

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Madhuben Chandrakant Thakkar & Mr. Kiran Chandrakant Thakkar**

Commercial Unit No. 902, 9th Floor, "**Ghanshyam Enclave Premises Co-op. Soc. Ltd.**", Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'10.8"N 72°50'07.0"E

Valuation Done for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 902, 9th Floor, "**Ghanshyam Enclave Premises Co-op. Soc. Ltd.**", Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Madhuben Chandrakant Thakkar & Mr. Kiran Chandrakant Thakkar.**

Boundaries of the property.

North : SRA Building
South : Saidham Complex
East : Slum Area
West : Under Construction Building

Considering various parameters recorded, 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 for ` **1,49,91,700.00 (Rupees One Crore Forty Nine Lakh Ninety One Thousand Seven Hundred 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 valuation report.

Hence certified

Valuation Report of Commercial Unit No. 902, 9th Floor, "**Ghanshyam Enclave Premises Co-op. Soc. Ltd.**",
Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067,
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 the Fair Market Value as on 06.12.2021 for Banking Purpose |
|---|---|--|

| 2 | Date of inspection | 23.11.2021 | | | | | | | | |
|------------------------------|--|---|------------|-----------------|---------------|--------|------------------------------|--------|-------------------|---------------|
| 3 | Name of the owner/ owners | Mrs. Madhuben Chandrakant Thakkar & Mr. Kiran Chandrakant Thakkar | | | | | | | | |
| 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 Unit No. 902, 9 th Floor, "Ghanshyam Enclave Premises Co-op. Soc. Ltd.", Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Arya Rane (Owner's representative) Contact No. 8169889918 | | | | | | | | |
| 6 | Location, street, ward no | Near Lalji Pada Police Chowky, New Link Road, Kandivali (West) | | | | | | | | |
| | Survey/ Plot no. of land | Survey No. 33, Hissa No. 16, CTS No. 856 of Village – Kandivali | | | | | | | | |
| 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. = 284.00 Loft Area in Sq. Ft. = 278.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 237.00 (Area as per Agreement for sale) Loft Area in Sq. Ft. = 157.00 (Area as per BMC Permission Letter)</p> <p>Built Up Area in Sq. Ft. = 284.00 (Carpet Area + 20%)</p> <p>Area as per documents are as follow and considered for valuation:</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Built Up Area</td> <td>284.00</td> </tr> <tr> <td>Loft Area (70% of Loft area)</td> <td>110.00</td> </tr> <tr> <td>Total Area</td> <td>394.00</td> </tr> </tbody> </table> | Particular | Area in Sq. Ft. | Built Up Area | 284.00 | Loft Area (70% of Loft area) | 110.00 | Total Area | 394.00 |
| Particular | Area in Sq. Ft. | | | | | | | | | |
| Built Up Area | 284.00 | | | | | | | | | |
| Loft Area (70% of Loft area) | 110.00 | | | | | | | | | |
| Total Area | 394.00 | | | | | | | | | |

| | | |
|----|--|--|
| 13 | Roads, Streets or lanes on which the land is abutting | Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067 |
| 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 |
| 21 | 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 |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | N.A. |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Owner Occupied |

| | | | |
|----|-------|---|---|
| | (ii) | Portions in their occupation | N.A. |
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ` 50,000.00 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. |
| | | SALES | |
| 38 | | 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 |
| 39 | | Land rate adopted in this valuation | N. A. as the property under consideration is a Commercial Unit in a building. The rate is |

| | | |
|----|--|---|
| | | considered as composite rate. |
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | <i>COST OF CONSTRUCTION</i> | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2011 (As per site information) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |
| 43 | For items of work done on contract, produce copies of agreements | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 06.12.2021 for Commercial Unit No. 902, 9th Floor, "**Ghanshyam Enclave Premises Co-op. Soc. Ltd.**", Near Lalji Pada Police Chowky, New Link Road, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Madhuben Chandrakant Thakkar & Mr. Kiran Chandrakant Thakkar.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated for the year 2010. |
| 2 | Copy of Commencement Certificate No. CHE / A - 3638 / BP(WS) / AR dated 10.02.2006 issued by Municipal Corporation of Greater Mumbai. |
| 3 | Copy of Tax Invoice Bill No. 00583 dated 01.10.2021 in the name of Mrs. Madhuben Thakkar & Mr. Kiran |

| | |
|---|---|
| | Thakkar. |
| 4 | Copy of Construction of Loft dated 02.12.20215 issued by Municipal Corporation of Greater Mumbai. |

LOCATION:

The said building is located at Survey No. 33, Hissa No. 16, CTS No. 856 of Village – Kandivali, Mumbai. The property falls in Commercial Zone. It is at a travelling distance 2.2 Km. from Kandivali railway station.

BUILDING:

The building under reference is having Stilt + 15 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for commercial purpose. 9th Floor is having 12 Commercial Unit + Refuge area. The building is having 4 Lifts & Staircase.

Commercial Unit:

The Commercial Unit under reference is situated on the 9th Floor. The composition of unit is Cabin, Working Area + Loft + Toilet. Loft Height is 1.84 mtr. The commercial unit is finished with Vitrified tiles flooring, Teak wood door frame with solid flush door, Glass Facade windows, Glass Door, concealed plumbing & electrification.

Valuation as on 6th December 2021

| | | |
|---|----------|-----------------------|
| The Built Up Area of the Commercial Unit | : | 284.00 Sq. Ft. |
| The 70% Loft area of the Commercial Unit | : | 110.00 Sq. Ft. |
| The Total Built Up Area of the Commercial Unit | : | 394.00 Sq. Ft. |

educt Depreciation:

| | | |
|--|---|------------------------------------|
| Year of Construction of the building | : | 2011 |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2021 | : | 10 years |
| Cost of Construction | : | 394.00 X 3,000.00 = ` 11,82,000.00 |
| Depreciation $\{(100-10) \times 10 / 60\}$ | : | 15.00% |

| | | |
|---|---|--|
| Amount of depreciation | | ₹ 1,77,300.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,57,962.00 per Sq. M. i.e. ₹ 14,675.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 1,39,455.00 per Sq. M. i.e. ₹ 12,956.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 38,500.00 per Sq. Ft. |
| Value of property as on 06.12.2021 | : | 394.00 Sq. Ft. X ₹ 38,500.00 = ₹ 1,51,69,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Depreciated fair value of the property as on 06.12.2021 (A) | : | ₹ 1,51,69,000.00 - ₹ 1,77,300.00 = ₹ 1,49,91,700.00 |
| Total Value of the property | : | ₹ 1,49,91,700.00 |
| The realizable value of the property | : | ₹ 1,34,92,530.00 |
| Distress value of the property | : | ₹ 1,19,93,360.00 |
| Insurable value of the property (394 X 3,000.00) | : | ₹ 11,82,000.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Commercial Unit No. 902, 9th Floor, "**Ghanshyam Enclave**", Off. New Link Road, Gandhi Nagar, Near Lalji Pada Police Chowki, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 1,49,91,700.00 (Rupees One Crore Forty Nine Lakh Ninety One Thousand Seven Hundred Only)** as on 6th December 2021.

NOTES

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **6th December 2021** is **₹ 1,49,91,700.00 (Rupees One Crore Forty Nine Lakh Ninety One Thousand Seven Hundred 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- DECLARATION

I hereby declare that

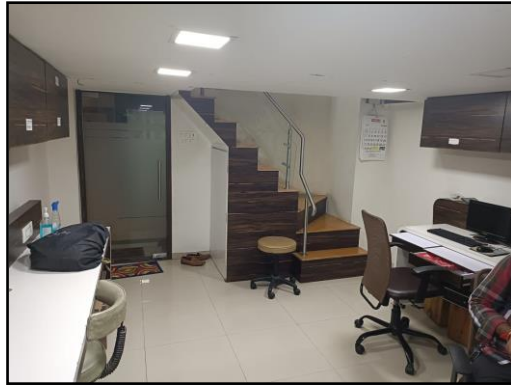
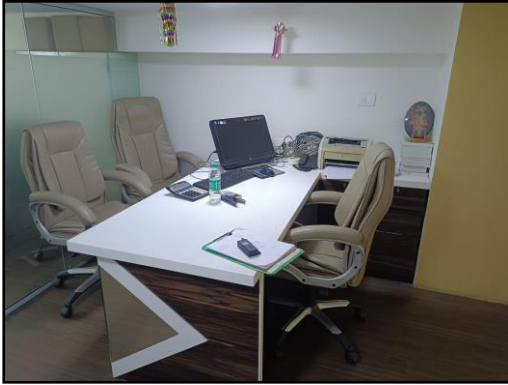
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|--------------------------|---|---|
| 1. | No. of floors and height of each floor | Stilt + 15 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Commercial Unit situated on 9 th Floor |
| 3 | Year of construction | 2011 (As per site information) |
| 4 | Estimated future life | 50 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" thick. |
| 8 | Partitions | 6" thick brick wall |
| 9 | Doors and Windows | Teak wood door frame with solid flush door, Glass Facade windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering |
| 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 electrification Concealed plumbing |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | |
| 15 | Sanitary installations | |
| | (i) No. of water closets | As per Requirement |
| | (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 | 4 Lifts |

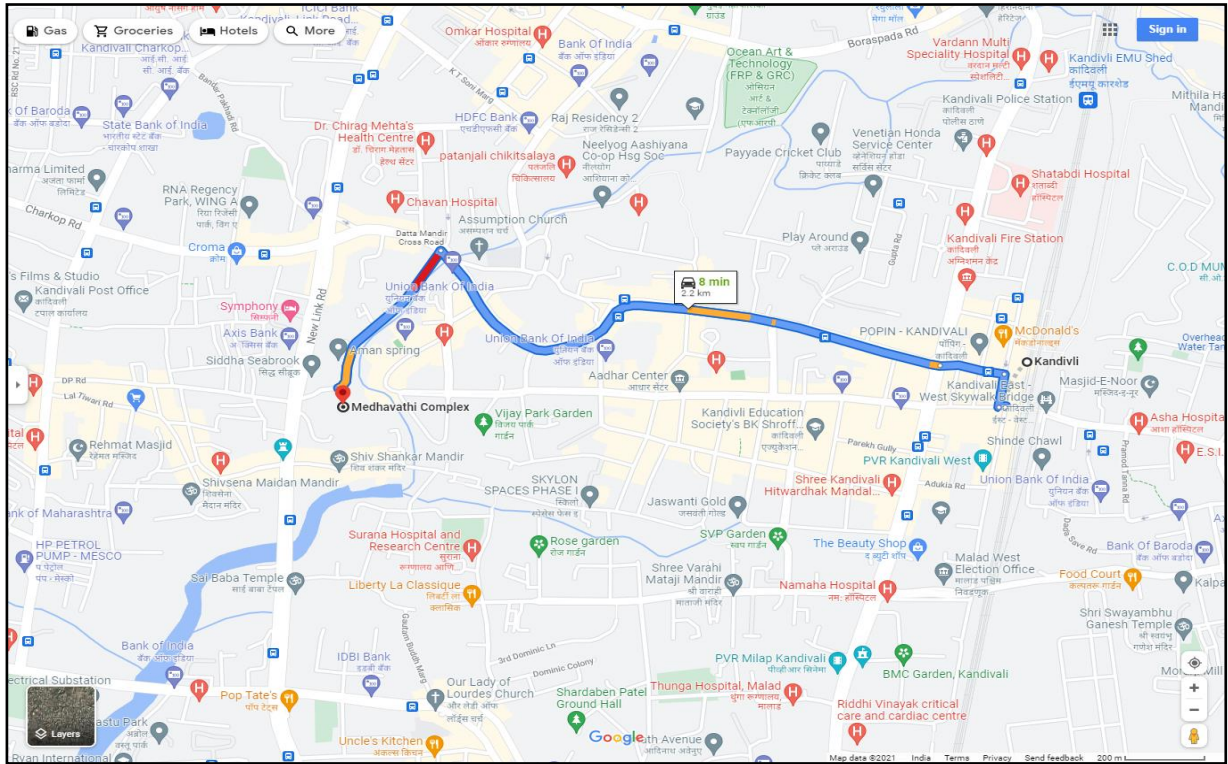
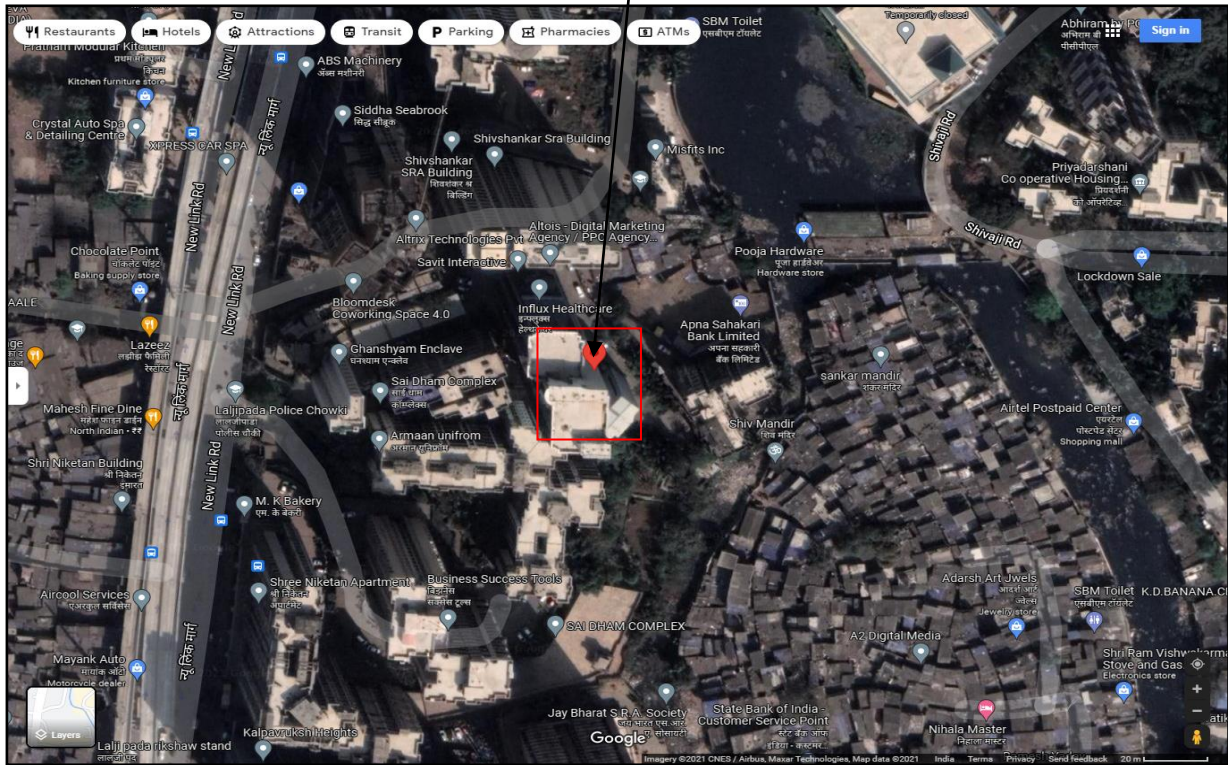
| | | |
|----|--|--|
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21 | Pumps- no. and their horse power | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Cement concrete 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


[Site.u/r](#)



Latitude Longitude - 19°12'10.8"N 72°50'07.0"E


Note: The Blue line shows the route to site from nearest railway station (Kandivli – 2.2 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

[Home](#)

[Valuation Rules](#)

[User Manual](#)

[Close](#)

[Feedback](#)

Year
20212022 ▼

Annual Statement of Rates

Language
English ▼

Selected District मुंबई(उपनगर) ▼

Select Village कांदीवली बोरीवली ▼

Search By Survey No Location

Enter Survey No

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs.) | Attribute |
|---|-----------|---------------|--------|--------|----------|-----------|----------------|
| 79/353-भुभाग: उत्तरेस 90 फुट वि.यो. रस्ता, पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड. | 65430 | 134080 | 150440 | 186400 | 134080 | चौरस मीटर | सि.टी.एस. नंबर |

Price Indicators

magicbricks
Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help -

[Sign In](#) [My Activity](#) [Post Property FREE](#)

2.20 Cr

[See Other Charges](#)

660 Sq-ft Commercial Office Space fo...


for sale in [Mahavir Nagar, Mumbai](#)

Agent **500+** Buyers Served

Deepak Jain

[Contact Now](#)

PROPERTY DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS
Posted on: Jul 18, '21



7 photos

| | | |
|--|---------------------|----------------|
| Floor | Units on Floor | Overlooking |
| Ground (Out of 7 Floors) | 3 | Main Road |
| Pre leased property | | |
| Yes | | |
| Carpet area | | |
| 660 sqft | | |
| ₹ 33,333/sqft | | |
| Furnished status | Pantry | Washrooms |
| Unfurnished | Wet Pantry | 2 |
| Car parking | Construction Status | Building Class |
| None | Ready to Move | Grade B |
| Ideal For | | |
| Doctor, Clinic, IT/ITES and Related, Individual Business, Self Employed Business | | |

USP

Property Currently Leased Out

Contact Agent

Save for Later

♡

[Share Property Feedback](#)

Save Property

Don't want to share your details with the agent right now?

Save Property for Later

Agent
Deepak Jain
+91 -93XXXXXXX11

Save for Later

Home > Commercial Property in Mumbai Andheri-Dahisar > Kandivali (West) > Ready to move Office Space > 2.3 to 2.4 Cr > 700 to 800 sq.ft.
Posted on Jun 28, 2021 | Ready to move

Platinum

2.35 Cr @ 32,867 per sq.ft.

Estimated EMI ₹ 1,87,695

Ready to move office space for sale


In Ghanshyam Enclave, Kandivali (West), Mumbai Andheri-Dahisar, Mumbai

RERA STATUS: REGISTERED | Registration No: P51900014250 | Website: <https://maharera.t.mahaonline.gov.in>

Overview
Society
Dealer Details
Recommendations

PROPERTY (0)

SOCIETY (2)



Photos (1/2)

| | |
|---|---|
| <p>Number of seats</p> <p>10 seats</p> | <p>Carpet Area</p> <p>715 sq.ft. (66.43 sq.m.)</p> |
| <p>Area spread over</p> <p>1 floor (15th / 15 floors building)</p> | <p>Car parking</p> <p>2 private parking spots outside the building</p> |
| <p>Meeting rooms & cabins</p> <p>1 meeting room and 2 cabins available</p> | <p>Washrooms</p> <p>1 private washroom available</p> |

Transaction Type: **Resale**

Property Ownership: **Freehold**

Property Code: **P56845374**
www.99acres.com/P56845374

Property facilities

| | | | | | |
|--|---|--|--|--|---|
| <input checked="" type="checkbox"/> Reception area | <input checked="" type="checkbox"/> Conference room | <input checked="" type="checkbox"/> Furnished | <input checked="" type="checkbox"/> Fire sensors | <input checked="" type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> No Central Air Conditioning |
| <input checked="" type="checkbox"/> No Oxygen Duct | <input checked="" type="checkbox"/> No UPS | <input checked="" type="checkbox"/> No Fire extinguisher | <input checked="" type="checkbox"/> No Fire hose | | |

Sales Instance

| Index 2 | | सूची क्र.2 | दुय्यम निबंधक : सह द्रु.नि. बोरोवली 7 |
|---|---|------------|---------------------------------------|
| 16/11/2018 | | सूची क्र.2 | दस्त क्रमांक : 3961/2018 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | | नोंदणी : Regn.63m |
| गावाचे नाव : 1) कादिवली | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 8604000 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4148849.25 | | |
| (4) भू-मापन,प्लॉटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव मुंबई मनपाहूनर वर्णन : इतर माहिती: युनित नं-1007.10 वा माळा,घनरचाम एकलेव प्रिमापसेस कॉ-ऑप सोसायटी लिमिटेड. लिंक रोड कादिवली वेस्ट मुंबई-400067. युनित चे क्षेत्रफळ-237 चौ फुट कार्पेट ((C.T.S. Number : 856 :)) | | |
| (5) क्षेत्रफळ | 1) 26.43 चौ.मीटर | | |
| (6) आकारणी किंवा चुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव- वैशाली विप्रेया कानकिया वय-45; पत्ता-प्लॉट नं: रूम नं-10, माळा नं. 4 था माळा बी विंग, इमारतीचे नाव. रावळपिडीवाला विखोंग , ब्लॉक नं: गिरगाव. रोड नं. त्रिभुवन रोड ड्रीम लँड सिनेमा , महाराष्ट्र, मुम्बई. पिन कोड-400004 पॅन नं.-AGPPK1927K 2): नाव- कलावती एस कानकिया वय-69; पत्ता-प्लॉट नं: रूम नं-10, माळा नं. 4 था माळा बी विंग, इमारतीचे नाव. रावळपिडीवाला विखोंग , ब्लॉक नं: गिरगाव. रोड नं. त्रिभुवन रोड ड्रीम लँड सिनेमा , महाराष्ट्र, मुम्बई. पिन कोड-400004 पॅन नं.-AAHPK3948A | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव-6 सिम्मा हेल्थकेयर कम्युनिकेशन्स एल एल पी चे भारीदार रजनी सुभाष पुंडीर वय-42; पत्ता-प्लॉट नं. तुकान क्रमांक-8. माळा नं. - इमारतीचे नाव. ज्ही मॉल अपार्टमेंट ऑनर कॅडॅमीनियम ब्लॉक नं. कादिवली ईस्ट. रोड नं. ठाकुर कॉम्प्लेक्स, महाराष्ट्र, मुम्बई. पिन कोड-400101 पॅन नं.-AABFZ1890Q 2): नाव-6 सिम्मा हेल्थकेयर कम्युनिकेशन्स एल एल पी चे भारीदार पुजा मनोज जोशी वय-46; पत्ता-प्लॉट नं. तुकान क्रमांक-8, माळा नं. - इमारतीचे नाव. ज्ही मॉल अपार्टमेंट ऑनर कॅडॅमीनियम ब्लॉक नं. कादिवली ईस्ट. रोड नं. ठाकुर कॉम्प्लेक्स, महाराष्ट्र, मुम्बई. पिन कोड-400101 पॅन नं.-AABFZ1890Q | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 02/08/2018 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 02/08/2018 | | |
| (11) अनुक्रमांक,खंड व पुड | 3961/2018 | | |
| (12)बाजारभावप्रमाणे मुद्रांक शुल्क | 430500 | | |
| (13)बाजारभावप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)रोरा | | | |

| Index 2 | | सूची क्र.2 | दुय्यम निबंधक : सह द्रु.नि. बोरोवली 5 |
|--|---|------------|---------------------------------------|
| 14241388 | | सूची क्र.2 | दस्त क्रमांक : 14241/2019 |
| 01/03/2020 | | | नोंदणी : Regn.63m |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | | |
| गावाचे नाव : कादिवली | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 10500000 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4346500 | | |
| (4) भू-मापन,प्लॉटहिस्ता व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव मुंबई मनपाहूनर वर्णन: सदनिका नं: युनित नं.1311, माळा नं: तेरावा भजला, इमारतीचे नाव, घनरचाम एकलेव प्रिमापसेस को-ऑप सो.ली. ब्लॉक नं. कादिवली पश्चिम मुंबई 400067, रोड : लिंक रोड, (C.T.S. Number : 856/A & 856/B :)) | | |
| (5) क्षेत्रफळ | 26.43 चौ.मीटर | | |
| (6) आकारणी किंवा चुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव-मीनल धीमंत सोरो वय-47; पत्ता-प्लॉट नं. सदनिका क्र.51/52, माळा नं. - इमारतीचे नाव: भक्ती अपार्टमेंट, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: एम. जी. एक्सटेन्शन रोड नं.2, महाराष्ट्र, मुंबई. पिन कोड-400067 पॅन नं.-AAAPA9382P 2): नाव- धीमंत दयाल सोरो वय-53; पत्ता-प्लॉट नं. सदनिका क्र.51/52, माळा नं. - इमारतीचे नाव: भक्ती अपार्टमेंट, ब्लॉक नं: कादिवली पश्चिम मुंबई, रोड नं: एम. जी. एक्सटेन्शन रोड नं.2, महाराष्ट्र, मुंबई. पिन कोड-400067 पॅन नं.-AAJPS4893G | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव-एमपीआरएस थिथिंग आणि लॉजिस्टिक्स प्रा.ली. चे संचालक रौलेरा अनिल रांडीया वय-46; पत्ता-गाला नं.1207, - घनरचाम एकलेव प्रिमापसेस को-ऑप सो.ली., कादिवली पश्चिम मुंबई, लिंक रोड, कादिवली वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400067 पॅन नं.-AAECM6717D | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/11/2019 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19/11/2019 | | |
| (11) अनुक्रमांक,खंड व पुड | 14241/2019 | | |
| (12)बाजारभावप्रमाणे मुद्रांक शुल्क | 630000 | | |
| (13)बाजारभावप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)रोरा | | | |
| <p>मुद्रांकासाठी विचारात घेतलेला तपशील :- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.</p> | | | |

Sales Instance

| Index 2 | | सूची क्र.2 | दुय्यम निबंधक : सह द्रु नि. बोरीवली 2 |
|---|--|------------|--|
| 3936367 26-09-2020 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 | दस्ता क्रमांक : 3936/2020 नोदणी : Regn:63m |
| गावाचे नाव : कादिवली | | | |
| (1) विलेखाचा प्रकार | करारनामा | | |
| (2) मोजकता | 13000000 | | |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4148849.25 | | |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव मुंबई मनपाहतर वर्णन : इतर माहिती: युनिट नं.-1009_10 वा माळा, घनरयाम एन्क्लेव प्रिमापसेस कॉ.-ऑफ सोसायटी लिमिटेड, लिंक रोड, कादिवली वेस्ट, मुंबई-400067, युनिटचे क्षेत्रफळ-237 चौ फुट कार्गट ((C.T.S. Number : 856/A & 856/B:;)) | | |
| (5) क्षेत्रफळ | 26.43 चौ.मीटर | | |
| (6) आकारणी किंवा चुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव -प्रीती जय भुता वय.-46; पत्ता-प्लॉट नं. ए/602, माळा नं. - इमारतीचे नाव. बुदावन सी एच एस लिमिटेड, ब्लॉक नं. कादिवली वेस्ट, रोड नं. न्यू साई बाबा नगर प्रोइसर, महाराष्ट्र, मुंबई, पिन कोड-400067 पिन नं.-AAAPV5473A 2): नाव -जय कृष्णकांत भुता वय.-47; पत्ता-प्लॉट नं. ए/602, माळा नं. - इमारतीचे नाव. बुदावन सी एच एस लिमिटेड, ब्लॉक नं. कादिवली वेस्ट, रोड नं. न्यू साई बाबा नगर, प्रोइसर, महाराष्ट्र, मुंबई, पिन कोड-400067 पिन नं.-AEVFB0779C | | |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव -अंघल अनुराग ज्योती वय.-35; पत्ता-प्लॉट नं. बी-3/202, माळा नं. - इमारतीचे नाव. वंदना अगार्टमेंट, ब्लॉक नं. मीरा रोड ईस्ट ठाणे, रोड नं. ऑफ आकारा निधी कॉम्प्लेक्स रामदेव पार्क, महाराष्ट्र, ठाणे. पिन कोड-401107 पिन नं.-AGOPA4314R | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/07/2020 | | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 29/07/2020 | | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3936/2020 | | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 650000 | | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14) रौरा | | | |
| <p>मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.</p> | | | |

| Index 2 | | सूची क्र.2 | दुय्यम निबंधक : सह द्रु नि. बोरीवली 3 |
|---|--|------------|--|
| 6991368 30/09/2019 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 | दस्ता क्रमांक : 6991/2017 नोदणी : Regn:63m |
| गावाचे नाव : 1) कादिवली | | | |
| (1) विलेखाचा प्रकार | सेल डीड | | |
| (2) मोजकता | 7281000 | | |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 4346413.5 | | |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव मुंबई मनपाहतर वर्णन : इतर माहिती: युनिट नं.-1201_12 वा माळा, घनरयाम एन्क्लेव प्रिमापसेस कॉ.-ऑफ सोसायटी लिमिटेड, लिंक रोड, कादिवली वेस्ट, मुंबई-400067, युनिटचे क्षेत्रफळ-237 चौ फुट कार्गट ((C.T.S. Number : 856:;)) | | |
| (5) क्षेत्रफळ | 1) 26.43 चौ.मीटर | | |
| (6) आकारणी किंवा चुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव -सोहनलाल सरिमल जैन वय.-69; पत्ता-प्लॉट नं. रम्य नं.-310, माळा नं. 3 रा माळा, इमारतीचे नाव. वर्मा वेंबर, ब्लॉक नं. फ्लॉट, रोड नं. 11 होमजी स्ट्रीट, महाराष्ट्र, मुंबई, पिन कोड-400001 पिन नं.-AACPJ4845Q 2): नाव -कान्हा सोहनलाल जैन वय.-67; पत्ता-प्लॉट नं. रम्य नं.-310, माळा नं. 3 रा माळा, इमारतीचे नाव. वर्मा वेंबर, ब्लॉक नं. फ्लॉट, रोड नं. 11 होमजी स्ट्रीट, महाराष्ट्र, मुंबई, पिन कोड-400001 पिन नं.-AACPJ5423E | | |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव -मे. वेन्दुरा एलॉप अँड स्टीव्स प्रायवेट लिमिटेड चे संचालक आशिष भरत शाह वय.-38; पत्ता-प्लॉट नं. दुकान क्रमांक-3, माळा नं. - इमारतीचे नाव. राधा विव्हिंग, ब्लॉक नं. कादिवली वेस्ट, रोड नं. के.ए.एस.सी. लॅन महावीर नगर, महाराष्ट्र, मुंबई, पिन कोड-400067 पिन नं.-AAECV7531J 2): नाव -मे. वेन्दुरा एलॉप अँड स्टीव्स प्रायवेट लिमिटेड चे संचालक भरत दीपचंद्र शाह वय.-71; पत्ता-प्लॉट नं. दुकान क्रमांक-3, माळा नं. - इमारतीचे नाव. राधा विव्हिंग, ब्लॉक नं. कादिवली वेस्ट, रोड नं. के.ए.एस.सी. लॅन महावीर नगर, महाराष्ट्र, मुंबई, पिन कोड-400067 पिन नं.-AAECV7531J | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 28/09/2017 | | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 28/09/2017 | | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 6991/2017 | | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 364100 | | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14) रौरा | | | |
| <p>मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.</p> | | | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th December 2021**

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ` **1,49,91,700.00 (Rupees One Crore Forty Nine Lakh Ninety One Thousand Seven Hundred Only).**