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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi**

Commercial Shop No. 337, 3rd Floor, "**V-Mall**", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, State - Maharashtra, India.

Latitude Longitude : 19°12'46.8"N 72°52'4.2"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 |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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 Shop No. 337, 3rd Floor, "V-Mall", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, State - Maharashtra, India belongs to **Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi**.

Boundaries of the property

North : Temple
South : Krishna Palace Building
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 **₹ 1,47,53,220.00 (Rupees One Crore Forty Seven Lakhs Fifty Three Thousands Two Hundred And Twenty 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 Shop No. 337, 3rd Floor, "V-Mall", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, 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 11.02.2025 for Bank Loan Purpose.
1	Date of inspection	05.02.2025
3	Name of the owner / owners	Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 337, 3 rd Floor, "V-Mall", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, State - Maharashtra, India. Contact Person : Mr. Ganesh Bhagwan Gosavi (Owner) Contact No. 9821527001
6	Location, Street, ward no	Western Express Highway Village - Poisar, Kandivali (East)
7	Survey / Plot No. of land	CTS No - 707 A, Hissa No - 1 (Part) of Village - Poisar New Survey No - 24
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 897.03 (Area as per Site measurement) Carpet area = 495.00 Loft area = 401.00</p> <p>Carpet Area in Sq. Ft. = 508.00 (Area As Per Deed of Apartment)</p> <p>Built Up Area in Sq. Ft. = 609.60 (Carpet Area + 20%)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Poisar, Kandivali (East) Pin - 400 101
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. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi

	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 - Information not available Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	50,800.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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.
	<p>Remark: As there are no permission documents are available for the Loft area, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the area as per Deed of Apartment(Shop).</p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch Branch to assess Fair Market Value as on 11.02.2025 for Commercial Shop No. 337, 3rd Floor, "V-Mall", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, State - Maharashtra, India belongs to **Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi**.

We are in receipt of the following documents:

1)	Copy of Deed of Apartment Dated 18.08.2021 between M/s. Sanghavi Associates (The Developers) And Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi(The Purchasers).
2)	Copy of Commencement Certificate Document No.CHE / 8856 / BP (WS) / AR Dated 21.10.2005 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Occupancy Certificate Document No.CHE / 8856 / BP (WS) / AR Dated 31.03.2006 issued by Municipal Corporation of Greater Mumbai.
4)	Copy of Title Certificate Dated 23.04.2004Issued by Kantilal Underkat & Co..
5)	Copy of Completion Certificate Dated 12.12.2019 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Poisar, Kandivali (East)400 101. The property falls in Commercial Zone. It is at a traveling distance 2.5 Km from Kandivali Railway Station.



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Building

The building under reference is having 1 basement + Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Commercial purpose. 3rd Floor is having 42 Commercial Shop. The building is having 2 lifts.

Commercial Shop:

The Commercial Shop under reference is situated on the 3rd Floor The Composition of Commercial Shop is having Reception area + 4 Cabins + Loft area + Working Area + 1 Toilet This Commercial Shop is Vitrified Tile Flooring, Teak Wood / Glass Door, Glass Facade Windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 11th February 2025

The Carpet Area of the Commercial Shop	:	508.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	609.60 Sq. Ft. X ₹ 2,800.00 = ₹ 17,06,880.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 4,86,780.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,93,800/- per Sq. M. i.e. ₹ 27,295/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,56,389/- per Sq. M. i.e. ₹ 23,819/- per Sq. Ft.
Value of property	:	508.00 Sq. Ft. X ₹ 30,000 = ₹1,52,40,000
Total Value of property as on 11th February 2025	:	₹1,52,40,000.00

(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 11th February 2025	:	₹ 1,52,40,000.00 - ₹ 4,86,780.00 = ₹ 1,47,53,220.00
Total Value of the property	:	₹ 1,47,53,220.00
The realizable value of the property	:	₹1,32,77,898.00
Distress value of the property	:	₹1,18,02,576.00
Insurable value of the property (609.60 X 2,800.00)	:	₹17,06,880.00
Guideline value of the property (609.60 X 23819.00)	:	₹1,45,20,062.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 337, 3rd Floor, "V-Mall", New/Current Survey No. 24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, 400 101, State - Maharashtra, India for this particular purpose at **₹ 1,47,53,220.00 (Rupees One**



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Crete Forty Seven Lakhs Fifty Three Thousands Two Hundred And Twenty Only) as on 11th February 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 **11th February 2025** is **₹ 1,47,53,220.00 (Rupees One Crete Forty Seven Lakhs Fifty Three Thousands Two Hundred And Twenty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



PART III- VALUATION

I, hereby declare that

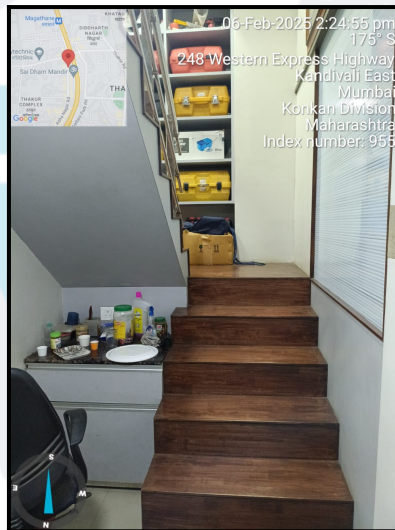
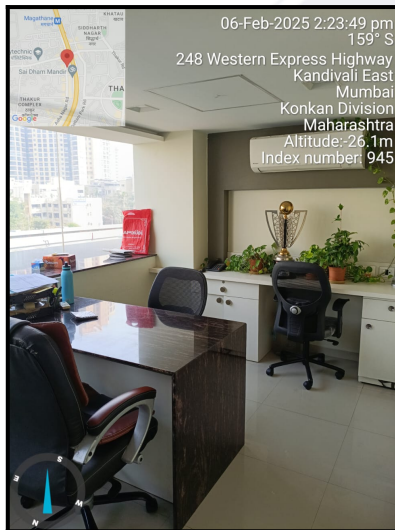
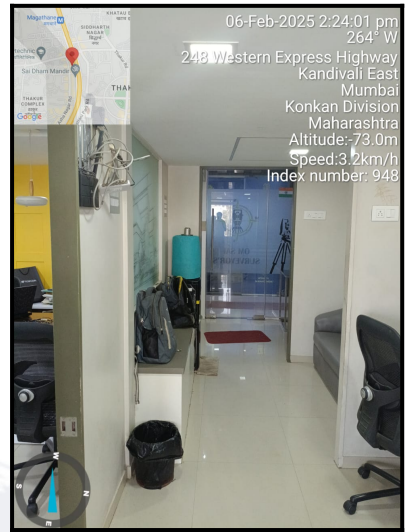
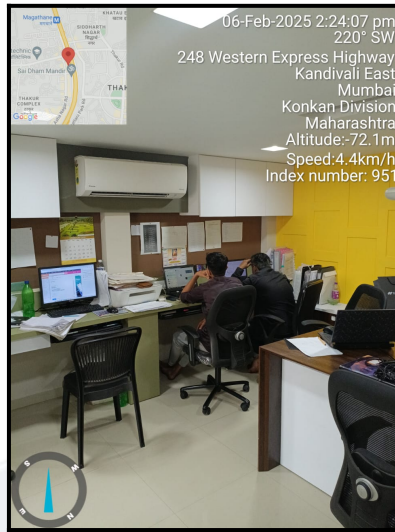
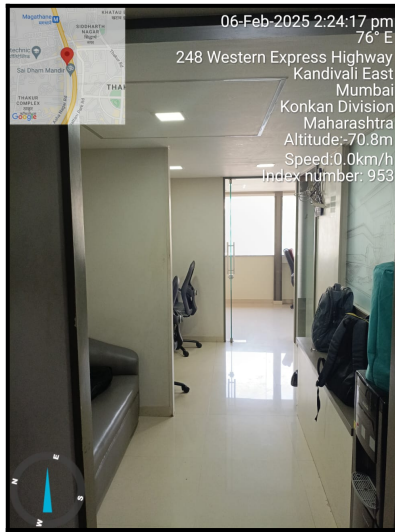
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

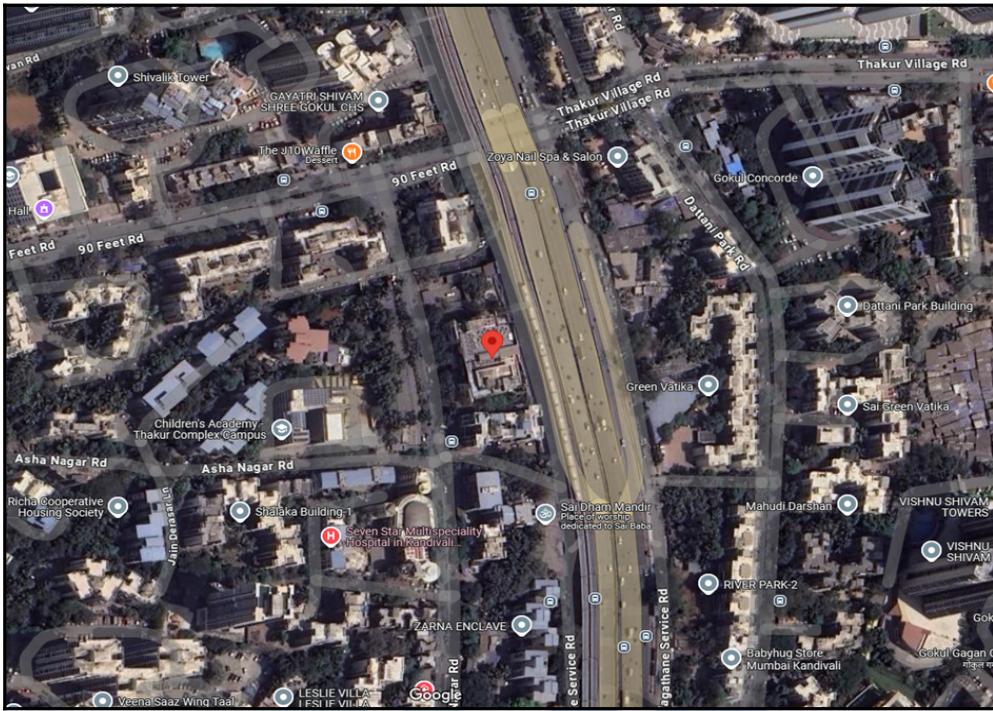
Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on 3 rd Floor				
3	Year of construction	: 2006 (As per occupancy certificate)				
4	Estimated future life	: 41 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 / Glass Door, Glass Facade 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" style="width: 100%;"> <tr> <td style="text-align: center;">(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td style="text-align: center;">(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.	:	Ordinary
17	Compound wall Height and length Type of construction	:	- 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	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

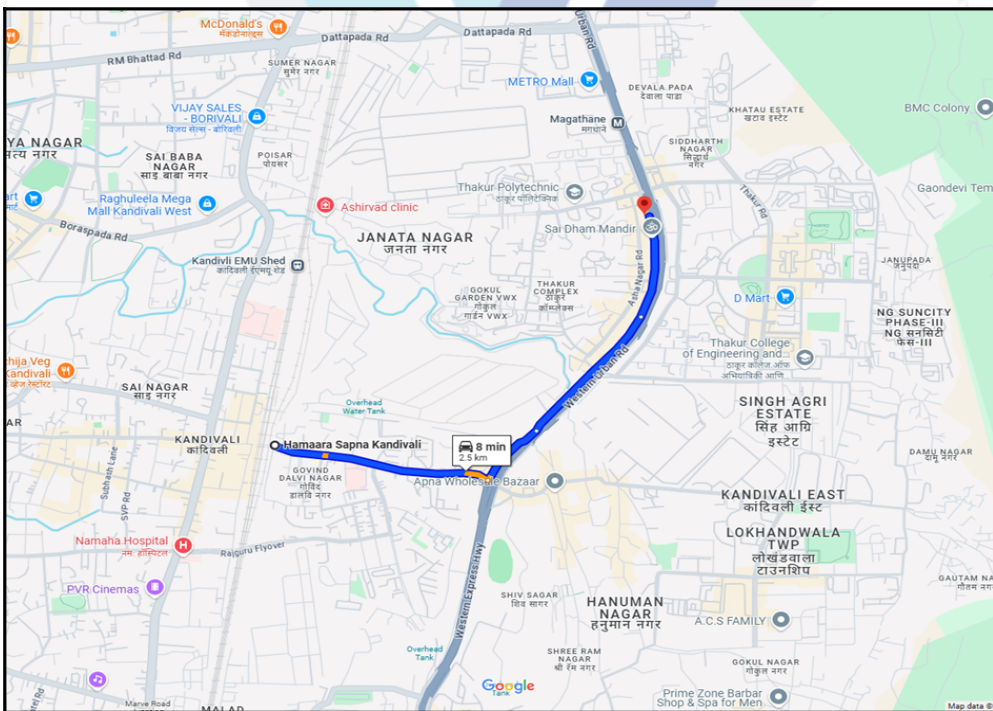
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'46.8"N 72°52'4.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 2.5 Km).



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Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Valuation For Rural Area		*** Welcome to Valuation of Properties in Maharashtra ***	
Location Details			
Select Type	<input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other	Division Name	Mumbai
District Name	मुंबई(उपनगर)	Zone Name	78-बॉइसर (बोरंगली)
Attribute	सि.टी.एस. नंबर	707	SubZone Name
	Open Land	Residence	Office
	96900	182410	221200
		Shop	Industry
		293800	182410
			Unit
			Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	293800			
Increase by 80% on Shop Located on 3 rd Floor	52884			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	5,876.00	Sq. Mtr.	546.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	96900			
The difference between land rate and building rate(A-B=C)	-91,024.00			
Percentage after Depreciation as per table(D)	19%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,56,389.00	Sq. Mtr.	23,819.00	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
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	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	342.00	410.40	492.48
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹43,860.00	₹36,550.00	₹30,458.00

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 Kandivali > Ready to move Office Space for sale in Thakur complex
Posted on Jan 20, 2025

₹1.5 Cr

@ 43,859 per sq.ft.

Estimated EMI ₹1,19,806

RERA STATUS ● NOT AVAILABLE

Website: https://maharera.maharashtra.gov.in/

Ready to move Office Space for sale in Veena V Mall, Thakur complex, Kandivali East

Contact Dealer

Overview
Society
Dealer Details
Recommendations
Articles

Property (10) Society (1)

Number of seats
15 - 18 seats

Carpet Area
342 sq.ft. (31.77 sq.m.)

Area spread over
1 floor (3rd / 4 floors building)

Meeting rooms & cabins
1 cabin available

Washrooms
2 washrooms available (1 private, 1 shared)

Places nearby

Thakur complex, Kandivali East View All (5)

VMall

Shanta House Ganesh Temple

Hdfc bank ATM

Kotak mahindra bank ATM

Hdfc ATM

+ Shree Sa

Why you should consider this property?

Key Highlights
of the property

✓ Grade A Building

✓ Visitor Parking Available

✓ Power Back-up

✓ On-Call Maintenance Staff

View 1

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VASTUKALA CONSULTANTS (I) PVT. LTD.
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 Architects & Interior Designers
 Chartered Engineers (I)
 TVS Consultants
 Leader's Engineer
 U/1720 MH2010 PTC201709

Sale Instances

Property	Commercial Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	202.54	243.05	291.66
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,119.00	₹27,599.00	₹22,999.00

3357367
28-02-2024

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

सूची क्र.2

द्वयम निबंधक: सह दु.नि. बोरीवली 2
दस्त क्रमांक : 3357/2024
नोदणी :
Regn:83m

गावाचे नाव : पोयसर

(1)वितेखाचा प्रकार	करारनामा
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5307203.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) घालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: शॉप नं 325.3 रा मजला,प्री-मॉल अपार्टमेंट ओनर्स कॉन्झेमिनियम,वेस्टर्न एक्सप्रेस हायवे,नियर साईबाबा मंदिर,ठाकूर कॉम्प्लेक्स,कांदिवली पूर्व,मुंबई 400101.((C.T.S. Number : 707/A/3 ;))
(5) क्षेत्रफळ	22.58 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:-सुवर्णा अरुण गोविल वय:-42 पत्ता:-प्लॉट नं: 601, माळा नं: 6, इमारतीचे नाव: ईएमपी 36, घुरेनस सीएचएसएल, ब्लॉक नं: ठाकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AIQPG8815B 2): नाव:-अभिषेक शर्मा वय:-44 पत्ता:-प्लॉट नं: 601, माळा नं: 6, इमारतीचे नाव: ईएमपी 36, घुरेनस सीएचएसएल, ब्लॉक नं: ठाकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-BMZPS2385E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिल्पा विकास अग्रवाल वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 11 वा मजला, बी विंग, सीटीएस क्रमांक 165/163ए, व्हाईट सिंग, वेस्टर्न एक्सप्रेस हायवे, रिवली पार्क, मागाठाणे, जवळ मेट्रो मॉल, बोरीवली (पूर्व), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AILPA3203A 2): नाव:-विकास सतीश अग्रवाल वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 11 वा मजला, बी विंग, सीटीएस क्रमांक 165/163ए, व्हाईट सिंग, वेस्टर्न एक्सप्रेस हायवे, रिवली पार्क, मागाठाणे, जवळ मेट्रो मॉल, बोरीवली (पूर्व), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AECFA1747G
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024
(10)दस्त नोदणी केल्याचा दिनांक	26/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3357/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)घेरा	
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 Shop		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	508.14	609.77	731.72
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,469.00	₹23,724.00	₹19,770.00

10418517
11-04-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.बोरीवली ९
दस्त क्रमांक : 10418/2021
नोदणी :
Regn:83m

गावाचे नाव : पोयसर

(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2)मोबदला	13714800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14412893
(4) भू-मापन,पोंटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: शॉप नं. 337, माळा नं: 3, इमारतीचे नाव: फ़्ही मॉल, ब्लॉक नं: कांदिवली पूर्व,मुंबई 400101, रोड : ठाकूर कॉम्प्लेक्स,वे ए हायवे((C.T.S. Number : 707/A/3 ;))
(5) क्षेत्रफळ	56.65 चौ.मीटर
(6)आकारणी किवा जुठी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. संघवी असोसिएट्स तर्फे मालक हरेश एन संघवी तर्फे मुखत्यार अजय रावल वय:-59 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: निकुंज सिग्नेचर, ब्लॉक नं: वसई पॉइंट पालघर, रोड नं: अंबाडी रोड, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AFCP57828F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश भगवान गोसावी वय:-53; पत्ता:-प्लॉट नं: ए-1402, माळा नं: -, इमारतीचे नाव: कौस्तुभ प्लॉटिनम, ब्लॉक नं: बोरिवली पूर्व, रोड नं: राजेद्र नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AEOPG2605P 2): नाव:-मधुरी गणेश गोसावी वय:-45; पत्ता:-प्लॉट नं: ए-1402, माळा नं: -, इमारतीचे नाव: कौस्तुभ प्लॉटिनम, ब्लॉक नं: बोरिवली पूर्व, रोड नं: राजेद्र नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AEUPG4740D
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2021
(10)दस्त नोदणी केल्याचा दिनांक	20/08/2021
(11)अनुक्रमांक,खंड व पृष्ठ	10418/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	721400
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)येरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th February 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 **₹ 1,47,53,220.00 (Rupees One Crore Forty Seven Lakhs Fifty Three Thousands Two Hundred And Twenty 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

