

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mrs. Bhagyashri Devavrata Rane & Mr. Devavrata Rajendrakumar Rane**

Residential Flat No. 202, 2nd Floor, Building B - 2, "Lok Everest Co-Op. Hsg. Soc. Ltd.", Lok Everest Complex,
J. S. D. Road, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country - India.

Latitude Longitude - 19°17'02.3"N 72°57'20.7"E

Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400 081,
State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, Building B - 2, "Lok Everest Co-Op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India belongs to **Mrs. Bhagyashri Devavrata Rane & Mr. Devavrata Rajendrakumar Rane.**

Boundaries of the property.

North	: Open Plot
South	: Building C - 2
East	: Lok Everest Internal Road
West	: Lok Everest Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,30,64,400.00 (Rupees One Crore Thirty Lakh Sixty Four Thousand Four Hundred 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

(Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=48220646435613345F3426859139457463346133311
5278617a18c5852, postal=0964800059, email=manoj.chalikwar@vastukala.org,
serialNumber=1.2.5.4.41=64800059, cn=MANOJ BABURAO CHALIKWAR,
4a28f4a29432796259f, c=INDIA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
Date: 2023.03.11 17:42:18 +05:30'

Manoj Chalikwar
Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



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

- Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
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TeleFax : +91 22 28371325/24
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Valuation Report of Residential Flat No. 202, 2nd Floor, Building B - 2, "Lok Everest Co-Op. Hsg. Soc. Ltd."
Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai - 400 080, State – Maharashtra, 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 the Fair Market Value as on 11.03.2023 for Bank Loan Purpose
2	Date of inspection	10.03.2023
3	Name of the owner/ owners	Mrs. Bhagyashri Devavrata Rane & Mr. Devavrata Rajendrakumar Rane
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. 202, 2 nd Floor, Building B - 2, "Lok Everest Co-Op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country - India. Contact Person: Mr. Hemant Mehta (Seller) Contact No. 9892033651
6	Location, street, ward no	Ward – T, J. S. D. Road, Mulund (West), Mumbai - 400 080
	Survey/ Plot no. of land	C.T.S. No. 661, 661/1 to 309, 661/1-17 of Village Mulund
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	Ground Floor in Sq. Ft. = 569.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 570.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 684.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Ward – T, J. S. D. Road, Mulund (West), Mumbai - 400 080

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
21	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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully 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	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 32,500.00 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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2003 (As per Occupation 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, Mulund (East) Branch to assess fair market value as on 11.03.2023 for Residential Flat No. 202, 2nd Floor, Building B - 2, "**Lok Everest Co-Op. Hsg. Soc. Ltd.**", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India belongs to **Mrs. Bhagyashri Devavrata Rane & Mr. Devavrata Rajendrakumar Rane.**

We are in receipt of the following documents:

1	Copy of Agreement dated 17.02.2023 Between Miss. Mansi Hemant Mehta (the Vendor) and Mrs. Bhagyashri Devavrata Rane & Mr. Devavrata Rajendrakumar Rane (the purchasers).
2	Copy of Occupation Certificate No. CE / 4060 / BPES / AT dated 25.02.2003 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Registration Certificate No. MUA – 1 / WT / HSG / TC / 9516 / 2006 – 07 dated 04.09.2006 issued by Maharashtra Govt.

LOCATION:

The said building is located at C.T.S. No. 661, 661/1 to 309, 661/1-17 of Village Mulund, Mulund (West), Mumbai - 400 080. The property falls in Residential Zone. It is at a walkable distance of 850 Mtr. from Mulund railway station.

BUILDING:

The building under reference is having Stilt + 2nd to 16th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Good. The building is used for residential purpose. 2nd Floor is having 6 Residential Flats.

Residential Flat:

The residential Flat consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (**i.e. 1BHK + WC + Bath**). The residential Flat is finished with Vitrified flooring, Teak wood door frame, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing & POP finished.



Valuation as on 11th March 2023

The Built-up Area of the Residential Flat	:	684.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2003 (As per Occupation Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	684.00 X 3,000.00 = ₹ 20,52,000.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 6,15,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,32,680.00 per Sq. M. i.e. ₹ 12,326.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,18,992.00 per Sq. M. i.e. ₹ 11,055.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
Value of property as on 11.03.2023	:	684.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,36,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.03.2023	:	₹ 1,36,80,000.00 - ₹ 6,15,600.00 = ₹ 1,30,64,400.00
Total Value of the property	:	₹ 1,30,64,400.00
The realizable value of the property	:	₹ 1,17,57,960.00
Distress value of the property	:	₹ 1,04,51,520.00
Insurable value of the property (684.00 X 3,000.00)	:	₹ 20,52,000.00
Guideline value of the property (As per Index II)	:	₹ 84,31,814.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, Building B - 2, "Lok Everest Co-Op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai - 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 1,30,64,400.00 (Rupees One Crore Thirty Lakh Sixty Four Thousand Four Hundred Only)** as on 11th March 2023.

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 March 2023 is ₹ 1,30,64,400.00 (Rupees One Crore Thirty Lakh Sixty Four Thousand Four Hundred 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- DECLARATION

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 + 2 nd to 16 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat located of 2 nd floors
3.	Year of construction	Year of Completion – 2003 (As per Occupation Certificate)
4.	Estimated future life	40 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminium sliding windows

10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Not Provided
18	No. of lifts and capacity	3 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

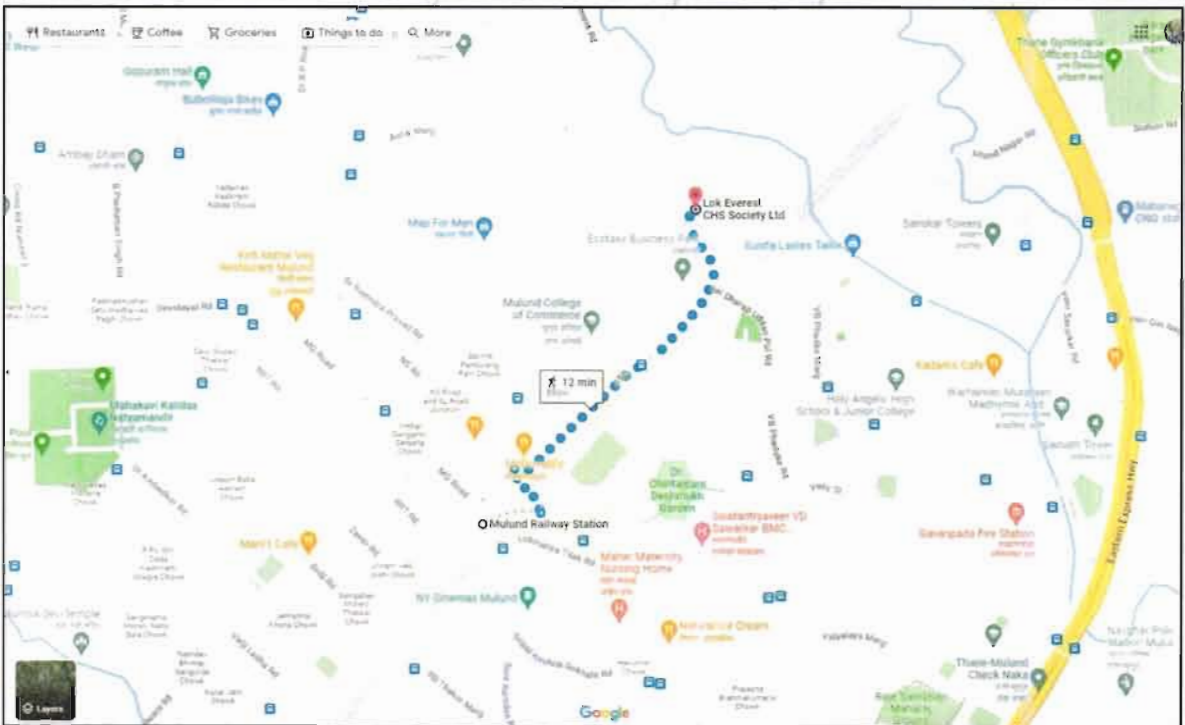
Think.Innovate.Create



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 19°17'02.3"N 72°57'20.7"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 850 Mtr.)



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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन
 नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Annual Statement of Rates

Year: 20222023 Language: English

Selected District: मुंबई (उपनगर) Select Village: मुलुंड (प) - कुर्ली

Search By: Survey No Location

Enter Survey No: 661 Search

उपविभाग	कुली क्रमांक	निवासी मूल्यदर	संशोधित	पुष्पाने	संशोधित	एकक (Ru.)	Attribute
123/567 -पुभाग: एन.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.	64240	132680	152580	176500	132680	बौरस मीटर	सि.डि.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,680.00			
No Increase by Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,32,680.00	Sq. Mtr.	12,326.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	68,440.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,992.00	Sq. Mtr.	11,055.00	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

Table – D: 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



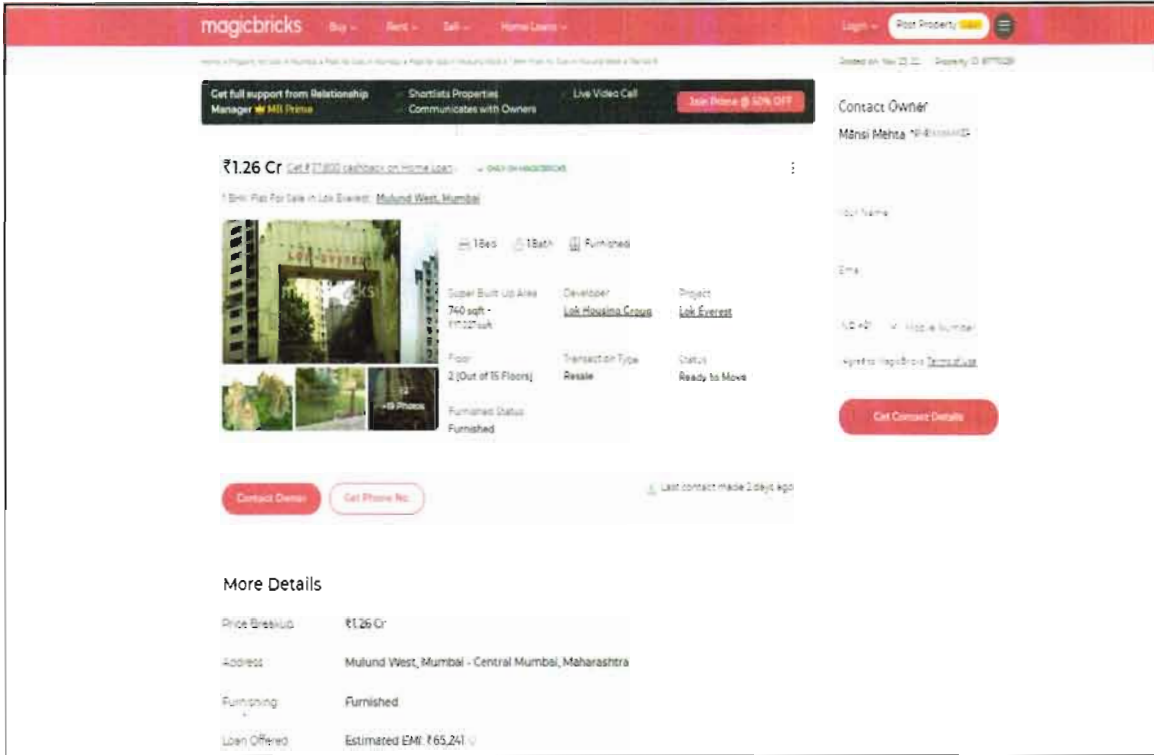
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Price Indicators



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₹1.26 Cr Get ₹ 22,800 (cashback on Home Loan) | 1 BHK Flat For Sale in Lok Everest, Mulund West, Mumbai

1 Bed | 1 Bath | Furnished

Super Built Up Area: 740 sqft - 1RM2BHK | Developer: Lok Housing Group | Project: Lok Everest

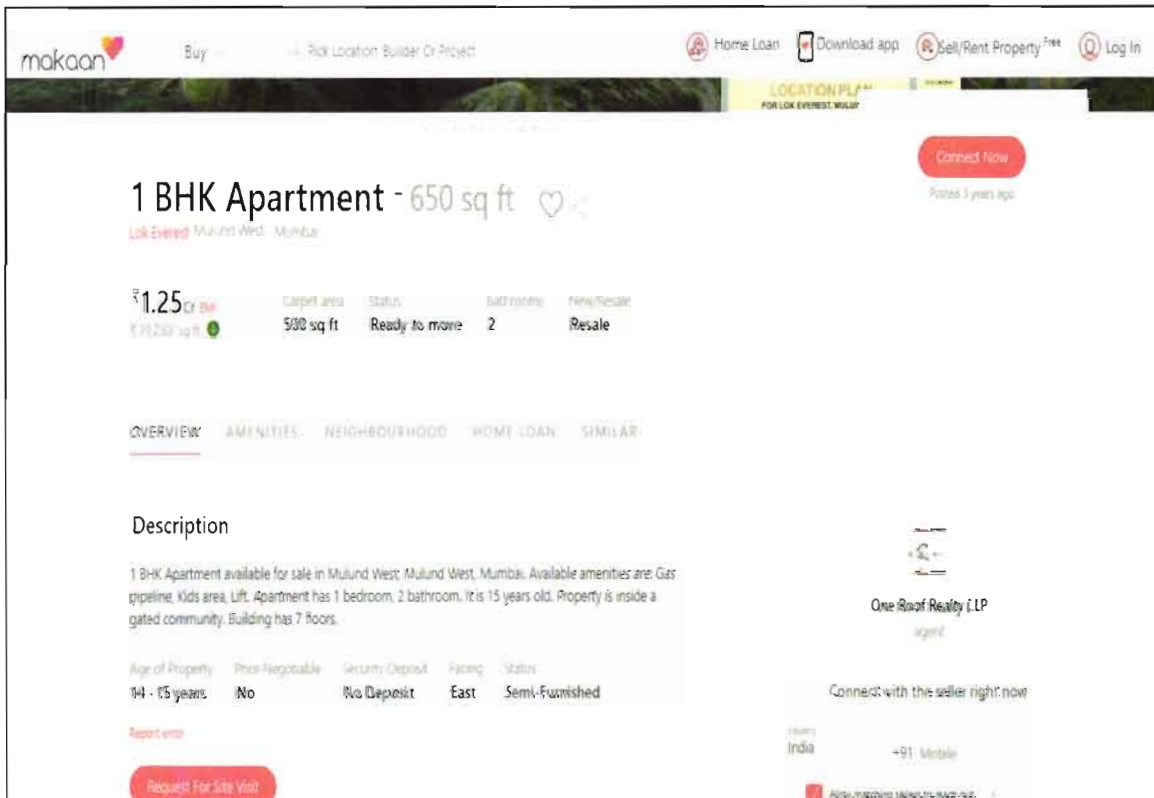
Floor: 2 (Out of 15 Floors) | Transaction Type: Resale | Status: Ready to Move

Furnished Status: Furnished

Contact Owner: Mansi Mehta **PH-81041102**

More Details

Price Breakup	₹1.26 Cr
Address	Mulund West, Mumbai - Central Mumbai, Maharashtra
Furnishing	Furnished
Loan Offered	Estimated EMI: ₹65,241



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1 BHK Apartment - 650 sq ft | Posted 5 years ago

Lok Everest, Mulund West, Mumbai

₹1.25 Cr ₹99,238/sq ft | Carpet area: 500 sq ft | Status: Ready to move | Bathrooms: 2 | New/Resale: Resale

OVERVIEW | AMENITIES | NEIGHBOURHOOD | HOME LOAN | SIMILAR

Description

1 BHK Apartment available for sale in Mulund West, Mulund West, Mumbai. Available amenities are: Gas pipeline, Kids area, Lift. Apartment has 1 bedroom, 2 bathroom. It is 15 years old. Property is inside a gated community. Building has 7 floors.

Age of Property: 14 - 15 years | Price Negotiable: No | Security Deposit: No Deposit | Facing: East | Status: Semi-Furnished

Request For Site Visit

Connect with the seller right now

Country: India | Pincode: +91 Mumbai

Sales Instance

2330391	सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 4
11-03-2023		दस्त क्रमांक : 2330/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मुलुंड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9493917.4	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं 1104-बी, माळा नं: 11वा मजला,बिल्डिंग नं सी2, इमारतीचे नाव: लोक एव्हरेस्ट को-ऑप होऊ सोसा लि, ब्लॉक नं: लोक एव्हरेस्ट कॉम्प्लेक्स,जे एस डी रोड, रोड : मुलुंड पश्चिम,मुंबई -400080, इतर माहिती: एकूण क्षेत्र 537 चौ फूट कारपेट,म्हणजे 700 चौ फूट बिल्टअप,((C.T.S. Number : 661 (PART) ;))	
(5) क्षेत्रफळ	65.05 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राहुल गंगाधर वारके वय:-48 पत्ता:-प्लॉट नं: 134, माळा नं: -, इमारतीचे नाव: प्राईमरोझ एच.एस.सी, ब्लॉक नं: ऑप्ल लोक हॉस्पिटल समोर, टाटा ग्लॅण्डले, रोड नं: ग्लॅंडीस अल्वारे मार्ग मार्ग,ठाणे, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AAIPW9403B	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शांभवी नितीन शेटी वय:-69; पत्ता:-प्लॉट नं: जे/62, माळा नं: -, इमारतीचे नाव: पाम एकर्स, ब्लॉक नं: एम पी रोड, रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AZSPS0872K	
(9) दस्तावेज करून दिल्याचा दिनांक	02/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2330/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	696000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sale Instance

3342391 11-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक . सह दु.नि. कुर्ला 4 दस्त क्रमांक : 3342/2023 नोंदणी : Regn:63m
गावाचे नाव : मुलुंड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	14600000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे	12762489.2	
(4) भू-माफ, पोटहिस्सा व घर क्रमांक असल्यास	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :सदनिका नं: 401, बिल्डिंग नं. बी-3, माला नं: चौथा मजला, लोक एवरेस्ट कॉम्प्लेक्स, इमारतीचे नाव: लोक एवरेस्ट मानसरोवर सी एच एस एल, ब्लॉक नं: मुलुंड पलाय ओव्हर जवळ, जठा शंकर डोसा रोड, रोड : मुलुंड (वेस्ट), मुंबई 400080, इतर माहिती: फ्लॉट नं. 401 चा एकूण एरिया 793.95 चौ. फूट. कार्पेट म्हणजेच 73.79 चौ. मीटर्स, कार्पेट आणि 1035 चौ. फूट. बांधीव म्हणजेच 96.19 चौ. मीटर्स, बांधीव आहे. ((C.T.S. Number : 661 (Part) :))	
(5) क्षेत्रफळ	96.19 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल केव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सविन हरीश कोटेबा वय:-43 पत्ता:-फ्लॉट नं: 401, माला नं: चौथा मजला, बिल्डिंग नं. बी-3, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट मानसरोवर सीएचएसएल, ब्लॉक नं: मुलुंड पलाय ओव्हर जवळ, रोड नं: जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:-AHMPK7484P 2): नाव:-चनिता हरीश कोटेबा वय:-70 पत्ता:-फ्लॉट नं: 401, माला नं: चौथा मजला, बिल्डिंग नं. बी-3, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट मानसरोवर सीएचएसएल, ब्लॉक नं: मुलुंड पलाय ओव्हर जवळ, रोड नं: जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:-BSBPK6657D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्पिता राजेश ठाकर वय:-54, पत्ता:-फ्लॉट नं: 603, माला नं: सहावा मजला, बिल्डिंग नं. सी-2, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:-ADFPY2978N 2): नाव:-राजेश उदयकांत ठाकर वय:-57, पत्ता:-फ्लॉट नं: 603, माला नं: सहावा मजला, बिल्डिंग नं. सी-2, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:-ABBPT1089L	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3342/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	876000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	500000	



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Vastukala Consultants (I) Pvt. Ltd.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th March 2023**.

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 knowledgeably 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 the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. 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 neighbourhood 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 ₹ **1,30,64,400.00** (Rupees One Crore Thirty Lakh Sixty Four Thousand Four Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=AC/INDIA,
c=IN,
2.5.4.20=84122644ad35d334a0799a2588f340c2f33641331;
1.2.791.1.7a1809452; postalCode=400069, st=Maharashtra,
serialNumber=71554,streetAddress=11/1, Sector 17,
Kharjee 29A3 (Thane), CHANDNI BABURAO CHALIKWAR,
date: 2019.11.17.12:28 -05'30


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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