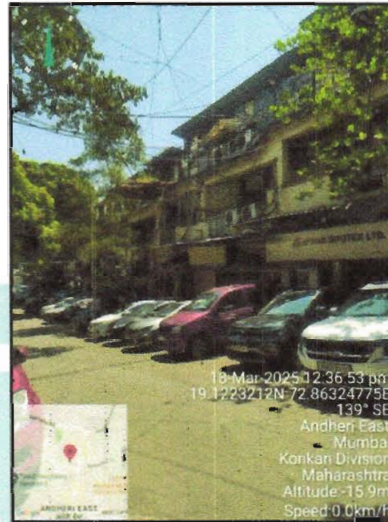


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Mani Jewel**

Industrial Unit No. 34, 1st Floor, Building Block No. A, "**Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.**",  
Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai,  
PIN Code – 400 093, State - Maharashtra, India.

Longitude Latitude: 19°07'19.4"N 72°51'49.4"E

### Intended User:

**Axis Bank**  
**CBB Branch Ahmedabad**

2nd Floor, 3rd Eye One Building | Opp. Honest, Panchavati Circle | C. G. Road | Ahmedabad-380009, India.



### Our Pan India Presence at :

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

### Regd. Office

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**



**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Axis / CBB Branch Ahmedabad/ M/s. Mani Jewel Page 2 of 16

Vastu/Mumbai/03/2025/014967/2311132

20/06-329-PSH

Date: 20.03.2025

### VALUER'S OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 34, 1st Floor, Building Block No. A, "**Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.**", Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai, PIN Code – 400 093, State - Maharashtra, India is belongs to **M/s. Mani Jewel**.

Boundaries of the property

North	Block – B & Internal Road
South	Nav Ketan Industrial Estate
East	Mahakali Caves Road
West	Internal Road & Mahal Industrial Estate

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 are as under:

<b>Fair Market Value of the Property</b>	<b>Rs. 2,73,87,045.00</b>
<b>Realizable Value</b>	<b>Rs. 2,46,48,341.00</b>
<b>Forced/ Distress Sale value.</b>	<b>Rs. 2,19,09,636.00</b>
<b>Guideline Value of the Property</b>	<b>Rs. 1,48,82,145.00</b>

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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg.No. IBBI/RV/07/2019/11744

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.20 13:16:24 +05'30'

Auth. Sign.



#### Our Pan India Presence at :

- 📍 Nanded
- 📍 Thane
- 📍 Ahmedabad
- 📍 Delhi NCR
- 📍 Mumbai
- 📍 Nashik
- 📍 Rajkot
- 📍 Raipur
- 📍 Aurangabad
- 📍 Pune
- 📍 Indore
- 📍 Jaipur

#### Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



**VALUATION REPORT (IN RESPECT OF INDUSTRIAL UNIT)**

1.	CBB/CCMC/CCSU	Assignment No
2.	Name of Owner & Address:	<b>M/s. Mani Jewel</b>  Industrial Unit No. 34, 1st Floor, Building Block No. A, " <b>Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.</b> ", Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai, PIN Code – 400 093, State - Maharashtra, India.
	Name of Borrower & Address	<b>M/s. Mani Jewel</b>  Industrial Unit No. 34, 1st Floor, Building Block No. A, " <b>Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.</b> ", Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai, PIN Code – 400 093, State - Maharashtra, India.
3.	Name of the Bank Official Present	<b>No.</b>
	Name of the Representative & Mobile No.	<b>Mr. Vaibhav Mistry (Tenant's Employee)</b> Contact No.: 9766640171
<b>4.</b>	<b>Details of the Property Being Valued</b>	
4.1	Description of the Property	<b>Ground + 2 Upper Floors</b>
4.2	Location of Property	Industrial Unit No. 34, 1st Floor, Building Block No. A, " <b>Nand Bhuvan Industrial Premises Co-op. Soc. Ltd.</b> ", Plot No. 21, Mahakali Caves Road, Andheri (East), Mumbai, PIN Code – 400 093, State - Maharashtra, India.
	(Rural / Semi Urban / Urban)	Urban.
4.3	Documents Provided: 1. Copy of Agreement for Sale Document No. 1231/2004 dated 03.02.2004 b/w M/s. Aurochem Laboratories (The Vendor) and M/s. Mani Jewel (The Purchaser)	
4.4	Plot No / Survey No. / Gut No. / Khasra No:	Plot No. 21, Survey No.37, 39, 78 & 88, Hissa No. 1 (Part)
	Road	Mahakali Caves Road
4.5	Colony / Nagar / Sector	Radha Krishna Nagar
	Locality / Landmark	Near Pinnacle Business Park
4.6	Village/Town/City	Mulgaon
	District:	Mumbai Suburban District
4.7	State	Maharashtra
	Pin code:	400 093
4.8	Distance from Area Office	1.3 Km.
<b>5.</b>	<b>Type of Property</b>	
	<b>(A) Plot:</b> (Residential / Commercial / Industrial)	Industrial
	Level of land with topographical conditions	Levelled
	Whether situated in Municipal / Corporation Limit	Corporation
	Any construction observed on plot	Ground + 2 Upper Floors
	<b>(B) Residential Property:</b> (Independent house / Bungalow / Row House / Flat)	No
	Civic Amenities like school, hospital, market, etc. (Available, within the radius of Km./ Not Available)	All available nearby.

	<b>(C) Commercial / Industrial Property:</b> (Office / Shop / Unit in a Mall / Gowdown)		Industrial	
<b>6.</b>	<b>Accessibility / Boundaries / Others</b>			
6.1	Availability of local transport (Metro / Local Train / Bus / Personal Transport)		Local Transport, Bus Stand, Railway Station.	
6.2	Distance from Western Express Highway Metro station 1.3 Kms.		Bus stop/ Taxi/ Auto Stand 500 M.	
6.3	Does the approach road to the Property / Building is independent and accessible	Yes	Will it be able to accommodate a fire extinguisher	No
6.4	Does the property fall under land locked area	No	Does the property fall in a community dominated area	No
6.5	Cornered / Intermittent Plot		Intermittent.	
<b>6.6</b>	<b>Boundaries</b>	<b>As Per Site</b>	<b>As Per Unit</b>	
	<b>North</b>	Block – B & Internal Road	Passage	
	<b>South</b>	Nav Ketan Industrial Estate	Open Space	
	<b>East</b>	Mahakali Caves Road	Unit No. 35	
	<b>West</b>	Internal Road & Mahal Industrial Estate	Unit No. 33	
6.7	Class of locality (Posh / Higher Middle Class / Middle Class / Lower Middle Class / Poor)		Middle Class	
6.8	Quality of Infrastructure in the vicinity (Excellent / Good / Average / Poor)		Good	
6.9	Ownership Status of the Property (Free Hold / Reg. Lease / Govt. Authority)		Freehold	
6.10	Approved usage of property (Industrial / Commercial / Residential / Mix)	Industrial	Actual usage of property (Industrial / Commercial / Residential / Mix)	Industrial
6.11	Restrictive covenants in regards to Land Use, (if any)		Industrial.	
6.12	Type of Structure (Load Bearing / RCC / Alu form shuttering)		RCC Framed Structure	
6.13	Number of floors	As per Actual	Ground + 2 Upper Floors	
		As per Sanctioned Plan	Not Provided	
6.14	Occupancy Details (Owner Occupied / Rented / Vacant)		Tenant Occupied	
<b>7.</b>	<b>If the property is on rent:</b>			
7.1	Name of tenant / lease & Number of years in tenancy		M/s. Shashwat Atelierr LLP	
7.2	Was there any resistance for valuation: No		If yes, from the current occupants: M/s. Shashwat Atelierr LLP	
7.3	Does property have basic amenities	Yes.	Development of surrounding area Underdeveloped / Developing / Developed	Developed
<b>8.</b>	<b>If the property is Leasehold</b>			
8.1	Name of Lesser: N.A.		Nature of Lease: N.A.	
8.2	Total Period of Lease: N.A.		If yes, from the current occupants: N.A.	
8.3	Does property have basic amenities	Yes.	Development of surrounding area Underdeveloped / Developing / Developed	Developed.
<b>9.</b>	<b>Approval Details</b>			
9.1	RERA Registration Number: Not Applicable		Occupancy Certificate: Not Provided	
9.2	Layout Approval Number:		Copy of Approved Plan were not provided and not verified	

	Date of Approval			
	Expiry Date			
9.3	Building Plan Approval Number:		Copy of Approved Plan were not provided and not verified	
	Date of Approval			
	Expiry Date			
<b>10.</b>	<b>Construction Details</b>			
10.1	Area of the Unit No. A-34		<b>Built Up Area in Sq. Ft. = 1095.00 (Area As Per Agreement for Sale)</b>	
10.2	Carpet Area		Carpet Area in Sq. Ft. = 1090.00 First Mezzanine Floor in Sq. Ft. = 1090.00 Loft Area in Sq. Ft. = 510.00 (Area as per Actual Site Measurement)	
10.4	Demarcation at Site		<b>Yes</b>	
10.5	Area Considered for Valuation		<b>Built Up Area in Sq. Ft. = 1095.00 (Area As Per Agreement for Sale)</b>	
<b>10.6</b>	<b>Floor wise break up as follows</b>		<b>Current Usage</b>	
	<b>Unit No.</b>	<b>As per Agreement</b>	<b>As per Deed of Declaration</b>	(Storage / Parking / Commercial / Residential)
	Unit No. A-34	1095.00 Sq. Ft.	-	Industrial
10.7	Amenities Details (if any):		No.	
10.8	Floor Space Index permissible. (Max Building Potential on Plot + Ancillary FSI 60% As per UDCPR 2020)		As per local norms	
	Actually utilized F.S.I.		<ul style="list-style-type: none"> <li>It is an Apartment building.</li> </ul>	
10.9	Whether the construction is as per approved building plan and / or local building bye laws:		N.A.	
10.10	Details of Extra Construction		N.A.	
10.11	Percentage of Extra Construction		N.A.	
10.12	Whether the extra construction is Compoundable OR Non-Compoundable?		Compoundable.	
10.13	Quality of construction		Normal. Cracks were found at external beams & columns. Plaster of ceiling falls off.	
10.14	Maintenance of the Property		Normal	
10.15	Condition of Building		Poor	
10.16	Current Life of the structure	51 years.	Projected Future Life of the Structure	9 Years.
10.17	Land Revenue / Taxes Paid upto (for Land)	Details not available	Municipal Taxes Paid up to (for Unit)	Details not available
<b>11.</b>	<b>Fair Market Value of Unit</b>			
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in Rs.</b>	<b>Value in Rs.</b>
1	Unit No. A-34	1095.00	24,000.00	2,62,80,000.00
2	Depreciation: 76.50 % (1095.00 Sq. Ft. x Rs. 2,600.00 x 19.50%)			- 21,77,955.00
3	<b>TOTAL (1-2)</b>			<b>2,41,02,045.00</b>
4	Interior Value of the property			32,85,000.00
5	<b>Total Fair Market Value of the property</b>			<b>2,73,87,045.00</b>
12.	<b>Details of Amenities</b>		<b>No.</b>	
<b>13.</b>	<b>Government Guideline value</b>			
	<b>Particulars</b>	<b>Area in Sq. Ft.</b>	<b>Rate in Rs.</b>	<b>Value in Rs.</b>
1	Unit No. A-34	1095.00	15,580.00	1,70,60,100.00

2	<b>Depreciation:</b> 76.50 % (1095.00 Sq. Ft. x Rs. 2,600.00 x 19.50%)			- 21,77,955.00
3	<b>TOTAL (1-2)</b>			<b>1,48,82,145.00</b>
<b>14.</b>	<b>Value of the Property</b>			
		<b>Unit No. A-34</b>	<b>Amenities</b>	<b>Total</b>
	Government Guideline value	<b>1,48,82,145.00</b>	Nil	<b>1,48,82,145.00</b>
	Market Value	<b>2,73,87,045.00</b>	Nil	<b>2,73,87,045.00</b>
	Distressed/Forced Sale Value			<b>2,46,48,341.00</b>
	Realizable Value			<b>2,19,09,636.00</b>
	<b>Remarks</b>			
	As per Site Inspection, the Industrial unit is constructed with Ground + Mezzanine Floor. As there is no documentary evidence regarding area of Mezzanine Floor. Hence, it is not considered for the purpose of valuation. The area as per agreement is only taken into consideration for the purpose of valuation.			

**Undertaking:**

1. I have our representative, has inspected the subject property on 18.03.2025 visited the property & identified the same based on the documents provided.
2. I/We have no direct or Indirect interest in the property being valued.
3. The information furnished above is true and correct to my/our knowledge
4. I/ we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.
5. This valuation is prepared without any prejudice or bias to any person or institution.
6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality.
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.20 13:16:38 +05'30'

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&amp;M Valuation), FIE (I), FIV, FIWRS

Chairman &amp; Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

IBBI Reg.No. IBBI/RV/07/2019/11744

Date: 20.03.2025

Attachments		
Photographs of the Property from inside & outside	:	Attached
Location sketch for the property:	:	Attached
Geo Tagging	:	Attached
Topography	:	Leveled Land
Government Value Document	:	Attached



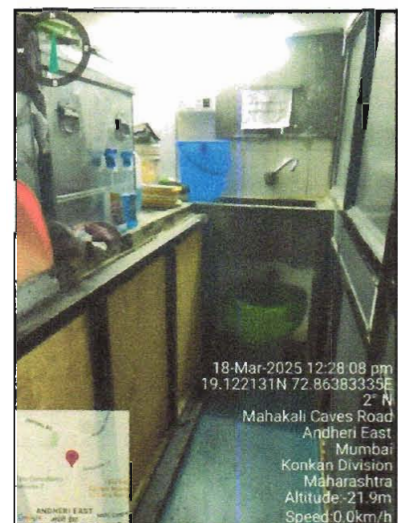
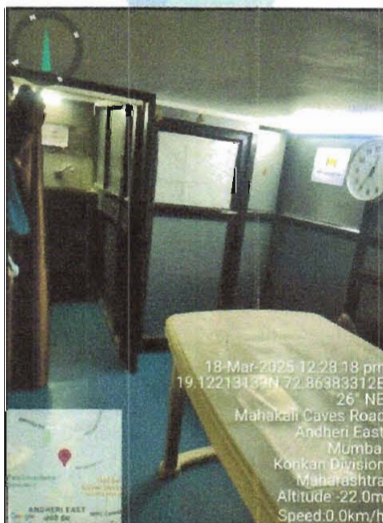
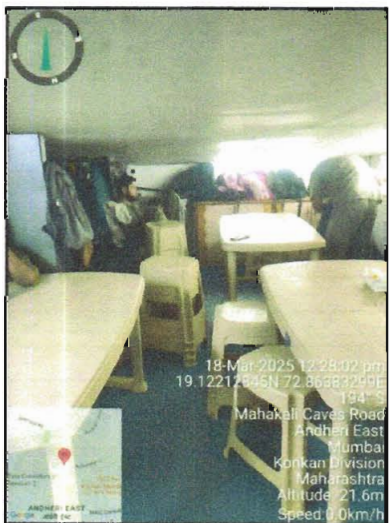
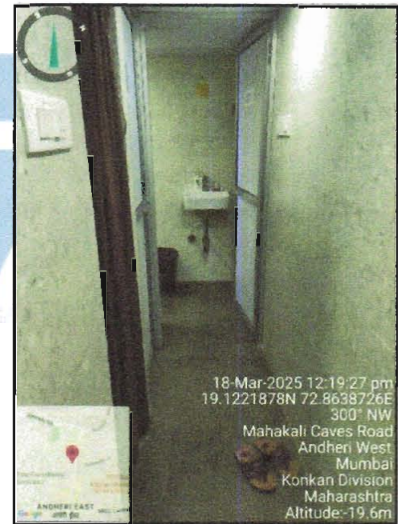
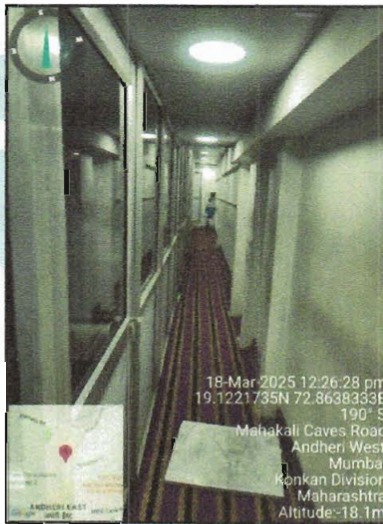
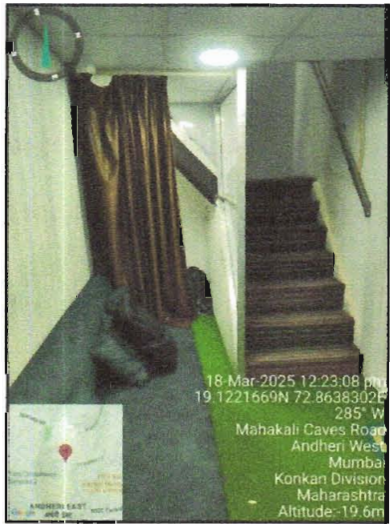
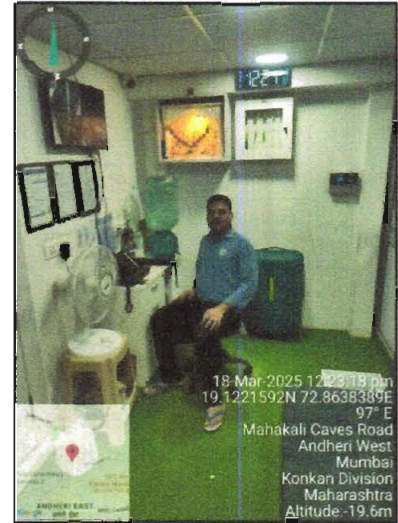
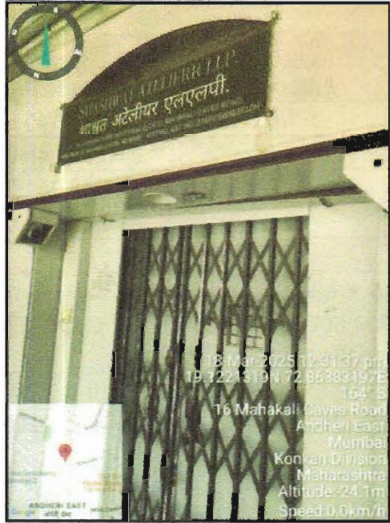
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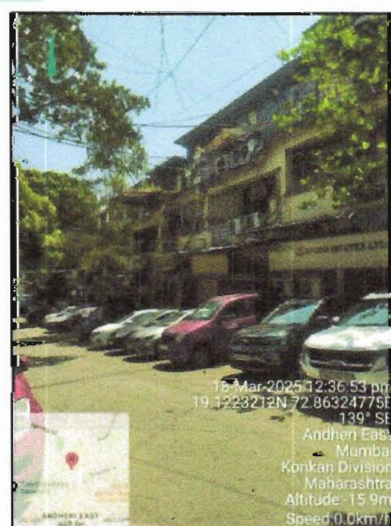
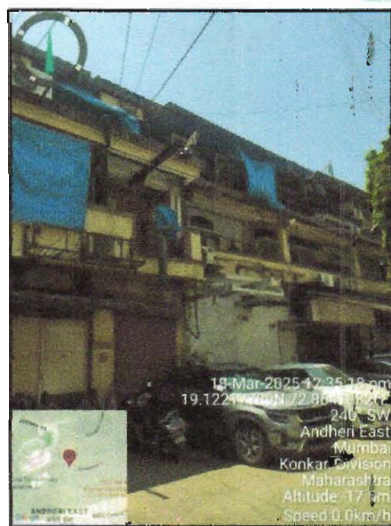
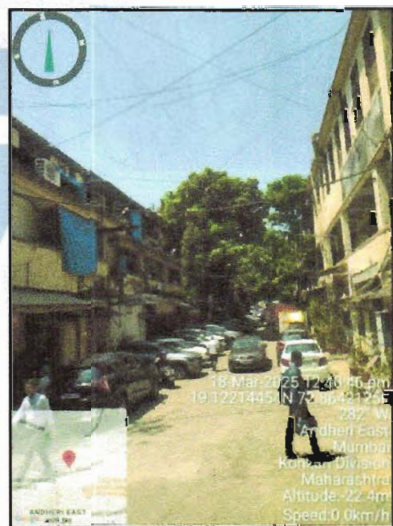
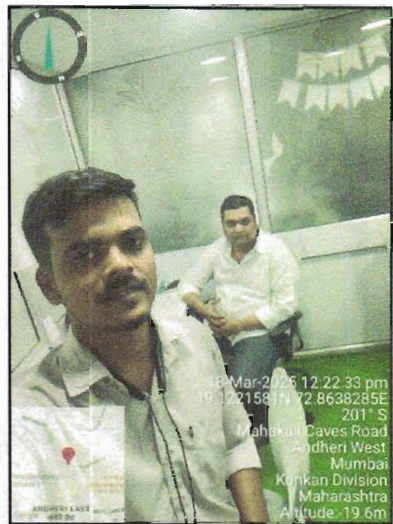
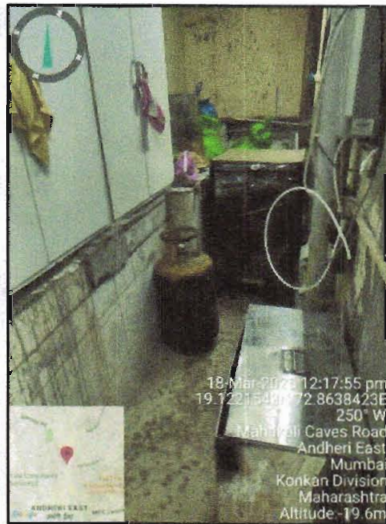
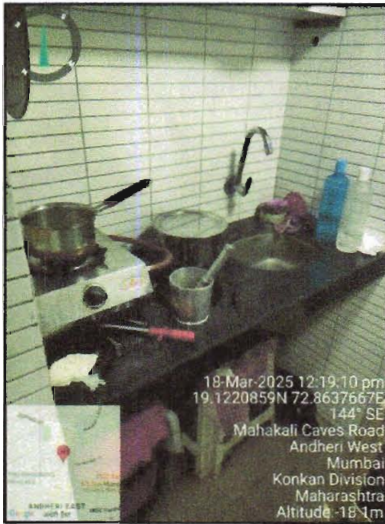
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## Actual Site Photographs



## Actual Site Photographs



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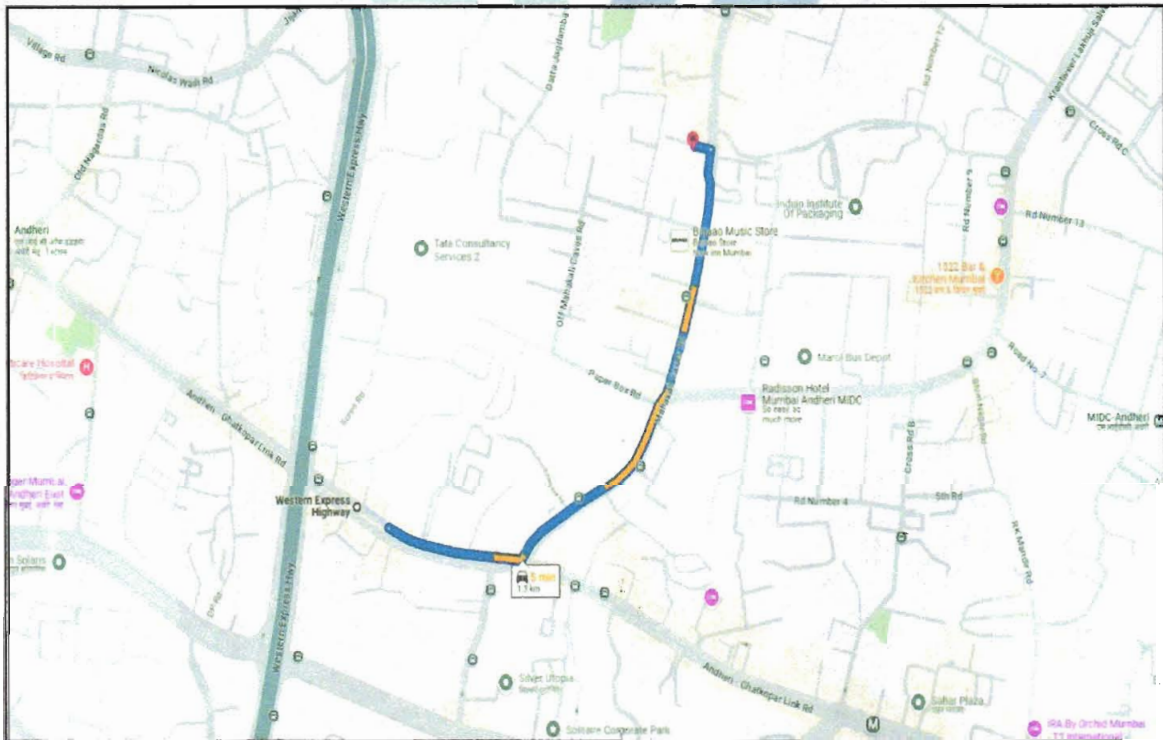
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## Route Map of the Property



**Longitude Latitude: 19°07'19.4"N 72°51'49.4"E**

**Note:**

- Red rectangle shows Approx. Property Location.
- Blue line shows Route from Western Express Highway Metro Station @ 1.3 Km.



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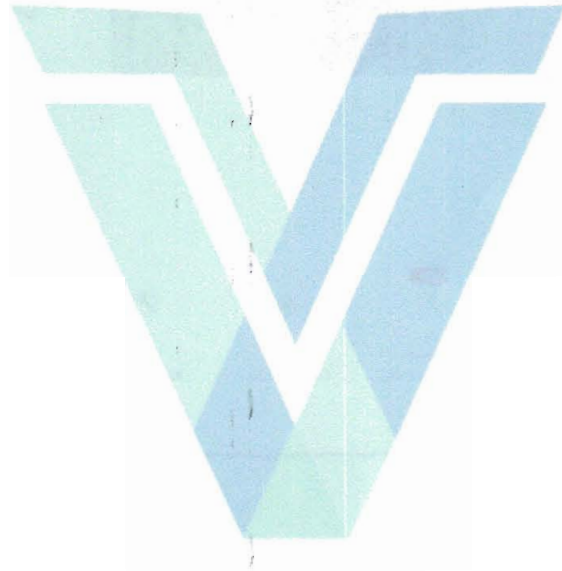
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## Ready Reckoner Rate

DIVISION / VILLAGE : MULGAON 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 <span style="background-color: #0070c0; color: white; padding: 2px;">Mumbai</span>					
Land Mark	Terrain: On North Village Boundary, On East Mahakali Caves Marg, On South and West Village Boundary.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
41	41/211	74980	167700	192860	209630	167700
<b>CTS No.</b> 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 35, 36, 37, 41, 42, 43, 44, 45, 46, 47, 48, 49, 241, 242, 243, 244, 261						



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## Price Indicators

The screenshot shows a NoBroker.com listing for an office space. The main title is "Office Space In 93 East, Mumb..." with a sub-location of "93 East, Mahakali Caves Road". The listing includes a price of ₹ 1.35 Crores (₹ 27,000 / Sq Ft) and a monthly rent of ₹ 1.01 Lacs/Month. The area is 500 Sq.Ft. There are buttons for "Pay Rent", "Post Your Property", "Sign up", "Log in", and "Apply Loan". The listing features several photos of the office interior, including a reception desk and a meeting area. A "Shortlist" button is visible. The listing details include: Office Space (Property Type), Reserved (Financing), Freehold (Ownership Type), 6 (Of Total 12 Floors), Fully Furnished (Furnishing), Less Than A Year (Age of Property), Aug 13, 2024 (Posted On), and Immediately (Available From). There are buttons for "Get Owner Details" and "Report what was not correct in this property". Below the listing, there are sections for "NoBroker Services" (Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations) and "Activity On This Property" (Unique Views, Shortlists, Contacted). The listing is powered by NBEstimate.

## Price Indicators

**NOBROKER**

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Login](#)
♥
☰ Menu

**Industrial Building In Off Mahak...**

Commercial Buy dhamji shamju, mahakali caves

₹ 1.3 Crores    ₹ 97,621/Month 500 Sq.Ft 490 Sq.Ft

26,000 / Sq.Ft    Estimated EMI    Built Up    Carpet Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mahakali cave road / Industrial building for Sale in Mahakali cave road / Prop...

📷 Photos
📍 Location

🏠 Industrial Building
🔒 Public And Reserved

👤 Freehold
🏠 1

🏠 Fully Furnished
🕒 More Than 10 Year

📅 Sep 27, 2024
📅 Immediately

Get Owner Details

🚩 Report what was not correct in this property

Listed by Broker    Sold Out

Wrong Info

**NoBroker Services**

NEW

Create Agreement

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

**Activity On This Property**

👁️ 36

Unique Views

♥️ 0

Shortlists

📞 2

Contacted

Powered By NBEstimate

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## Price Indicators

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmark

Home > Office Space for sale in Mumbai > Ready to move Office space for sale in Mumbai > Ready to move Office Space for sale in Andheri > Ready to move Office Space for sale in Andheri East > 75 to 200 sq. ft. > Posted on Dec 09, 2024 | Ready to move

₹3.35 Cr

@ 26,714 per sq.ft.

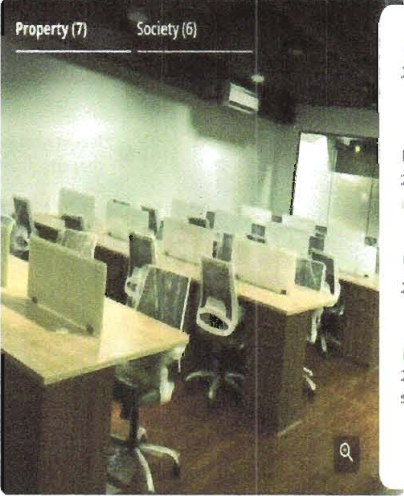
Pre Leased ROI 15% Get Rental income starting @ ₹2.1 L / month

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview

Pre Leased Details   Society   Owner Details   Recommendations   Articles >

Property (7)   Society (6)




- 🪑 Number of seats  
35 seats
- 🏢 Super Builtup Area  
2096 sq.ft. (194.12 sq.m.)
- 🚗 Car parking  
2 private parking spots in basement
- 🚻 Washrooms  
2 washrooms available (1 private, 1 shared)
- 🏠 Carpet Area  
1254 sq.ft. (116.5 sq.m.)
- 🏠 Area spread over  
1 floor (7th / 7 floors building)
- 🏠 Meeting rooms & cabins  
1 meeting room and 4 cabins available

📍 Places nearby

Andheri East, Mumbai

View All (50)




VASTUKALA

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Architects  
Interior Design  
Chartered Engineers  
E&C Consultants  
Landscapers & E&C

**Sale Transaction**

18/03/2025, 16:00	igr_868
966513 17-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुष्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 966/2025 नोंदणी : Regn:63m
<b>गावाचे नाव : मुळगांव</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	42500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	36501582
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: इंडस्ट्रीयल युनिट नं 13, माळा नं: तळ मजला, इमारतीचे नाव: न्यू नंदु इंडस्ट्रीयल प्रिमायसेस को ऑप सोसा ली. ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड : प्लॉट नं 3 बी,महाकाली केव्हस रोड(( C.T.S. Number : 46/33 ; ))
(5) क्षेत्रफळ	217.66 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जे के इंटरप्राइझेस चे भागिदार किरीट भवानजी मारू वय:-79 पत्ता:-प्लॉट नं: इंडस्ट्रीयल युनिट नं 13, माळा नं: तळ मजला , इमारतीचे नाव: न्यू नंदु इंडस्ट्रीयल प्रिमायसेस को ऑप सोसा ली , ब्लॉक नं: अंधेरी पूर्व , रोड नं: प्लॉट नं 3 बी,महाकाली केव्हस रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAAFJ4748A 2): नाव:-मेसर्स जे के इंटरप्राइझेस चे भागिदार अशोक कल्याणजी भेडा वय:-74 पत्ता:-प्लॉट नं: इंडस्ट्रीयल युनिट नं 13, माळा नं: तळ मजला , इमारतीचे नाव: न्यू नंदु इंडस्ट्रीयल प्रिमायसेस को ऑप सोसा ली, ब्लॉक नं: अंधेरी पूर्व , रोड नं: प्लॉट नं 3 बी,महाकाली केव्हस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAAFJ4748A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-युनीफ्लेक्स प्रोजेक्ट्स प्राइवेट लिमिटेड चे संचालक विनय कुमार बेद वय:-57; पत्ता:-प्लॉट नं: ऑफिस नं ए 1 , माळा नं: 1 ला मजला , इमारतीचे नाव: चंद्र महाल , ब्लॉक नं: मुंबई , रोड नं: श्यामलदास गांधी मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400002 पॅन नं:-AABCU0513G
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	966/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2550000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

**Sale Transaction**

18/03/2025, 14:57

igr\_1374

1374322

14-02-2025

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

**सूची क्र.2**

दुष्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 1374/2025

नोंदणी :

Regn:83m

**गावाचे नाव : मुळगांव**

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	14500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	12542283
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: इंडस्ट्रीयल युनिट नं 21, माळा नं: तळ मजला नीरज इंडस्ट्रीयल ईस्टेट, इमारतीचे नाव: नीरज इंडस्ट्रीयल प्रिमायसेस को ऑप सोसा ली, ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड नं: प्लॉट नं 16 बी महाकाली केव्हस रोड( ( C.T.S. Number : 46 PART ; ) )
(5) क्षेत्रफळ	74.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेंका.	
(7) दस्तऐवज करून देणा-या/तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मोहित प्रकाश मोददाणी वय:-37 पत्ता:- प्लॉट नं: 801, माळा नं: -, इमारतीचे नाव: रिजन्सी अक्वेनु, ब्लॉक नं: सांताक्रुझ पश्चिम, रोड नं: नॉर्थ अक्वेनु रोड, महाराष्ट्र, मुम्बई, पिन कोड:-400054 पॅन नं:-AKYPM4361L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- दिनेश बालजी बाला वय:-46; पत्ता:- प्लॉट नं: 209/13, माळा नं: -, इमारतीचे नाव: साई दर्पण को ऑप झी सोसा ली, ब्लॉक नं: बोरीदली पश्चिम, रोड नं: आर एस सी 36 गौराई 2, महाराष्ट्र, मुम्बई, पिन कोड:-400092 पॅन नं:-AIYPB4400F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	29/01/2025
(11) अनुक्रमांक, खंड वा पृष्ठ	1374/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	₹70000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

**Sharadkumar B. Chalikwar**

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS  
Chairman & Managing Director  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
IBBI Reg.No. IBBI/RV/07/2019/11744

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.20 13:16:57 +05'30'

Auth. Sign.

Date: 20.03.2025

Place: Mumbai.



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