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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha**

Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "**Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd.**", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India.

Latitude Longitude : 19°13'19.3"N 72°51'9.9"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
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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 Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "**Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd.**", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India belongs to **Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha.**

Boundaries of the property

North : Shanti Bhuvan
South : Residential Building
East : S.V. Road
West : Pushpa Park Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,17,51,579.00 (Rupees One Crore Seventeen Lakhs Fifty One Thousands Five Hundred And Seventy Nine 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/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd. ", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 25.10.2024 for Bank Loan Purpose.
1	Date of inspection	21.10.2024
3	Name of the owner / owners	Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha
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: Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd. ", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India. Contact Person : Mrs. Chitra Shailesh Dagha (Owner) Contact No. 9833825101
6	Location, Street, ward no	S. V. Road, Near Kora Kendra Village - Borivali, Borivali (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 748 of Village - Borivali, Plot No - 732/B Old Survey No - 805
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 503.56 (Area as per Site measurement) Built Up Area in Sq. Ft. = 618.00 (Area As Per Deed of Transfer)

13	Roads, Streets or lanes on which the land is abutting	Village - Borivali, Borivali (West) Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 092
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	27,000.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1975 (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, Vile Parle (East) Branch Branch to assess Fair Market Value as on 25.10.2024 for Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd. ", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India belongs to **Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha**.

We are in receipt of the following documents:

1)	Copy of Deed of Transfer Dated 28.04.2018 between Ms. Kanchi Manish Shah & Mr. Manan Manish Shah(The Vendor) And Mr. Shailesh Mavji Dagha & Mrs. Chitra Shailesh Dagha(The Transferee).
2)	Copy of Occupancy Certificate Document No.CE / 1580 / BSII / AR Dated 15.11.1975 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 732/B inVillage - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092. The property falls in Residential Zone. It is at a traveling distance 1 Km from Borivali Railway Station.

Building

The building under reference is having Ground + 3 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 Residential purpose. Ground Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 25th October 2024

The Built Up Area of the Residential Flat	:	618.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	: 1975 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 49 Years
Cost of Construction	: 618.00 Sq. Ft. X ₹ 2,700.00 = ₹ 16,68,600.00
Depreciation $\{(100 - 10) \times (49 / 60)\}$: 73.50%
Amount of depreciation	: ₹ 12,26,421.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,42,570/- per Sq. M. i.e. ₹ 13,245/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,03,943/- per Sq. M. i.e. ₹ 9,657/- per Sq. Ft.
Value of property	: 618.00 Sq. Ft. X ₹ 21,000 = ₹1,29,78,000
Total Value of property as on 25th October 2024	: ₹1,29,78,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 25th October 2024	: ₹ 1,29,78,000.00 - ₹ 12,26,421.00 = ₹ 1,17,51,579.00
Total Value of the property	: ₹ 1,17,51,579.00
The realizable value of the property	: ₹1,05,76,421.00
Distress value of the property	: ₹94,01,263.00
Insurable value of the property (618.00 X 2,700.00)	: ₹16,68,600.00
Guideline value of the property (618.00 X 9657.00)	: ₹59,68,026.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 7, Ground Floor, Building No 1, Wing - B, "Shree Vivekanand Nagar Co - Op Hsg. Soc. Ltd. ", Plot No. 732/B, S. V. Road, Near Kora Kendra, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, India for this particular purpose at **₹ 1,17,51,579.00 (Rupees One Crore Seventeen Lakhs Fifty One Thousands Five Hundred And Seventy Nine Only)** as on 25th October 2024

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 **25th October 2024** is **₹ 1,17,51,579.00 (Rupees One Crore Seventeen Lakhs Fifty One Thousands Five Hundred And Seventy Nine 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.

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



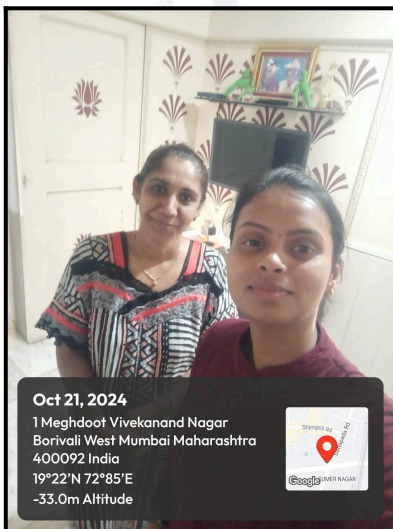
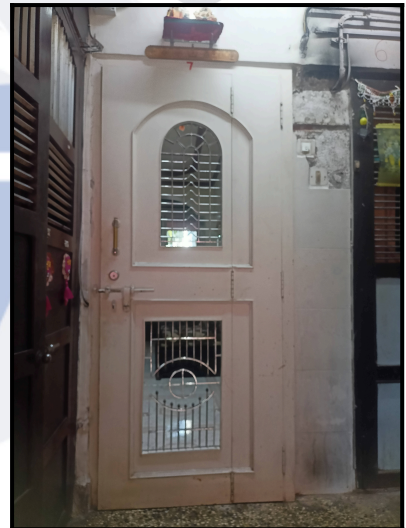
Technical details

Main Building

1	No. of floors and height of each floor	:	Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	:	1975 (As per occupancy certificate)				
4	Estimated future life	:	11 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure				
6	Type of foundations	:	R.C.C. Foundation				
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	:	6" Thk. Brick Masonery.				
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	:	Ceramic Tile Flooring.				
11	Finishing	:	Cement Plastering + POP Finish.				
12	Roofing and terracing	:	R. C. C. Slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </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 (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior Colored
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	: Not Provided
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

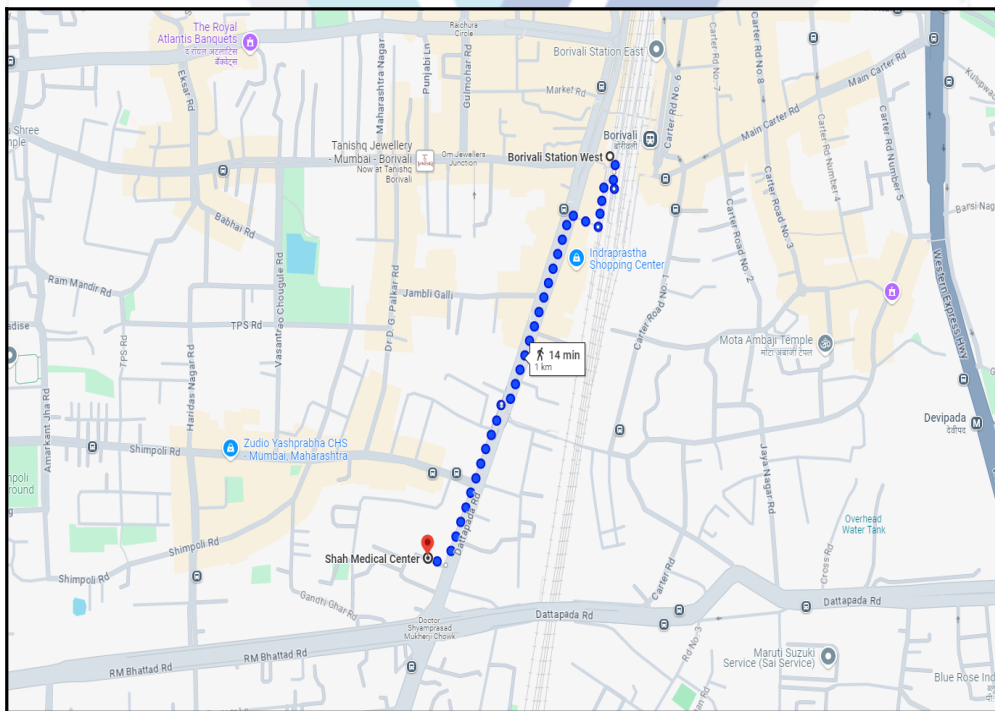
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°13'19.3"N 72°51'9.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 1 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : BORIVALI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the property on the west side of the Swami Vivekanand Raod (S. V Road) and South of Lokmanya Tilak Road (L.T. Road).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
83	83/366	63740	142570	163950	205400	1311401425
CTS No. 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 197, 198, 479, 668, 691, 692, 696, 697, 704, 705, 706, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 727, 728, 729, 730, 731, 732, 733, 734, 735, 738, 739, 740, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 802, 804, 818, 819, 820, 822, 824, 825, 826, 827, 828, 829,						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	142570			
No Increase on Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,42,570.00	Sq. Mtr.	13,245.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63740			
The difference between land rate and building rate(A-B=C)	78,830.00			
Percentage after Depreciation as per table(D)	49%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,03,943.00	Sq. Mtr.	9,657.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	399.00	478.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,316.00	₹21,930.00	-

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Resale

1 BHK Flat In Vas Pushp Vinod 3 For Sale In Borivali ...

Shantinath Apt., Behind Shanti Bhuvan Soniwadi lane Off, Swami Vive...

₹ 1.05 Crores

Negotiable

₹ 60,180/Month

Estimated EMI

500

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali / 1bkh Flat for Sale in Borivali / Property Details

Photos
Location

+2

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike

Parking

Sep 15, 2024

Posted On

Immediately

Possession

Vas Pushp Vinod 3

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate Check Now

Nearby: Sukh Shanti Co. Op. Credit Society Ltd. I.C. Colony Sawant Yoga

SANCHAITI SUPERSPECIALITY HOSPITAL

Malad West

Overview

<p> Age of Building</p> <p style="text-align: right;">5-10 Years</p>	<p> Ownership Type</p> <p style="text-align: right;">Self Owned</p>
<p> Maintenance Charges ₹8.0 Per Sq.Ft/M</p>	<p> Flooring</p> <p style="text-align: right;">Vitrified Tiles</p>
<p>Builtup Area</p> <p style="text-align: right;">500 Sq.Ft</p>	<p>Carpet Area</p> <p style="text-align: right;">399 Sq.Ft</p>
<p>Furnishing Status</p> <p style="text-align: right;">Unfurnished Furnish Now</p>	<p>Facing</p> <p style="text-align: right;">East</p>

Activity On This Property

117

Unique Views

4

Shortlists

2

Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat For Sale In ...

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 Valuers & Appraisers
 Architects & Interior Designers
 Chartered Engineers (I)
 TVS Consultants
 Leader's Engineer
 U/1720 MH2010 PTC201709

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	408.33	490.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,490.00	₹20,408.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

Resale

1 BHK Flat In Shri Kedarnath Chs For Sale In B...

Dalvi Nagar, Near Hotel Granville

₹ 1 Crore

Negotiable

₹ 57,314/Month

Estimated EMI

490

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali / 1bhk Flat for Sale in Borivali / Property Details

Photos
Location

Shortlist

Request Photos

1 Bedroom

No. of Bedroom

Sep 26, 2024

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Shri Kedarnath Chs

Apartment

Car

Parking

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: Sukh Shanti Co. Op. Credit Society Ltd. I.C. Colony Sawant Yoga

SANCHAITI SUPERSPECIALITY HOSPITAL Malad West

Overview

<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>Age of Building</p> </div> <div style="text-align: center;"> <p>Under Construction</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>Ownership Type</p> </div> <div style="text-align: center;"> <p>Self Owned</p> </div> </div>
<p>Maintenance Charges ₹2.4 Per Sq.Ft/M</p>	<p>Flooring Vitrified Tiles</p>
<p>Builtup Area 490 Sq.Ft</p>	<p>Carpet Area 320 Sq.Ft</p>
<p>Furnishing Status Fully Furnished</p>	<p>Facing East</p>
<p>Floor 0/4</p>	<p>Parking Car</p>

Activity On This Property

70

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	650.00	780.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,538.00	₹17,949.00	-

12994388 16-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 12994/2024 नोंदणी : Regn:63m
गावाचे नाव : बोरीवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	14000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8884519.38	
(4) भू-मापन,पोटहिसा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए-304, माळा नं: तिसरा मजला,बिल्डिंग नं. 1, इमारतीचे नाव: श्री विवेकानंद नगर को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पश्चिम,मुंबई - 400092., रोड : 56,एस. वी. रोड((C.T.S. Number : 805 & 806 ;))	
(5) क्षेत्रफळ	72.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7)दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-कल्पना दिलीप मेहता वय:-60 पत्ता:-प्लॉट नं: सदनिका नं. ए-304, माळा नं: तिसरा मजला,बिल्डिंग नं 1 , इमारतीचे नाव: श्री विवेकानंद नगर को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: 56, एस. वी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAGPM3560M 2): नाव.-दिलीप छोटालाल मेहता वय:-66 पत्ता:-प्लॉट नं: सदनिका नं. ए-304, माळा नं: तिसरा मजला,बिल्डिंग नं 1 , इमारतीचे नाव: श्री विवेकानंद नगर को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: 56, एस. वी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AABPM5610K	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-पुरुषोत्तम विरजी पटेल वय:-72; पत्ता:-प्लॉट नं: सदनिका नं. ए/403, माळा नं: चौथा मजला , इमारतीचे नाव: ओम श्री गणेश को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: पद्मा नगर, फोनिश हॉस्पिटलचा समोर, चिकूवाडी, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AACPP0776E 2): नाव.-कुसुम पुरुषोत्तम पटेल वय:-66; पत्ता:-प्लॉट नं: सदनिका नं. ए /403, माळा नं: चौथा मजला , इमारतीचे नाव: ओम श्री गणेश को.ऑप.हो.सो.ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: पद्मा नगर, फोनिश हॉस्पिटलचा समोर, चिकूवाडी, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AACPC0011B	
(9) दस्तावेज करून दिल्याचा दिनांक	15/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12994/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	840000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	437.50	525.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,857.00	₹19,048.00	-

8356388	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
07-01-2024		दस्त क्रमांक : 8356/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
गावाचे नाव : बोरीवली		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6683254.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी/26, माळा नं: पहिला मजला,बिल्डिंग नं 4, इमारतीचे नाव: श्री विवेकानंद नगर को.-ऑप. हा. सो .ली., ब्लॉक नं: बोरीवली पश्चिम,मुंबई - 400092., रोड : स्वामी विवेकानंद रोड, इतर माहिती: --((C.T.S. Number : 805,806 ;))	
(5) क्षेत्रफळ	48.79 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जतिन वल्लभदास शाह वय:-65 पत्ता:-प्लॉट नं: सदनिका नं: ए/103 , माळा नं: पहिला मजला, इमारतीचे नाव: दर्शन मंदिर को.-ऑप. हा. सो .ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: शिपोली क्रॉस रोड, सोनिवाडीच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAMP8195E 2): नाव:-दिव्येश अरविंदकुमार शाह वय:-36 पत्ता:-प्लॉट नं: सदनिका नं: ए/503 , माळा नं: 5वा मजला, इमारतीचे नाव: दर्शन मंदिर को.-ऑप. हा. सो .ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: शिपोली क्रॉस रोड, सोनिवाडीच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-BNJPS2912N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मित केकीन छेडा वय:-33; पत्ता:-प्लॉट नं: सदनिका नं: बी/4 , माळा नं: तळ मजला, बिल्डिंग नं 4, इमारतीचे नाव: श्री विवेकानंद नगर को.-ऑप. हा. सो .ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: स्वामी विवेकानंद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AIAPC5464G 2): नाव:-चेतना केकीन छेडा वय:-57; पत्ता:-प्लॉट नं: सदनिका नं: बी/4 , माळा नं: तळ मजला, बिल्डिंग नं 4, इमारतीचे नाव: श्री विवेकानंद नगर को.-ऑप. हा. सो .ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: स्वामी विवेकानंद रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAFPC2977D	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8356/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th October 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,17,51,579.00 (Rupees One Crore Seventeen Lakhs Fifty One Thousands Five Hundred And Seventy Nine 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/67/ 2019-20



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

