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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Nita Sanjay Meher, Mr. Sanjay Vasudeo Meher & Mr. Om Sanjay Meher**

Residential Flat No. 901, 9th Floor, Wing - B, "New Gagangiri Co-Op. Hsg. Soc. Ltd. ", Laxmi Narayan Temple Marg, Eksar Road, Village - Borivali, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091, State - Maharashtra, Country - India.

Latitude Longitude : 19°14'13.0"N 72°50'52.6"E

Intended User:

Cosmos Bank

Eksar Road Branch

Akshar Apartment, Eksar Road, Borivali West Mumbai 400092

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
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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. 901, 9th Floor, Wing - B, "**New Gagangiri Co-Op. Hsg. Soc. Ltd.**", Laxmi Narayan Temple Marg, Eksar Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 091, State - Maharashtra, Country - India belongs to **Mrs. Nita Sanjay Meher, Mr. Sanjay Vasudeo Meher & Mr. Om Sanjay Meher**.

Boundaries of the property

North : Jaykant Bliss
South : Tirupati Krupa Building
East : Van Udyan Road
West : Shiv Chhaya 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 **₹ 95,48,696.00 (Rupees Ninety Five Lakhs Forty Eight Thousands Six Hundred And Ninety Six 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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Regd. Office

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

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Country - India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 27.01.2025 for Housing Loan Purpose.
1	Date of inspection	25.01.2025
3	Name of the owner / owners	Mrs. Nita Sanjay Meher, Mr. Sanjay Vasudeo Meher & Mr. Om Sanjay Meher
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. 901, 9 th Floor, Wing - B, "New Gagangiri Co-Op. Hsg. Soc. Ltd. ", Laxmi Narayan Temple Marg, Eksar Road, Village - Borivali, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091, State - Maharashtra, Country - India. Contact Person : Mr. Sanjay Vasudeo Meher (Owner) Contact No. 9870338507
6	Location, Street, ward no	Laxmi Narayan Temple Marg Village - Borivali, Borivali (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 363-A of Village - Borivali New Survey No - 53, Hissa No. 4
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	<p>Carpet Area in Sq. Ft. = 442.70 (Area as per Site measurement) Carpet Area in Sq. Ft. = 382.00 Balcony Area in Sq. Ft. = 41.00 Dry Balcony Area in Sq. Ft. = 19.00</p> <p>Carpet Area in Sq. Ft. = 376.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 451.20 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Borivali, Borivali (West) Taluka - Borivali , District - Mumbai Suburban , Pin - PIN - 400 091
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?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	22,000.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2013 (Approx.)
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.
	<p>Remark: As per site inspection, Actual Total Carpet area 442.00 Sq. Ft. (including Balcony & Dry Balcony Area) is more than Carpet Area 376.00 Sq. Ft. mentioned in the Agreement provided to us. Hence, we have considered area mentioned in the Agreement for valuation purpose.</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Eksar Road Branch Branch to assess Fair Market Value as on 27.01.2025 for Residential Flat No. 901, 9th Floor, Wing - B, "New Gagangiri Co-Op. Hsg. Soc. Ltd. ", Laxmi Narayan Temple Marg, Eksar Road, Village - Borivali, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091, State - Maharashtra, Country - India belongs to **Mrs. Nita Sanjay Meher, Mr. Sanjay Vasudeo Meher & Mr. Om Sanjay Meher.**

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.1642 / 2025 Dated 19.01.2025 between Mrs. Parineeta Purushottam Chevulkar (The Transferor) And Mrs. Nita Sanjay Meher, Mr. Sanjay Vasudeo Meher & Mr. Om Sanjay Meher (The Transferee).
2)	Copy of Commencement Certificate No.CHE / A - 4776 / BP(WS) / AR Dated 02.08.2010 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Approved Building Plan No.CHE / A - 4776 / BP(WS) / AR Dated 12.08.2011 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Borivali, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091. The property falls in Residential Zone. It is at a traveling distance 850 Mtrs. from Eksar Metro Station.



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Building

The building under reference is having Stilt + 13 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. 9th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 9th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 27th January 2025

The Carpet Area of the Residential Flat	:	376.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2013 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	451.20 Sq. Ft. X ₹ 2,800.00 = ₹ 12,63,360.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 2,27,304.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,65,176/- per Sq. M. i.e. ₹ 15,345/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,53,455/- per Sq. M. i.e. ₹ 14,256/- per Sq. Ft.
Value of property	:	376.00 Sq. Ft. X ₹ 26,000 = ₹97,76,000
Total Value of property as on 27th January 2025	:	₹97,76,000.00

(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 27th January 2025	:	₹ 97,76,000.00 - ₹ 2,27,304.00 = ₹ 95,48,696.00
Total Value of the property	:	₹ 95,48,696.00
The realizable value of the property	:	₹85,93,826.00
Distress value of the property	:	₹76,38,957.00
Insurable value of the property (451.20 X 2,800.00)	:	₹12,63,360.00
Guideline value of the property (451.20 X 14256.00)	:	₹64,32,307.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 901, 9th Floor, Wing - B, "New Gagangiri Co-Op. Hsg. Soc. Ltd. ", Laxmi Narayan Temple Marg, Eksar Road, Village - Borivali, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 091, State - Maharashtra, Country - India for this particular



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purpose at **₹ 95,48,696.00 (Rupees Ninety Five Lakhs Forty Eight Thousands Six Hundred And Ninety Six Only)** as on 27th January 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 **27th January 2025** is **₹ 95,48,696.00 (Rupees Ninety Five Lakhs Forty Eight Thousands Six Hundred And Ninety Six Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

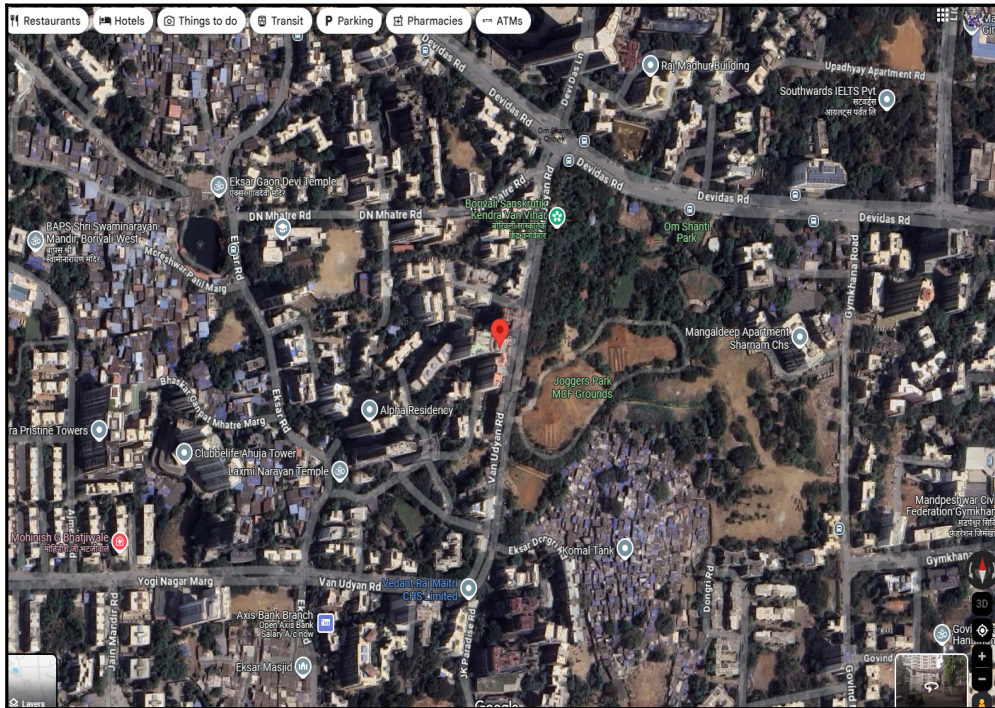
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 13 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 9 th Floor				
3	Year of construction	: 2013 (Approx.)				
4	Estimated future life	: 48 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, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

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.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity	: 2 Lifts
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

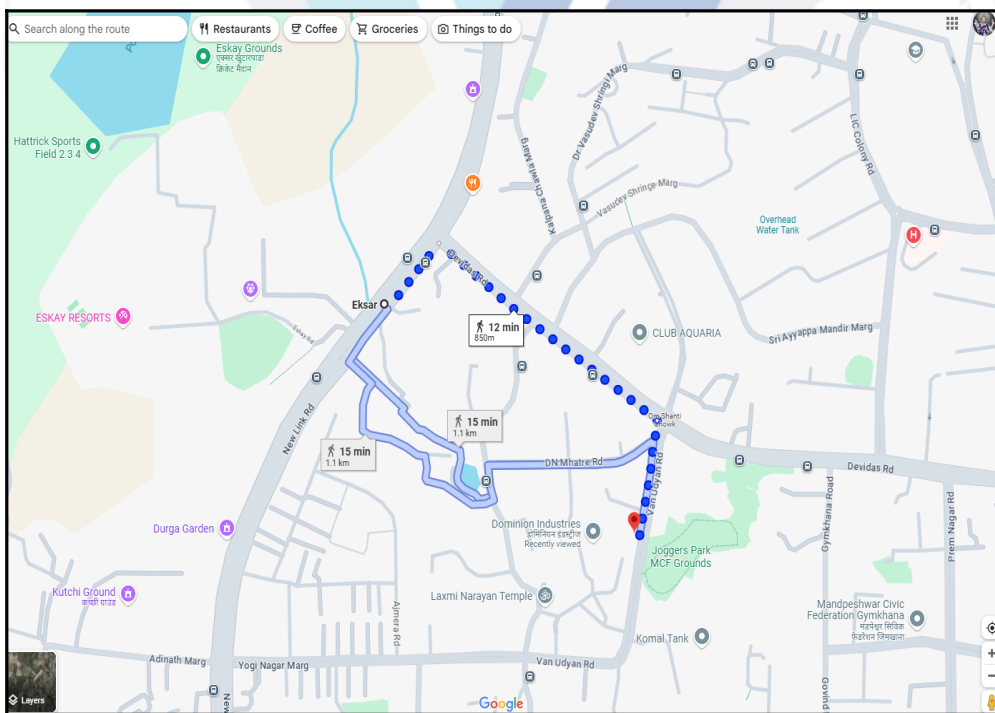
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°14'13.0"N 72°50'52.6"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Eksar - 850 Mtrs.).

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](#)
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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
83/375-भुभाग: उत्तरेस देवीदास मार्ग, पुर्वेस गाव सीमा, दक्षिणेस लोकमान्य टिळक मार्ग व पश्चिमेस एकसर मार्ग.	67500	157310	180900	223100	157310	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	157310			
Increase by 5% on Flat Located on 9 th Floor	7865.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,65,176.00	Sq. Mtr.	15,345.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67500			
The difference between land rate and building rate(A-B=C)	97,675.50			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,53,455.00	Sq. Mtr.	14,256.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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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	New Gagangiri CHSL., Borivali West		
Source	square yards		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	382.00	389.64	-
Percentage	-	2%	-
Rate Per Sq. Ft.	₹26,178.00	₹25,665.00	-

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2 Photos
Map

Suresh A Tayade

New Gagangiri
1 Bedroom 650 Sq.Ft. Apartment
in Borivali West Mumbai

Listing ID #7461579

₹ 1 Cr.

- 1 Bedroom
- Semi-Furnished
- 2 Bathroom
- 650 Sq.Ft. (Built-up Area)
- Park View
- 8th Floor out of 18 Floors

Recent Registered Sale
Aug 2024 ₹ 1 Cr 623 Sq.ft

Whatsapp

Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

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- Lowest ROI

Get CIBIL-Linked Estimate

Interiors Package

- Made to Order
- Lowest Prices, 10-Year Warranty

Book a Consultation Now

Professional Valuation Report in ₹999

- Market Value
- Govt. Value, Rental Value

Request a Professional Valuation


Are you Looking to Advertise a Property

- 10Mn Property Seekers
- Transaction Every 15 Minutes

Reach out to us Now

Price Indicators

Property	New Gagangiri CHSL., Borivali West		
Source	https://www.99acres.com/		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	610.00	732.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹27,049.00	₹22,541.00	-



99acres
Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Borivali > Flats in Eksar > 2 BHK Flats in Eksar Posted on Dec 30, 2024 | Ready to move

₹1.65 Cr

@ 27,049 per sq.ft.

Estimated EMI ₹1,31,786

2BHK 2Baths

Flat/Apartment for Sale

in Chheda New Gagangiri CHS, Eksar, Borivali West


Contact Owner FREE

Shortlist

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

Overview
Society
Owner Details
Price Trends
Society Reviews
Recommendations

Property (0)
Society (7)



Video (1/1) | Photos (3) | Floor Plan (3)

Area

Carpet area: 610 sq.ft.

(56.67 sq.m.)

Price

₹1.65 Crore+ Govt Charges & Tax

@ 27,049 per sq.ft. (All inclusive, Negotiable)

Floor Number

2nd of 13 Floors

Overlooking

Main Road

Configuration

2 Bedrooms, 2 Bathrooms, 2 Balconies with Others

Address

Chheda New Gagangiri CHS

Eksar, Borivali West

Facing

North


Property Age

5 to 10 Year Old

Places nearby

B 202, Eksar, Borivali West View All (50)

Hdfc ATM
Icici bank ATM
Rajendra Maternity and Surgical Nursing Home
Palkar Hospital
Chandra Maternity Ho




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Sale Instances

Property	New Gagangiri CHSL., Borivali West		
Source	Index no.2		
Floor	10th		
	Carpet	Built Up	Saleable
Area	650.00	780.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,231.00	₹19,359.00	-

06/01/2025, 16:26		lor_5081	
5081451	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 7
08-01-2024			दस्त क्रमांक : 5081/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोदणी :
			Regn:63m
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	15100000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11970304.72		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1004 सी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: न्यू गगनगिरी को ऑप हॉ सो लि, ब्लॉक नं: एक्सर रोड, रोड : बोरीवली पश्चिम मुंबई 400091, इतर माहिती: मिळकतीचे क्षेत्र 650 चौ .फूट कारपेट म्हणजेच 60.39 चौ .मी इतर वर्णन दस्तात नमुद केल्याप्रमाणे...((C.T.S. Number : 363-A ;))		
(5) क्षेत्रफळ	72.47 चौ.मीटर		
(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:-विवेक अगरवाल वय:-39 पत्ता:-प्लॉट नं: 1004 सी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: न्यू गगनगिरी को ऑप हॉ सो लि, ब्लॉक नं: एक्सर रोड, रोड नं: बोरीवली पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AHCPA8292M 2): नाव:-शारदा अगरवाल वय:-63 पत्ता:-प्लॉट नं: 1004 सी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: न्यू गगनगिरी को ऑप हॉ सो लि, ब्लॉक नं: एक्सर रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AIIIPA6684N		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रेरणा दीपक अगरवाल वय:-39; पत्ता:-प्लॉट नं: 1003 सी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: न्यू गगनगिरी को ऑप हॉ सो लि, ब्लॉक नं: एक्सर रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AEXPC4252R 2): नाव:-दीपककुमार रामगोपाल अगरवाल वय:-42; पत्ता:-प्लॉट नं: 1003 सी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: न्यू गगनगिरी को ऑप हॉ सो लि, ब्लॉक नं: एक्सर रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AEVPA7643G		
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2023		
(10)दस्त नोदणी केल्याचा दिनांक	06/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	5081/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	906000		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)शेरा			

Sale Instances

Property	Eksar Borivali West		
Source	Index no.2		
Floor	9th		
	Carpet	Built Up	Saleable
Area	865.00	1,038.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,965.00	₹18,304.00	-

06/01/2025, 16:49	igr_20490	
20490451 19-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 20490/2024 नोदणी : Regn:63m
गावाचे नाव : एक्सर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	19000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16733525.7	
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 901, माळा नं: नौवा मजला, इमारतीचे नाव: निर्मलास नेस्ट कॉ.ऑप.हौ.सो.लि., ब्लॉक नं: बोरीवली(पश्चिम),मुंबई 400103, रोड : वायुदेवता मंदिर परिसर,देविदास रोड, इतर माहिती: सोबत स्टील कारपार्किंग स्पेस क्र. 28((C.T.S. Number : 2403, 2403(1 to 8) ;))	
(5) क्षेत्रफळ	96.47 चौ.मीटर	
(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:-केयूर सतीश शाह वय:-53 पत्ता:-प्लॉट नं: डी-001, माळा नं: तळ मजला , इमारतीचे नाव: बेस्टेक पार्क व्यु एसपीए., ब्लॉक नं: गुरगाव , हरियाणा, रोड नं: सेक्टर-४७, साउथ सिटी-2, हरियाणा, GURGAON. पिन कोड:-122018 पॅन नं:-AAJPS7470B 2): नाव:-स्वाती केयूर शाह उर्फ स्वाती शाह तर्फे मुखत्यार केयूर सतीश शाह वय:-49 पत्ता:-प्लॉट नं: डी -001, माळा नं: तळ मजला , इमारतीचे नाव: बेस्टेक पार्क व्यु एसपीए., ब्लॉक नं: गुरगाव , हरियाणा, रोड नं: सेक्टर-४७, साउथ सिटी-२, हरियाणा, GURGAON. पिन कोड:-122018 पॅन नं:-AYIPS7185C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कनुभाई जोइताराम पटेल वय:-64; पत्ता:-प्लॉट नं: बी -401, माळा नं: चौथा मजला , इमारतीचे नाव: उपहार कॉ.ऑप.हौ.सो.लि., ब्लॉक नं: दहिसर पूर्व, रोड नं: शिव वल्लभ रोड, गोकल आनंद हॉटेल जवळ, महाराष्ट्र, MUMBAL. पिन कोड:-400068 पॅन नं:-AGHPP9251H 2): नाव:-अर्चित कनुभाई पटेल वय:-34; पत्ता:-प्लॉट नं: बी-401, माळा नं: चौथा मजला, इमारतीचे नाव: उपहार कॉ.ऑप.हौ.सो.लि., ब्लॉक नं: दहिसर पूर्व , रोड नं: शिव वल्लभ रोड, गोकुळ आनंद हॉटेल जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-BCBPP3154Q 3): नाव:-फोरम नीलेश शाह उर्फ फोरम अर्चित पटेल वय:-31; पत्ता:-प्लॉट नं: बी-401, माळा नं: चौथा मजला , इमारतीचे नाव: उपहार कॉ.ऑप.हौ.सो.लि., ब्लॉक नं: दहिसर पूर्व , रोड नं: शिव वल्लभ रोड, गोकुळ आनंद हॉटेल जवळ, महाराष्ट्र, MUMBAL. पिन कोड:-400068 पॅन नं:-EPCPS6387R 4): नाव:-कौशिका नीलेश शाह वय:-60; पत्ता:-प्लॉट नं: रूम नं 21/29ए, माळा नं: -, इमारतीचे नाव: शितल छाया, ब्लॉक नं: गौरगांव पश्चिम , रोड नं: रोड क्र. 4, सरदार पटेल हॉटेल जवळ, जवाहर नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAFPS6020F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/10/2024	
(10)दस्त नोदणी केल्याचा दिनांक	14/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	20490/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1140000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th January 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.

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 **₹ 95,48,696.00 (Rupees Ninety Five Lakhs Forty Eight Thousands Six Hundred And Ninety Six 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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An ISO 9001 : 2015 Certified Company

