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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Noorbanu M. Shaikh**

Industrial Unit No. 416A, 4th Floor, Wing - C, "**Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd.**", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India.

Latitude Longitude : 19°5'55.4"N 72°53'4.7"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 416A, 4th Floor, Wing - C, "**Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd.**", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India belongs to **Noorbanu M. Shaikh**.

Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Nalla & Vishwakarma Hotel
West	: Internal Road & Kamruddin Industrial Estate

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 **₹ 1,72,15,680.00 (Rupees One Crore Seventy Two Lakhs Fifteen Thousands Six Hundred And Eighty 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/87/2022-23

Encl.: Valuation report



Industrial Unit No. 416A, 4th Floor, Wing - C, "Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd. ", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 072, 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 26.12.2024 for Bank Loan Purpose.
1	Date of inspection	17.12.2024
3	Name of the owner / owners	Noorbanu M. Shaikh
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: Industrial Unit No. 416A, 4 th Floor, Wing - C, "Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd. ", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 072, State - Maharashtra, Country - India. Contact Person : Mr. Abdul Hammed (Owner's Staff) Contact No. 9890422886
6	Location, Street, ward no	Safed Pool, Andheri Kurla Road, Near East West Industrial Estate Village - Mohili, Andheri (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 681, 681/1 to 4 of Village - Mohili
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 632.96 (Area as per Site measurement) Built Up Area in Sq. Ft. = 960.00 (Area As Per Agreement For Sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Mohili, Andheri (East) Taluka - Kurla, District - Mumbai Suburban , Pin - PIN - 400 072
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 - Global Services
	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 - Global Services
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	86,000/- Present 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 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2010 (As per site information)
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 actual site measurement, the Carpet area is 633.00 Sq. Ft. and Built-up area mentioned in the agreement is 960.00 Sq. Ft. The loading on carpet to built-up is 51%, hence, we have adjusted the rate accordingly.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 26.12.2024 for Industrial Unit No. 416A, 4th Floor, Wing - C, "Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd. ", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 072, State - Maharashtra, Country - India belongs to **Noorbanu M. Shaikh**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.1600 / 2012 Dated 21.02.2012 between M/s. Carolyn Constructions Pvt. Ltd. (The Promoter) And Noorbanu M. Shaikh (The Purchaser).
2)	Copy of Amended Commencement Certificate No.3972 / BPES / AL Dated 13.01.2006 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 072. The property falls in Industrial Zone. It is at a traveling distance 950 Mtrs. from Saki Naka Metro Station.

Building

The building under reference is having Ground + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. 4th Floor is having 3 Industrial Unit. The building is having 1 lift.

Industrial Unit:

The Industrial Unit under reference is situated on the 4th Floor The Composition of Industrial Unit is Working Area + Reception Area + Pantry Area + 1 Toilet. This Industrial Unit is Vitrified Tile Flooring, Teak Wood / Glass Door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th December 2024

The Built Up Area of the Industrial Unit	:	960.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	2010 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	960.00 Sq. Ft. X ₹ 2,700.00 = ₹ 25,92,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$:	21.00%
Amount of depreciation	:	₹ 5,44,320.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,73,360/- per Sq. M. i.e. ₹ 16,106/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,61,657/- per Sq. M. i.e. ₹ 15,018/- per Sq. Ft.
Value of property	:	960.00 Sq. Ft. X ₹ 18,500 = ₹1,77,60,000
Total Value of property as on 26th December 2024	:	₹1,77,60,000.00

(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 26th December 2024	:	₹ 1,77,60,000.00 - ₹ 5,44,320.00 = ₹ 1,72,15,680.00
Total Value of the property	:	₹ 1,72,15,680.00
The realizable value of the property	:	₹1,54,94,112.00
Distress value of the property	:	₹1,37,72,544.00
Insurable value of the property (960.00 X 2,700.00)	:	₹25,92,000.00
Guideline value of the property (960.00 X 15018.00)	:	₹1,44,17,280.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 416A, 4th Floor, Wing - C, "Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd. ", CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road, Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India for this particular purpose at **₹ 1,72,15,680.00 (Rupees One Crore Seventy Two Lakhs Fifteen Thousands Six Hundred And Eighty Only)** as on 26th December 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 **26th December 2024** is **₹ 1,72,15,680.00 (Rupees One Crore Seventy Two Lakhs Fifteen Thousands Six Hundred And Eighty 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.



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For that purpose Latest Legal Opinion should be sought.



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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:

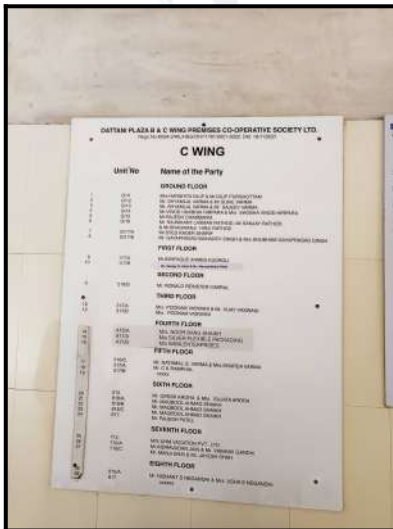
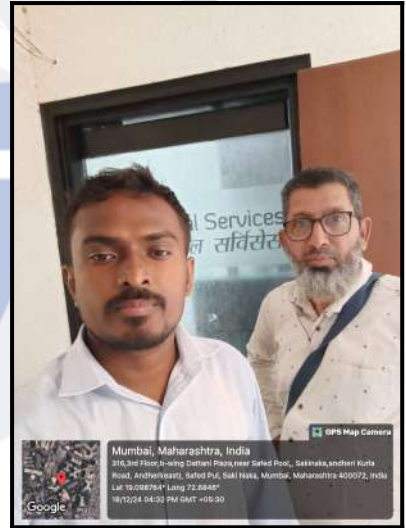
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Industrial Unit Situated on 4 th Floor				
3	Year of construction	: 2010 (As per site information)				
4	Estimated future life	: 46 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood / Glass Door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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. Electrical wiring with concealed
(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		:	1Lift
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

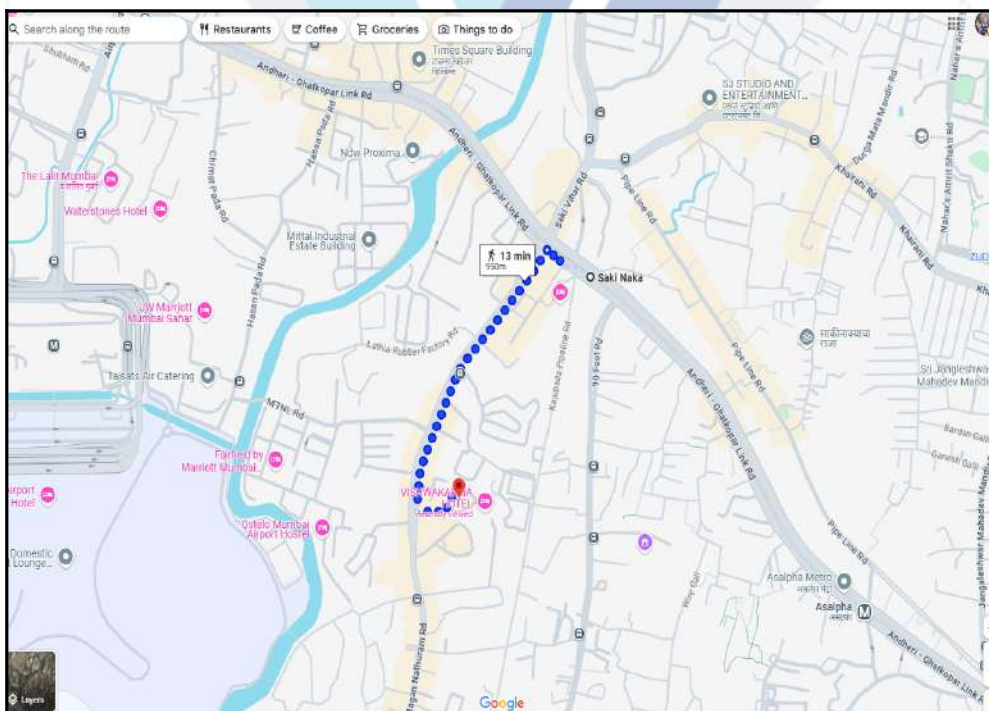
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°5'55.4"N 72°53'4.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Saki Naka - 950 Mtrs.).

Ready Reckoner Rate

DIVISION / VILLAGE : MOHIL Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (LBS Marg).to Saki Naka passing to Kuria Andheri Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
109	109/522	89770	150740	173360	188430	150740
CTS No. 617, 618, 621, 622, 623, 633, 634, 635, 636, 637, 642/46, 651, 653, 654, 655, 656, 660, 671, 672, 674/1, 675 , 676, 677, 678, 688, 689, 690, 691, 692, 717, 719, 720, 720/74, 721A, 722, 725, 726, 727, 728, 729, 730, 7731, 732, 733, 734, 735, 736, 759/2, 760, 761, 762, 762/3, 812, 832, 832/1, 834, 835, 836, 837, 838, 841, 844, 845, 846, 847, 849, 849/1, 849/16, 850, 879, 880, 888						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Unit	173360			
Unit Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,73,360.00	Sq. Mtr.	16,106.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	89770			
The difference between land rate and building rate(A-B=C)	83,590.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,61,657.00	Sq. Mtr.	15,018.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:


	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table


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

Price Indicators

Property	Commercial Unit		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	642.50	771.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,233.00	₹16,861.00	-



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[Log in](#)



Office Space In Safed Pul, Sakin...
Sai plaza , Near Safed pool, Next to the saki...

₹ 1.3 Crores
16,861 / Sq.Ft

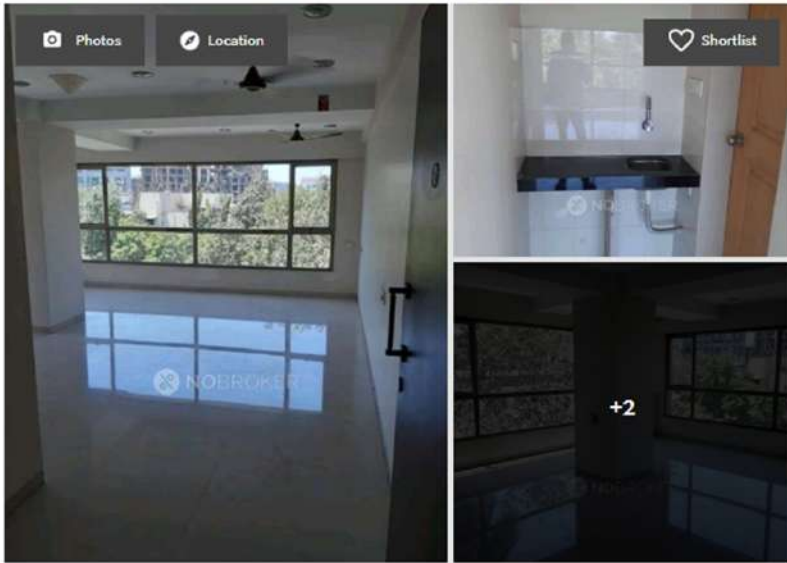
₹ 97,621/Month
Estimated EMI

771 Sq.Ft
Built Up Area

[Apply Loan](#)

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Saki naka / Office space for Sale in Saki naka / Prope...

Photos
Location



[Shortlist](#)

Office Space
Property Type

Reserved
Parking (3 Slot)

Freehold
Ownership Type

4
Of Total 12 Floors

Semi Furnished
Furnishing

5 To 10 Year
Age of Property

Jun 30, 2024
Posted On

Immediately
Available From

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out


Wrong Info

Nearby: ICICI Bank Mumbai Ghatkopar | Kalina | Community Service | Jeevan Vikas Kendra Hospital


TECNO Marol Naka Metro Station

NoBroker Services

NEW




Create Agreement




Check Loan Eligibility


NEW



Estimate Interiors Cost



Book Legal Services



Book Renovations

Activity On This Property

15
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Description

Near T2 (Airport Terminal T 2) Building on road, Two lift. 7 to 10 minutes distance from Metro.

7.9

7.3

Powered By: Smart Recommendation

Similar Properties

There are no Similar Properties

Price Indicators

Property	Commercial Unit		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	584.03	700.83	841.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹23,971.00	₹19,976.00	₹16,647.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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₹1.40 Cr EMI - ₹63k | [How much loan can I get?](#)

Industrial Building For Sale in [Safed Pul, Mumbai](#)

🏠 Ready to Move 📍 Main Road Facing

Super Built-Up Area
841 sqft -
₹16.646/sqft

Transaction Type
Resale

Age Of Construction
Above 20 years

Type Of Ownership
Freehold

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

Contact Agent

Navin -91-96XXXXXXX

Get Phone No.

More Details

Price	₹1.4 Cr
Booking Amount	₹10.0 Lac
Address	safed pul, sakinaka, andheri east, mumbai 400072, Safed Pul, Mumbai - Central Mumbai, Maharashtra
Landmarks	near by sakinaka metro station.
Facilities	Power Back Up, Reserved Parking, Security, Water Storage, Visitor Parking
Pre Leased Property	No
Brokerage Response	Brokers please do not contact

Description: this is industrial gala 841sqft, 1st floor without lift, 1 office cabin, 1 store room, 2 washroom.

Contact Agent

Tools to Help You Decide Better

Sale Instances

Property	Commercial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	488.33	586.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,840.00	₹15,700.00	-

15518520 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 5 दस्ता क्रमांक : 15518/2022 नोंदणी : Regn:63m
गावाचे नाव : मोहीली		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	9200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8800825.95	
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस नं 3022, माळा नं: 3 रा मजला, इमारतीचे नाव: 1 एरोसिटी, ब्लॉक नं: एन आय बी आर कंपाऊंड,मोहीली व्हिलेज, रोड नं: साकीनाका,सफेद पुल,मुंबई 400072,इतर माहिती: मिळकती चे क्षेत्रफळ 532.926 चौ.फूट कारपेट,सोबत एक कार पार्किंग स्पेस क्र. 02 अप्पर बेसमेंट वरती --- इतर वर्णन दस्तात नमुद केल्या प्रमाणे((C.T.S. Number : 669 ;))	
(5) क्षेत्रफळ	54.48 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:-हेमल महेंद्र मेहता वय:-48 पत्ता:-प्लॉट नं: ए /603, ए विंग , माळा नं: -, इमारतीचे नाव: एम्पोरिओ , ब्लॉक नं: दिया हॉटेल पाठीमागे , रोड नं: एस व्ही रोड विले पार्ले पश्चिम मुंबई , महाराष्ट्र . पिन कोड:-400056 पॅन नं:-ADYPM9200F 2): नाव:-जिग्ना हेमल मेहता वय:-44 पत्ता:-प्लॉट नं: ए /603, ए विंग , माळा नं: -, इमारतीचे नाव: एम्पोरियर , ब्लॉक नं: पाठीमागे दिया हॉटेल , रोड नं: एस व्ही रोड विले पार्ले पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAKPG3055H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रेया हरेश शाह तर्फे मुखत्यार हरेश गुलाबचंद शाह वय:-65; पत्ता:-प्लॉट नं: सी /301,302,303 , माळा नं: -, इमारतीचे नाव: ब्लू बेल अपार्टमेंट , ब्लॉक नं: आनंद नगर , रोड नं: ईस्ट वेस्ट प्लाय ओव्हर जवळ, दहिसर पूर्व मुंबई , महाराष्ट्र . पिन कोड:-400068 पॅन नं:-CRFPS3792H	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2022	
(10)दस्ता नोंदणी केल्याचा दिनांक	01/08/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	15518/2022	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	552000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Commercial Unit		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	660.00	792.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,939.00	₹15,783.00	-

18715390 04-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 18715/2023 नोंदणी : Regn:83m
गावाचे नाव : मोहीली		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	12500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11079055.24	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट ए 28, माळा नं: 1नंद ज्योत इन्डस्ट्रीयल इस्टेट, इमारतीचे नाव: को ऑ सोसायटी लिमिटेड , ब्लॉक नं: सफेद पुल, रोड : ए के रोड,अंधेरी पूर्व मुंबई 400072((C.T.S. Number : 802 ;))	
(5) क्षेत्रफळ	792 चौ.फूट	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लितून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रगीत इंजिनीस तर्फे भागीदार तुषार चंद्रकांत प्रभु . वय:-58 पत्ता:-प्लॉट नं: ए -28, माळा नं: 1, इमारतीचे नाव: नंद ज्योत इन्डस्ट्रीयल इस्टेट प्रिमाईसेस , ब्लॉक नं: सफेद पुल , रोड नं: ए के रोड अंधेरी पूर्व , महाराष्ट्र, MUMBAI पिन कोड:-400072 पॅन नं:-AAAAP1875A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रगीत इंजिनीस एल एल पी तर्फे भागीदार तुषार चंद्रकांत प्रभु वय:-58; पत्ता:-प्लॉट नं: ए -28, माळा नं: 1, इमारतीचे नाव: नंद ज्योत इन्डस्ट्रीयल इस्टेट प्रिमाईसेस , ब्लॉक नं: सफेद पुल , रोड नं: ए के रोड अंधेरी पूर्व , महाराष्ट्र, MUMBAI पिन कोड:-400072 पॅन नं:-ABDFP7465J 2): नाव:-प्रगीत इंजिनीस एल एल पी तर्फे भागीदार मिहिर प्रशांत अमरे . वय:-24; पत्ता:-प्लॉट नं: ए -28, माळा नं: 1, इमारतीचे नाव: नंद ज्योत इन्डस्ट्रीयल इस्टेट प्रिमाईसेस , ब्लॉक नं: सफेद पुल , रोड नं: ए के रोड अंधेरी पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ABDFP7465J 3): नाव:-प्रगीत इंजिनीस एल एल पी तर्फे भागीदार रोहन सुनील करवीर . वय:-29; पत्ता:-प्लॉट नं: ए -28, माळा नं: 1, इमारतीचे नाव: नंद ज्योत इन्डस्ट्रीयल इस्टेट प्रिमाईसेस , ब्लॉक नं: सफेद पुल , रोड नं: ए के रोड अंधेरी पूर्व , महाराष्ट्र, MUMBAI पिन कोड:-400072 पॅन नं:-ABDFP7465J	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	18715/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	750000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th December 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 **₹ 1,72,15,680.00 (Rupees One Crore Seventy Two Lakhs Fifteen Thousands Six Hundred And Eighty 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/87/2022-23



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

