



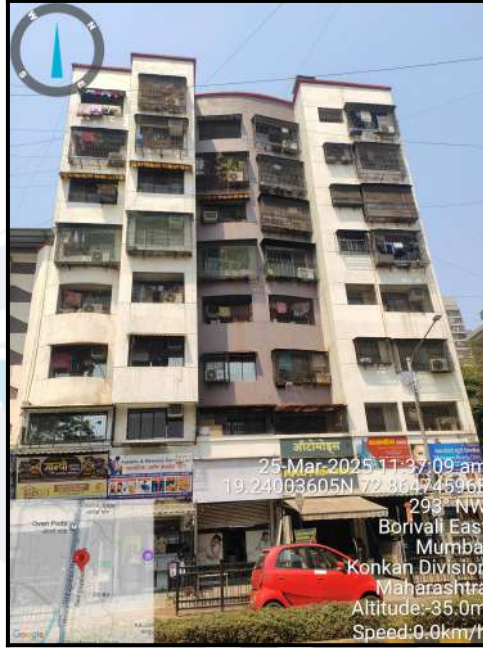
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **M/s. Nishnai Travels And Tours & M/s. Nishnai Holidays**
Name of Owner : **Mrs. Kanchan Ganpatrao Manekar**

Commercial Shop No. S-32, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India.

Latitude Longitude : 19°14'24.1"N 72°51'52.8"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

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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 Shop No. S-32, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India belongs to **Mrs. Kanchan Ganpatrao Manekar**. Name of Proposed Purchaser is **M/s. Nishnai Travels And Tours & M/s. Nishnai Holidays**.

Boundaries of the property

North : Shri. Patidar Sava Samaj Hall
South : 'F' Wing of Shree Adinath Tower CHSL
East : Sant Dnyaneshwar Road
West : Western Express Highway

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 **₹ 1,92,92,084.00 (Rupees One Crore Ninety Two Lakhs Ninety Two Thousands Eighty 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

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Commercial Shop No. S-32, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, 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 28.03.2025 for Bank Loan Purpose.
1	Date of inspection	25.03.2025
3	Name of the owner / owners	Mrs. Kanchan Ganpatrao Manekar
	Name of the proposed purchaser	M/s. Nishnai Travels And Tours & M/s. Nishnai Holidays
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	company ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. S-32, Ground Floor, Wing - H, " Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd. ", Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India. Contact Person : Mr. Subhash Jaiswal (Agent) Contact No. 9967092724
6	Location, Street, ward no	Veer Savarkar Marg Village - Dahisar, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 2367 & 2367/1 to 4 of Village - Dahisar New Survey No - 227/4-A
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area of amalgamated shop & flat in Sq. Ft. = 1412.75 (Area as per Site measurement) Carpet Area in Sq. Ft. = 534.79 (including Flat Area + Staircase area + Passage + 2 Toilets + Bath) Shop Area in Sq. Ft. = 177.00 Loft Area in Shop in Sq. Ft. = 78.67 (Height 5'7") Extra Enclosed Area in Sq. Ft. = 96.25 Mezzanine Area in Sq. Ft. = 526.04 (Height 6'6")</p> <p>Carpet Area of shop in Sq. Ft. = 301.00 (Area As Per Draft Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 361.20 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 066
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	₹ 56,000.00 Expected Rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	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 – 2007 (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.
	<p>Remark: At the time of inspection, we found that Flat No. G-3 and Shop No. S-32 are internally amalgamated to form a single commercial premises with separate entrances. Entry of Shop from front side of the building and other entrance from rear side. Separate demarcation of the flat and shop are not found. For the purpose of valuation, we have considered the agreement area of Shop No. S-32 only.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 28.03.2025 for Commercial Shop No. S-32, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 227/4-A, CTS No. 2367 & 2367/1 to 4, Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India belongs to **Mrs. Kanchan Ganpatrao Manekar**. Name of Proposed Purchaser is **M/s. Nishnai Travels And Tours & M/s. Nishnai Holidays**.

We are in receipt of the following documents:

1)	Copy of Occupancy Certificate No. CHE/5916/BP (WS)/AR Dated 19.12.2007 issued by Municipal Corporation of Greater Mumbai.
2)	Copy of Draft Agreement for sale Document No. between Mrs. Kanchan Ganpatrao Manekar(The Transferor) And M/s. Nishnai Travels And Tours & M/s. Nishnai Holidays(The Transferee)(Made in March 2025).
3)	Copy of Deed of Transfer Dated 12.03.2025 between Mr. Udaykumar D. Shetty(The Transferor) And Mrs. Kanchan Ganpatrao Manekar(The Transferee).



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4)	Copy of Electricity Bill CA No. 151402866 Dated 06.02.2025.
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Location

The said building is located at Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066. The property falls in Commercial Zone. It is at a traveling distance 1.7 km. from Borivali Railway Station.

Building

The building under reference is having Ground + 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 Commercial purpose. Ground Floor is having 35 Commercial Shop. The building is having 2 lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The composition of amalgamated flat and shop are used as commercial premises (Shop No. S-32 with Loft Area and Flat No. G-3 with Mezzanine floor + Extra covered Area) This Commercial Shop is Vitrified tiles flooring, Aluminium frame Glass door with MS Rolling Shutter, N.A., Concealed Electrificationetc.

Valuation as on 28th March 2025

The Carpet Area of the Commercial Shop	:	301.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	18 Years
Cost of Construction	:	361.20 Sq. Ft. X ₹ 2,800.00 = ₹ 10,11,360.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$:	27.00%
Amount of depreciation	:	₹ 2,72,916.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,83,040/- per Sq. M. i.e. ₹ 17,005/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,60,277/- per Sq. M. i.e. ₹ 14,890/- per Sq. Ft.
Value of property	:	301.00 Sq. Ft. X ₹ 65,000 = ₹1,95,65,000
Total Value of property as on 28th March 2025	:	₹1,95,65,000.00

(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)

Fair value of the property as on 28th March 2025	:	₹ 1,95,65,000.00 - ₹ 2,72,916.00 = ₹ 1,92,92,084.00
Total Value of the property	:	₹ 1,92,92,084.00
The realizable value of the property	:	₹1,73,62,876.00
Distress value of the property	:	₹1,54,33,667.00



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Insurable value of the property (361.20 X 2,800.00)	:	₹10,11,360.00
Guideline value of the property (361.20 X 14890.00)	:	₹53,78,268.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. S-32, Ground Floor, Wing - H, "**Shree Adinath Tower 'H' Wing Co-op. Hsg. Soc. Ltd.**", New/Current Survey No. 227/4-A, CTS No. 2367 & 2367/1 to 4, Veer Savarkar Marg, Near Nancy Colony, Village - Dahisar, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India for this particular purpose at **₹ 1,92,92,084.00 (Rupees One Crore Ninety Two Lakhs Ninety Two Thousands Eighty Four Only)** as on 28th March 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 **28th March 2025** is **₹ 1,92,92,084.00 (Rupees One Crore Ninety Two Lakhs Ninety Two Thousands Eighty 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.



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PART III- VALUATION

I, hereby declare that

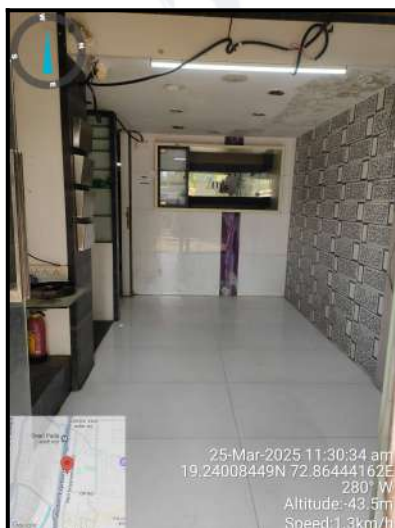
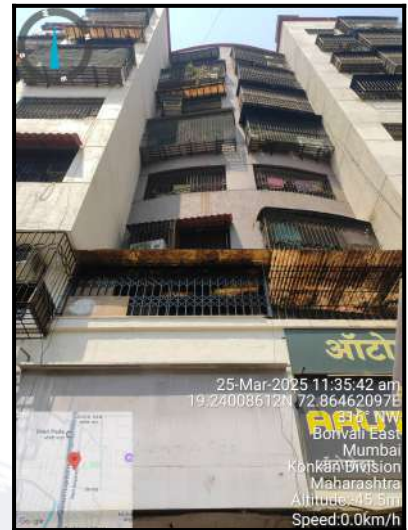
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

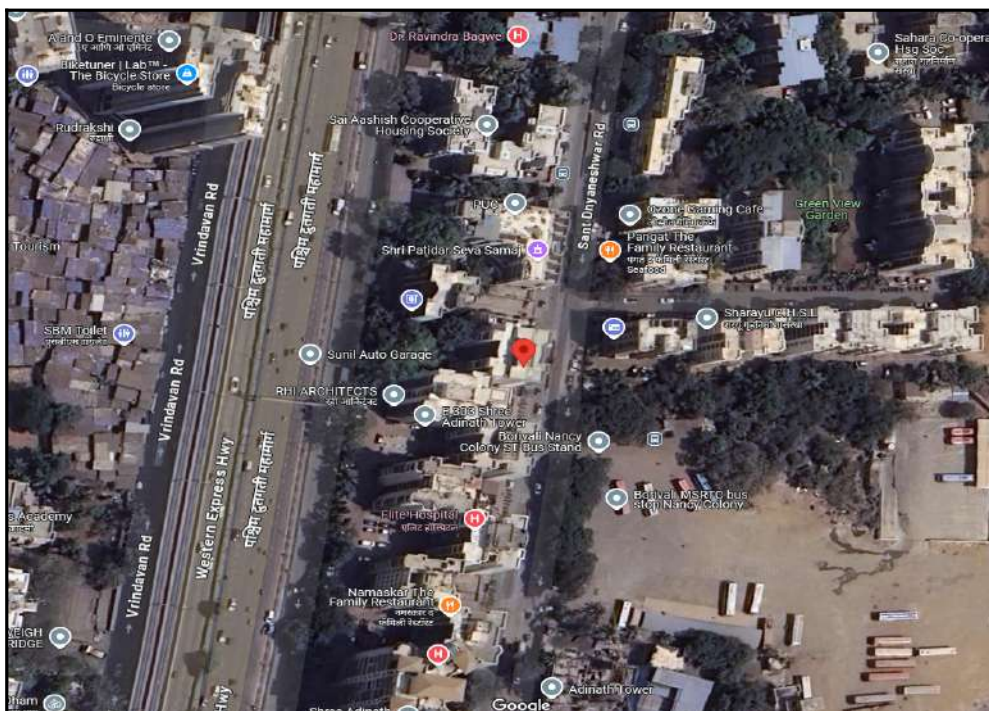
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2007 (As per occupancy certificate)				
4	Estimated future life	: 42 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	: Aluminium frame Glass door with MS Rolling Shutter, N.A., .				
10	Flooring	: Vitrified tiles 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 Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
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

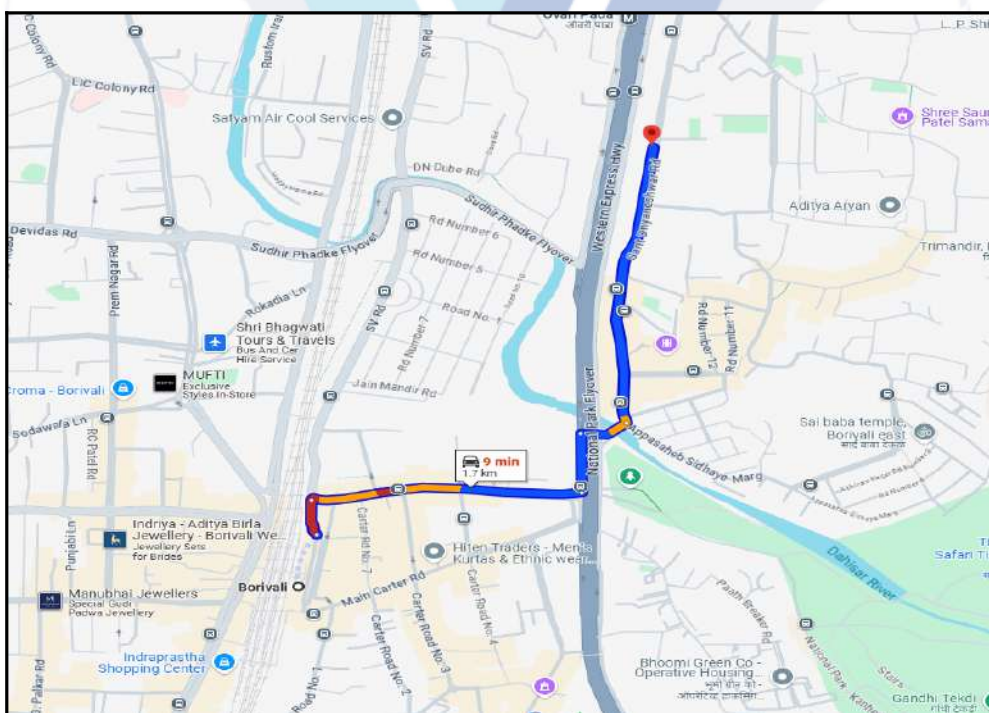
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°14'24.1"N 72°51'52.8"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 1.7 km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	89/414-भुभाग: राष्ट्रीय उद्यानाचा भाग.	30250	60500	0	75630	0	चौ. मीटर
SurveyNo	89/415-भुभाग: उत्तरेस 18 मी. रेंद रस्ता, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस शीव वल्लभ मार्ग व पश्चिमेस द्रुतगती मार्ग.	57110	136750	157260	181300	136750	चौ. मीटर
SurveyNo	89/416-भुभाग: उत्तरेस शीव वल्लभ मार्ग, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस नदी व पश्चिमेस द्रुतगती मार्ग.	56580	129070	167100	228800	129070	चौ. मीटर
SurveyNo	89/417-भुभाग: उत्तर व पूर्वेस मुंबई म.ना.पा. हद्द, दक्षिणेस राष्ट्रीय उद्यान व शिव वल्लभ मार्गाच्या उत्तरेकडील 18 मी. रेंद रस्ता व पश्चिमेस द्रुतगती मार्ग.	44500	116520	131130	145650	116520	चौ. मीटर
SurveyNo	89/418-रस्ता: द्रुतगती मार्ग - (नदी ते म.न.पा. हद्द)	60380	127280	146370	159090	127280	चौ. मीटर
1 2 3 4							

Stamp Duty Ready Reckoner Market Value Rate for Shop	228800			
Increase by 80% on Shop Located on Ground Floor	45760			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,83,040.00	Sq. Mtr.	17,005.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56580			
The difference between land rate and building rate(A-B=C)	126,460.00			
Percentage after Depreciation as per table(D)	18%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,60,277.00	Sq. Mtr.	14,890.00	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



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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



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Price Indicators

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	260.00	312.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹65,385.00	₹54,487.00	-

The screenshot shows a property listing on the 99acres website. The listing is for a commercial property for sale in Mumbai, specifically in Rajendra Nagar, Borivalli East. The price is listed as ₹1.7 Cr at ₹65,384 per sq.ft. The listing includes details such as carpet area (260 sq.ft.), floor number (Ground), and parking (Only public parking available). It also mentions that there are private washrooms available and the property is 1 to 5 years old. The listing is posted on Mar 18, 2025. The website header shows '99acres' and 'Commercial Buy' with a search bar and a 'Post property' button. The listing title is 'Commercial Shops for Sale in Sun and Moon, Rajendra Nagar, Borivalli East'. There are buttons for 'Contact Dealer FREE' and 'Shortlist'. The listing also includes a 'RERA STATUS' of 'NOT AVAILABLE' and a website link: https://maharera.maharashtra.gov.in/. The listing is categorized under 'Overview', 'Dealer Details', 'Recommendations', and 'Articles'. The listing also includes a 'Places nearby' section with a list of nearby locations: Hanuman Mandir, Dr Parikhs Maternity Gynaec and General Hospital, Navjivan Global Heart Centre, and Crystal Hospitals. The listing also includes a 'Property (0)' section with a 'Request Photos' button.

Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	208.00	249.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹62,500.00	₹52,083.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

Shop In Borivali East, Mumbai F...

Prithvi Enclave,, Carnival Cinemas Borivali

₹ 1.3 Crores

52,000 / Sq.Ft

₹ 97,621/Month

Estimated EMI

250 Sq.Ft

Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Western express highway-borivali east / Shops for Sale in Western express highway-borivali east / Pro...

Photos
Location
Shortlist

Shop

Property Type

Public And Reserved

Parking (3 Slots)

Freehold

Ownership Type

Ground Floor

Of Total 0 Floors

Unfurnished

Furnishing

More Than 10 Year

Age of Property

Mar 2, 2025

Posted On

Immediately

Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

NoBroker Services

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

26

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	97.00	116.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹74,227.00	₹61,856.00	-

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 2
15941367		दस्त क्रमांक : 15941/2024
26-10-2024		नोंदणी :
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1718172	
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप क्र. सी-16, माळा नं: तळमजला, इमारतीचे नाव: आदिनाथ टॉवर सी विंग को.ऑप हो.सो.लि, ब्लॉक नं: दहिसर पूर्व,मुंबई-400068, रोड : नॅन्सी कॉलनी,एस.टी.डेपोट जवळ((C.T.S. Number : 2367 ;))	
(5) क्षेत्रफळ	10.80 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:-जेसल आर वोरा वय:-44 पत्ता:-प्लॉट नं: 401, माळा नं: .. इमारतीचे नाव: अमृत लेगसी, ब्लॉक नं: विलेपार्ले पश्चिम, रोड नं: सरोजिनी रोड, राम कुटीर जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AELPV8715L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल नारायण शेरला वय:-44; पत्ता:-प्लॉट नं: बिल्डिंग नं 29,खोली क्रमांक 1 , माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: कामाठीपुरा 6वी लेन नागपाडा, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AXSPS2942N 2): नाव:-गायत्री अनिल शेरला वय:-37; पत्ता:-प्लॉट नं: बिल्डिंग नं 29,खोली क्रमांक 1, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: कामाठीपुरा 6वी लेन नागपाडा, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-EJSPS3897E	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	15941/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th March 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 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 **₹ 1,92,92,084.00 (Rupees One Crore Ninety Two Lakhs Ninety Two Thousands Eighty 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

