

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia**

Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road, Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°9'54.6"N 72°56'17.9"E

Intended User:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, 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

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 Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia.**

Boundaries of the property

North	: Malvan Tadka Restaurant
South	: Internal Road
East	: Runwal Heights , B Wing
West	: LBS Marg

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 **₹ 69,01,024.00 (Rupees Sixty Nine Lakhs One Thousand Twenty 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/87/2022-23

Encl.: Valuation report



Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd.,
Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai
Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 30.11.2024 for Housing Loan Purpose.
1	Date of inspection	27.11.2024
3	Name of the owner / owners	Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia
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	Address: Commercial Office No. 318 & 319, 3 rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India. Contact Person : Ms. Darshana Shinde (Owner's Representative) Contact No. 9987082806
6	Location, Street, ward no	L. B. S. Road Village - Nahur, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 728, 728/1 & 728/ 2 of Village - Nahur
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. = 266.00 (Area as per Site measurement)</p> <p>Office No. 318 Carpet Area in Sq. Ft. = 130.00 Office No. 319 Carpet Area in Sq. Ft. = 130.00 Carpet Area in Sq. Ft. = 260.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 312.00 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 080
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	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. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia

	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	23,800.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2005 (Approx.)
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, Commercial Office No. 318 & 319 are internally amalgamated to form as single unit having single entrance from Office No. 318. For the purpose of valuation, we have considered area as per Agreement.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 30.11.2024 for Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India belongs to **Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3802/2019 Dated 29.03.2019 between M/s. Manba Finance Limited(The Vendor) And Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia(The purchaser)(For Flat No. 318).
2)	Copy of Agreement for sale No.3801/2019 Dated 29.03.2019 between M/s. Manba Finance Limited(The Vendor) And Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia(The purchaser)(For Flat No. 319).

Location

The said building is located at Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 080. The property falls in Commercial Zone. It is at a traveling distance 3 Km from Mulund Railway 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 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. 3rd Floor is having 24 Commercial Office. The building is having 2 lifts.



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Commercial Office:

The Commercial Office under reference is situated on the 3rd Floor As per Site Inspection, Office No. 318 & 319 are internally amalgamated to form as single unit having single entrance from Office No. 318. The Composition of office is single unit. This Commercial Office is Vitrified Tile Flooring, Teak Wood Door Framed with Glass Door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiring etc.

Valuation as on 30th November 2024

The Carpet Area of the Commercial Office	:	260.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	312.00 Sq. Ft. X ₹ 2,800.00 = ₹ 8,73,600.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 2,48,976.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,80,650/- per Sq. M. i.e. ₹ 16,783/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,60,390/- per Sq. M. i.e. ₹ 14,901/- per Sq. Ft.
Value of property	:	260.00 Sq. Ft. X ₹ 27,500 = ₹71,50,000
Total Value of property as on 30th November 2024	:	₹71,50,000.00

(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 30th November 2024	:	₹ 71,50,000.00 - ₹ 2,48,976.00 = ₹ 69,01,024.00
Total Value of the property	:	₹ 69,01,024.00
The realizable value of the property	:	₹62,10,922.00
Distress value of the property	:	₹55,20,819.00
Insurable value of the property (312.00 X 2,800.00)	:	₹8,73,600.00
Guideline value of the property (312.00 X 14901.00)	:	₹46,49,112.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 318 & 319, 3rd Floor, "Runwal Heights", Runwal Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No. 728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India for this particular purpose at **₹ 69,01,024.00 (Rupees Sixty Nine Lakhs One Thousand Twenty Four Only)** as on 30th November 2024



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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 **30th November 2024** is **₹ 69,01,024.00 (Rupees Sixty Nine Lakhs One Thousand Twenty 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 Commercial Office Situated on 3 rd Floor
3	Year of construction	:	2005 (Approx.)
4	Estimated future life	:	41 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 Door Framed with Glass Door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.



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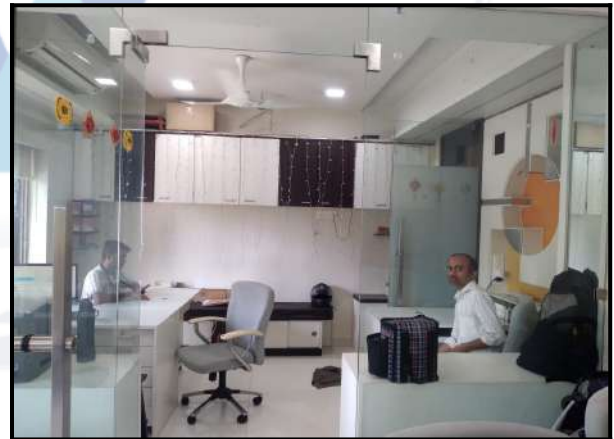
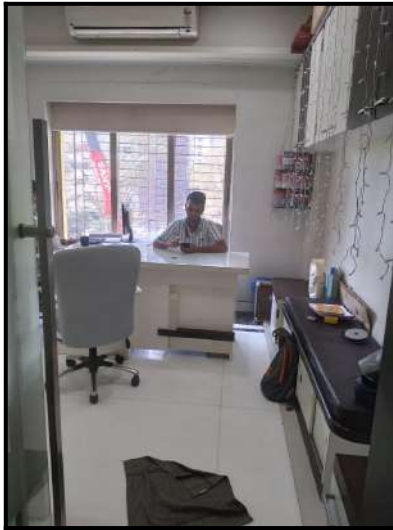
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Technical details**Main Building**

11	Finishing	:	Cement Plastering with POP false Ceiling.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.		
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	:	6'.0" High, R.C.C. column with B. B. masonry wall
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

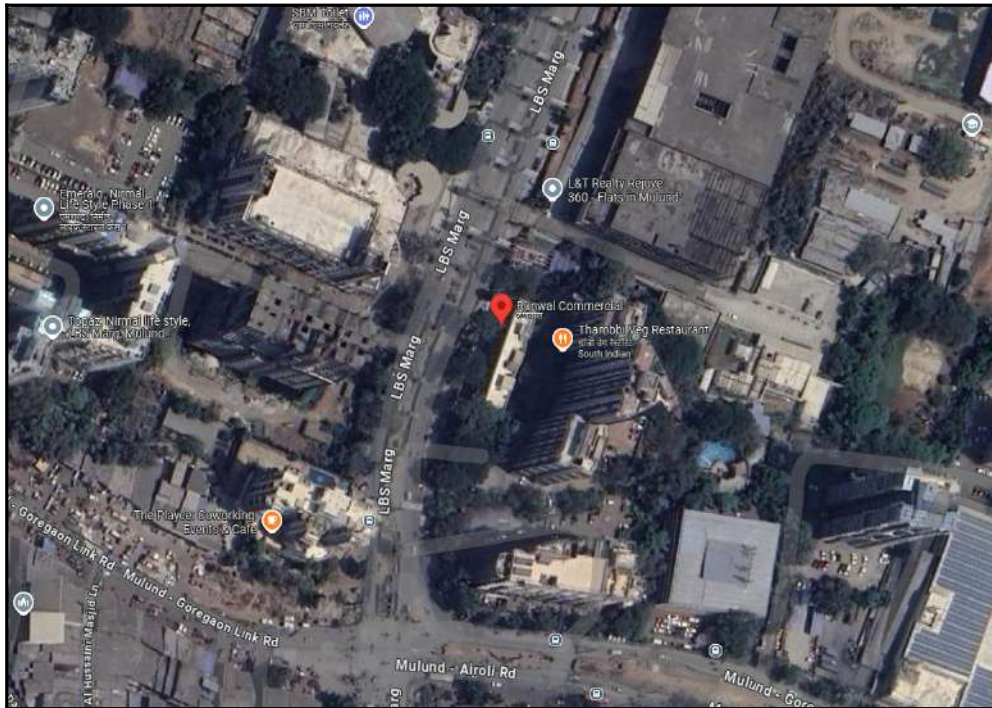
Actual Site Photographs



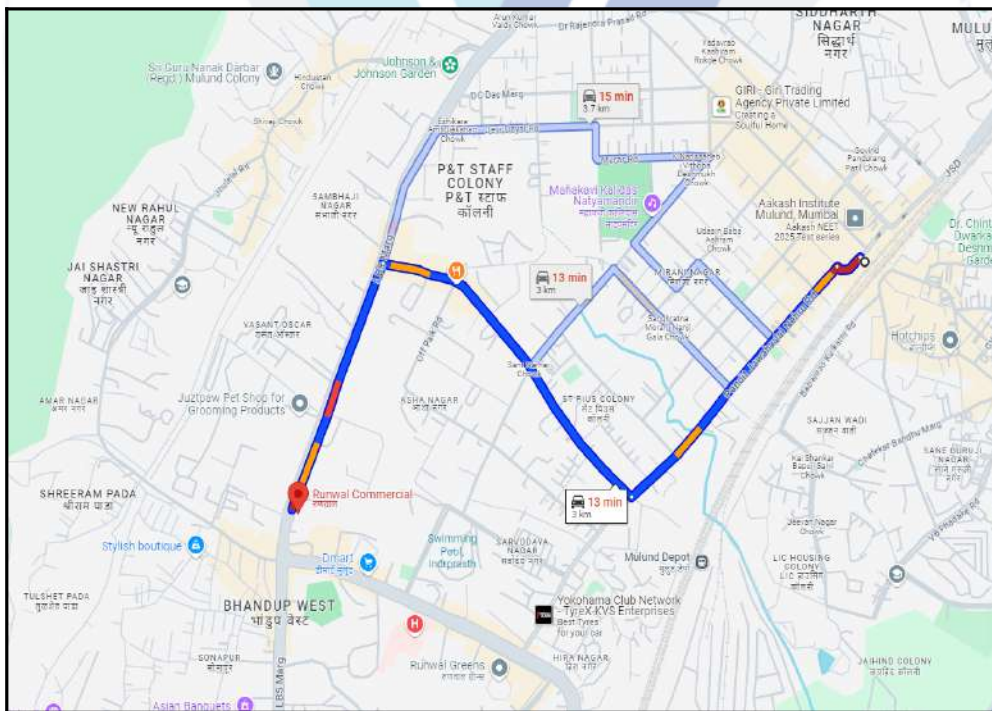
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°9'54.6"N 72°56'17.9"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 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
122/565 -रस्ता: लाल बहादुर शास्त्री मार्ग.	74020	157090	180650	196360	157090	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	180650			
Office Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,80,650.00	Sq. Mtr.	16,783.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	74020			
The difference between land rate and building rate(A-B=C)	106,630.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,60,390.00	Sq. Mtr.	14,901.00	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	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	173.00	207.60	249.12
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,058.00	₹25,048.00	₹20,873.00

99acres

Commercial Buy

Post property
FREE

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mulund > Ready to move Office Space for sale in Mulund West
Posted on Nov 04, 2024

₹52 Lac

@ 30,057 per sq.ft.

Estimated EMI ₹41,533

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/


Ready to move Office Space for sale in Mulund West, Mumbai

Contact Owner

Shortlist

Overview
Owner Details
Recommendations
Articles

Property (2)



Photos (1/2)

Number of seats
3 - 5 seats

Carpet Area
173 sq.ft.
(16.07 sq.m.)

Area spread over
1 floor (5th / 6 floors building)

Meeting rooms & cabins
1 meeting room and 1 cabin available

Washrooms
1 shared washroom available

Why should you consider this property?

Close to Metro Station
Close to Railway Station
Close to Airport
Close to Mall

Transaction Type: **Resale** Property Ownership: **Co-operative S...** Property Code: **N78260855**
www.99acres.com/N78260855

Property facilities

Reception area

Conference room

Furnished

Oxygen Duct

No Central Air Conditioning

No UPS

No Fire extinguisher

No Fire sensors

No Sprinklers

No Fire hose

About Property

Address: 501 Shree Samarth Plaza, Mulund West, Mumbai

Presenting a prime opportunity for your business in the heart of mulund west, mumbai, is this office space for sale within the shree samarth plaza premises. With a su...
225 sqft and a carpet area of 172 sqft, this office space is situated on the 5th floor of a 7-Floor building.it comes semi...
[More >>](#)

Price Indicators

Property	Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	200.00	240.00	288.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹31,000.00	₹25,833.00	₹21,528.00

99acres
Commercial Buy | Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Mulund > Ready to move Office Space for sale in Mulund West

Posted on Sep 23, 2024

₹62 Lac

@ 31,000 per sq.ft.

Estimated EMI ₹49,520

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>


Ready to move Office Space for sale in Mulund West, Mumbai

[Contact Owner](#)

[Shortlist](#)

Overview
Owner Details
Recommendations
Articles

Property (4)



Photos (1/4)

Number of seats

0 seat

Carpet Area

200 sq.ft. (18.58 sq.m.)

Area spread over

1 floor (3rd / 11 floors building)

Washrooms

1 private washroom available

Places nearby

Mulund West, Mumbai View All (5)

Fire Brigade Ganapati Temple

Shiva Temple

Sai Darbar Sai Mandir

Ambaji Dham

Nirvaneshwar Mahadev M

Why should you consider this property?

Close to School

Close to Hospital

Close to Market

Close to Railway Station

Transaction Type: Resale | Property Ownership: Co-operative S... | Property Code: N77572417

www.99acres.com/N77572417

About Property



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Sale Instances

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	130.00	156.00	187.20
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,769.00	₹25,641.00	₹21,368.00

185391 13-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 185/2022 नोंदणी : Regn:63m
गावाचे नाव : नाहूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	2427155	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं 221, माळा नं: 2 रा मजला,रुणवाल हाइट्स, इमारतीचे नाव: रुणवाल हाइट्स कमर्शियल प्रिमाईसेस को ऑप सोसा लि., ब्लॉक नं: मुलुंड पश्चिम,मुंबई 400080, रोड : एल.बी.एस. मार्ग,निर्मल लाइफस्टाइल समोर, इतर माहिती: मौजे नाहूर सी टी एस नं 728,728/1 व 2,सदर ऑफिस मिळकतीचे क्षेत्र 130 चौ फुट कारपेट. ((C.T.S. Number : 728, 728/1 व 2 ;))	
(5) क्षेत्रफळ	14.50 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:-प्रवीण परशुराम कदम वय:-42 घत्ता:-प्लॉट नं: सदनिका क्र.बी-30, माळा नं: 2 रा मजला, इमारतीचे नाव: ओम सोसायटी, ब्लॉक नं: वागळे इस्टेट,ठाणे, रोड नं: श्री नगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-ARXPK5315J 2): नाव:-संयुक्ता प्रवीण कदम वय:-42 घत्ता:-प्लॉट नं: सदनिका क्र.बी-30, माळा नं: 2 रा मजला, इमारतीचे नाव: ओम सोसायटी, ब्लॉक नं: वागळे इस्टेट,ठाणे, रोड नं: श्री नगर, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-BJNPK7395H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बॅंकटेश बॅंकटेश्वरन् वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र बी/21-22, माळा नं: 3 रा मजला, इमारतीचे नाव: कोणार्क अपार्टमेंटस् को ऑप हो सोसा, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: मुलुंड लिक रोड, फोर्टिस हॉस्पिटल च्या समोर,, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAFPI6800F 2): नाव:-सुधा बॅंकटेश वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र बी/21-22, माळा नं: 3 रा मजला, इमारतीचे नाव: कोणार्क अपार्टमेंटस् को ऑप हो सोसा, ब्लॉक नं: मुलुंड पश्चिम,मुंबई, रोड नं: मुलुंड लिक रोड, फोर्टिस हॉस्पिटल च्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ACEPV3527H	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	185/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200000	
(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	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	320.00	384.00	460.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,750.00	₹23,958.00	₹19,965.00

24050391

24-10-2024

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

सूची क्र.2

दुव्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 24050/2024

नोंदणी :

Regn:83m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5769736.41
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं. 705, माळा नं: सातावा मजला, इमारतीचे नाव: ओम एव्हॅन्यू रोड : महात्मा गांधी रोड,मुलुंड(वेस्ट),मुंबई 400 080, इतर माहिती: करारनामा दस्त क्र. करल--4/20669/2024,नोंदणी दिनांक- 11/09/2024 अन्वये बाजारभाव रू 5769736.41/- व मोबदला रू 7680000/- यावर मुद्रांक शुल्क व मेट्रो सेज रू. 460800/- भरलेले आहे.या दस्ता मधुन 100 वजा जाता 383900 इतके मु.शु समायोजित केले.करीता या दस्तावर फ्रक्त समायोजित रक्कम वगळता मुद्रांक अधिनियम 1958 अन्वये अनु 5(जी-ए)(2)प्रमाणे समायोजित केले असुन एकुण मुद्रांक शुल्क व मेट्रो सेज रू 168600/- रोजी भरलेली आहे. ऑफिस नं. 705 चा एकूण एरिया 320 चौ. फूट. म्हणजेच 29.76 चौ. मी. रेरा कार्पेट असून सोबत एक कार पार्किंग आहे.((C.T.S. Number : 932, 932/1 to 15 ;))
(5) क्षेत्रफळ	32.74 चौ.मीटर
(6)आकारणी किंवा चुकी 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:-प्रविणा म बेलानी वय:-56 पत्ता:-प्लॉट नं: 1502, माळा नं: पंधरावा मजला , इमारतीचे नाव: अलग एअर मेघना, ब्लॉक नं: अगरवाल म्युनिसिपल हॉस्पिटल समोर, रोड नं: डॉ. आर.पी. रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AHAPV9828Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितेश लक्ष्मीचंद शाह वय:-54; पत्ता:-प्लॉट नं: 203, माळा नं: दुसरा मजला, इमारतीचे नाव: एस फ्लोरेन्स, ब्लॉक नं: देवीदयाल गार्डन जवळ, रोड नं: बी.पी. क्रॉस रोड नं. 4, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAHPS6558E 2): नाव:-कविता हितेश शाह वय:-54; पत्ता:-प्लॉट नं: 203, माळा नं: दुसरा मजला, इमारतीचे नाव: एस फ्लोरेन्स, ब्लॉक नं: देवीदयाल गार्डन जवळ, रोड नं: बी. पी. क्रॉस रोड नं. 4, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAPPS7639L
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	24050/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168600
(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	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	434.00	520.80	624.96
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,120.00	₹18,433.00	₹15,361.00

18896391

28-10-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 18896/2024

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7754115.6
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ऑफिस नं. 829, माळा नं: आठवा मजला,बिझनेस पार्क एक्स्टेसी, इमारतीचे नाव: एक्स्टेसी बिझनेस पार्क सीएसएल, ब्लॉक नं: सिटी ऑफ जॉय,जटा शंकर डौसा रोड, रोड : मुलुंड(वेस्ट),मुंबई 400080, इतर माहिती: ऑफिस नं. 829 चा एकूण एरिया 434 चौ. फूट. कार्पेट आहे.((C.T.S. Number : 661/1/7 ;))
(5) क्षेत्रफळ	48.40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिव्या संजय गजरा वय:-27 पत्ता:-प्लॉट नं: 1006, बी-1, माळा नं: दहावा मजला, इमारतीचे नाव: लोक एक्स्प्रेस सी एच एस एल, लोक एक्स्प्रेस कॉम्प्लेक्स, ब्लॉक नं: जे .एस .डी. रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-BNOPG4165L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश नांबीयार वय:-48; पत्ता:-प्लॉट नं: जी-1301, माळा नं: तेरावा मजला, इमारतीचे नाव: लक्ष्मीनारायण रेसिडेन्सी, ब्लॉक नं: पोखरण रोड नं. 1, देवदया नगरच्या समोर, रोड नं: शास्त्री नगर, ठाणे (वेस्ट), महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ADZPN0409L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	18896/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	576000
(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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th 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.

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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 **₹ 69,01,024.00 (Rupees Sixty Nine Lakhs One Thousand Twenty 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/87/2022-23



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