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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Vishwanath Narayan Mane**

Residential Flat No. 904, 9th Floor, "**Borivali Tulsibaug Co-op Hsg. Soc. Ltd.**", Plot No. 17-A, T.P.S.
1, Ramdas Sutrale Marg, Opp. ICICI Bank, Off Chandvarkar Road, Village - Borivali, Taluka -
Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra,
India.

Latitude Longitude : 19°13'56.0"N 72°51'14.3"E

Intended User:

Cosmos Bank

Borivali MRO A-2

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road,
Borivali (West), Mumbai - 400 092.



Our Pan India Presence at :

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chondivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 904, 9th Floor, "**Borivali Tulsibaug Co-op Hsg. Soc. Ltd.**", Plot No. 17-A, T.P.S. 1, Ramdas Sutrale Marg, Opp. ICICI Bank, Off Chhandvarkar Road, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, India belongs to **Shri. Vishwanath Narayan Mane.**

Boundaries of the property

North : Raja Dalvi Marg
South : The Bombay Aesthetics
East : Krishna Nagar CHSL
West : Ramdas Sutrale Road

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 **₹ 1,78,91,174.00 (Rupees One Crore Seventy Eight Lakhs Ninety One Thousands One Hundred And Seventy 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.**

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: 2025.02.13 14:53:03 +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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Residential Flat No. 904, 9th Floor, "**Borivali Tulsibaug Co-op Hsg. Soc. Ltd.**", Plot No. 17-A, T.P.S. 1, Ramdas Sutrale Marg, Opp. ICICI Bank, Off Chandvarkar Road, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092, 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 13.02.2025 for Housing Loan Purpose.
1	Date of inspection	10.02.2025
3	Name of the owner / owners	Shri. Vishwanath Narayan Mane
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 904, 9 th Floor, " Borivali Tulsibaug Co-op Hsg. Soc. Ltd. ", Plot No. 17-A, T.P.S. 1, Ramdas Sutrale Marg, Opp. ICICI Bank, Off Chandvarkar Road, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, India. Contact Person : Mr. Vedant mane (Owner's Son) Contact No. 9820631173
6	Location, Street, ward no	T.P.S. 1, Ramdas Sutrale Marg, Opp. ICICI Bank Village - Borivali, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 534, 534/1 to 5 of Village - Borivali, Plot No - 17-A
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 695.89 (Area as per Site measurement) Carpet Area in Sq. Ft. = 595.00 (Area As Per Allotment Letter) Built Up Area in Sq. Ft. = 714.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 092
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 - Shri. Vishwanath Narayan Mane
	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 - Shri. Vishwanath Narayan Mane
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	38,200.00 (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 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.

Room + Kitchen + 2 Passage + 2 Toilet.+ Dry Balcony + Flowerbed + Duct Area (i.e. 2 BHK). This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 13th February 2025

The Carpet Area of the Residential Flat	:	595.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	714.00 Sq. Ft. X ₹ 2,900.00 = ₹ 20,70,600.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$:	21.00%
Amount of depreciation	:	₹ 4,34,826.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,023/- per Sq. M. i.e. ₹ 12,823/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,26,571/- per Sq. M. i.e. ₹ 11,759/- per Sq. Ft.
Value of property	:	595.00 Sq. Ft. X ₹ 30,800 = ₹ 1,83,26,000
Total Value of property as on 13th February 2025	:	₹ 1,83,26,000.00

(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 13th February 2025	:	₹ 1,83,26,000.00 - ₹ 4,34,826.00 = ₹ 1,78,91,174.00
Total Value of the property	:	₹ 1,78,91,174.00
The realizable value of the property	:	₹ 1,61,02,057.00
Distress value of the property	:	₹ 1,43,12,939.00
Insurable value of the property (714.00 X 2,900.00)	:	₹ 20,70,600.00
Guideline value of the property (714.00 X 11759.00)	:	₹ 83,95,926.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, "Borivali Tulsibaug Co-op Hsg. Soc. Ltd.", Plot No. 17-A, T.P.S. 1, Ramdas Sutrale Marg, Opp. ICICI Bank, Off Chandvarkar Road, Village - Borivali, Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, India for this particular purpose at **₹ 1,78,91,174.00 (Rupees One Crore Seventy Eight Lakhs Ninety One Thousands One Hundred And Seventy Four Only)** as on 13th February 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **13th February 2025** is **₹ 1,78,91,174.00 (Rupees One Crore Seventy Eight Lakhs Ninety One Thousands One Hundred And Seventy 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

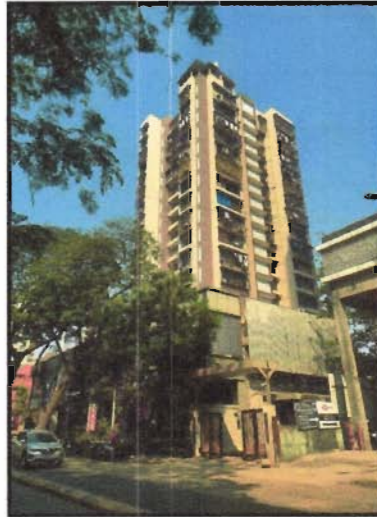
I, hereby declare that

- 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	: Part Ground + Part Stilt + 2 Podium + 17 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 9 th Floor				
3	Year of construction	: 2011 (As per occupancy certificate)				
4	Estimated future life	: 46 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door with M.S Safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

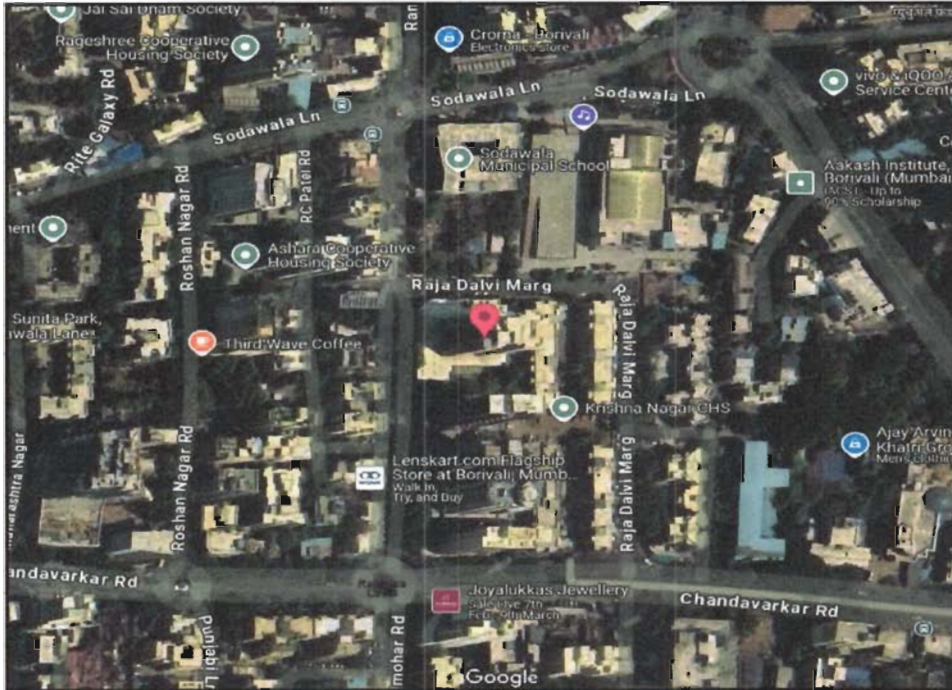
Actual Site Photographs



Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°13'56.0"N 72°51'14.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 750m).

Ready Reckoner Rate

DIVISION / VILLAGE : BORIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village boundary to the North, Ekar Road to the East, Lokmanya Tilak Road (L.T. Road) to the South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
83	83/364	56220	131450	151170	178800	131450
CTS No. 226, 228, 229, 232, 306A/2, 306B, 320, 321, 322, 323, 331, 339, 342, 343, 344, 345, 346, 347, 349, 351, 352, 362, 367, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 462, 463, 464, 466, 467, 473, 478, 483, 487, 490, 491, 492, 493, 494, 495, 496, 499, 500, 501, 502, 503, 507, 508, 511, 512, 513, 514, 515, 516, 517, 518, 522, 523, 524, 525, 526, 527, 529, 530, 531, 534, 535, 547, 548, 549, 550, 551, 552, 561, 562, 563, 564, 565, 566, 567, 568, 580, 581, 585, 586, 587, 588, 593, 594, 596, 597, 603, 604, 605, 611, 612, 613, 617, 618, 619, 620, 621, 622, 623, 624, 626, 627, 630, 631, 632, 633, 634, 635, 636, 646, 647, 650, 651, 654, 655, 656, 658, 662, 663, 664, 665, 666, 667, 669						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	131450			
Increase by 5% on Flat Located on 9 th Floor	6572.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,38,023.00	Sq. Mtr.	12,823.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56220			
The difference between land rate and building rate(A-B=C)	81,802.50			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,26,571.00	Sq. Mtr.	11,759.00	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	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	722.00	866.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,917.00	₹24,931.00	-

magicbricks
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₹ 2.16 Cr EMI - ₹ 98k | [How much loan can I get?](#)

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722 Sq-ft 2 BHK Flat For Sale in [Borivali West, Mumbai](#)



2 Beds
 2 Baths
 Unfurnished

Carpet Area	Floor	Transaction Type	Furnished Status
722 sqft * ₹ 30,000/sqft	4(Out of 8 Floors)	Resale	Unfurnished

Age Of Construction
Under Construction

Contact Owner
Get Phone No.

Last contact made 2 days ago

More Details

Price Breakup	₹ 2.16 Cr
Address	Borivali West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction
Floors allowed for construction	8

Description: Multistorey apartment is available for sale. It Carpet/Built-up area of 722 sq-ft, it is a good location property. Please contact for more details.

Posted on: Feb 10, 25

Contact Owner

Hetvi Vora +91-79XXXXXXX

Get Phone No.



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Price Indicators


Property	Flat		
Source	realestatemumbai.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	672.00	806.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,018.00	₹24,182.00	-



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Home > Mumbai > Borivali West > Flats > 2 BHK Apartment 672 Sq.ft. for Sale in Borivali West, Mumbai



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2 BHK Apartment 672 Sq.ft. for Sale in Borivali West, Mumbai

Listing ID #1221214

🛏 2 Beds 📏 672 Sq.ft.


₹ 1.95 Cr. ₹ 29,018/


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Property Overview



Location
 Borivali West, Mumbai



Bedrooms
 2 BHK



Carpet Area
 672 Sq.ft.


Ownership
 Agent


Sale Type
 New


Type
 Flats


Property on Floor
 8th


Total Floors
 10

Status

Ready to Move

ENQUIRY NOW

CR

CK REALTY

Agent / +91-90047xxxxx

Please share your contact info

I am

Individual
 Agent

Name

Email Address

+91 Mobile Number

Message

I am interested in this property.

I agree to be contacted thru call, WhatsApp, sms & e-mail by

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	595.00	714.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,555.00	₹23,796.00	-

1549388 27-01-2024 Note - Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	इय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 1549.2024 नोंदणी : Regn 63m
गावाचे नाव : बोरीवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	16000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9593878.25	
(4) भू. मापन, पॉटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन-सदनिका नं. सदनिका क्रमांक 1404, माळा नं. 14 वा मजला, तुलसी बाग, इमारतीचे नाव: बोरीवली तुलसी बाग को ऑप हो सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड : चंदावरकर रोड, इतर माहिती: क्षेत्रफळ 595 चौ फुट कारपेट (C.T.S. Number : 534,534/1 TO 5 ;)	
(5) क्षेत्रफळ	66.35 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या शिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-जयश्री भास्कर सागर उर्फ जयश्री भास्कर मोहनलाल वय:-63 पत्ता:-प्लॉट नं. सदनिका क्रमांक 1404, माळा नं. - इमारतीचे नाव- तुलसी बाग सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. चंदावरकर रोड, महाराष्ट्र, MUMBAI पिन कोड:-400092 पॅन नं.-ASQPM3803P 2) नाव:-ज्योती मधुसुदन बाया (मान्यता देणार) वय:-60 पत्ता:-प्लॉट नं. सदनिका क्रमांक 1302, माळा नं. - इमारतीचे नाव: तुलसी बाग सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. चंदावरकर रोड, महाराष्ट्र, मुम्बई पिन कोड:-400092 पॅन नं:-BJWPU5159B 3) नाव:-जयकुमार मधुसुदन बाया (मान्यता देणार) वय:-31 पत्ता:-प्लॉट नं. सदनिका क्रमांक 1302, माळा नं. - इमारतीचे नाव: तुलसी बाग सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. चंदावरकर रोड, महाराष्ट्र, मुम्बई पिन कोड:-400092 पॅन नं:-ARRPV2922L 4) नाव:-प्रतिक मधुसुदन बाया (मान्यता देणार) वय:-29 पत्ता:-प्लॉट नं. सदनिका क्रमांक 1302, माळा नं. - इमारतीचे नाव: तुलसी बाग सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. चंदावरकर रोड, महाराष्ट्र, मुम्बई पिन कोड:-400092 पॅन नं:-AWZPV8307L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-निलिमा दिनेश विचारे वय:-50, पत्ता:-प्लॉट नं. सदनिका क्रमांक 34, बिल्डींग नं ए 6 17, माळा नं. - इमारतीचे नाव: यशदयनी सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. एल आय सी कॉलोनी, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-ABVPV6575D 2) नाव:-दिनेश जगन्नाथ विचारे वय:-55, पत्ता:-प्लॉट नं. सदनिका क्रमांक 34, बिल्डींग नं ए 6 17, माळा नं. - इमारतीचे नाव: यशदयनी सोसा लि, ब्लॉक नं. बोरीवली पश्चिम, रोड नं. एल आय सी कॉलोनी, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AAUPV3413E	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1549/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	960000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निघडलेला 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 **13th February 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 **₹ 1,78,91,174.00 (Rupees One Crore Seventy Eight Lakhs Ninety One Thousands One Hundred And Seventy Four 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: 2025.02.13 14:53:14 +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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