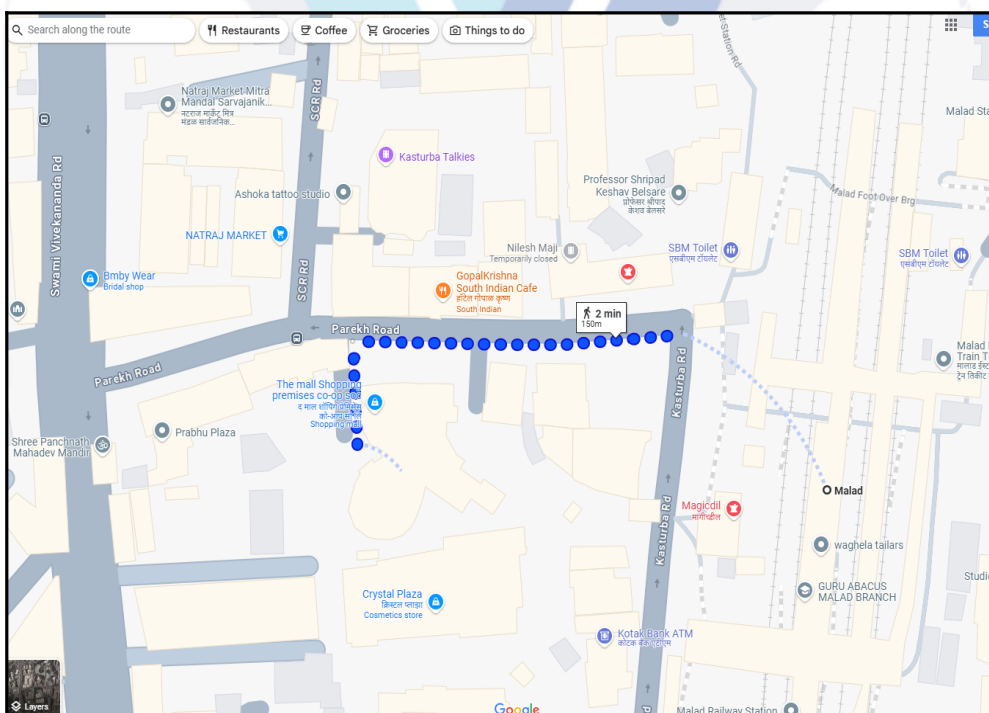
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°11'14.8"N 72°50'51.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Malad - 150 Mtrs.).

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	ऑफ़िस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
63/300-भुभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस रेल्वे लाईन, दक्षिणेस गावाची सीमा व पश्चिमेस एस. व्ही रोड.	56340	134480	154660	168100	134480	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	168100			
Increase by 80% on Shop Located on 2 nd Floor	33620			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,34,480.00	Sq. Mtr.	12,494.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56340			
The difference between land rate and building rate(A-B=C)	78,140.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,21,978.00	Sq. Mtr.	11,332.00	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



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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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	144.00	172.80	207.36
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹52,083.00	₹43,403.00	₹36,169.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹75.0 Lac ₹52083/sqft EMI - ₹34k | [Get pre-approved loan](#)

Commercial Shop For Sale in [Malad West, Mumbai](#)



1 Photos

Ground Floor
Overlooking Main Road
Furnished

Super Area 144 sqft ▾ ₹52,083/sqft	Carpet Area 144 sqft ▾ ₹52,083/sqft	Floor Ground (Out of 7 Floors)
Property Age 10 to 15 years	Suitable For Meat Shop, Clinic, Stationary Shop, Mobile Shop, Chemist Shop	

✓ Main Road Facing

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price	₹75 Lac
Facilities	Power Back Up

Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	70.00	84.00	100.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹71,429.00	₹59,524.00	₹49,603.00

Pay Rent Post Your Property New Binu Surendren

Shop In Malad West, Mumbai For Sale
SV Rd, Sainath Rd, MTNL Maled Telephone Exchange

₹ 50 Lacs
₹1,020 / Sq.Ft

₹ 37,546/Month
Estimated EMI

98 Sq.Ft
Built Up Area

70 Sq.Ft
Carpet Area

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Apr 6, 2024
Posted On

Public
Parking

Ground Floor
Of Total 1 Floors

More Than 10 Year
Age of Property

Immediately
Available From

[Get Owner Details](#)

Report what was not correct in this property

Nearby: Infiniti Mall Malad D Mart Cinemax PVR Milap Malad

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Amenities

Power Backup

Need To Arrange

Washroom(s)
Shared

Security
NA

Lift
None

Water Storage Facility
NA

Activity On This Property

144 Unique Views

2 Shortlists

3 Contacts

Powered By:

Similar Properties

Shop in Malad West, Mumbai for
Sainath Rd, Deruwalla Compound near MTNL
Within 5 km

Price: **₹48 Lacs** Area: **105 sqft**

Shop in Malad East, Mumbai for
Pushpa Park, St. Joseph's High School
1.1 km away

Price: **₹50 Lacs** Area: **272 sqft**

Insights

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	122.71	147.25	176.70
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,071.00	₹25,059.00	₹20,883.00



6511387
06-01-2024

Note:-Generated Through eSearch Module.For original report
please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4
दस्त क्रमांक : 6511/2023
नोंदणी :
Regn.63m

गावाचे नाव : मालाड

(1)वित्तेखाचा प्रकार	करारनामा
(2)मोबदला	3690000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2002575.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप नं 161, माळा नं: पहिला मजला, इमारतीचे नाव: प्रभू प्लाझा, ब्लॉक नं: जंक्शन ऑफ एस व्ही रोड अँड मालाड वेस्ट स्टेशन रोड, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: शॉप चे क्षेत्रफळ 11.40 चौ मी रेरा कार्पेट एरिया..((C.T.S. Number : 606, 606/1 to 20, 607, 614, 614/1 to 15 ;))
(5) क्षेत्रफळ	12.54 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स युनायटेड हाऊसिंग कॉर्पोरेशन चे प्रॉपरायटर विष्णू जी प्रभू तर्फे मुखव्यार रोहित विष्णू प्रभू वय:-35 पत्ता:-प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: रवी शशी सोसायटी, ब्लॉक नं: टिळक रोड , रोड नं: सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400054 पॅन नं:-AAAPP9758Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विलास गुर्जर वय:-72; पत्ता:-प्लॉट नं: सदनिका क्र सी/18 , माळा नं: -, इमारतीचे नाव: न्यु चंद्रा सोसायटी, ब्लॉक नं: वीरा देसाई रोड , रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ACKPG8527G 2): नाव:-सुशीला विलास गुर्जर वय:-69; पत्ता:-प्लॉट नं: सदनिका क्र सी/18, माळा नं: -, इमारतीचे नाव: न्यु चंद्रा सोसायटी, ब्लॉक नं: वीरा देसाई रोड, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ACOPG3267H
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6511/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	221400
(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	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	119.91	143.89	172.67
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,023.00	₹25,019.00	₹20,849.00

6548451

07-01-2024

Note:-Generated Through eSearch

Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 6548/2023

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2676886.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शिअल शॉप युनिट नं 149, माला नं: पहिला मजला, इमारतीचे नाव: प्रभू प्लाझा, ब्लॉक नं: विलेज मालाड दक्षिण मालाड पश्चिम मुंबई 400064, रोड : जंक्शन ऑफ एस व्ही रोड आणि मालाड वेस्ट स्टेशन रोड, इतर माहिती: कमर्शिअल शॉप युनिट चे क्षेत्र 11.14 चौ मी रेरा कारपेट ...विलेज मालाड दक्षिण((C.T.S. Number : 606,606/1 to 20,607,614,614/1 to 15 ;))
(5) क्षेत्रफळ	12.254 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:-मेसर्स युनायटेड हौसिंग कॉर्पोरेशन चे मालक विष्णू जी प्रभू तर्फे मुखत्यार रोहित विष्णू प्रभू वय:-34 पत्ता:-प्लॉट नं: 1 , माला नं: -, इमारतीचे नाव: रवी शशी सोसायटी , ब्लॉक नं: सांताक्रुझ पश्चिम मुंबई , रोड नं: टिळक रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAAPP9758Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजित विलास गुर्जर वय:-47; पत्ता:-प्लॉट नं: सी-11 , माला नं: -, इमारतीचे नाव: न्यू चंद्रा को ऑप ही सोसा लिमी , ब्लॉक नं: आझाद नगर अंधेरी पश्चिम मुंबई , रोड नं: वीरा देसाई रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AJAPG8618H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6548/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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 **₹ 42,42,720.00 (Rupees Forty Two Lakhs Forty Two Thousands Seven Hundred And Twenty 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

