



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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 : **Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar**

Office No. C-124, 2<sup>nd</sup> Floor, "**Balaji Industrial Premises Co-Op. Soc. Ltd.**", CTS No. 168, Hanuman Nagar, Akurli Road , Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India.

**Latitude Longitude : 19°11'57.1"N 72°52'7.1"E**

### Intended User:

**Cosmos Bank  
Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097

### 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)

[www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Office No. C-124, 2<sup>nd</sup> Floor, "Balaji Industrial Premises Co-Op. Soc. Ltd.", CTS No. 168, Hanuman Nagar, Akurli Road, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India belongs to **Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar.**

Boundaries of the property

North : Open Plot  
South : Veer Abdul Hamid Garden  
East : Open Plot  
West : Balaji Estate Road

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 **₹ 1,17,60,144.00 (Rupees One Crore Seventeen Lakhs Sixty Thousands One Hundred And Forty Four 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
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- 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)

[www.vastukala.co.in](http://www.vastukala.co.in)

Office No. C-124, 2<sup>nd</sup> Floor, "**Balaji Industrial Premises Co-Op. Soc. Ltd.**", CTS No. 168, Hanuman Nagar, Akurli Road  
 Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, 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 05.11.2024 for Bank Loan Purpose.
1	Date of inspection	04.11.2024
3	Name of the owner / owners	<b>Mr. Dhirubhai Naranbhai Sondagar &amp; Mrs. Hina Dhirubhai Sondagar</b>
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	<b>Address :</b> Office No. C-124, 2 <sup>nd</sup> Floor, " <b>Balaji Industrial Premises Co-Op. Soc. Ltd.</b> ", CTS No. 168, Hanuman Nagar, Akurli Road, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Dhirubhai Naranbhai Sondagar (Owner) Contact No. 9820642351
6	Location, Street, ward no	Hanuman Nagar, Akurli Road Village - Akurli, Kandivali (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 168 of Village - Akurli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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	<p><b>Carpet Area in Sq. Ft. = 1530.96</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 765.00</b>  <b>Loft Area in Sq. Ft. = 765.00</b></p> <p><b>Carpet Area in Sq. Ft. = 772.00</b>  <b>(Area As Per Agreement For Sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 926.40</b>  <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Akurli, Kandivali (East) Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 101
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. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar

	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. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	42,500.00 (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 Industrial 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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1992 (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.
	<b>Remark:</b> 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, Malad (East) Branch Branch to assess Fair Market Value as on 05.11.2024 for Office No. C-124, 2<sup>nd</sup> Floor, "Balaji Industrial Premises Co-Op. Soc. Ltd.", CTS No. 168, Hanuman Nagar, Akurli Road, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India belongs to **Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar.**

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

1)	Copy of Agreement For Sale No.20880 / 2024 Dated 26.09.2024 between Mr. Ramesh Balubhai Chauhan & Mr. Dinesh Balubhai Chauhan(The Transferor) And Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar(The Transferee).
2)	Copy of Occupancy Certificate No.CE / 1390 / BSII / AR Dated 30.09.1992 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Property Tax No.RS0801870100122 dated 26.02.2024 issued by MCGM.

### **Location**

The said building is located at Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101. The property falls in Industrial Zone. It is at a traveling distance 1.3 Km. from Poisar Metro Station.

### **Building**

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



Since 1989

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

An ISO 9001 : 2015 Certified Company



6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Industrial purpose. 2nd Floor is having 5 Office. The building is without lift.

### Office:

The Office under reference is situated on the 2<sup>nd</sup> Floor The Composition of Office is Working Area +W.C + The Composition of Office is Working Area + W.C. + Bath + Loft Area. This Office is Kota Flooring, MS Rolling Shutter, Aluminum Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

### Valuation as on 5th November 2024

The Carpet Area of the Office	:	772.00 Sq. Ft.
-------------------------------	---	----------------

### Deduct Depreciation:

Year of Construction of the building	:	1992 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	32 Years
Cost of Construction	:	926.40 Sq. Ft. X ₹ 2,200.00 = ₹ 20,38,080.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$	:	48.00%
Amount of depreciation	:	₹ 9,77,856.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,860/- per Sq. M. i.e. ₹ 14,387/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,623/- per Sq. M. i.e. ₹ 11,949/- per Sq. Ft.
Value of property	:	772.00 Sq. Ft. X ₹ 16,500 = ₹1,27,38,000
Total Value of property as on 5th November 2024	:	₹1,27,38,000.00

(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 November 2024	:	₹ 1,27,38,000.00 - ₹ 9,77,856.00 = ₹ 1,17,60,144.00
Total Value of the property	:	₹ 1,17,60,144.00
The realizable value of the property	:	₹1,05,84,130.00
Distress value of the property	:	₹94,08,115.00
Insurable value of the property (926.40 X 2,200.00)	:	₹20,38,080.00
Guideline value of the property (926.40 X 11949.00)	:	₹1,10,69,554.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Office No. C-124, 2<sup>nd</sup> Floor, "Balaji Industrial Premises Co-Op. Soc. Ltd.", CTS No. 168, Hanuman Nagar, Akurli Road, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India for this particular purpose at ₹ 1,17,60,144.00 (Rupees One Crore Seventeen Lakhs Sixty Thousands One Hundred And Forty Four Only)



Since 1989

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

An ISO 9001 : 2015 Certified Company



as on 5th November 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 November 2024** is **₹ 1,17,60,144.00 (Rupees One Crore Seventeen Lakhs Sixty Thousands One Hundred And Forty Four 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

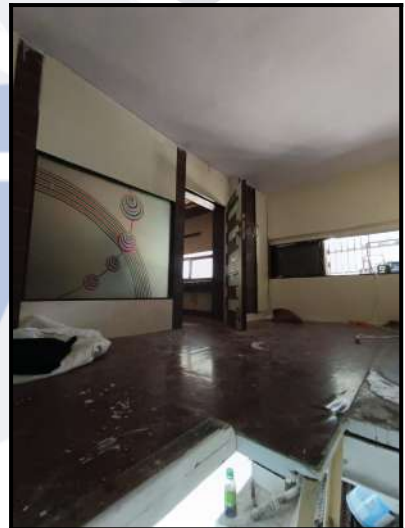
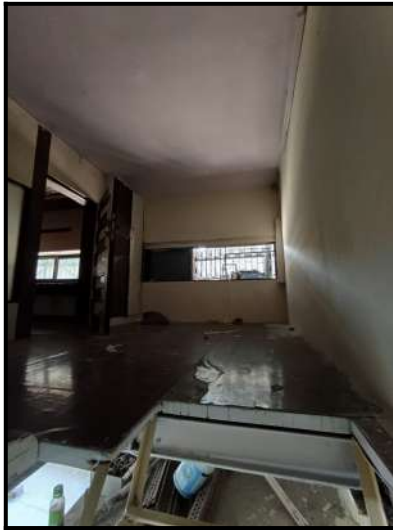
1	No. of floors and height of each floor	:	Ground + 3 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Office Situated on 2 <sup>nd</sup> Floor
3	Year of construction	:	1992 (As per occupancy certificate)
4	Estimated future life	:	28 Years Subject to proper, 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.



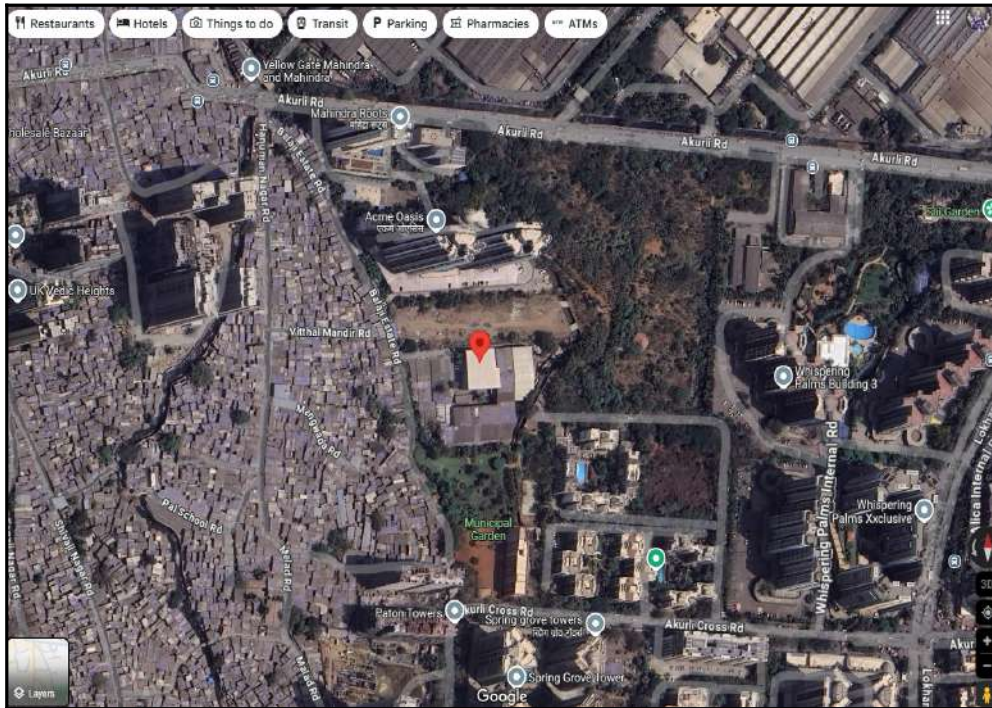
**Technical details****Main Building**

9	Doors and Windows	:	MS Rolling Shutter, Aluminium Sliding Windows with window grills, .								
10	Flooring	:	Kota 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 plumbing with C.P. fittings. Casing Capping 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.	:	Ordinary								
17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.								
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								

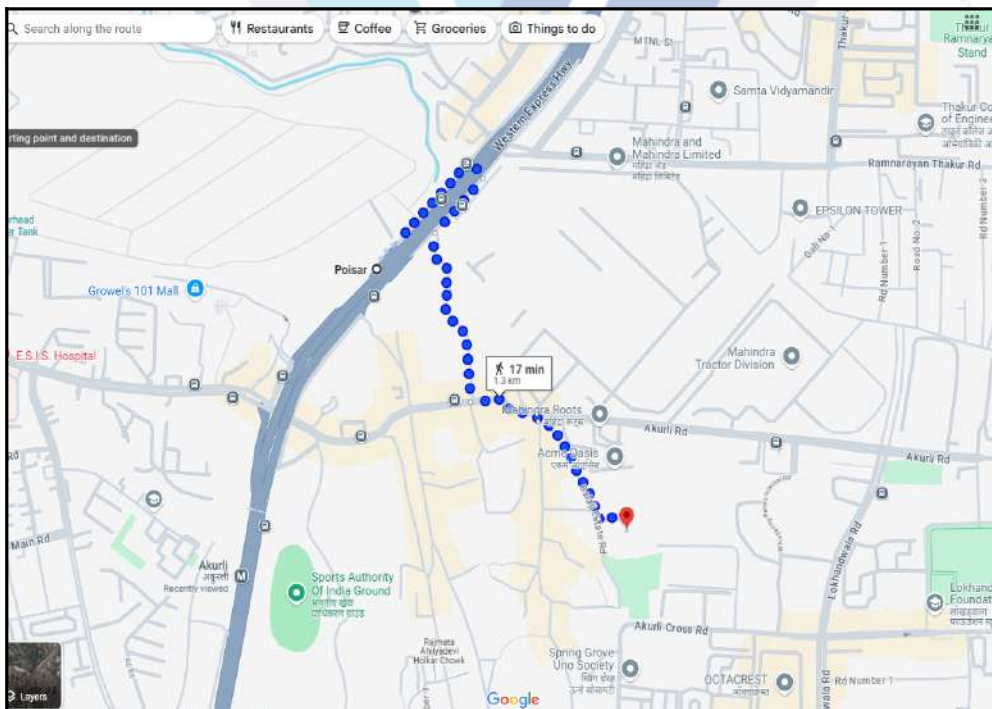
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°11'57.1"N 72°52'7.1"E**

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Poisar - 1.3 Km. ).

## 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
77/340-भुभाग: उत्तरेस गावाची सीमा, पुर्वेस 36.60 मी. रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती महामार्ग.	72870	154860	178080 193570	154860	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	154860			
Decrease by 10% on Office Located on 2 <sup>nd</sup> Floor	15486			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,39,374.00</b>	<b>Sq. Mtr.</b>	<b>12,948.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	72870			
The difference between land rate and building rate(A-B=C)	66,504.00			
Percentage after Depreciation as per table(D)	32%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,28,623.00</b>	<b>Sq. Mtr.</b>	<b>11,949.00</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



## Price Indicators

Property	Industrial		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	579.17	695.00	834.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,338.00	₹16,115.00	₹13,429.00

**square yards** Mumbai Buy Rent Projects Agents Services Resources Data Intelligence Adv

Overview Rera Details Data Intelligence Project Sales Trend Amenities Specifications Map &

**₹ 1 Cr**  
Gross Sales Value  
Nov 23 to Oct 24

**Project Sales Trend for Balaji Industrial Estate**

Price Movement Recent Registrations

Balaji Industrial Estate

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-07-06	Floor 1, Unit 113	C	695 Sq.Ft.	₹ 1.12 Cr	₹16,115

**Balaji Industrial Estate Amenities**

Convenience

- Power Backup
- 24\*7 Water Supply

Safety

**Balaji Industrial Estate Specifications**

Structure: RCC Frame Structure

**Balaji Industrial Estate Location Map and Landmarks**



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators

Property	Industrial		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	648.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,111.00	₹17,593.00	₹14,660.00

The screenshot shows the 'Data Intelligence' section for the Akurli Industry Estate project. It features a 'Recent Registrations' table with the following data:

Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq.Ft.
2024-04-18	Floor G, Unit 42	B	540 Sq.Ft.	₹ 95 L	₹17,593

Below the table, the 'Amenities' section lists 'Convenience' features: Power Backup, Treated Water Supply, and 24\*7 Water Supply. The 'Specifications' section indicates the structure is 'RCC Frame Structure'.



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Sale Instances

Property	Industrial		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	624.22	749.06	898.87
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹15,219.00	₹12,683.00	₹10,569.00

4097388 17-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 4097/2022 नोंदणी : Regn.63m
<b>गावाचे नाव : आकुर्ली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9214133.54	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: गाळा क्रमांक ए /8, माळा नं: तळ मजला, इमारतीचे नाव: बालाजी इंडस्ट्रियल प्रिमाइसीस को ऑप सोसायटी ली, ब्लॉक नं: हनुमान नगर महिंद्रा आणि महिंद्रा गेल्लो गेट च्या, रोड : आकुर्ली कांदिवली पूर्व मुंबई 400101, इतर माहिती: .( ( C.T.S. Number : 168 ; ) )	
(5) क्षेत्रफळ	69.59 चौ.मीटर	
(6) आकारणी किंवा जुळी 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:-अतुल मधुकर मेहता वय:-69 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ६०२, चिंतामणी सोसायटी, ब्लॉक नं: सरदार बल्लभभाई पटेल रॉड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AACPM0872A 2): नाव:-केतन मधुकर मेहता वय:-60 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ६०२, चिंतामणी सोसायटी, ब्लॉक नं: सरदार बल्लभभाई पटेल रॉड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAHPM0448F	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परबत सिध मोती सिध राजपूत वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: या, ब्लॉक नं: या, रोड नं: हवा हिरा पार्क दफ्तरी रॉड, मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ACVPR1622A	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	4097/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	475000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
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	Industrial		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	635.25	762.30	914.76
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹13,908.00	₹11,590.00	₹9,658.00

5447388

17-01-2024

Note:-Generated Through eSearch

Module.For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 5447/2022

नोंदणी :

Regn:83m

### गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8835000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8834724.18
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: युनिट न 111/सी, माळा नं: पहिला मजला सी विंग, इमारतीचे नाव: बालाजी इंडस्ट्रियल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: हनुमान नगर आकुर्ली रोड, रोड : कांदिवली पूर्व मुंबई 400101, इतर माहिती: .( ( C.T.S. Number : 111/C ; ) )
(5) क्षेत्रफळ	70.82 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:-हिरेन जे शाह एच यु एफ चे कर्ता हिरेन जयंत शाह वय:-50 पत्ता:-प्लॉट नं: सदनिका न बी/603, माळा नं: -, इमारतीचे नाव: पंचशील गार्डन्स को ऑप हो सो ली, ब्लॉक नं: महावीर नगर उहाणूकरवाडी समोर ग्रेटर बँक, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AADHH1502H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरेन जयंत शाह वय:-50; पत्ता:-प्लॉट नं: सदनिका न बी/603, माळा नं: -, इमारतीचे नाव: पंचशील गार्डन्स को ऑप हो सो ली, ब्लॉक नं: महावीर नगर उहाणूकरवाडी समोर ग्रेटर बँक, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AARPS9231L
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2022
(11) अनुक्रमांक, खंड व पृष्ठ	5447/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	441800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारत 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 **5th November 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 **₹ 1,17,60,144.00 (Rupees One Crore Seventeen Lakhs Sixty Thousands One Hundred And Forty Four 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

