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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Seena Abhijeet Bombale**

Commercial Office No. 16, Ground Floor, "**Highway Commercial Centre Premises Co - Op. Soc. Ltd.**", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, State - Maharashtra, India.

Latitude Longitude : 19°9'40.2"N 72°51'26.8"E

Intended User:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 16, Ground Floor, "**Highway Commercial Centre Premises Co - Op. Soc. Ltd.**", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, State - Maharashtra, India belongs to **Seena Abhijeet Bombale**.

Boundaries of the property

North : I. B. Patel Road & H.P. Petrol Pump
South : Nalla
East : Western Express Highway
West : Internal 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 **₹ 53,28,000.00 (Rupees Fifty Three Lakhs Twenty Eight Thousands 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 Office No. 16, Ground Floor, "Highway Commercial Centre Premises Co - Op. Soc. Ltd. ", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, 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 07.03.2025 for Bank Loan Purpose.
1	Date of inspection	06.03.2025
3	Name of the owner / owners	Seena Abhijeet Bombale
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: Commercial Office No. 16, Ground Floor, "Highway Commercial Centre Premises Co - Op. Soc. Ltd. ", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, State - Maharashtra, India. Contact Person : Mr. Sanjay Gupta (Tenant) Contact No. 9082161675
6	Location, Street, ward no	I. B. Patel Road Village - Pahadi Goregaon, Goregaon (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 525/B-1 of Village - Pahadi Goregaon
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	Carpet Area in Sq. Ft. = 182.81 (Area as per Site measurement) Carpet Area in Sq. Ft. = 148.00 Loft Area in Sq. Ft. = 34.81 Built Up Area in Sq. Ft. = 180.00 (Area As Per Old Valuation Report)

13	Roads, Streets or lanes on which the land is abutting	Village - Pahadi Goregaon, Goregaon (East) Taluka - Borivali, District - Mumbai Suburban, Pin - Pin - 400063
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?	Tenant Occupied - Mr. Sanjay Gupta
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Mr. Sanjay Gupta
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,300.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2005 (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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch Branch to assess Fair Market Value as on 07.03.2025 for Commercial Office No. 16, Ground Floor, "**Highway Commercial Centre Premises Co - Op. Soc. Ltd.**", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, State - Maharashtra, India belongs to **Seena Abhijeet Bombale**.

We are in receipt of the following documents:

1)	Copy of Index- II Registration No.2060 Dated 04.02.2022 between Mr. Hemant Ramanlal Desai(The Seller) And Seena Abhijeet Bombale(The purchaser).
2)	Copy of Commencement Certificate No.CHE / 4695 / BP (WS) / AP Dated 12.03.1996 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate No.0 Dated 29.04.2005 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Approved Building Plan No.CHE / 4695 / BP (WS) / AP Dated 04.05.2005 issued by Municipal Corporation of Greater Mumbai.
5)	Copy of Previous Valuation Report Document No.0 Dated 17.03.2020.

Location

The said building is located at Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063. The property falls in Commercial Zone. It is at a traveling distance 900 Mts. from Aarey Metro 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 17 Commercial Office. The building is having 1 lift.

Commercial Office:

The Commercial Office under reference is situated on the Ground Floor As per Site Inspection Composition of Office is Working Area + Cabin + Loft Area This Commercial Office is Vitrified Tile Flooring, Teak Wood Door Framed with Glass Door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 7th March 2025

The Built Up Area of the Commercial Office	:	180.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	20 Years
Cost of Construction	:	180.00 Sq. Ft. X ₹ 3,000.00 = ₹ 5,40,000.00
Depreciation $\{(100 - 10) \times (20 / 60)\}$:	30.00%
Amount of depreciation	:	₹ 1,62,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 0/- per Sq. M. i.e. ₹ 0/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 12,684/- per Sq. M. i.e. ₹ 1,178/- per Sq. Ft.
Value of property	:	180.00 Sq. Ft. X ₹ 30,500 = ₹54,90,000
Total Value of property as on 7th March 2025	:	₹54,90,000.00

(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 7th March 2025	:	₹ 54,90,000.00 - ₹ 1,62,000.00 = ₹ 53,28,000.00
Total Value of the property	:	₹ 53,28,000.00
The realizable value of the property	:	₹47,95,200.00
Distress value of the property	:	₹42,62,400.00
Insurable value of the property (180.00 X 3,000.00)	:	₹5,40,000.00
Guideline value of the property (180.00 X 1178.00)	:	₹2,12,040.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 16, Ground Floor, "Highway Commercial Centre Premises Co - Op. Soc. Ltd. ", CTS No. 525/B-1, I. B. Patel Road, Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Pin - 400063, State - Maharashtra, India for this particular purpose at **₹ 53,28,000.00 (Rupees Fifty Three Lakhs Twenty Eight Thousands Only)** as on 7th 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 **7th March 2025** is **₹ 53,28,000.00 (Rupees Fifty Three Lakhs Twenty Eight Thousands 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.



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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:

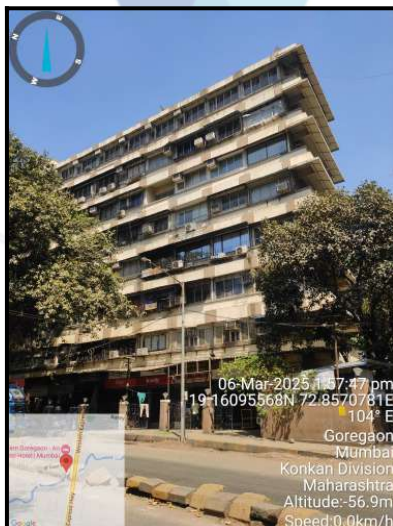
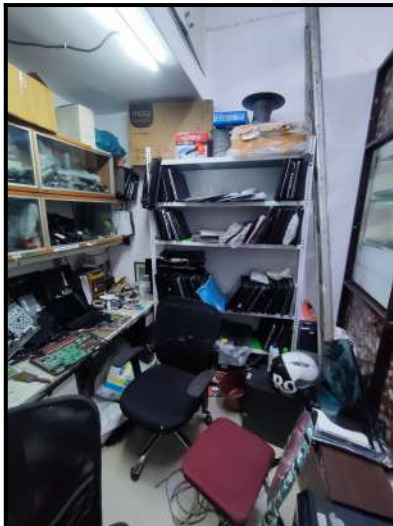
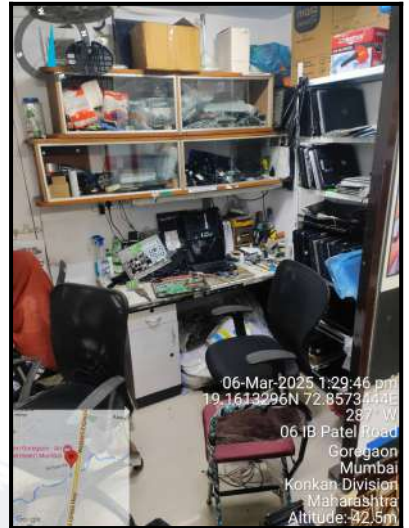
ANNEXURE TO FORM 0-1

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 Office Situated on Ground Floor				
3	Year of construction	: 2005 (As per occupancy certificate)				
4	Estimated future life	: 40 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door Framed with Glass Door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
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.					

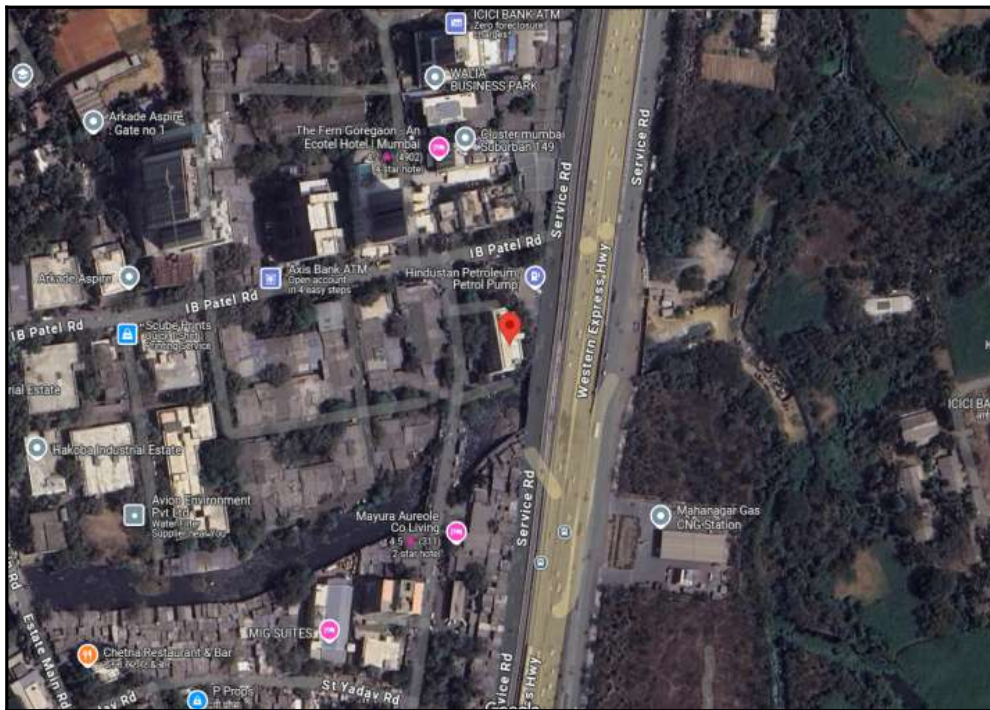
Technical details**Main Building**

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.		:	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		:	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

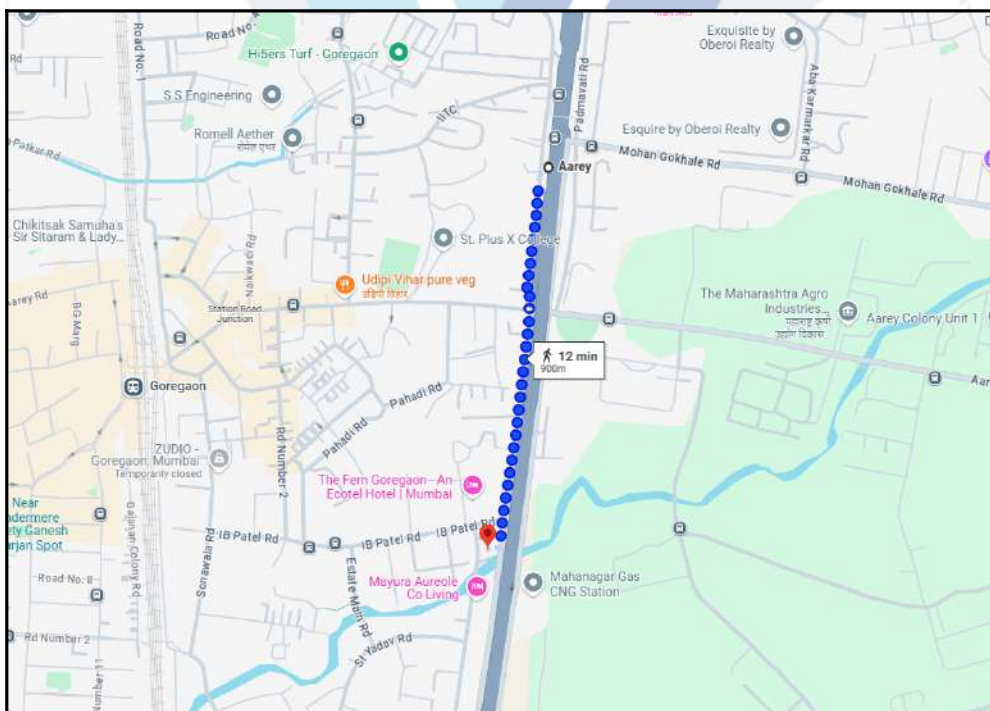
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°9'40.2"N 72°51'26.8"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Aarey - 900 Mts.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:


उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
58/271-भुभाग : उत्तरेस गोरेगांव स्टेशन ते द्रुतगती मार्ग जोडणारा रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.	63420	142760	164170	218200	142760	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Office	164170			
Office Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,64,170.00	Sq. Mtr.	15,252.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63420			
The difference between land rate and building rate(A-B=C)	100,750.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	12,684.00	Sq. Mtr.	1,178.00	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




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Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

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	Commercial Office		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	343.00	411.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹34,985.00	₹29,155.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property 📌

₹1.20 Cr ₹21428/sqft EMI - ₹54k | Get Loan offers from 34+ banks ✓ VERIFIED ON SITE

Office Space For Sale in Accord Classic, Jayprakash Nagar, Mumbai



Unfurnished

Commercial Complex	Super Area	Carpet Area
Accord Classic	560 sqft ~ ₹21,428/sqft	343 sqft ~ ₹34,985/sqft
Floor	Units On Floor	Pantry
13 (Out of 14 Floors)	12	Wet Pantry
Washroom	Overlooking	Facing
1	Main Road Facing	North

[+6 Photos](#)

✓ Assured Returns of 5% per annum
 ✓ Wet Pantry/Cafeteria Available

Contact Agent
Get Phone No.
👤 Last contact made 3 days ago

Contact Agent

✓ RERA REGISTERED

Vinit Didwania -91-75XXXXXXX

Get Phone No.


More Details

Price	₹1.2 Cr
Booking Amount	₹5.0 Lac
Facilities	Power Back Up, Lift, Water Storage, Service/Goods Lift, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity, CCTV Camera, Fire Sprinklers, Whiteboard, Wheelchair Accessibility
Address	Near Station, Jayprakash Nagar, Mumbai - Western Mumbai, Maharashtra
LEED Certification	Not Applicable
Lifts	4
Water Availability	24 Hours Available

View all details ▾

Price Indicators

Property	Commercial Office		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	415.00	498.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹39,759.00	₹33,133.00	-



99acres

[Commercial Buy](#) |

[Post property](#) FREE

Home > Office Space for sale in Mumbai > Ready to move Office Space for sale in Mumbai > Ready to move Office Space for sale in Goregaon > Ready to move Office Space for sale in Goregaon East

Posted on Jan 18, 2025 | Ready to move

₹1.65 Cr

@ 39,759 per sq.ft.

Estimated EMI ₹ 1,31,786

Ready to move Office Space for sale in Accord Classic, Goregaon East, Mumbai

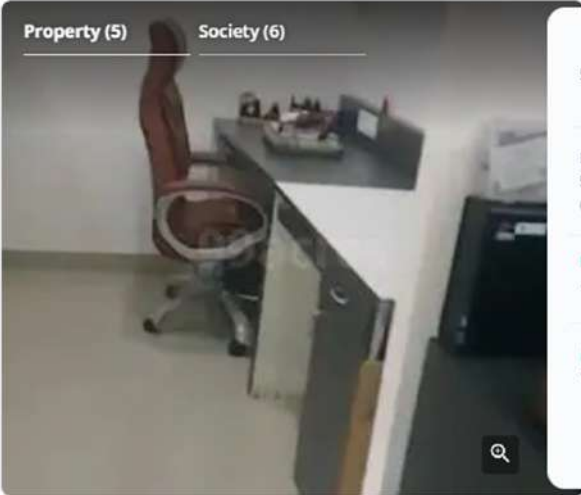
RERA STATUS
REGISTERED
Registration No: P51800007765
Website: https://maharera.maharashtra.gov.in/

Overview
Society
Dealer Details
Recommendations
Articles

[Contact Dealer](#) FREE

Shortlist

Property (5)



Society (6)

Number of seats

5 - 10 seats

Carpet Area

415 sq.ft.

(38.55 sq.m.)

Super Builtup Area

515 sq.ft.

(47.85 sq.m.)

Area spread over

1 floor (5th / 14 floors building)

Car parking

1 private parking spots in basement

Meeting rooms & cabins

1 meeting room and 2 cabins available

Washrooms

1 private washroom available


Pantry

Private pantry (10.0 sqft)

Places nearby

Station Road Goregaon East, Goregaon East, Mumbai

[View All \(49\)](#)




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Price Indicators

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	295.00	354.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹38,983.00	₹32,486.00	-

3/5/25, 2:09 PM		igr 10148	
10148324		सूची क्र.2	
21-06-2024		दुयम निबंधक : सह दु.नि. बोरीवली 1	
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दस्त क्रमांक : 10148/2024	
		नोंदणी :	
		Regn:63m	
गावाचे नाव : पी.एस.पहाडीगोरेगांव			
(1)विलेखाचा प्रकार	ट्रान्सफर डीड		
(2)मोबदला	11500000		
(3) बाजारभावभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5669512.42		
(4) भू.मापन.पेटहस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस क्र - 816,ए विंग,8 वा मजला,कांपरेट अविन्यु को-ऑप. प्रिमायसेस सोसायटी लिमिटेड,सोनावाला रोड,गोरेगाव पूर्व,मुंबई - 400063...एकूण क्षेत्रफळ 27.41 चौ.मी. कारपेट म्हणजेच 32.89 चौ.मी. बांधीव.((C.T.S. Number : 488 ;))		
(5) क्षेत्रफळ	32.89 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असलेले तक्ते.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-एटेलिपर डिझाइन-एन-डोमेन चे भागिदार आनंद राजगोपाल मेनन वय:-50 पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: कुसुम कुंज, ब्लॉक नं: खार (पश्चिम), मुंबई, रोड नं: 10 वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAIFA3224A 2): नाव.-एटेलिपर डिझाइन-एन-डोमेन चे भागिदार शोभन अजय कोठारी वय:-49 पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: कुसुम कुंज, ब्लॉक नं: खार (पश्चिम), मुंबई, रोड नं: 10 वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAIFA3224A 3): नाव.-एटेलिपर डिझाइन-एन-डोमेन चे भागिदार काजल लक्ष्मण माणिक वय:-46 पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: कुसुम कुंज, ब्लॉक नं: खार (पश्चिम), मुंबई, रोड नं: 10 वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAIFA3224A 4): नाव.-एटेलिपर डिझाइन-एन-डोमेन चे भागिदार वैशाली आनंद मेनन वय:-48 पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: कुसुम कुंज, ब्लॉक नं: खार (पश्चिम), मुंबई, रोड नं: 10 वा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAIFA3224A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नीरज स्टील सेल्स चे भागीदार राजेश अर्जुनदेव बहल वय:-55; पत्ता:-प्लॉट नं: ऑफिस नंबर - 1802सी, माळा नं: -, इमारतीचे नाव: लक्ष्मंडी हाइट्स, ब्लॉक नं: गोरेगाव (पूर्व), मुंबई, रोड नं: जनरल ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AARFN1517E 2): नाव.-नीरज स्टील सेल्स चे भागीदार अदिती राजेश बहल वय:-50; पत्ता:-प्लॉट नं: ऑफिस नंबर - 1802सी, माळा नं: -, इमारतीचे नाव: लक्ष्मंडी हाइट्स, ब्लॉक नं: गोरेगाव (पूर्व), मुंबई, रोड नं: जनरल ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AARFN1517E 3): नाव.-नीरज स्टील सेल्स चे भागीदार इशान राजेश बहल वय:-23; पत्ता:-प्लॉट नं: ऑफिस नंबर - 1802सी, माळा नं: -, इमारतीचे नाव: लक्ष्मंडी हाइट्स, ब्लॉक नं: गोरेगाव		
https://ipi-real-value.co.in:5001/igr/Search/5674df3ac085440595ce542		1/2	
3/5/25, 2:09 PM		igr 10148	
		(पूर्व), मुंबई, रोड नं: जनरल ए के वैद्य मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AARFN1517E	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10148/2024		
(12)बाजारभावभाडेपट्टयाची मर्यादा शतक	609000		

Price Indicators

Property	Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	150.00	180.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹35,180.00	₹29,317.00	-

940324

28-01-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि. बोरीवली 1

दस्ता क्रमांक : 940/2024

नोटणी :

Regn.63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	सेल डीउ
(2)मोबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3648304
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप नं 8, माळा नं: तळ मजला हायवे कॉमर्स सेंटर, इमारतीचे नाव: हायवे कमर्शियल सेंटर प्रिमायसेस को ऑप सोसा ली, ब्लॉक नं: आय बी पटेल रोड, रोड नं: गोरेगांव पूर्व मुंबई -400063, इतर माहिती: दस्तात नमूद मिळकतीचे एकूण क्षेत्रफळ 150 चौरस फूट कारपेट म्हणजेच 18.72 चौरस मीटर बिल्टअप((C.T.S. Number : 525-B/1 :))
(5) क्षेत्रफळ	18.72 चौ.मीटर
(6)आकारणी किंवा जुनी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिट्टन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महिमाईनाथन आर मुदलियार वय:-85 पत्ता:-प्लॉट नं: 159/1270, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं 1, रोड नं: रोड नं 4 ,अपोजित गणेश मंदिर गोरेगांव पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AJCPM4290P 2): नाव:-जॉन जोसफ आर मुदलियार वय:-83 पत्ता:-प्लॉट नं: 159/1270, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर नं 1, रोड नं: रोड नं 4 ,अपोजित गणेश मंदिर गोरेगांव पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AJCPM4291N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत त्रिभुवन सिंह वय:-34; पत्ता:-प्लॉट नं: रूम नं 6, माळा नं: -, इमारतीचे नाव: काशी बाई वेल्लेकर सोसायटी, ब्लॉक नं: वैभव नगर, रोड नं: जानूपाठा ठाकूर व्हिलेज कादिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-BZRPS1478B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
(10)दस्त नोटणी केल्याचा दिनांक	18/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	940/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297000
(13)बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Commercial Office		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	381.00	457.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹37,270.00	₹31,059.00	-

3/5/25, 2:06 PM		sgr_13886	
13886387	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 4
16-09-2024			दस्त क्रमांक : 13886/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : पी.एन.पहाडीएक्सर			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	14200000		
(3)बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9017714.07		
(4)भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं 1011, माळा नं: 10वा मजला, इमारतीचे नाव: कॉर्पोरेट अनेक्स प्रिमायसेस को ऑप सो ली, ब्लॉक नं: सोनावाला मार्ग, रोड : गोरगांव पूर्व मुंबई 400063, इतर माहिती: ऑफिसचे क्षेत्रफळ 35.40 चौ मी कारपेट...सोबत 1 कार पार्किंग((C.T.S. Number : 487, 487(1 to 22), CTS Nos. 486,486 (1 to 4) & 86,86(1) ;))		
(5) क्षेत्रफळ	42.48 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विपुल किरीट वीरा वय:-59 पत्ता:-प्लॉट नं: ए/201, माळा नं: -, इमारतीचे नाव: प्रीती पॅलेस , ब्लॉक नं: दादाभाई क्रॉस रोड नं 3 खेहधारा सोसायटी जवळ , रोड नं: विले पार्ले पश्चिम मुंबई , महाराष्ट्र, MUMBAL. पिन कोड:-400056 पॅन नं:-AABPV5327J 2): नाव:-दीपिका विपुल वीरा वय:-58 पत्ता:-प्लॉट नं: ए/201, माळा नं: -, इमारतीचे नाव: प्रीती पॅलेस , ब्लॉक नं: दादाभाई क्रॉस रोड नं 3 खेहधारा सोसायटी जवळ , रोड नं: विले पार्ले पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400056 पॅन नं:-AABPV5324M		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कंगना मिधा वय:-39; पत्ता:-प्लॉट नं: 120/133 , माळा नं: -, इमारतीचे नाव: लाजपत नगर , ब्लॉक नं: हंस नगर कानपूर एचएनएस नगर , रोड नं: कानपूर उत्तर प्रदेश , उत्तर प्रदेश, KANPUR CITY. पिन कोड:-208005 पॅन नं:-BVXPS0600P		
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/09/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	14/09/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	13886/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	852000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
https://api.real-value.co.in:5001/igrSearch/66e766f99a332705dbbca596			
			1/2

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 53,28,000.00 (Rupees Fifty Three Lakhs Twenty Eight Thousands 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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