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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize**

Residential Flat No. 503 & 504, 5<sup>th</sup> Floor, Wing - H, "Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.",  
Section A, Thakur Complex, Off. Western Express Highway , Village - Poisar, Kandivali (East),  
Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'38.8"N 72°51'43.4"E

### Intended User:

**Cosmos Bank**

**Borivali East Branch**

G-1,G-2,G-3, A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL, Dattapada  
Road, Near HDFC Bank, Bofrivali East



### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503 & 504, 5<sup>th</sup> Floor, Wing - H, "**Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.**", Section A, Thakur Complex, Off. Western Express Highway, Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India belongs to **Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize**.

Boundaries of the property

North : Jinal CHSL  
South : Road  
East : Kalpana Bungalow  
West : Garden

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 **₹ 1,65,67,531.00 (Rupees One Crore Sixty Five Lakhs Sixty Seven Thousands Five Hundred And Thirty One 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.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.10 10:33:36 +05'30'

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

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 503 & 504, 5<sup>th</sup> Floor, Wing - H, "**Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.**", Section A, Thakur Complex, Off. Western Express Highway, Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 09.01.2025 for Housing Loan Purpose.
1	Date of inspection	01.01.2025
3	Name of the owner / owners	<b>Mr. Maxwell Peerize &amp; Mrs. Neetu Maxwell Peerize</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 503 & 504, 5 <sup>th</sup> Floor, Wing - H, " <b>Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.</b> ", Section A, Thakur Complex, Off. Western Express Highway, Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mrs. Neetu Maxwell Peerize (Owner ) Contact No. 9987396660
6	Location, Street, ward no	Thakur Complex, Off. Western Express Highway Village - Poisar, Kandivali (East) District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Poisar New Survey No - 69, 70 & Hissa No. 2, 5
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, Taxis, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p><b>Carpet Area in Sq. Ft. = 657.34</b> <b>(Area as per Site measurement)</b></p> <p><b>Carpet Area in Sq. Ft. = 635.00</b> <b>(Area As Per Agreement For Sale)</b></p> <p><b>Carpet Area in Sq. Ft. = 185.00 (Flat No. 503)</b> <b>Carpet Area in Sq. Ft. = 450.00 (Flat No. 504)</b></p> <p><b>Built Up Area in Sq. Ft. = 762.00</b> <b>(Carpet Area + 20%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Poisar, Kandivali (East) Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 101
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize



	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	36,400.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1996 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> As per site inspection, Residential Flat Nos. 503 & 504 is internally amalgamated having single entrance. For the purpose of valuation, we have considered Area of Flat No. 503 & 504 as per both Agreements.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali East Branch Branch to assess Fair Market Value as on 09.01.2025 for Residential Flat No. 503 & 504, 5<sup>th</sup> Floor, Wing - H, "Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.", Section A, Thakur Complex, Off. Western Express Highway , Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, Country - India belongs to **Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize**.

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

1)	Copy of Agreement for sale No.1564 / 2009 Dated 19.11.2009 between Mr. Akhilesh Mayashankar Chaubey & Mr. Alok Mayashankar Chaubey(The Transferor) And Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize (The Transferee) (For Flat No. 504).
2)	Copy of Occupancy Certificate No.CE / 8993 / BP(WS) / AR Dated 11.06.1996 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Society Maintenance Bill No.192 dated 01.11.2024 in the name of Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize issued by Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd (For Flat No. 504).
4)	Copy of Agreement for sale No.1565 / 2009 Dated 19.11.2009 between Mr. Akhilesh Mayashankar Chaubey (The Transferor) And Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize(The Transferee) (For Flat No. 503).
5)	Copy of Society Maintenance Bill No.191 01.11.2024 in the name of Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize issued by Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd (For Flat No. 503).



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**Location**

The said building is located at Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101. The property falls in Residential Zone. It is at a traveling distance 1.2 Km. from Magathane Metro Station.

**Building**

The building under reference is having Stilt + 7 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 Residential purpose. 5th Floor is having 4 Residential Flat. The building is having 1 lift.

**Residential Flat:**

The Residential Flat under reference is situated on the 5<sup>th</sup> Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet.As per site inspection, Residential Flat Nos. 503 & 504 is internally amalgamated having single entrance. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

**Valuation as on 9th January 2025**

The Carpet Area of the Residential Flat	:	635.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1996 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 Years
Cost of Construction	:	762.00 Sq. Ft. X ₹ 2,700.00 = ₹ 20,57,400.00
Depreciation $\{(100 - 10) \times (29 / 60)\}$	:	43.50%
Amount of depreciation	:	₹ 8,94,969.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,69,722/- per Sq. M. i.e. ₹ 15,768/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,42,653/- per Sq. M. i.e. ₹ 13,253/- per Sq. Ft.
Value of property	:	635.00 Sq. Ft. X ₹ 27,500 = ₹1,74,62,500
Total Value of property as on 9th January 2025	:	₹1,74,62,500.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 9th January 2025</b>	:	<b>₹ 1,74,62,500.00 - ₹ 8,94,969.00 = ₹ 1,65,67,531.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,65,67,531.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,49,10,778.00</b>
<b>Distress value of the property</b>	:	<b>₹1,32,54,025.00</b>
<b>Insurable value of the property (762.00 X 2,700.00)</b>	:	<b>₹20,57,400.00</b>



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<b>Guideline value of the property (762.00 X 13253.00)</b>	<b>: ₹1,00,98,786.00</b>
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503 & 504, 5<sup>th</sup> Floor, Wing - H, "**Gokul Vihar "H" Wing Co-Op. Hsg. Soc. Ltd.**", Section A, Thakur Complex, Off. Western Express Highway , Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, Country - India for this particular purpose at **₹ 1,65,67,531.00 (Rupees One Crore Sixty Five Lakhs Sixty Seven Thousands Five Hundred And Thirty One Only)** as on 9th January 2025

## 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 **9th January 2025** is **₹ 1,65,67,531.00 (Rupees One Crore Sixty Five Lakhs Sixty Seven Thousands Five Hundred And Thirty One 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.



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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	: Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 5 <sup>th</sup> Floor
3	Year of construction	: 1996 (As per occupancy certificate)
4	Estimated future life	: 31 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 frame with Solid flush 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	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/ Poor.	

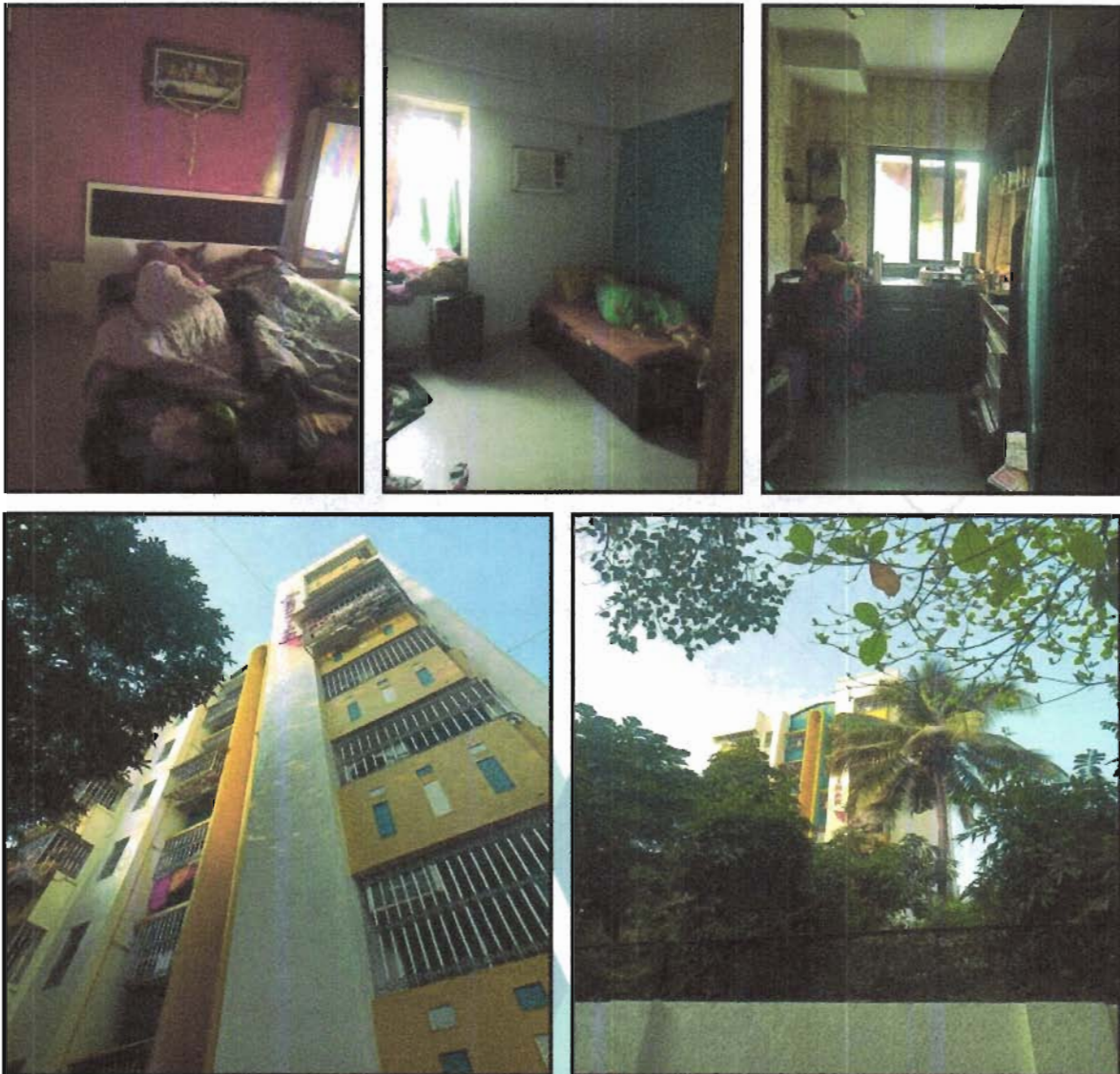
Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type 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





## Actual Site Photographs



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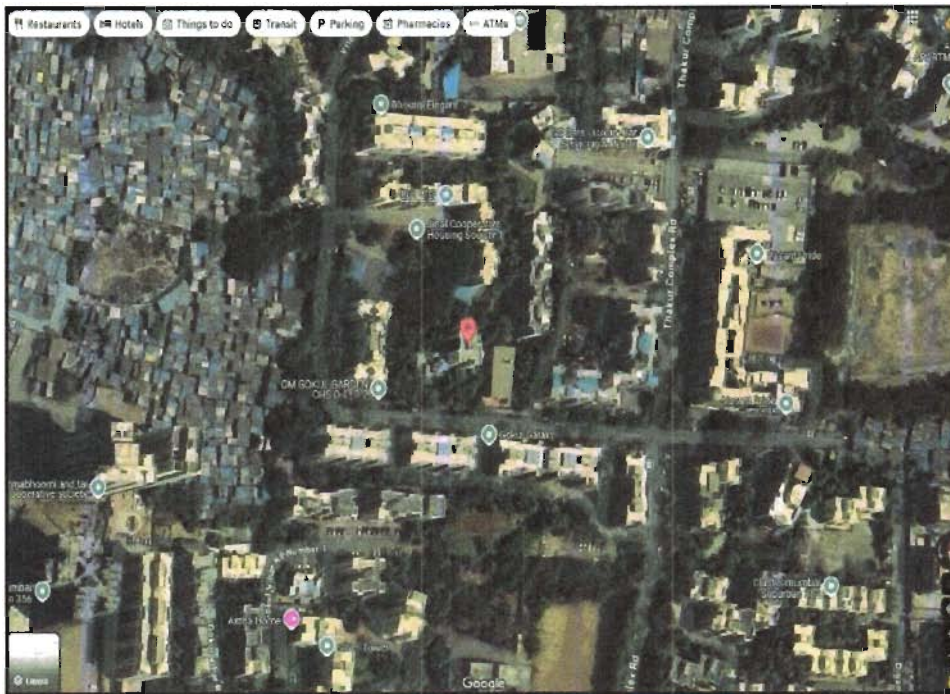
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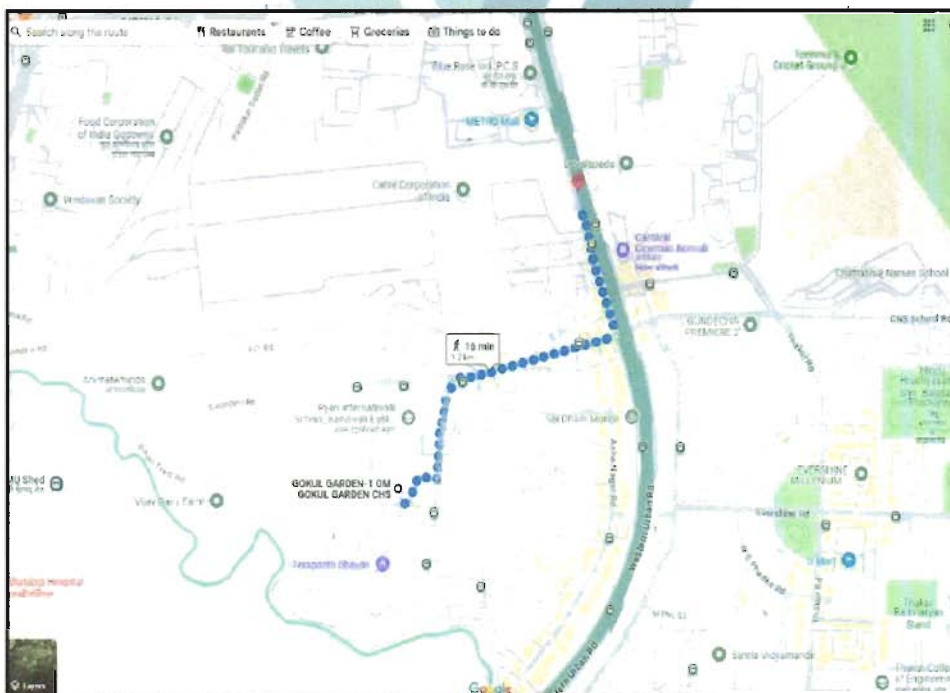




## Route Map of the property



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



Longitude Latitude: 19°12'38.8"N 72°51'43.4"E

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Magathane - 1.2 Km. ).




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## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



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### Valuation For Rural Area

\*\*\* Welcome to Valuation of Properties in Maharashtra \*\*\*

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 78-पोईसर ( बोरीवली )

Attribute सि.टी.एस. नंबर 584 SubZone Name भूभाग: उत्तरेस गावाची सी

Open Land	Residence	Office	Shop	Industry	Unit
76380	161640	185890	225500	161640	Square Meter

Next

Stamp Duty Ready Reckoner Market Value Rate for Flat	161640			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	8082			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,69,722.00</b>	Sq. Mtr.	<b>15,768.00</b>	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	76380			
The difference between land rate and building rate(A-B=C)	93,342.00			
Percentage after Depreciation as per table(D)	29%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,42,653.00</b>	Sq. Mtr.	<b>13,253.00</b>	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%



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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	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	547.00	656.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹30,165.00	₹25,137.00	-

magicbricks
Buy
Rent
Sell
Home Loans

**₹1.65 Cr** EMI - ₹74k | [Can I afford it?](#)

2 BHK Flat For Sale in Gayatri Avenue, [Thakur Complex, Mumbai](#)

2 Beds 2 Baths Unfurnished

**Carpet Area**  
547 sqft - ₹30165/sqft

**Floor**  
3 (Out of 7 Floors)

**Furnished Status**  
Unfurnished

**Developer**  
[Dimple realtors Pvt. Ltd.](#)

**Transaction Type**  
Resale

**Age Of Construction**  
15 to 20 years

**Project**  
[Gayatri Avenue](#)

**Status**  
Ready to Move

[Contact Owner](#)
[Get Phone No.](#)
Last contact made 3 days ago

**More Details**

**Price Breakup** ₹1.65 Cr

**Address** Thakur Complex, Mumbai - Western Mumbai, Maharashtra

**Furnishing** Unfurnished

**Loan Offered** Estimated EMI: ₹74417 [Apply for Home Loan](#)



## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	486.00	583.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,835.00	₹24,863.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.45 Cr** EMI - ₹.65k | Can I afford it?

2 BHK Flat For Sale in Bhoomi Elegant, **Thakur Complex, Mumbai**

2 Beds 2 Baths Furnished

**Carpet Area**  
486 sqft - ₹29,835/sqft

**Floor**  
5 (Out of 8 Floors)

**Furnished Status**  
Furnished

**Developer**  
Bhoomi Group

**Transaction Type**  
Resale

**Age Of Construction**  
New Construction

**Project**  
Bhoomi Elegant

**Status**  
Ready to Move

Contact Owner

Get Phone No.

Last contact made 3 days ago

**More Details**

Price Breakup **₹1.45 Cr**

Address **Thakur Complex, Mumbai - Western Mumbai, Maharashtra**

Furnishing **Furnished**

Age of Construction **New Construction**

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	305.00	366.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹21,769.00	₹18,141.00	-

6193367 04-01-2024 Note -Generated Through eSearch Module. For original report please contact concern SR0 office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. बोरीवली 2 दस्त क्रमांक - 6193/2023 नोंदणी : Regn 63m
<b>गावचे नाव : पोयसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6235000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते ममुद करावे)	5498992 \$	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन सदनिका नं: आय विंग 303, माळा नं: 3, इमारतीचे नाव: गोकुळ गॅलॅक्सी 1, 2, 3, 4 सी एच एस ली, ब्लॉक नं: कांदिवली पूर्व, मुंबई 400101, रोड : ठाकूर कॉम्प्लेक्स, ( ( C.T.S. Number : 730(P), 740(P) 732, 581(P), 588(P), 589(P) ; ) )	
(5) क्षेत्रफळ	34.02 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा		
(7) दस्तऐवज करून घेणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिते नाव व पत्ता	1). नाव .भरत जानू मांडवकर . . . वय .56 पत्ता .प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं . आय 303, गोकुळ गॅलॅक्सी 1, 2, 3, 4 सी एच एस ली, ठाकूर कॉम्प्लेक्स, कांदिवली पूर्व, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-AFGPM2449J	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादिते नाव व पत्ता	1). नाव .राजेश राम आसरे पांडे . . . वय .49 पत्ता .प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं .रूम नं 109 चौहान वाळ नं 7 काजूपाडा गावदेवी रोड पोईसर कांदिवली पूर्व, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-ARSPP6962F 2). नाव .चंद्रा राजेश पांडे . . . वय .45 पत्ता .प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं .रूम नं 109 चौहान वाळ नं 7 काजूपाडा गावदेवी रोड पोईसर कांदिवली पूर्व, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-ARSPP6953G 3). नाव .अनिकेत राजेश पांडे . . . वय .23 पत्ता .प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं .रूम नं 109 चौहान वाळ नं 7 काजूपाडा गावदेवी रोड पोईसर कांदिवली पूर्व, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-EGYPP9126G 4). नाव .अनिकेत राजेश पांडे . . . वय .20 पत्ता .प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं .रूम नं 109 चौहान वाळ नं 7 काजूपाडा गावदेवी रोड पोईसर कांदिवली पूर्व, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-GHIPP6281H	
(9) दस्तऐवज करून दिव्याचा दिनांक	24/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6193/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	374500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारत घेतलेला तथ्यशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	423.00	507.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹22,624.00	₹18,876.00	-

9076517

05-01-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 9076/2023

नोंदणी :

Regn 63m

### गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7624558.8
(4) भू.मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव. मुंबई मनपाइतर वर्णन. सदनिका नं. 202, विंग एफ, माळा नं. 2, इमारतीचे नाव: गोकुळ गॅलेक्सी 1,2,3,4 सी एच एस ली, ब्लॉक नं. कांदिवली ईस्ट, रोड : ठाकुर कॉम्प्लेक्स, इतर माहिती: क्षेत्र 507 चौ फुट बिल्टअप( ( C T.S Number : 581.8 : ) )
(5) क्षेत्रफळ	47.17 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:-शरद आर शर्मा वय:-38 पत्ता:-प्लॉट नं. 202 विंग एफ, माळा नं. 2, इमारतीचे नाव: गोकुळ गॅलेक्सी 1,2,3,4 सी एच एस ली, ब्लॉक नं. ठाकुर कॉम्प्लेक्स, रोड नं. कांदिवली ईस्ट, महाराष्ट्र, मुम्बई पिन कोड:-400101 पॅन नं.-AYOPSS494C
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम वृजभूषण सिंह वय:-27; पत्ता:-प्लॉट नं. रूम नं 1 ए, माळा नं. 1, इमारतीचे नाव: जयश्री धोंडु चाल नं १, ब्लॉक नं. ऑर्पोजिट चव्हाण बंगलो पोईसर काजूपाडा, रोड नं. कांदिवली ईस्ट, महाराष्ट्र, मुम्बई पिन कोड:-400101 पॅन नं.-GKCPST974D 2): नाव:-वृजभूषण बंशी सिंह वय:-56, पत्ता:-प्लॉट नं. रूम नं 1 ए, माळा नं. 1, इमारतीचे नाव: जयश्री धोंडु चाल नं, ब्लॉक नं. ऑर्पोजिट चव्हाण बंगलो पोईसर काजूपाडा, रोड नं. कांदिवली ईस्ट, महाराष्ट्र, MUMBAI पिन कोड:-400101 पॅन नं.-BAKPS2402R
(9) दस्तऐवज करून दिल्याचा दिनांक	18-07-2023
(10) दस्त नोंदणी केल्याचा दिनांक	18-07-2023
(11) अनुक्रमांक, खंड व पृष्ठ	9076/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
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 **9th January 2025**

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 knowledgeably 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.



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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 **₹ 1,65,67,531.00 (Rupees One Crore Sixty Five Lakhs Sixty Seven Thousands Five Hundred And Thirty One Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.10 10:34:02 +05'30'

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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