

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anil Narayabhai Barot & Mrs. Jagruti Anil Barot**

Residential Flat No. 402, 4th Floor, Building No. 3, "**Jaswanti Gold Co-op. Hsg. Soc. Ltd.**", Subhash Lane,
Village Malad North, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude - 19°12'03.1"N 72°50'41.0"E

Valuation Prepared for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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|  Mumbai |  Aurangabad |  Pune |  Rajkot |
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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. 402, 4th Floor, Building No. 3, "Jaswanti Gold Co-op. Hsg. Soc. Ltd.", Subhash Lane, Village Malad North, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Anil Narayabhai Barot & Mrs. Jagruti Anil Barot.**

Boundaries of the property.

North	:	Jewel Palace
South	:	Marriage Hall
East	:	Subhash Lane
West	:	Khandelwal CHSL

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 **₹ 3,08,39,000.00 (Rupees Three Crore Eight Lakh Thirty-Nine 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.**



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

Auth. Sign.



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**Valuation Report of Residential Flat No. 402, 4th Floor, Building No. 3, "Jaswanti Gold Co-op. Hsg. Soc. Ltd.",
Subhash Lane, Village Malad North, Kandivali (West), Mumbai – 400 067,
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 15.03.2024 for Bank Loan Purpose
2	Date of inspection	13.03.2024
3	Name of the owner/ owners	Mr. Anil Narayabhai Barot & Mrs. Jagruti Anil Barot
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. 402, 4 th Floor, Building No. 3, "Jaswanti Gold Co-op. Hsg. Soc. Ltd.", Subhash Lane, Village Malad North, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Anil Narayabhai Barot (Owner) Contact No.: 9892667632
6	Location, street, ward no	Netaji Subhash Road, R/S Ward
7	Survey/ Plot no. of land	C.T.S. No. 316, 316/1 to 86, 317 & 317/1 to 8 of Village Malad North
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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 894.00 Balcony Area in Sq. Ft. = 333.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 929.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 1,115.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Netaji Subhash Road
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	N.A.
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	₹ 64,000.00 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?		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 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (As per Part 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.
	Higher Weitage Remarks: <i>As per Site Inspection, Actual Carpet area = 894.00 Sq. Ft. + Balcony Area in Sq. Ft. - 333.00 Sq. Ft. = 1,227.00 Sq. Ft. is more than Carpet area 929.00 Sq. Ft. mentioned in the Agreement provided to us. We have considered area mentioned in the Agreement. Hence, to give proper weightage to the value of the property, higher rate i.e. 33,196/- per Sq. Ft. (After Depreciation) is considered</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 15.03.2024 for Residential Flat No. 402, 4th Floor, Building No. 3, "**Jaswanti Gold Co-op. Hsg. Soc. Ltd.**", Subhash Lane, Village Malad North, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Anil Narayabhai Barot & Mrs. Jagruti Anil Barot.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 11.04.2018 between Mr. Kirit M. Shah & Mrs. Geeta K. Shah (the Transferors) AND Mr. Anil Narayabhai Barot & Mrs. Jagruti Anil Barot (the Transferees).
2	Copy of Commencement Certificate SRA / ENG / 2378 / RS / PL / AP dated 23.04.2014 issued by Slum Rehabilitation Authority.
3	Copy of Amended IOA cum Part Occupancy Permission No. SRA / ENG / 2378 / RS PL / AP dated 29.11.2014 to Sale Building No. 3, issued by Slum Rehabilitation Authority (SRA).

LOCATION:

The said building is located at bearing C.T.S. No. 316, 316/1 to 86 & 317, 317/1 to 8 of Village Malad North, Taluka – Borivali, R/S Ward of MCGM. The property falls in Residential Zone. It is at a travelling distance 1.2 km. from Kandivali railway station.

BUILDING:

The building under reference is having 2 Basements + Ground + 3 Podiums + 21st 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 is used for residential purpose. 4th Floor is having 5 Residential Flats. The building has 3 Lifts.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of Living Room + Dining Area + Kitchen + 3 Bedrooms + 3 Toilets + Passage + Dry Balcony Area + Balcony Area (i.e., **3BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 15th March 2024

The Carpet Area of the Residential Flat	:	929.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 Years
Cost of Construction	:	1,115.00 X 2,800.00 = ₹ 31,22,000.00
Depreciation $\{(100-10) \times 10 / 60\}$:	15.00%
Amount of depreciation	:	₹ 4,68,300.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,130.00 per Sq. M. i.e. ₹ 12,740.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,29,164.00 per Sq. M. i.e. ₹ 12,000.00 per Sq. Ft.
Prevailing market rate	:	₹ 33,700.00 per Sq. Ft.
Value of property as on 15.03.2024	:	929.00 Sq. Ft. X ₹ 33,700.00 = ₹ 3,13,07,300.00

(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 15.03.2024	:	₹ 3,13,07,300.00 - ₹ 4,68,300.00
Total Value of the property	:	₹ 3,08,39,000.00
The realizable value of the property	:	₹ 2,77,55,100.00
Distress value of the property	:	₹ 2,46,71,200.00
Insurable value of the property (1,115 X 2,800.00)	:	₹ 31,22,000.00
Guideline value of the property (1,115 X 12,000.00)	:	₹ 1,33,80,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, Building No. 3, "**Jaswanti Gold**", Subhash Lane, Village Malad North, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 3,08,39,000.00 (Rupees Three Crore Eight Lakh Thirty Nine Thousand Only)** as on **15th March 2024**.

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 **15th March 2024 is ₹ 3,08,39,000.00 (Rupees Three Crore Eight Lakh Thirty Nine 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

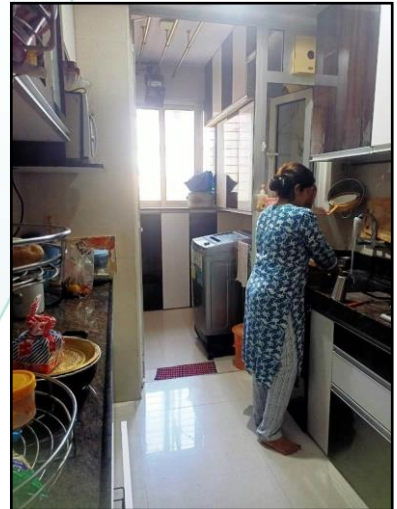
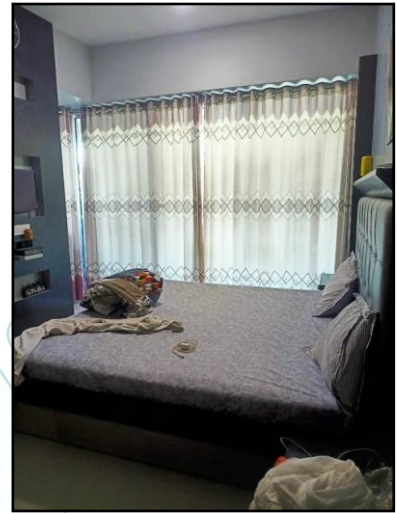
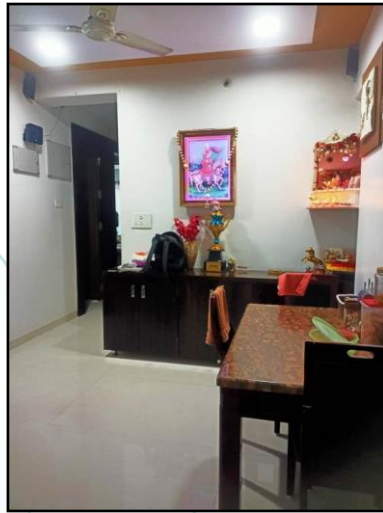
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

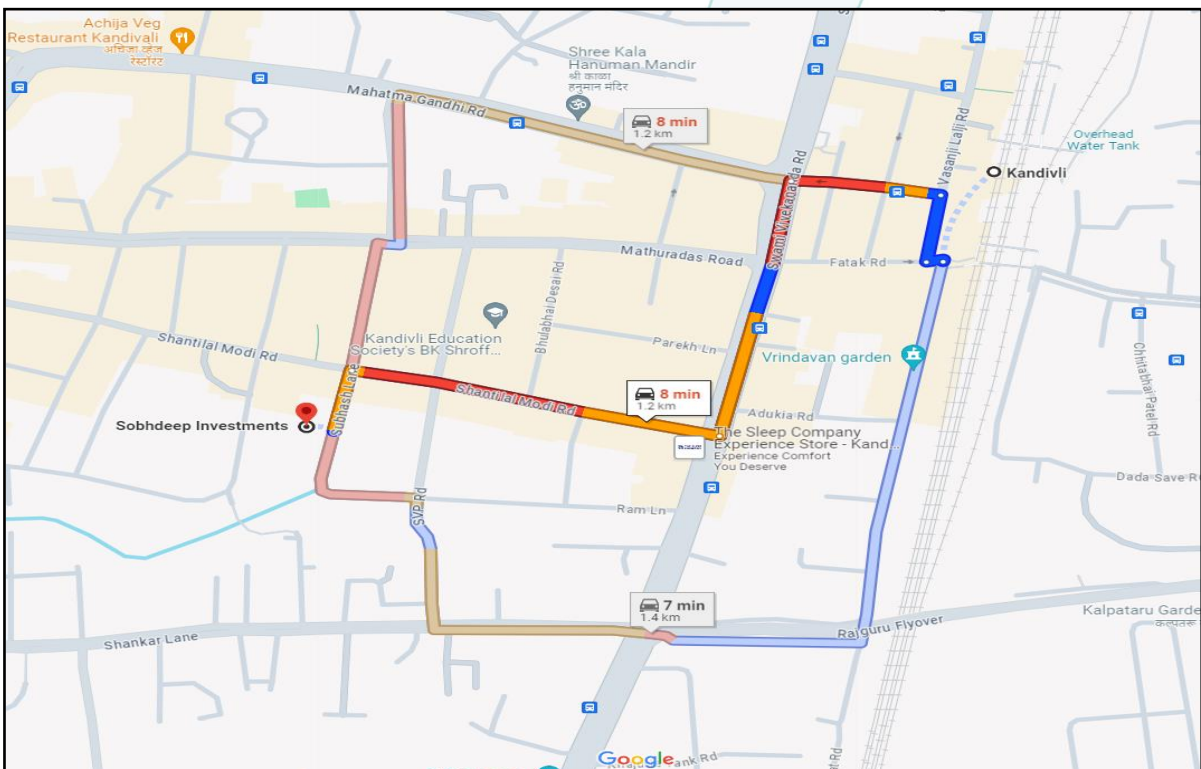
Technical details		Main Building
1.	No. of floors and height of each floor	2 Basements + Ground + 3 Podium + 21st Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2014 (As per Part Occupancy Certificate)
4	Estimated future life	51 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, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
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 & 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	Existing
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

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°12'03.1"N 72°50'41.0"E


Note: The Blue line shows the route to site from nearest railway station (Kandivli – 1.2 km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: मालाड (उत्तर) (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 316 Search

उपविभाग	खुली जमीन	निवासी इमारतिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
64/315-मुभाग. उत्तरेस गावाची सीमा, पुर्वेस एस. व्ही. रोड, दक्षिणेस बाईं सीमा व पश्चिमेस लिंक रोड.	57470	137130	157220	171410	137130	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,37,130.00			
No increase on Flat Located on 4 th Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,37,130.00	Sq. Mt.	12,740.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	57,470.00			
The difference between land rate and building rate (A – B = C)	79,660.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,29,164.00	Sq. Mt.	12,000.00	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

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Kandivali West » 3 BHK Flats for Sale in Kandivali West » 1800 Sq-ft

Posted on: Feb 16, 24 Property ID: [REDACTED]

₹4.91 Cr EMI - ₹2,21L | Get Loan offers from 34+ banks

3 BHK 1800 Sq-ft Flat For Sale **Kandivali West, Mumbai**

3 Beds **3 Baths** **1 Covered Parking** **Furnished** **Service/Good...** **Visitor Parking**

Carpet Area 1500 sqft ₹32,733/sqft	Developer Ashray Realtors	Project Jaswanti Gold	Floor 17 (Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing West

Contact Agent | **Get Phone No.** | **Download Brochure**

Top Agent in this Locality

Karan
Conart Estate (Urban Spac)
RERA ID: A51800000745

90 PROPERTIES FOR SALE | 5 PROPERTIES FOR RENT

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

More Details

Price Breakup: ₹4.91 Cr | ₹24,55,000 Approx. Registration Charges | ₹4,500 Monthly

Booking Amount: ₹5.0 Lac

Address: Jaswanti Gold, Irani wadi, Kandivali west, Kandivali West, Mumbai - Western Mumbai, Maharashtra

Landmarks: Next to bhura bhai hall, Kandivali W.

Furnishing: **Furnished**

HOUSING.COM Buy in Mumbai

Home / Mumbai / Kandivali West / Apartment for Sale in Kandivali West / 3 BHK Flat

Last updated: Feb 8, 2024

3 BHK Flat | **₹3.71 Cr** EMI starts at ₹1,84 Lacs

By MAHALCHAND LALDODCHAND

NL Taksasila, Bhagat Colony, Kandivali West, Mumbai

₹31.74 K/sq.ft

Contact Seller

1169 sq.ft Built Up Area | ₹31.74 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Lower of 25 Floors | East facing Facing | Unfurnished Furnishing

OVERVIEW FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY

Property Highlights

- Gymnasium
- Indoor Game Room
- Security Guards
- Yoga Room

Great choice! Nice neighborhood around

Contact Seller

ARIHANT ASSOCIATES
Housing Expert Pro
+9198202.....

Please share your contact

Name: _____
+91 Phone: _____

Why 3 BHK Flat in Taksasila, Kandivali West, Kandivali West for sale - Mumbai | Housing.com?

Sales Instance

18895451 04-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरोवली 7 दस्ता क्रमांक : 18895/2023 नोंदणी : Regn 63m
गावाचे नाव : कांदिवली		
(1)प्लॅटिखाचा प्रकार	करारनामा	
(2)मोबदला	26500000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी वेतो की पट्टेदार ते मजूर करावे)	14908243.95	
(4) भू.मान्य.पोटहिस्सा व परक्यांक(असल्यात)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन -सदनिका नं. 1004.बी. विंग. माळा नं. 10 वा मजला, इमारतीचे नाव- महावीर नगर शिव सृष्टी को ऑप हो सोसा ली., ब्लॉक नं. प्लॉट न. पीएच 1,आर डी पी -12 अंड 13, रोड : लिंक रोड महावीर नगर कांदिवली वेस्ट. मुंबई 67, इतर माहिती: दस्तात नमूद केल्या प्रमाणेमिळकतीचे क्षेत्रफळ 904 चौ. फुट कार्पेट व सांबत 2 कार्पेटिंग स्वेस न. 47 अंड 48 तळ मजला तोंवत दिनांक:31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक -2021/अनौ सं.क्र.12/प्र.क्र.107/म-1(धीरण)/सदरीत दस्तात 4% नुसार मु.शु. वसूल करण्यात आले आहे. (C.T.S. Number : 1C-1/1 ;)	
(5) क्षेत्रफळ	100.81 चौ.मीटर	
(6)अकारणी किंवा कुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा.या लिहून देणा.या पक्षकाराचे नाव किंवा दिवाणी व्यापारयाचा हुकुमनामा किंवा अर्देव असल्यास, प्रतियादिवे नाव व पत्ता.	1). नाव..प्रेमा बी ठक्कर वय-51 पत्ता..प्लॉट नं. 1004.बी. विंग. माळा नं. 10 वा मजला, इमारतीचे नाव- महावीर नगर शिव सृष्टी को ऑप हो सोसा ली., ब्लॉक नं. प्लॉट न. पीएच 1,आर डी पी -12 अंड 13, रोड नं. लिंक रोड महावीर नगर कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-ACDPT087TH 2). नाव..विजय बी ठक्कर वय-53 पत्ता..प्लॉट नं. 1004.बी. विंग. माळा नं. 10 वा मजला, इमारतीचे नाव- महावीर नगर शिव सृष्टी को ऑप हो सोसा ली., ब्लॉक नं. प्लॉट न. पीएच 1,आर डी पी -12 अंड 13, रोड नं. लिंक रोड महावीर नगर कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-AACPT264SN	
(8)दस्तऐवज करन देणा.या पक्षकाराचे व किंवा दिवाणी व्यापारयाचा हुकुमनामा किंवा अर्देव असल्यास, प्रतियादिवे नाव व पत्ता.	1). नाव..काशी संजय चौहान वय-40; पत्ता..प्लॉट नं. 1002.बी. विंग. माळा नं. 10 वा मजला, इमारतीचे नाव- महावीर नगर शिव सृष्टी को ऑप हो सोसा ली., ब्लॉक नं. प्लॉट न. पीएच 1,आर डी पी -12 अंड 13, रोड नं. लिंक रोड महावीर नगर कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-AALPC9391C	
(9) दस्तऐवज करन दिव्याचा दिनांक	06/12/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	07/12/2023	
(11)अनुमानांक,खंड व पृष्ठ	18895/2023	
(12)बाजारभावांमार्गे मुद्रांक शुल्क	1325000	
(13)बाजारभावांमार्गे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारनामा निवडलेले अनुखंड :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

18828451 04-01-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरोवली 7 दस्ता क्रमांक : 18828/2023 नोंदणी : Regn 63m
गावाचे नाव : कांदिवली		
(1)प्लॅटिखाचा प्रकार	करारनामा	
(2)मोबदला	16000000	
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी वेतो की पट्टेदार ते मजूर करावे)	9449667.15	
(4) भू.मान्य.पोटहिस्सा व परक्यांक(असल्यात)	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन -सदनिका नं. 1804. बी.डी विंग. माळा नं. 18 वा मजला, इमारतीचे नाव- पंचशील हाईटस सी अँड डी को ऑप हो सोसा ली., ब्लॉक नं. महावीर नगर, रोड : उहाणकरवाडी कांदिवली वेस्ट. मुंबई 400067, इतर माहिती: दिनांक:31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक -2021/अनौ सं.क्र.12/प्र.क्र.107/म-1(धीरण), नुसार सदरील विकत असल्याने सदरील लिहून घेणारे पक्षकार (माहिती), सदरील दस्तात 4% नुसार मु.शु. वसूल करण्यात आले आहे. दस्तात नमूद केल्या प्रमाणेमिळकतीचे क्षेत्रफळ 49.53 चौ.मीटर कार्पेट (C.T.S. Number : 128-A ;)	
(5) क्षेत्रफळ	59.43 चौ.मीटर	
(6)अकारणी किंवा कुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा.या लिहून देणा.या पक्षकाराचे नाव किंवा दिवाणी व्यापारयाचा हुकुमनामा किंवा अर्देव असल्यास, प्रतियादिवे नाव व पत्ता.	1). नाव..रमेश देवशी छेडा वय-40 पत्ता..प्लॉट नं. डी 1804 -र अंड बी, माळा नं. 18 वा मजला, इमारतीचे नाव- पंचशील हाईटस सी अँड डी को ऑप हो सोसा ली., ब्लॉक नं. महावीर नगर, रोड नं. उहाणकरवाडी कांदिवली वेस्ट. मुंबई 400067, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-AEOPC6876Q 2). नाव..पार्वती रमेश छेडा वय-36 पत्ता..प्लॉट नं. डी 1804 -र अंड बी, माळा नं. 18 वा मजला, इमारतीचे नाव- पंचशील हाईटस सी अँड डी को ऑप हो सोसा ली., ब्लॉक नं. महावीर नगर, रोड नं. उहाणकरवाडी कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-ACXPC1740Q	
(8)दस्तऐवज करन देणा.या पक्षकाराचे व किंवा दिवाणी व्यापारयाचा हुकुमनामा किंवा अर्देव असल्यास, प्रतियादिवे नाव व पत्ता.	1). नाव..राणी अशोक गुला वय-50; पत्ता..प्लॉट नं. 11/12, माळा नं. , इमारतीचे नाव- छात्रीया नगर, ब्लॉक नं. ऑप एम टी एन एल, रोड नं. एस व्ही रोड, कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-AAJPG9726E 2). नाव..आंजल अशोक गुला वय-23; पत्ता..प्लॉट नं. 11/12, माळा नं. , इमारतीचे नाव- छात्रीया नगर, ब्लॉक नं. ऑप एम टी एन एल, रोड नं. एस व्ही रोड, कांदिवली वेस्ट. मुंबई, महाराष्ट्र. मुंबई. पिन कोड-400067 पिन नं.-CWRPG4523M	
(9) दस्तऐवज करन दिव्याचा दिनांक	05/12/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	05/12/2023	
(11)अनुमानांक,खंड व पृष्ठ	18828/2023	
(12)बाजारभावांमार्गे मुद्रांक शुल्क	800000	
(13)बाजारभावांमार्गे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारनामा निवडलेले अनुखंड :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th March 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 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 **₹ 3,08,39,000.00 (Rupees Three Crore Eight Lakh Eighty Thirty Nine Thousand Only).**

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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