

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Leena Jayesh Shah & Mr. Jayesh Lalji Shah**

Residential Flat No. 1001, 10th Floor, Shubham, "Azad Nagar Shubham Co-Op. Hsg. Soc. Ltd.", Plot No. B – 52,
Veera Desai Road, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'44.2"N 72°50'18.5"E

Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West)

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),
Mumbai – 400 053, State – Maharashtra, Country – India.



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-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1001, 10th Floor, Shubham, "Azad Nagar Shubham Co-Op. Hsg. Soc. Ltd.", Plot No. B – 52, Veera Desai Road, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India belongs to **Mrs. Leena Jayesh Shah & Mr. Jayesh Lalji Shah.**

Boundaries of the property.

North : S.B.I. Sanman CHSL
South : Open Plot
East : Internal Road
West : 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 **₹ 2,70,60,000.00 (Rupees Two Crore Seventy Lakh Sixty Thousand 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.**

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl: Valuation report



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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 01.07.2023 for Bank Loan Purpose
2	Date of inspection	13.05.2023
3	Name of the owner/ owners	Mrs. Leena Jayesh Shah & Mr. Jayesh Lalji Shah
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. 1001, 10 th Floor, Shubham, "Azad Nagar Shubham Co-Op. Hsg. Soc. Ltd.", Plot No. B – 52, Veera Desai Road, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India. Contact Person: Mrs. Leena Jayesh Shah (Owner) Contact No. 9821666026
6	Location, street, ward no	Veera Desai Road, Andheri (West), Mumbai - 400 058
	Survey/ Plot no. of land	Plot No. B-52, Survey No. 133, CTS No. 183 (Part) of Village – Ambivali
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. = 1,060.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 902.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,083.00

		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Plot No. B-52, Survey No. 133, CTS No. 183 (Part) of Village – Ambivali
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA 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	₹ 67,000.00 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.
		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 – 2018 (As per part

	year of completion	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, Veera Desai Road Andheri (West) Branch to assess fair market value as on 30.06.2023 for Residential Flat No. 1001, 10th Floor, Shubham, "Azad Nagar Shubham Co-Op. Hsg. Soc. Ltd.", Plot No. B – 52, Veera Desai Road, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India belongs to **Mrs. Leena Jayesh Shah & Mr. Jayesh Lalji Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 15.05.2013 Between M/s. Prathmesh Krupa Buildcon Pvt. Ltd. (the Developers) and Mrs. Sangita Jayant Vora & Mr. Ankit Jayant Vora (the Purchaser's).
1	Copy of Agreement for sale dated 17.09.2021 Between Mrs. Sangita Jayant Vora & Mr. Ankit Jayant Vora (the Transferors) and Mrs. Leena Jayesh Shah & Mr. Jayesh Lalji Shah & Mrs. Velbai Lalji Shah (the Transferees).
2	Copy of Deed of Release dated 31.03.2022 Between Mrs. Kalpana Padmeshi Gada, Mrs. Indira Rasik Gogri, Mrs. Harshila Rakesh Nandu, Mrs. Sunita Shah, Mrs. Hansa Haresh Chheda, Mrs. Hansa Haresh Chheda & Mrs. Bhavana Jayanti Chheda (The Releasor) And Mr. Jayesh Lalji Shah.
3	Copy of Occupancy Certificate No. MH / EE / (BP) / GM / MHADA – 106 / 095 / 2018 dated 21.09.2018 issued by MHADA.
4	Copy of Society Registration Certificate No. MUM / TNA / MHADB / HSG / TO / TC / 1284 / Year 2009 – 2010 issued by Maharashtra Govt.

LOCATION:

The said building is located at Plot No. B-52, Survey No. 133, CTS No. 183 (Part) of Village – Ambivali, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 1.8 Km. from Andheri railway station.

BUILDING:

The building under reference is having Stilt + 15 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. As per site inspection, the building external renovation work is in progress . The building is used for residential purpose. 10th Floor is having 3 Residential Flats. 2 Lifts provided in the building.

Residential Flat:

The residential flat under reference is situated on the 10th Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage. (i.e. **3BHK with 3 Toilets**). The residential flat is finished with Marble Flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 01st July 2023

The Carpet Area of the Residential Flat	:	902.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 Years
Cost of Construction	:	1083.00 X 3,000.00 = ₹ 32,49,000.00
Depreciation $\{(100-10) \times 05 / 60\}$:	N.A. building age is below 5 years.
Amount of depreciation	:	N.A. building age is below 5 years.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,04,172.50 per Sq. M. i.e. ₹ 18,968.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	-
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
Value of property as on 01.07.2023	:	902.00 Sq. Ft. X ₹ 30,000.00 = ₹ 2,70,60,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 01.07.2023	:	₹ 2,70,60,000.00
Total Value of the property	:	₹ 2,70,60,000.00
The realizable value of the property	:	₹ 2,43,54,000.00
Distress value of the property	:	₹ 2,16,48,000.00
Insurable value of the property (1,083.00 X 3,000.00)	:	₹ 32,49,000.00
Guideline value of the property (1,083.00 X 18,968.00)	:	₹ 2,05,42,344.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1001, 10th Floor, Shubham, "Azad Nagar Shubham Co-Op. Hsg. Soc. Ltd.", Plot No. B – 52, Veera Desai Road, Andheri (West), Mumbai - 400 058, State – Maharashtra, Country – India for this particular purpose at ₹ 2,70,60,000.00 (Rupees Two Crore Seventy Lakh Sixty Thousand Only) as on 01st July 2023.

NOTES

1. I, Sharad 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 **01st July 2023 is ₹ 2,70,60,000.00 (Rupees Two Crore Seventy Lakh Sixty Thousand 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

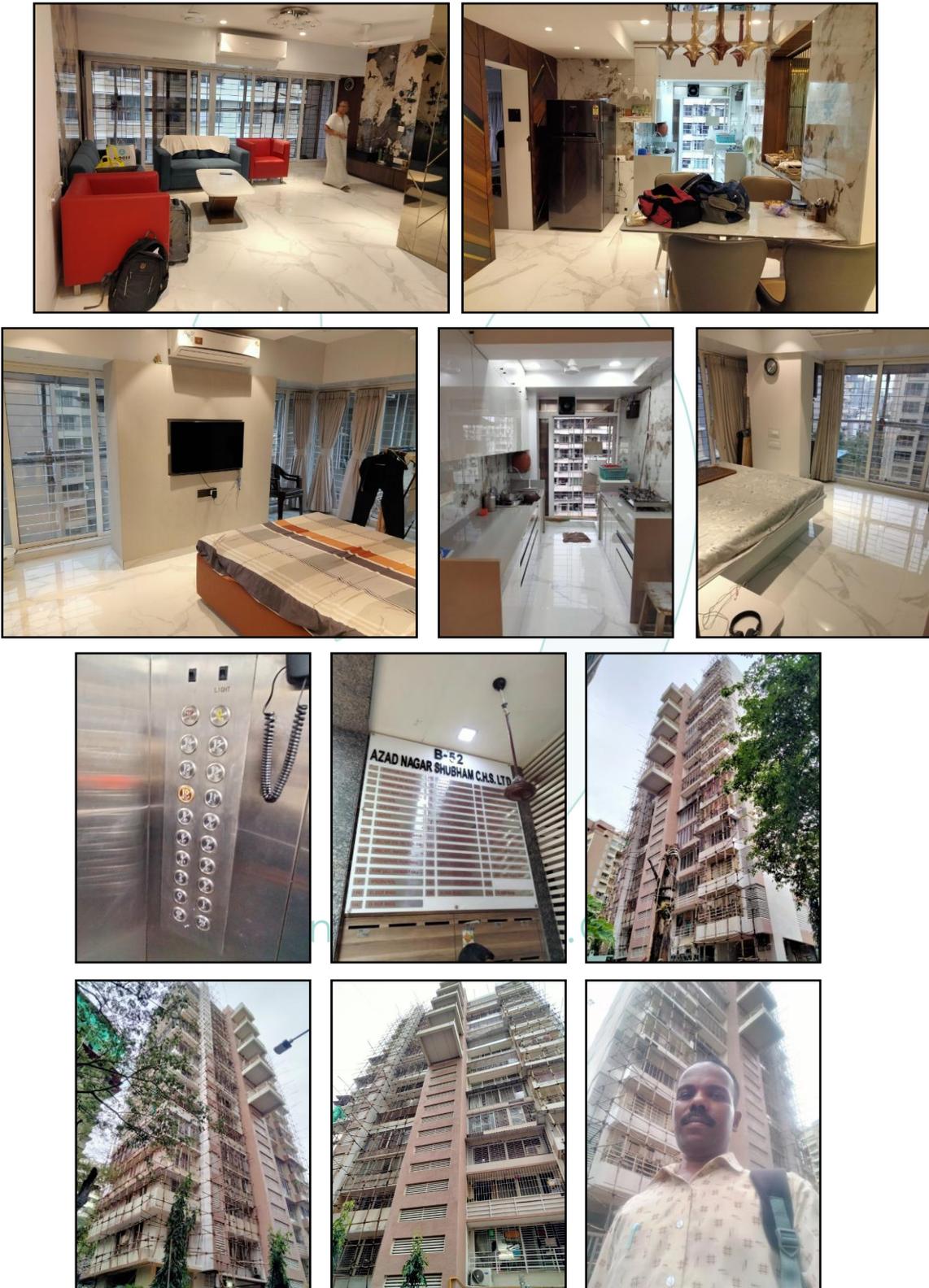
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

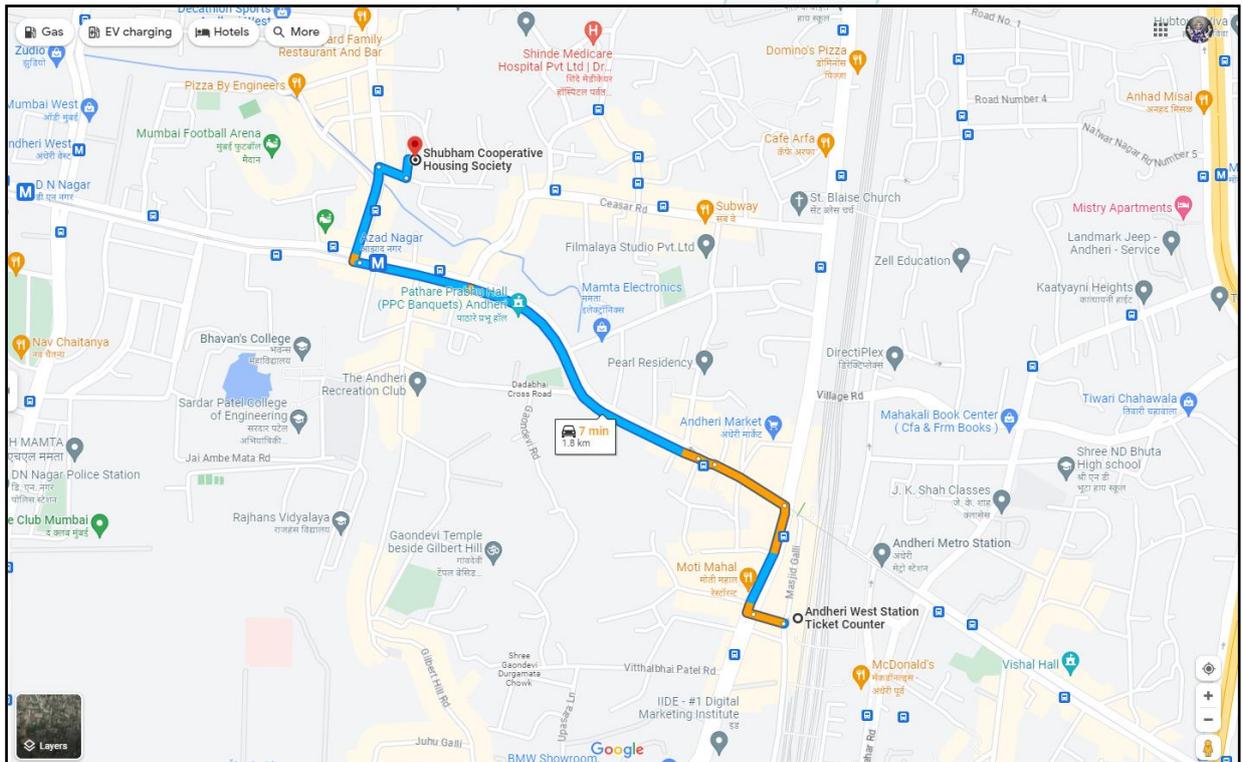
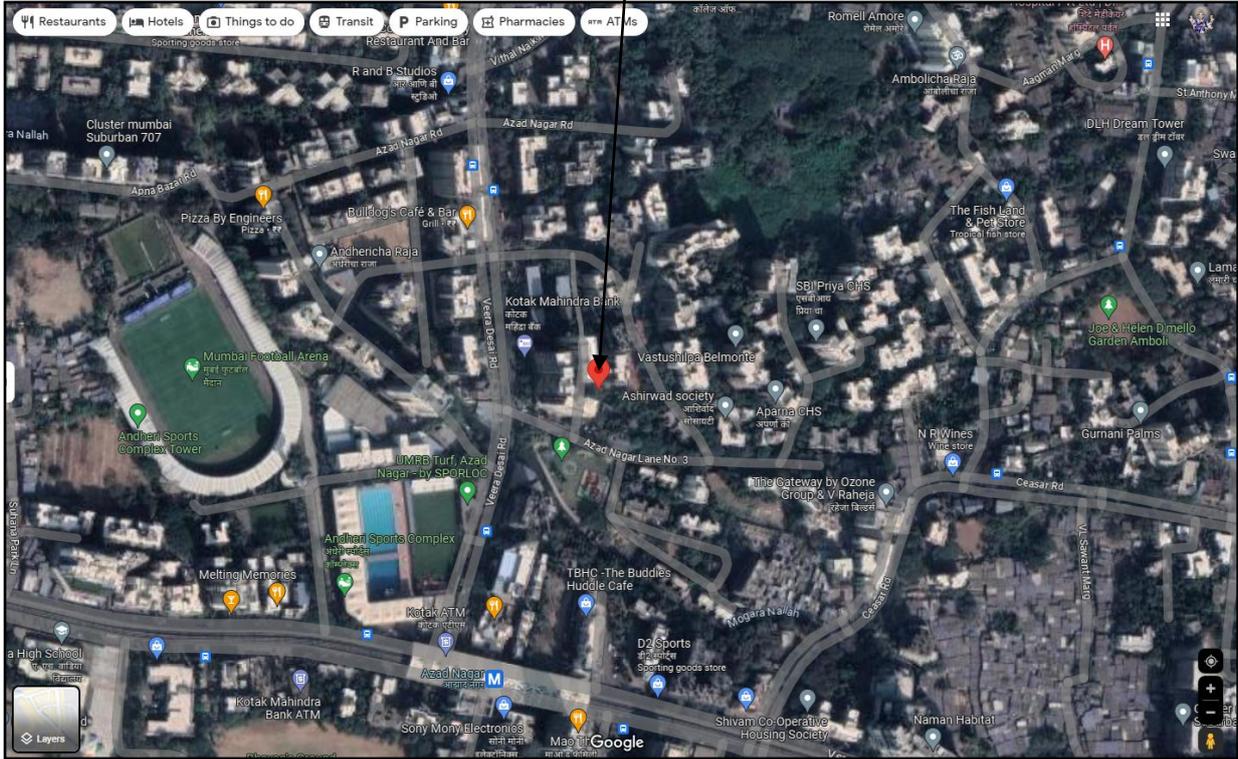
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 15 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 10 th Floor
3	Year of construction	2018 (As per part Occupancy Certificate)
4	Estimated future life	55 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 Solid flush doors, Powder Coated Aluminium sliding windows
10	Flooring	Marble flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18	No. of lifts and capacity	2 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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°07'44.2"N 72°50'18.5"E

Note: The Blue line shows the route to site from nearest railway station (Andheri – 1.8 Km.)

Ready Reckoner Rate

Valuation		Home	Rule Guidline	LOGOUT	
 Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन			
 Valuation For Urban Area					
*** welcome to va					
Location Details					
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name <input type="text" value="Mumbai"/>		Help on Division	
District Name <input type="text" value="मुंबई(उपनगर)"/>		Zone Name <input type="text" value="47-आंधिवली (अंधेरी)"/>			
Attribute <input type="text" value="सि.टी.एस. नंबर"/>		<input type="text" value="183"/>		SubZone Name <input type="text" value="भुभाग: उत्तरेस व पुर्वेस गा:"/>	
<input type="radio"/> Open Land 104590		<input checked="" type="radio"/> Residence 194450		<input type="radio"/> Office 223620	
<input type="radio"/> Shop 244470		<input type="radio"/> Industry 194450		<input type="radio"/> Unit Square Meter	

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
Reduced by 10% on Flat Located on 10 th Floor	9,722.50			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	2,04,172.50	Sq. Mtr.	18,968.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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

Price Indicators

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Posted on: Jun 30, 23 | Property ID: 66350051

₹2.70 Cr [How much loan can I get?](#)

3 BHK 1323 Sq-ft Flat For Sale **Azad Nagar 2, Mumbai**



3 Beds
3 Baths
1 Covered Parking
Unfurnished
Visitor Parking

Carpet Area 882 sqft ₹30,612/sqft	Project Jiten Apartment	Floor 9 (Out of 18 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

Contact Agent
Get Phone No.
Last contact made 6 days ago

More Details

Price Breakup **₹2.7 Cr | ₹13,50,000** Approx. Registration Charges | **₹7,000** Monthly

Contact Agent

✔ Certified Agent
Hitendra Sisodiya -91-93XXXXXXX

Your Name

Email

IND +91 Mobile Number

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Posted on: May 25, 23 | Property ID: 64764431

₹3.20 Cr [How much loan can I get?](#)

3 BHK 1455 Sq-ft Flat For Sale **Azad Nagar 2, Mumbai**



3 Beds
3 Baths
2 Balconies
1 Covered Parking
Visitor Parking

Carpet Area 970 sqft ₹32,990/sqft	Developer Pattathu Brothers	Project Pearl Residency	Floor Upper Basement (Out of 15 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lifts 4

Contact Agent
Get Phone No.
Last contact made 1 day ago

More Details

Price Breakup **₹3.2 Cr | ₹16,00,000** Approx. Registration Charges | **₹6,500** Monthly

Contact Agent

✔ RERA REGISTERED
Rajesh Sheth -91-98XXXXXXX

Your Name

Email

IND +91 Mobile Number

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Get Contact Details

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Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri West > 1 BHK Flats for Sale in Andheri West > 650 Sq-ft

Posted on: May 13, 23 Property ID: 64021069

₹1.49 Cr How much loan can I get?

1 BHK 650 Sq-ft Flat For Sale **Andheri West, Mumbai**

1 Bed | 2 Baths | 3 Balconies | Unfurnished

Carpet Area 550 sqft ₹27,091/sqft	Developer Cooperative Group Housing Society	Project Shubham CHS
Floor 14 (Out of 15 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	Lifts 2	Furnished Status Unfurnished

Contact Agent
Certified Agent Locality Superstar
Kunal +91-74XXXXXXX

Your Name
Email
IND +91 Mobile Number
I Agree to MagicBricks Terms of Use

Contact Agent **Get Phone No.** Last contact made 14 days ago **Get Contact Details**

More Details

Price Breakup	₹1.49 Cr ₹7,45,000 Approx. Registration Charges ₹4,000 Monthly
Booking Amount	₹15.0 Lac
Address	Near azad nagar metro station., Andheri West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Andheri sports complex.

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Sales Instance

6/30/23, 2:05 PM	freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
7813513 30-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 7813/2023 नोंदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16300000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16444567.52	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं 1004 10 वा मजला आझाद नगर एम्पायर सी एच एस ली प्लॉट नं ए 5 एस नं 133 म्हाडा लेआउट आझाद नगर वीरा देसाई रोड अंधेरी पश्चिम मुंबई 400053((C.T.S. Number : 835 PART ;))	
(5) क्षेत्रफळ	74.71 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:-सुमितकुमार लखन साहु - - वय:-38 पत्ता:-प्लॉट नं: प्लॉट नं ८०-डी ३ , माळा नं: -, इमारतीचे नाव: शिवशक्ती सी एच एस , ब्लॉक नं: ४ बंगला एसव्हीपी नगर म्हाडा अंधेरी पश्चिम , रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AWQPS8078J 2): नाव:-अशितकुमार लखन साहु - - वय:-44 पत्ता:-प्लॉट नं: प्लॉट नं ८०-डी ३ , माळा नं: -, इमारतीचे नाव: शिवशक्ती सी एच एस, ब्लॉक नं: ४ बंगला एसव्हीपी नगर म्हाडा अंधेरी पश्चिम, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AUYP6200Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयबाल गजराज कौंडर - - वय:-42; पत्ता:-प्लॉट नं: रूम नं १११ बी , माळा नं: -, इमारतीचे नाव: अण्णा नगर , ब्लॉक नं: आर टी ओ कॅम्पाऊंड अंधेरी पश्चिम , रोड नं: न्यू लिंक रोड , महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AUPEK4837B	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7813/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	987000	
(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.	
https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx		
1/2		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01st July 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 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 **₹ 2,70,60,000.00 (Rupees Two Crore Seventy Lakh Sixty Thousand Only).**

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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