

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ms. Swati Subodh Trilokekar**

Residential Flat No. 15, 3rd Floor, Building No. 1, "**Jay Shanti**", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd.,
Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West),
Mumbai – 400 064, State – Maharashtra, Country – India.

Think Innovate Create
Latitude Longitude - 19°11'06.4"N 72°50'20.3"E

Valuation Prepared for:

Cosmos Bank

Ghodbunder Branch




Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West),
PIN Code – 410 209, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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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. 15, 3rd Floor, Building No. 1, "Jay Shanti", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd., Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Ms. Swati Subodh Trilokekar**.

Boundaries of the property.

North	:	Alliance Bhaskar Housing society
South	:	Building No. 2, Jay Shanti
East	:	Gurukrupa Building
West	:	Navy Nagar 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 **₹ 83,57,639.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Six Hundred Thirty 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 valuation report.

Hence certified

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

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Auth. Sign.



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✉ mumbai@vastukala.org

Residential Flat No. 15, 3rd Floor, Building No. 1, "Jay Shanti", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd., Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai – 400 064, 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 05.05.2023 for Banking Purpose
2	Date of inspection	26.04.2023
3	Name of the owner/ owners	Ms. Swati Subodh Trilokekar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 15, 3 rd Floor, Building No. 1, "Jay Shanti", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd., Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. Contact Person: Ms. Swati Trilokekar - (Owner) Contact No. 9821285040
6	Location, street, ward no	Ward – P/N, Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai
	Survey/ Plot no. of land	Plot No. 11 & 12, CTS No. 227 of Village – Malad (South)
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. = 372.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 482.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Plot No. 11 & 12, Near Navy Colony,

	abutting	Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai.
14	If freehold or leasehold land	Freehold
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?	Owner 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	₹ 17,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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 in a building. 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 – 1982 (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, Ghodbunder Branch to assess fair market value as on **05.05.2023** for Residential Flat No. 15, 3rd Floor, Building No. 1, "**Jay Shanti**", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd., Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Ms. Swati Subodh Trilokekar**.

We are in receipt of the following documents:

1	Copy Agreement for Sale dated 28.12.2004 between Smt. Veena Narayan Pai (The Transferor / Vendor) and Ms. Swati Subodh Trilokekar (The Transferee / Purchaser).
2	Copy of Occupancy Certificate No. CE / 2936 / BSII / AP dated 31.12.1982 issued by Municipal Corporation of Greater Mumbai
3	Copy of No Objection Certificate dated 27.01.2005 issued by The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd.
4	Copy of Letter Ref. No. Malad (W) / ADV / NOV / 4 / 2022 dated 09.11.022 issued by Union Bank in the name of Swati Subodh Trilokekar.
5	Copy of Society Maintenance Bill No. 774 dated 01.02.2023 in the name of Mrs. Swati Subodh Trilokekar
6	Copy of Society Registration Certificate dated 30.06.1982.

LOCATION:

The said building is located at Plot No. 11 & 12, CTS No. 227 of Village – Malad (South), Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a traveling distance 1.4 from Malad Station.

BUILDING:

The building under reference is having Ground + 4th 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 3rd Floor is having 4 Residential Flat. The building is having no lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e., **1 BHK with Bath + WC**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Aluminum sliding windows & Casing Capping electrification & Open plumbing.

Valuation as on 05th May 2023

The Built Up Area of the Residential Flat	:	482.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1982 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 years
Cost of Construction	:	482.00 Sq. Ft. X ₹ 2,700.00 = ₹ 13,01,400.00
Depreciation $\{(100-10) \times 41 / 60\}$:	61.50%
Amount of depreciation		₹ 8,00,361.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,14,036.00 per Sq. M. i.e., ₹ 10,594.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 91,328.00 per Sq. M. i.e., ₹ 8,485.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft.
Value of property as on 05.05.2023	:	482.00 Sq. Ft. X ₹ 19,000.00 = ₹ 91,58,000.00

(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 05.05.2023	:	₹ 91,58,000.00 - ₹ 8,00,361.00 = ₹ 83,57,639.00
Total Value of the property	:	₹ 83,57,639.00
The realizable value of the property	:	₹ 75,21,875.00
Distress value of the property	:	₹ 66,86,111.00
Insurable value of the property (482.00 Sq. Ft. X 2,700.00)	:	₹ 13,01,400.00
Guideline value of the property (482.00 Sq. Ft. X 8,485.00)	:	₹ 40,89,770.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 15, 3rd Floor, Building No. 1, "Jay Shanti", The Malad Jay Shanti Co-Op. Hsg. Soc. Ltd., Plot No. 11 & 12, Near Navy Colony, Mamlatdarwadi Road Extension, Liberty Garden, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India for this particular purpose at **₹ 83,57,639.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Six Hundred Thirty Nine Only)** as on **05th May 2023**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **05th May 2023 is ₹ 83,57,639.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Six Hundred Thirty 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. 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:

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ANNEXURE TO FORM 0-1**Technical details****Main Building**

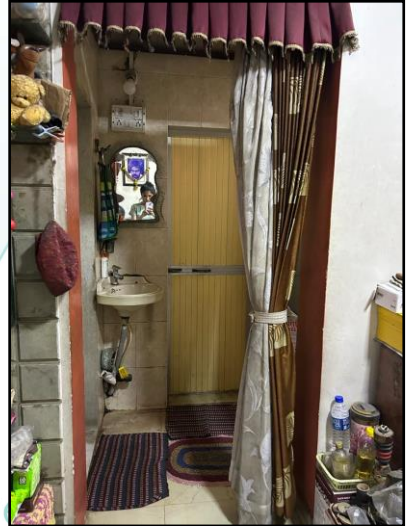
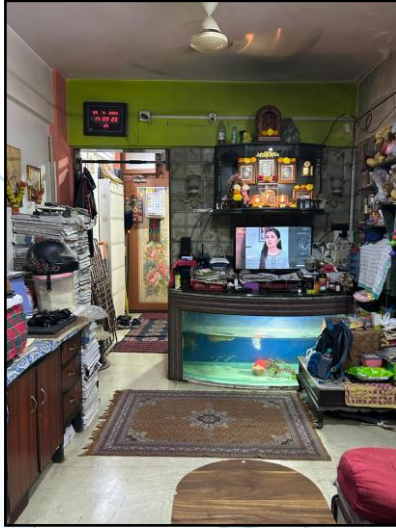
1.	No. of floors and height of each floor		Ground + 4 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction		1982 (As per Occupancy Certificate)
4	Estimated future life		19 Years Subject to proper, 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 shutters door
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP finishing
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		Yes
14	(i)	Internal wiring – surface or conduit	Casing Capping electrification Open plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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		No Lifts & Open / Covered parking
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	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



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Actual site photographs




Actual site photographs

THE MALAD JAY-SHANTI CO-OP HOUSING SOCIETY LTD. WING 1 REG. No. BOM / HSG / P-8571 OF 1982		
GROUND FLOOR	1	Mr. M. M. KARBELKAR
	2	Mr. ASHOK ANANT BHAT
	3	Mr. V. N. KULKARNI
FIRST FLOOR	4	Mr. B. N. KULKARNI
	5	Mrs. K. A. SHAH
	6	Mr. R. S. SHAH
SECOND FLOOR	7	MR. PRADEEP BHALEKAR
	8	Mr. C. V. SASHITTAL
	9	Mrs. J. T. PATEL
THIRD FLOOR	10	Mr. J. MADIA
	11	Mrs. I. K. DAMANI
	12	Mr. CAMILO MEHEZES
FOURTH FLOOR	13	Mrs. ANNA SAMUEL
	14	Mrs. A. A. BHAGWAT
	15	Mrs. SWATI S. TRILOKEKAR
FOURTH FLOOR	16	Mr. DEVANG T. SHAH
	17	Mrs. S. M. KARBELKAR
	18	Mrs. SEEMA MHATRE



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

Year
20232024
Annual Statement of Rates
Language
English

Selected District: मुंबई(उपनगर)

Select Village: मालाड (दक्षिण) (बोरीवली)

Search By: Survey No Location

Enter Survey No: 227

उपविभाग	खुली चमीन	निवासी सदनिका	बॉकीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
63/298-भूभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही. रोड, दक्षिणेस बाई हद्द व पश्चिमेस लिंक रोड.	58650	134160	154280	193400	134160	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,34,160.00			
Reduced by 15% on Flat Located on 3 rd Floor	20,124.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,14,036.00	Sq. Mtr.	10,594.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58,650.00			
The difference between land rate and building rate (A – B = C)	55,386.00			
Depreciation Percentage as per table (D) [100% - 41%] (Age of the Building – 41 Years)			59%	
Rate to be adopted after considering depreciation [B + (C x D)]	46,117.00	Sq. Mtr.	4,284.00	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%

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


Price Indicators

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1 BHK Flat in Jaydeep Chs For Sale in Malad West
Nary Nagar Rd, Malad, Nary Colony, NSC Colony, Malad West, Mumbai, Maharashtra 400064

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

Photos | Location



+6

1 Bedroom	Mar 24, 2023
1 Bathroom	Immediately
NA	Jaydeep Chs
Bike and Car	Full

[Get Owner Details](#)

Price trends by NBEstimate [Check Now](#)

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

₹ 90 Lacs
Non-negotiable

₹ 51,583/Month
Estimated EMI

415
Sq.Ft

Need Home Loan? [Apply Loan](#)

Nearby: Infiniti Mall Malad | Inorbit Mall Malad | HyperCITY | D Mart | Malad

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.Ft/M	Flooring	Cement
Buildup Area	415 Sq.Ft	Carpet Area	380 Sq.Ft

Activity On This Property

310 Unique Views | 0 Shortlists | 5 Contacted

Powered by: NBEstimate

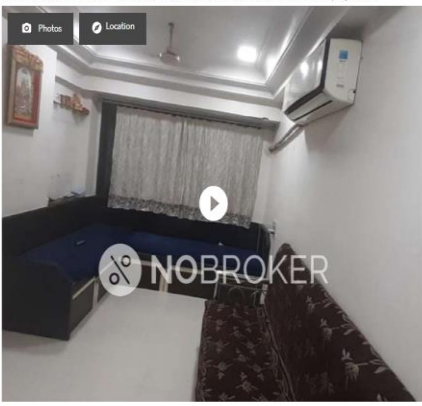
Similar Properties

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1 BHK Flat in Chandra Kore For Sale in Liberty Garden, Malad West
Near Amar Dairy

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

Photos | Location



+14

1 Bedroom	Apr 4, 2023
2 Bathroom	Immediately
NA	Chandra Kore
Bike	None

[Get Owner Details](#)

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Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

₹ 99 Lacs
Negotiable

₹ 56,741/Month
Estimated EMI

520
Sq.Ft

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Nearby: Infiniti Mall Malad | Inorbit Mall Malad | HyperCITY | D Mart | Malad

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	520 Sq.Ft	Carpet Area	430 Sq.Ft

Activity On This Property

588 Unique Views | 4 Shortlists | 8 Contacted

Powered by: NBEstimate

Similar Properties

Sales Instance

3091389 29/04/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 3091/2023 नोंदणी : Regn:63m
गावाचे नाव : मालाड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10650291.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1904, माळा नं: 19, इमारतीचे नाव: रिशब जय अमृत, ब्लॉक नं: नेवी नागर,लिबर्टी गार्डनच्या जवळ, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: सदर दस्त मुंबई मुद्रांक अधि 1958 च्या अनुच्छेद 5(जी-अ)II अन्वये नोंदणीस स्विकारण्यात आला दस्त क्रमांक बरल-9-1165-2021 दिनांक 27/01/2021 या दस्तावर भरलेले मु शु रु 270000/- मधून रू 1000/- वजा जाता 269000/- या दस्तात समायोजित करण्यात आलेले आहे व सदर दस्तावर भरलेले मु शु रु.541000/-,एकुण क्षेत्र 674 चौ फुट रेरा कारपेट सोबत कारपार्किंग((C.T.S. Number : 227 ;))	
(5) क्षेत्रफळ	69 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:-नितेश रणविजय सिंह वय:-33 पत्ता:-प्लॉट नं: 1903 , माळा नं: 19 , इमारतीचे नाव: ठाकूर ज्वेल को-ऑप.हौ. सोसा.लि., ब्लॉक नं: ठाकूर व्हिलेज, ठाकूर कॉलेज जवळ, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-FTTPS6097G 2): नाव:-नेहा रणविजय सिंह यांचा तर्फे मुखत्यार नितेश रणविजय सिंह वय:-33 पत्ता:-प्लॉट नं: 1903 , माळा नं: 19 , इमारतीचे नाव: ठाकूर ज्वेल को-ऑप.हौ.सोसा.लि., ब्लॉक नं: ठाकूर व्हिलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-FGBPS2137C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत गोविंद सपकाळ वय:-60; पत्ता:-प्लॉट नं: 10-12, माळा नं: -, इमारतीचे नाव: राज किरण अपार्टमेंट, ब्लॉक नं: दफ्तरी रोड, छोटी फातिमा स्कूल जवळ, खांडवाला लेन, रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGVPS7143P 2): नाव:-दिपाली चंद्रकांत सपकाळ वय:-54; पत्ता:-प्लॉट नं: 10-12, माळा नं: -, इमारतीचे नाव: राज किरण अपार्टमेंट, ब्लॉक नं: दफ्तरी रोड, छोटी फातिमा स्कूल जवळ, खांडवाला लेन, रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-DXNPS4492H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3091/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	541000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

3755517 29/04/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 9 दस्त क्रमांक : 3755/2023 नोंदणी : Regn:63m
गावाचे नाव : मालाड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	14500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11103081.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2004, माळा नं: 20, इमारतीचे नाव: ऋषभ जय अमृत, ब्लॉक नं: नेव्ही नगर,लिबर्टी गार्डन जवळ, रोड : मालाड पश्चिम,मुंबई 400064, इतर माहिती: सोबत 2 कार पार्किंग.....एकूण क्षेत्र 674 चौ. फुट रेरा कार्पेट((C.T.S. Number : 227/3 and 227/4 ;))	
(5) क्षेत्रफळ	68.90 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:-ऋषभराज टफकॉन्स सिटी होम्स प्रा. लि. चे संचालक प्रक्षाल वणावत वय:-27 पत्ता:-प्लॉट नं: ए-2, माळा नं: तळ मजला, इमारतीचे नाव: सहकार को-ऑप. हौ. सोसायटी, ब्लॉक नं: समोर. फातिमा देवी शाळा, खांडवाला लेन, दफ्तरी रोड, रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAECT4807F	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुंदन आप्पा म्हात्रे वय:-50; पत्ता:-प्लॉट नं: ए-501, माळा नं: 5, इमारतीचे नाव: चंद्रप्रभ अपार्टमेंट, ब्लॉक नं: लिबर्टी गार्डन जवळ, नाहर नगर, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ABTPM7858A 2): नाव:-जिज्ञासा कुंदन म्हात्रे वय:-48; पत्ता:-प्लॉट नं: ए-501, माळा नं: 5, इमारतीचे नाव: चंद्रप्रभ अपार्टमेंट, ब्लॉक नं: लिबर्टी गार्डन जवळ, नाहर नगर, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ARAPM4218M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3755/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	870000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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 **05th May 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 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 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 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 **₹ 83,57,639.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Six Hundred Thirty Nine Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

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