

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma**
Name of Proposed Purchaser: **Mr. Navin Sundar Shetty & Mrs. Shobha Shetty**

Residential Flat No. 1301, 13th Floor, "**Westin Joanita Co-Op. Hsg. Soc. Ltd.**", Plot No. 4,
Village Ambivali, Andheri (West), Mumbai – 400 058, State - Maharashtra, Country – India.

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Latitude Longitude - 19°07'43.8"N 72°50'35.4"E

Valuation Prepared for:

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 :

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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. 1301, 13th Floor, "Westin Joanita Co-Op. Hsg. Soc. Ltd.", Plot No. 4, Andheri (West), Village Ambivali, Mumbai – 400 058, State - Maharashtra, Country – India belongs to **Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma**. Name of Proposed Purchaser is **Mr. Navin Sundar Shetty & Mrs. Shobha Shetty**.

Boundaries of the property.

North	: Open Plot
South	: Under Construction Building
East	: Jay Bhavani Mata Road
West	: Vartak Niwas

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 **₹ 1,72,25,000.00 (Rupees One Crore Seventy-Two Lakh Twenty-Five 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.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 17:44:56 +05'30'

Auth. Sign.



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



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Valuation Report of Residential Flat No. 1301, 13th Floor, "Westin Joanita Co-Op. Hsg. Soc. Ltd.", Plot No. 4, Village Ambivali, Andheri (West), Mumbai – 400 058, 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 21.02.2024 for Banking Purpose
2	Date of inspection	20.02.2024
3	Name of the owner/ owners	Name of Owner: Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma Name of Proposed Purchaser: Mr. Navin Sundar Shetty & Mrs. Shobha Shetty
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares is not available
5	Brief description of the property	Address: Residential Flat No. 1301, 13 th Floor, "Westin Joanita Co-Op. Hsg. Soc. Ltd.", Plot No. 4, Village Ambivali, Andheri (West), Mumbai – 400 058, State - Maharashtra, Country – India. Contact Person: Mr. Mathew Samvel (Tenant) Mobile No. 9893043316
6	Location, street, ward no	Plot No. 4, Andheri (West), Mumbai – 400 058
7	Survey/ Plot no. of land	Plot No. 4, City Survey No. 436/3 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. = 627.00 (Area as per Actual Site measurement) RERA Carpet Area in Sq. Ft. = 650.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 715.00 (RERA Carpet Area + 10%)

		All the above areas are within 3% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Plot No. 4, Andheri (West), Mumbai – 400 058
14	If freehold or leasehold land	Leasehold
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	As per documents
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.	Copy of Approved Building Plan No. CHE / WS / 0785 / 337(New) dated 13.11.2015 issued by Municipal Corporation of Greater Mumbai.
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?	Tenant Occupied - Mr. Mathew Samvel Occupied Since – Last 1 Year
	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	₹ 55,000.00 Present 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?	N.A.
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	As per sub registrar of assurance records



	No., sale price and area of land sold.	
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of construction – 2020 (As per site information)
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.
45	<i>Remark:</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 21.02.2024 for Residential Flat No. 1301, 13th Floor, "**Westin Joanita Co-Op. Hsg. Soc. Ltd.**", Plot No. 4, Village Ambivali, Andheri (West), Mumbai – 400 058, State - Maharashtra, Country – India belongs to **Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma**. Name of Proposed Purchaser is **Mr. Navin Sundar Shetty & Mrs. Shobha Shetty**.

We are in receipt of the following documents:

1.	Copy of Draft Agreement for Sale in the month Feb'2024 between Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma (The Transferor) And Mr. Navin Sundar Shetty & Mrs. Shobha Shetty (The Transferee's).
2.	Copy of Agreement for Sale between M/s. Westin Developers Pvt. Ltd. (The Developers) And Mr. Abhash Omsharan Sharma & Mrs. Yukti Sharma (The Purchaser's).
3.	Copy of Approved Building Plan No. CHE / WS / 0785 / 337(New) dated 13.11.2015 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site).
4.	Copy of Commencement Certificate No. CHE / WS / 0785 / K / 337(New) dated 13.05.2019 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. 4, City Survey No. 436/3 of Village - Ambivali. The property falls in Residential Zone. It is at a nearest distance 850 Mt. from Azad Nagar metro Station.

BUILDING:

The building under reference is having Ground + 13 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 Good. The building is used for residential purpose. 13th Floor is having 2 Residential Flats.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. The residential flat is finished with Vitrified flooring, Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 21st February 2024

The RERA Carpet Area of the Residential Flat	:	650.00 Sq. Ft.
-----------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2020 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	04 years
Cost of Construction	:	715.00 Sq. Ft. X ₹ 3,000.00 = ₹ 21,45,000.00
Depreciation $\{(100-10) \times 00 / 60\}$:	N.A As building age is below 5 years
Amount of depreciation	:	N.A As building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,13,895.00 per Sq. M. i.e., ₹ 19,871.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	N.A As building age is below 5 years
Prevailing market rate	:	₹ 26,500.00 per Sq. Ft.
Value of property as on 21.02.2024	:	650.00 Sq. Ft. X ₹ 26,500.00 = ₹ 1,72,25,000.00

(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 21.02.2024	:	₹ 1,72,25,000.00
Total Value of the property	:	₹ 1,72,25,000.00
The realizable value of the property	:	₹ 1,55,02,500.00
Distress value of the property	:	₹ 1,37,80,000.00
Insurable value of the property (715.00 X 3,000.00)	:	₹ 21,45,000.00
Guideline value of the property (715.00 X 19,871.00)	:	₹ 1,42,07,765.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1301, 13th Floor, "**Westin Joanita Co-Op. Hsg. Soc. Ltd.**", Plot No. 4, Andheri (West), Mumbai – 400 058, State - Maharashtra, Country – India for this particular purpose at **₹ 1,72,25,000.00 (Rupees One Crore Seventy-Two Lakh Twenty-Five Thousand Only)** as on **21st February 2024**.

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 **21st February 2024** is **₹ 1,72,25,000.00 (Rupees One Crore Seventy-Two Lakh Twenty-Five 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:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 13 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 13 th Floor
3.	Year of construction	2020 (As per site information)
4.	Estimated future life	56 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 door, Aluminium sliding windows
10.	Flooring	Vitrified 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 Concealed plumbing.
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	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	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

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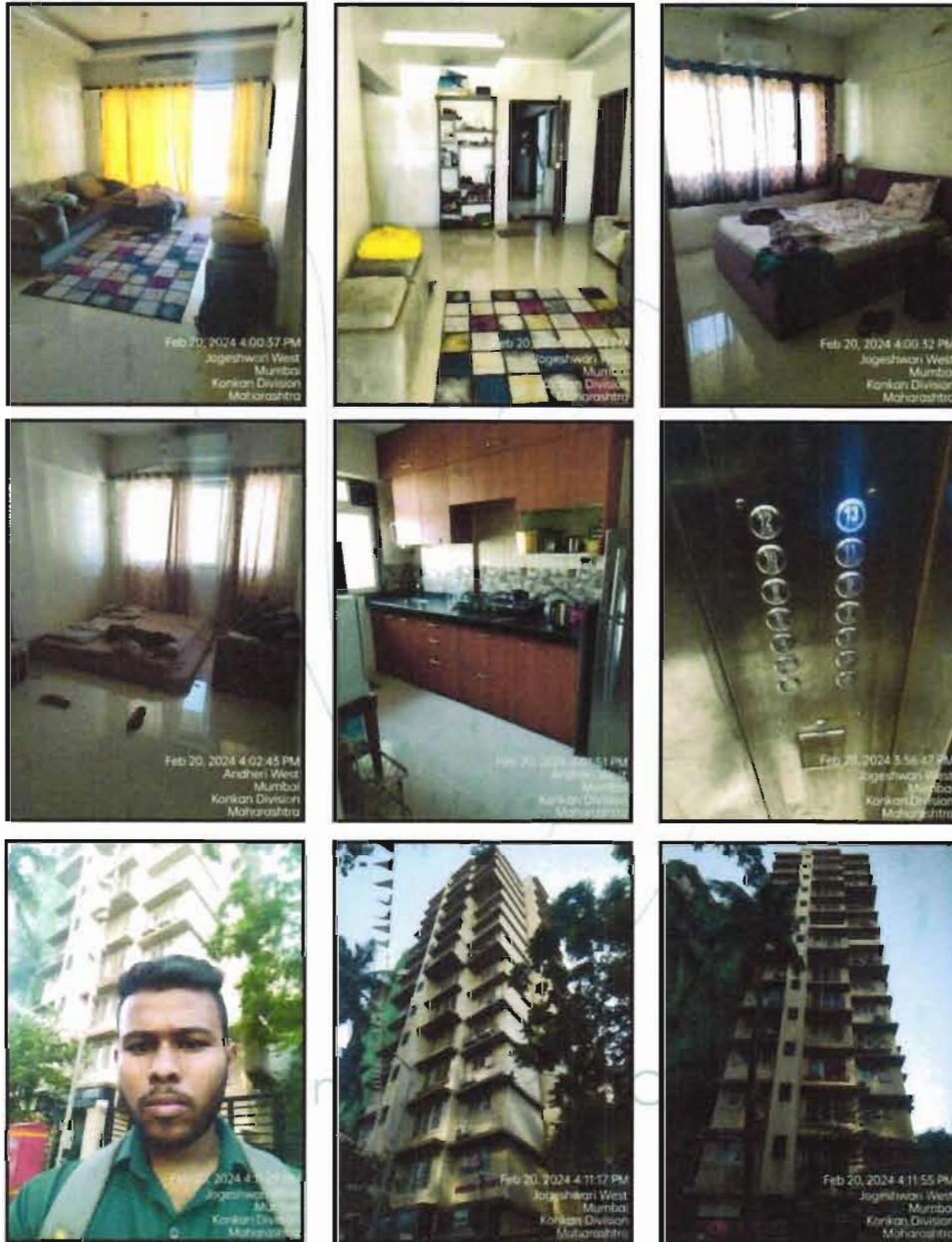
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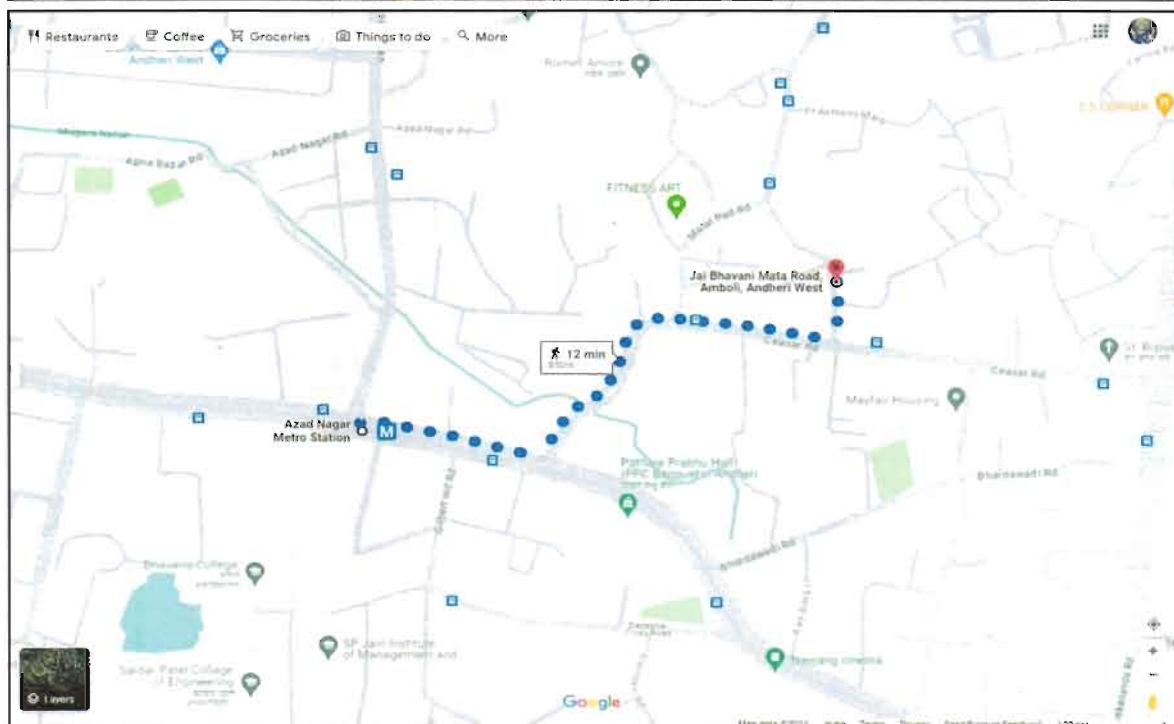


Actual site photographs



Route Map of the property

Site:u/r



Latitude Longitude - $19^{\circ}07'43.8''N$ $72^{\circ}50'35.4''E$

Note: The Blue line shows the route to site from nearest Metro station (Azad Nagar – 850 Mt.)



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Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
104590	194450	223820	244470	194450	- Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
Increase by 10% on Flat Located on 13 th Floor	19,445.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,13,895.00	Sq. Mtr.	19,871.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,590.00			
The difference between land rate and building rate (A – B = C)	1,09,305.00			
Depreciation Percentage as per table (D) [100% - 4%] (Age of the Building – 4 Years)	96%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,09,523.00	Sq. Mtr.	19,465.00	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

Price Indicators

Project RERA Reg. P51900005532
Square Yards RERA Reg. A51800000454

Westin Joanita - Price List

Unit Type	Area	New Home Price*
1 BHK 428 Sq. Ft. Apartment	428 Sq. Ft. (Carpet)	₹ 1.25 Cr.
1 BHK 489 Sq. Ft. Apartment	489 Sq. Ft. (Carpet)	₹ 1.43 Cr.
2 BHK 685 Sq. Ft. Apartment	685 Sq. Ft. (Carpet)	₹ 2.00 Cr.
2 BHK 609 Sq. Ft. Apartment	609 Sq. Ft. (Carpet)	₹ 1.78 Cr.
2 BHK 671 Sq. Ft. Apartment	671 Sq. Ft. (Carpet)	₹ 1.96 Cr.
2 BHK 600 Sq. Ft. Apartment	600 Sq. Ft. (Carpet)	₹ 1.75 Cr.
2 BHK 665 Sq. Ft. Apartment	665 Sq. Ft. (Carpet)	₹ 1.94 Cr.

Westin Joanita - Floor Plans & Layout

Prime Member
 Cashbacks and discounts worth ₹75,000
 • Cashback on new property
 • Deduct on Home interest
 • Loan processing fee waiver
 • Complimentary Valuation & More
 Benefits worth ₹75,000 in just ₹4,999 **Get It Now**

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Posted on: Oct 06, 23 Property ID: 8784008

Contact Owner **abhash abhash** +91-99033XXXX

₹ 1.70 Cr ~~EMI - ₹ 77k~~ | [Get pre-approved loan](#)

2 BHK Flat For Sale in Westin Joanita, **Andheri East, Mumbai**

2 Beds 2 Baths Semi-Furnished

Carpet Area: 650 sqft - ₹26.14-sqft
 Developer: **Westin Developer Pvt. Ltd.**
 Project: **Westin Joanita**

Floor: 13 (Out of 13 Floors)
 Transaction Type: Resale
 Status: Ready to Move

Furnished Status: Semi-Furnished
 Age Of Construction: Less than 5 years

Contact Owner **Get Phone No.** Last contact made 15 days ago

More Details

Price Breakup: ₹1.7 Cr | ₹8,50,000 Approx. Registration Charges
 Booking Amount: ₹100000
 Address: Andheri East, Mumbai - Western Mumbai, Maharashtra

Price Indicators

NOBROKER
 2 BHK Flat in Westin Joanita For Sale in Andheri West
 ₹ 1.9 Crores
 ₹ 1.09 Lacs/Month
 852 sq.ft.

Overview

Age of Building	2.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq.Ft/M	Flooring	NA
Buildup Area	852 Sq.Ft	Carpet Area	480 Sq.Ft

Activity On This Property
 2,484 views

Similar Properties

commonfloor.com
 Mumbai Buy LOCAL TO BUY/OWN OR PROJECT RATHER

Westin Joanita Villa
 By Westin Developers Pvt Ltd in Andheri West

OVERVIEW LOCATION BUY RENT

Gallery

2 BHK
 750 sq ft
 ₹ 1.75 Cr
 Jun-2019 (Ready to move)
 Apartment
 REPA ₹190000532

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans (Live-in)	Buy
2 BHK Apartment	750 sq ft	600 sq ft	₹ 1.75 Cr	NA	NA

Request a Call Back

I am looking for:
 Home Loan
 Parking Service
 Interior Design Service

REQUEST CALL BACK

Sale Transaction

सूची क्र.2		दुय्यम निबंधक : सह द.नि. अंधेरी 5
3943512 21-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 3943/2023 नोंदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	17256000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे;	16398940.75	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1802, माळा नं: 18 वा मजला, इमारतीचे नाव: एम के ग्रासिया, ब्लॉक नं: अंधेरी पश्चिम,मुंबई - 400058, रोड : ऑफ सीजर रोड, इतर माहिती: सोबत 1 कारपार्किंग((C.T.S. Number : 440/19, 440/19 part (1 to 7) and 440/20, 440/20 part (1 to 8) and 619.619/1 ;))	
(5) क्षेत्रफळ	73.50 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असलेले तक्के.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव.-मेसर्स ए.आर.आंबोली डेव्हलपर्स प्रा लिमिटेड ये ऑंधो सिव्हेटी सुशीर रस्तू पवार वय:-41 पत्ता.-प्लॉट नं. ऑफिस नं.701/702/707 व 708, माळा नं. - इमारतीचे नाव: गोल्डन बॅबर्स प्रिमापसेस को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं. विक रोड, ऑफ फेम अॅडलॅन्स, तनिश शोरूम, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं.-AAATCA7469F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-अलिविटी जॉय डिसिल्वा वय:-75, पत्ता.-प्लॉट नं. सदनिका नं.16, माळा नं. 3 रा मजला, इमारतीचे नाव: क्रियाडी को-ऑप ही सो, ब्लॉक नं. आंबोली,अंधेरी पश्चिम,मुंबई, रोड नं. 39, सीजर रोड, शिवसेना शाखा जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं.-AAADPD2624G 2). नाव.-गौरिटी आयटी डिसिल्वा वय:-68, पत्ता.-प्लॉट नं. सदनिका नं.16, माळा नं. 3 रा मजला, इमारतीचे नाव: क्रियाडी को-ऑप ही सो, ब्लॉक नं. आंबोली,अंधेरी पश्चिम,मुंबई, रोड नं. 39, सीजर रोड, शिवसेना शाखा जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं.-ACCPD7943D	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमीक.खंड व पृष्ठ	3943/2023	
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	1035400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

सूची क्र.2		दुय्यम निबंधक : सह द.नि. अंधेरी 5
5257512 21-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 5257/2023 नोंदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	18650656	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे;	15085625.45	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1405, माळा नं: 14 वा मजला, इमारतीचे नाव: एम के ग्रासिया, ब्लॉक नं: अंधेरी पश्चिम,मुंबई - 400058, रोड : ऑफ सीजर रोड, इतर माहिती: सोबत 1 कारपार्किंग((C.T.S. Number : 440/19, 440/19 part (1 to 7) and 440/20, 440/20 part (1 to 8) and 619.619/1 ;))	
(5) क्षेत्रफळ	67.36 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असलेले तक्के.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव.-मेसर्स ए.आर.आंबोली डेव्हलपर्स प्रा लिमिटेड ये ऑंधो सिव्हेटी सुशीर रस्तू पवार वय:-41 पत्ता.-प्लॉट नं. ऑफिस नं.701/702/707 व 708, माळा नं. - इमारतीचे नाव: गोल्डन बॅबर्स प्रिमापसेस को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं. विक रोड, ऑफ फेम अॅडलॅन्स, तनिश शोरूम, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं.-AAATCA7469F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-हरीशचंद्र प्यरिलाळ विश्वकर्मा वय:-43, पत्ता.-प्लॉट नं. 3, माळा नं. - इमारतीचे नाव: एबेसी अपार्टमेंट, ब्लॉक नं. आंबोली,अंधेरी पश्चिम,मुंबई, रोड नं: सीजर रोड, चर्च जवळ, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं.-ACSPV3425E 2). नाव.-सीमादेवी एच विश्वकर्मा वय:-37, पत्ता.-प्लॉट नं. 3, माळा नं. - इमारतीचे नाव: एबेसी अपार्टमेंट, ब्लॉक नं. आंबोली,अंधेरी पश्चिम,मुंबई, रोड नं: सीजर रोड, चर्च जवळ, महाराष्ट्र, मुम्बई, पिन कोड:-400058 पॅन नं.-AFAPV3348D	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/04/2023	
(11)अनुक्रमीक.खंड व पृष्ठ	5257/2023	
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	1119100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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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 **21st February 2024**.

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 ₹ 1,72,25,000.00 (Rupees One Crore Seventy-Two Lakh Twenty-Five Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 17:45:03 +05'30'

Auth. Sign.

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

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