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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Arun Jagannath Borkar**

Residential Room No. C-1, Ground Floor, "**Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd**", Plot No. C. D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No. R, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'39.7"N 72°49'26.3"E

Intended User:

Cosmos Bank

DAHISAR (EAST) Glorias BRANCH

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),
Mumbai - 400 068

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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. C-1, Ground Floor, "**Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd**", Plot No. C.D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No. R, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India belongs to **Mr. Arun Jagannath Borkar**.

Boundaries of the property

North	: Internal Road
South	: Internal Road & Open Space
East	: RSC Road No. 36
West	: Other Building

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 **₹ 54,26,400.00 (Rupees Fifty Four Lakhs Twenty Six Thousands Four Hundred 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

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Auth. Sign.



Encl.: Valuation report

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Residential Room No. C-1, Ground Floor, "**Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd**", Plot No. C.D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No. R, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, 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 11.11.2024 for Housing Loan Purpose.
1	Date of inspection	09.11.2024
3	Name of the owner / owners	Mr. Arun Jagannath Borkar
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: Residential Room No. C-1, Ground Floor, " Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd ", Plot No. C .D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No . R, Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India. Contact Person: Mr. Arun Jagannath Borkar (Owner) Contact No. 8425861666
6	Location, Street, ward no	Municipality Ward No - R, Gorai Road District - Mumbai Suburban
7	Survey / Plot No. of land	Plot No - C.D. - 221, R.S.C. 36 New Survey No - 191
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. = 553.05 (Area as per Site measurement) Carpet Area in Sq. Ft. = 274.00 (Ground Floor) Carpet Area in Sq. Ft. = 279.00 (1st Floor) Built Up Area in Sq. Ft. = 323.00 (Area As Per MHADA Allotment Letter)

13	Roads, Streets or lanes on which the land is abutting	Taluka - Borivali , District - Mumbai Suburban, Pin - PIN - 400 091
14	If freehold or leasehold land	Lease 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	MHADA Details not available
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 - Mr. Arun Jagannath Borkar
	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 MHADA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Arun Jagannath Borkar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,000.00 (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?	N.A.
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 Room 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 – 1992 (MHADA Allotment Letter)
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.
<p>Remark: As per site inspection, Actual Total Carpet area is 553.00 Sq. Ft (included 1st Floor Area) is more than Built Up Area 323.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents for valuation.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias Branch to assess Fair Market Value as on 11.11.2024 for Residential Room No. C-1, Ground Floor, "**Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd**", Plot No. C.D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No. R, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091 , State - Maharashtra, Country - India belongs to **Mr. Arun Jagannath Borkar**.

We are in receipt of the following documents:

1)	Copy of Possession Letter in the name of Mr. Arun Jagannath Borkar issued by MHADA.
2)	Copy of MHADA Allotment Letter No.- Dated 21.05.1992 And Mr. Arun Jagannath Borkar (The Allottee) issued by Maharashtra Housing And Area Development Authority.
3)	Copy of Society Share Certificate No.1 Dated 31.03.1996 And Mr. Arun Jagannath Borkar (The Allottee) issued by Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd.

Location

The said building is located at bearing Plot No - C.D. - 221, R.S.C. 36 in Municipality Ward No - R, , Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091. The property falls in Residential Zone. It is at a traveling distance 2.2 Km. from Shimpoli Metro Station.

Building

The building under reference is having Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with A.C. Sheet Roofing with 9 " thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. Ground Floor is having 31 Residential Room. The building is without lift.

Residential Room:

The Residential Room under reference is situated on the Ground Floor The composition of Residential Room is 2 Bedroom. Ground Floor Consists Living Room + Kitchen + 2 Toilets + Passage & First Floor Consists 2 Bedrooms + W.C + Passage. This Residential Room is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring etc.

Valuation as on 11th November 2024

The Built Up Area of the Residential Room	:	323.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 1992 (MHADA Allotment Letter)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 32 Years
Cost of Construction	: 323.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,07,500.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$: 48.00%
Amount of depreciation	: ₹ 3,87,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,24,878/- per Sq. M. i.e. ₹ 11,602/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,02,907/- per Sq. M. i.e. ₹ 9,560/- per Sq. Ft.
Value of property	: 323.00 Sq. Ft. X ₹ 18,000 = ₹58,14,000
Total Value of property as on 11th November 2024	: ₹58,14,000.00

(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 11th November 2024	: ₹ 58,14,000.00 - ₹ 3,87,600.00 = ₹ 54,26,400.00
Total Value of the property	: ₹ 54,26,400.00
The realizable value of the property	: ₹48,83,760.00
Distress value of the property	: ₹43,41,120.00
Insurable value of the property (323.00 X 2,500.00)	: ₹8,07,500.00
Guideline value of the property (323.00 X 9560.00)	: ₹32,22,248.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Room No. C-1, Ground Floor, "Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd", Plot No. C.D. - 221, R.S.C. 36, Gorai Road, Municipality Ward No. R, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India for this particular purpose at **₹ 54,26,400.00 (Rupees Fifty Four Lakhs Twenty Six Thousands Four Hundred Only)** as on 11th 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 **11th November 2024** is **₹ 54,26,400.00 (Rupees Fifty Four Lakhs Twenty Six Thousands Four Hundred 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.



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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

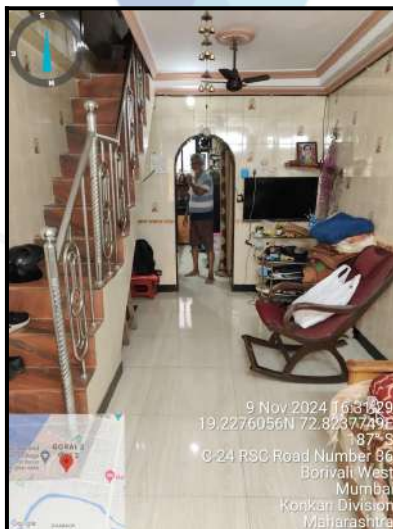
Main Building

1	No. of floors and height of each floor	:	Ground + 1 Upper Floor				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Room Situated on Ground Floor				
3	Year of construction	:	1992 (MHADA Allotment Letter)				
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 with A.C. Sheet Roofing				
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 Solid flush door with M.S Safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	:	Ceramic Tile Flooring.				
11	Finishing	:	Cement Plastering.				
12	Roofing and terracing	:	ACC Sheet Roofing.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </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.						

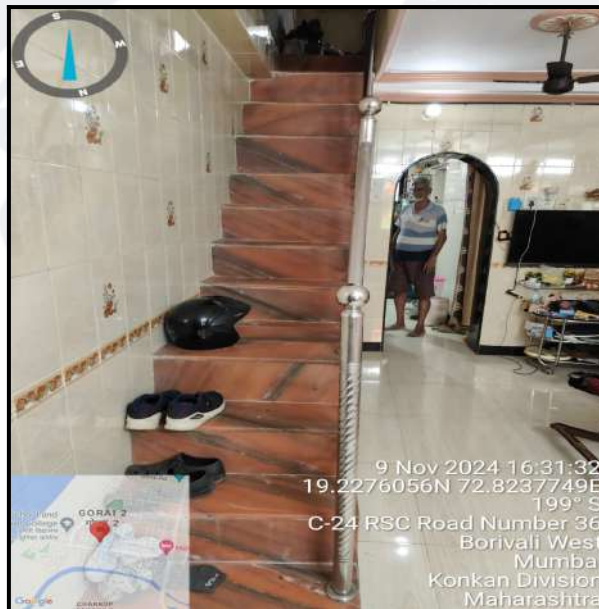
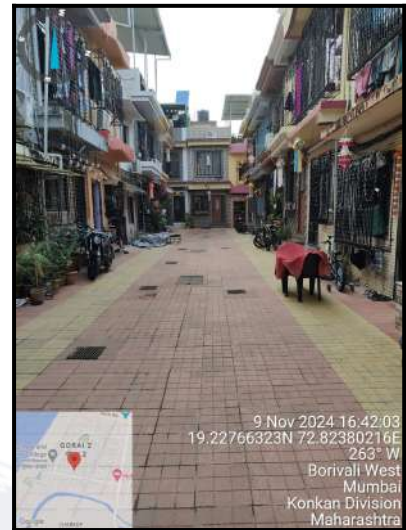
Technical details**Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
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 Underground Water Tank
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

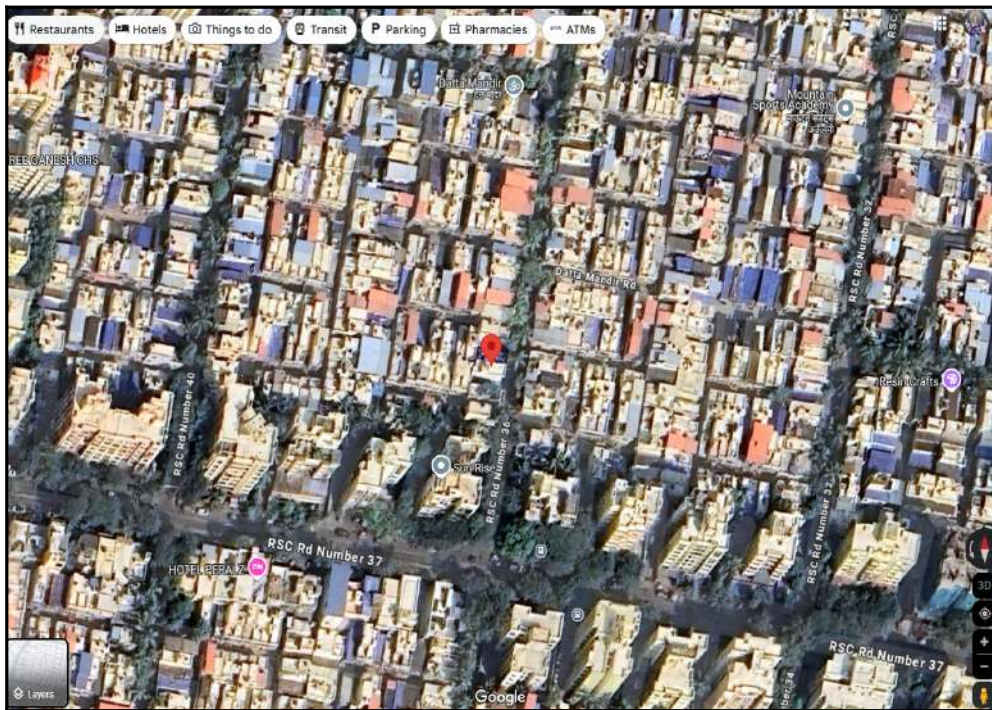
Actual Site Photographs



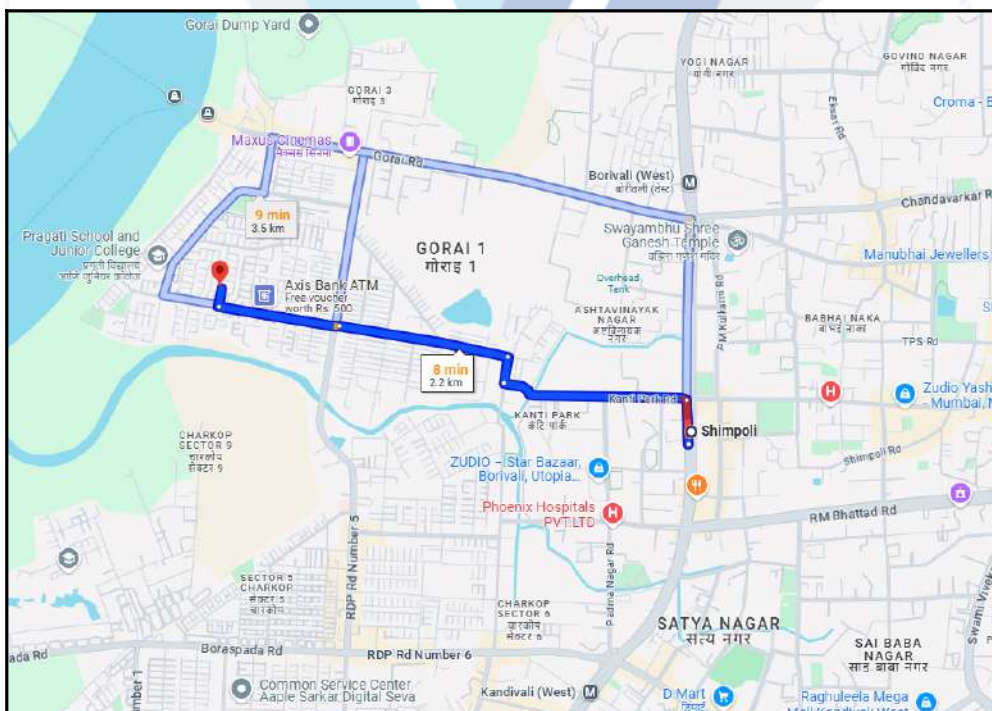
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°13'39.7"N 72°49'26.3"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Shimpoli - 2.2 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)

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Year Language

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Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	83/361-भुभाग: रेल्वे लाईन व स्वामी विवेकानंद मार्ग यामधील रेल्वेच्या पश्चिमेकडील सर्व भाग.	46000	103630	155100	170900	103630	चौ. मीटर
SurveyNo	83/362-भुभाग: देविदास रोडचे उत्तरेकडील गावातील सर्व मिल्कती.	38700	93800	119900	151000	93800	चौ. मीटर
SurveyNo	83/363-भुभाग: उत्तरेस गावाची सीमा, पूर्वेस लिंक रोड, दक्षिणेस एल.टी.रोड (गोरई रोड) व पश्चिमेस खाडी.	56270	135110	155380	168890	135110	चौ. मीटर
SurveyNo	83/364 -भुभाग: उत्तरेस गावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिंक रोड.	56220	131450	151170	178800	131450	चौ. मीटर
SurveyNo	83/365 -भुभाग: उत्तरेस गोरई रोड, पुर्वेस लिंक रोड, दक्षिणेस गावाची सीमा व पश्चिमेस खाडी.	44890	98330	113080	124400	98330	चौ. मीटर

1 2 3 4

2, T.P.S. Borivli No. I, 2nd Variation, 5, 6, 7, 10, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31, 32, 48, 49A, 49, 52, 53, 54, 55, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75.

Stamp Duty Ready Reckoner Market Value Rate for Room	131450			
No Increase on Room Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,31,450.00	Sq. Mtr.	12,212.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56220			
The difference between land rate and building rate(A-B=C)	75,230.00			
Percentage after Depreciation as per table(D)	32%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,02,907.00	Sq. Mtr.	9,560.00	Sq. Ft.

Building not having lift

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



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	Floor on which Room 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	Borivali, Gorai 2		
Source	magic bricks		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	300.00	360.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,667.00	₹18,056.00	-

magicbricks

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1 BHK Residential House - 300 Sq-ft For Sale [Corai 2, Mumbai](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area	Transaction Type	Status
300 sqft ₹21,667/sqft	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Study Room	South	Unfurnished
Type Of Ownership	Age Of Construction	
Co-operative Society	15 to 20 years	

[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 3 days ago

More Details

Price Breakup	₹65 Lac ₹3,25,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Corai 2, Mumbai - Western Mumbai, Maharashtra

Price Indicators

Property	Borivali, Gorai 2		
Source	magic bricks		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-

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1 BHK Residential House - 250 Sq-ft For Sale [Gorai 2, Mumbai](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area	Transaction Type	Status
250 sqft <small>₹24,000/sqft</small>	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Study Room	South	Unfurnished
Type Of Ownership	Age Of Construction	
Co-operative Society	10 to 15 years	

[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 3 days ago

More Details

Price Breakup	₹60 Lac ₹3,00,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Gorai 2, Mumbai - Western Mumbai, Maharashtra
Landmarks	near pragati school bus stand

Sale Instances

Property	Gorai 2 Adharshila CHSL., Borivali West		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	224.17	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,736.00	₹15,613.00	-

08/11/2024, 16:38		igr_21116	
21116451 23-10-2024 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 : 21116/2024 नोंदणी : Regn:63m	
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4200000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527750		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं. ए-23,प्लॉट नं. 163, इमारतीचे नाव: गोरार्ई(2)आधारशिला को ऑप हौ सो ली, ब्लॉक नं: गोरार्ई,बोरिवली(पश्चिम),मुंबई-400 091, रोड : आर एस सी - 24((C.T.S. Number : 19 ;))		
(5) क्षेत्रफळ	25 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:-राकेश रमाकांत तांबे वय:-45 पत्ता:-प्लॉट नं. रूम नं. ए-23, प्लॉट नं. 163 , माळा नं. -, इमारतीचे नाव: गोरार्ई (2) आधारशिला को ऑप हौ सो ली, ब्लॉक नं: गोरार्ई, बोरिवली (पश्चिम), मुंबई , रोड नं: आर एस सी - 24 , महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AEVPT3649H		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर राजेश सोनी वय:-31; पत्ता:-प्लॉट नं: प्लॉट नं. 406 , माळा नं: 4, इमारतीचे नाव: नर्मदा धाम , ब्लॉक नं: भायंदर (पूर्व), ठाणे , रोड नं: नवधर रोड, डिवार्ईन इमेज स्कूल समोर , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-FFBPS0803G 2): नाव:-पुनिता राजेश सोनी वय:-53; पत्ता:-प्लॉट नं: प्लॉट नं. 406 , माळा नं: 4, इमारतीचे नाव: नर्मदा धाम , ब्लॉक नं: भायंदर (पूर्व), ठाणे , रोड नं: नवधर रोड, डिवार्ईन इमेज स्कूल समोर , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BCIPS3495N		
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	21116/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000		
(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	Gorai 2 Jivan Jyoti CHSL., Borivali West		
Source	Index no.2		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	359.17	431.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,881.00	₹17,401.00	-

08/11/2024, 16:39		igr_20277	
20277451 17-10-2024 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 : 20277/2024 नोंदणी : Regn:63m	
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	7500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5644400		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सादनिका नं: रूम नं. डी/03,प्लॉट नं.226, इमारतीचे नाव: गोराई(2)जीवन ज्योती को ऑप हौ सोसा लि, ब्लॉक नं: आर.एस.सी.40,(वर्ल्ड बँक प्रोजेक्ट,म्हाडा), रोड : गोराई-2,बोरीवली पश्चिम मुंबई-400091((C.T.S. Number : 19 ;))		
(5) क्षेत्रफळ	40 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दत्ताराम शंकर सुरे वय:-60 पत्ता:-प्लॉट नं: रूम नं. डी/03, प्लॉट नं.226, माळा नं:-, इमारतीचे नाव: गोराई (2) जीवन ज्योती को ऑप हौ सोसा लि, ब्लॉक नं: आर.एस.सी.40, गोराई-2, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-AACPP29325K		
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तुफानी चिंतामणी सिंग वय:-51; पत्ता:-प्लॉट नं: रूम नं. सी/11, प्लॉट नं.226, माळा नं:-, इमारतीचे नाव: जीवन ज्योती को ऑप हौ सोसा लि., ब्लॉक नं: आर.एस.सी.40, गोराई-2, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ABVPT2585R 2): नाव:-रेणू तुफानी सिंग वय:-46; पत्ता:-प्लॉट नं: रूम नं. सी/11, प्लॉट नं.226, माळा नं:-, इमारतीचे नाव: जीवन ज्योती को ऑप हौ सोसा लि., ब्लॉक नं: आर.एस.सी.40, गोराई-2, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-ASSPS9787N		
(9) दस्तावेज करून दिल्याचा दिनांक	10/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	20277/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000		
(13)बाजारभावाप्रमाणे नोंदणी 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.		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th 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.

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 **₹ 54,26,400.00 (Rupees Fifty Four Lakhs Twenty Six Thousands Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

