

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia**

Residential Flat No. 1201, 12<sup>th</sup> Floor, "Devikrupa Co-op. Hsg. Soc. Ltd.", S. K. Patil Arogya Nidhi Road  
Off. Daftary Road, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India.

Latitude Longitude - 19°11'21.1"N 72°51'16.7"E

### Valuation Prepared for:

**Cosmos Bank**




**Borivali (West) Branch**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)  
Mumbai - 400 092, 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](mailto:mumbai@vastukala.org)



Vastu/Mumbai/03/2024/7828/2305820  
30/01-568-JASH  
Date: 30.03.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1201, 12<sup>th</sup> Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia.**

Boundaries of the property.

		As per Site Inspection	As per Document
North	:	Road	Final Plot No. 35
South	:	Eastern Plaza Mall	Final Plot No. 37
East	:	Shyog CHSL	Final Plot No. 22 & 25
West	:	SK Patil Road	C.T.S. No. 23

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 **₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two 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.

Think.Innovate.Create



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Residential Flat No. 1201, 12<sup>th</sup> Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, 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 30.03.2024 for Bank Loan Purpose
2	Date of inspection	21.03.2024
3	Name of the owner/ owners	<b>Khyatish Kantilal Kubadia &amp; Mrs. Neeta Khyatish Kubadia</b>
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	<b>Address:</b> Residential Flat No. 1201, 12 <sup>th</sup> Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Jeel Kubadia (Owner's Son) Contact No.: 9820437843
6	Location, street, ward no	S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), P/N Ward No. 6553 of MCGM.
	Survey/ Plot no. of land	Malad - Town Planning Scheme No. 1, Final Plot No. 38A & 38B, CTS No. 23, 23/1 to 10 of Village - Kurar
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 440.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 451.00 (Area as per Agreement for Sale)

		<p><b>Built-up Area in Sq. Ft. = 541.00 (Carpet Area + 20%)</b></p> <p>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.</p>
13	Roads, Streets or lanes on which the land is abutting	S. K. Patil Arogya Nidhi Road, Off. Daftary Road
14	If freehold or leasehold land	Freehold (R)
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>	
	(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	₹ 19,000.00 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.
	<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Construction – 2015 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 30.03.2024 for Residential Flat No. 1201, 12<sup>th</sup> Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.05.2015 between M/s. Shah & Rita Builders & Developers (the Owners / Builders / Promoters) AND Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia (the Flat Purchasers)
2	Copy of No Objection Letter No. CHE / 9624 / BP(WS) / AP dated 02.07.2013 regarding redevelopment of existing building on plot bearing C.T.S. No. 23, 23/1 to 10, F. P. No. 38A & 38B of Village Kurar, TPS 1 at S. K. Patil Lane, Malad (East), issued by Municipal Corporation of Greater Mumbai.
3	Copy of Further Commencement Certificate No. CHE / 9624 / BP (WS) / AP dated 19.07.2013 regarding redevelopment of existing Residential building on plot bearing C.T.S. No. 23, 23/1 to 10, F. P. No. 38A & 38B, T.P.S. - 1 at S. K. Patil Marg, Village Kurar, Malad (East) Ward P/ North, issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at Town Planning Scheme No. 1, Final Plot No. 38A & 38B, CTS No. 23, 23/1 to 10 of Village - Kurar, P/N Ward No. 6553 of MCGM, Taluka – Borivali, District – Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a walkable distance of 600m. from Malad railway station.

**BUILDING:**

The building under reference is having Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 12<sup>th</sup> Floor is having 5 Residential Flats. The building is having 2 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 12<sup>th</sup> Floor. The composition of residential flats is having 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1BHK 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 & Concealed plumbing etc.

**Valuation as on 30<sup>th</sup> March 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>451.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2015 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	09 Years
Cost of Construction	:	541.00 X 2,800.00 = ₹ 15,14,800.00
Depreciation $\{(100-10) \times 9 / 60\}$	:	13.50%
Amount of depreciation	:	₹ 2,04,498.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,12,761.00 per Sq. M. i.e. ₹ 10,476.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,06,417.00 per Sq. M. i.e. ₹ 9,886.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
<b>Value of property as on 30.03.2024</b>	<b>:</b>	<b>451.00 Sq. Ft. X ₹ 21,000.00 = ₹ 94,71,000.00</b>

(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)

<b>Depreciated fair value of the property as on 30.03.2024</b>	<b>:</b>	<b>₹ 94,71,000.00 - ₹ 2,04,498.00 = ₹ 92,66,502.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 92,66,502.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 83,39,852.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 74,13,202.00</b>
<b>Insurable value of the property (541.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 15,14,800.00</b>
<b>Guideline value of the property (541.00 X 9,886.00)</b>	<b>:</b>	<b>₹ 53,48,326.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1201, 12th Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India for this particular purpose at ₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two Only) as on 30<sup>th</sup> March 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 30<sup>th</sup> March 2024 is ₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two 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

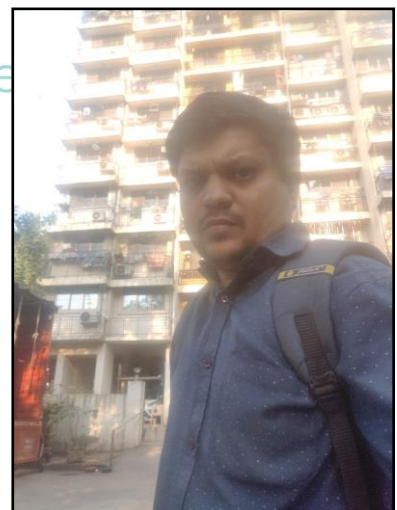
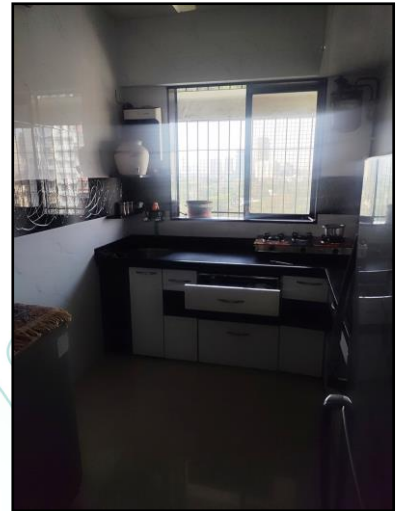
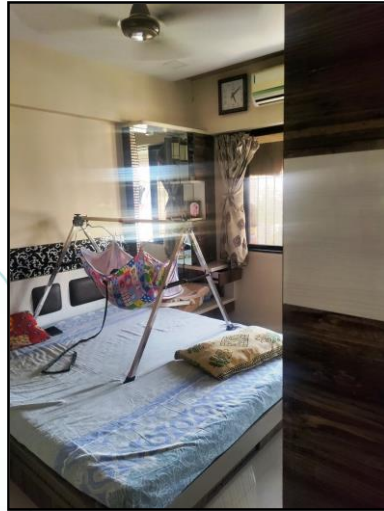
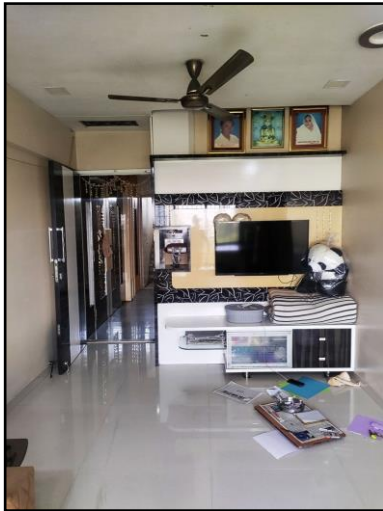
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 12 <sup>th</sup> Floor
3.	Year of construction	2015 (As per Site Information)
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 with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(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	Provided
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	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

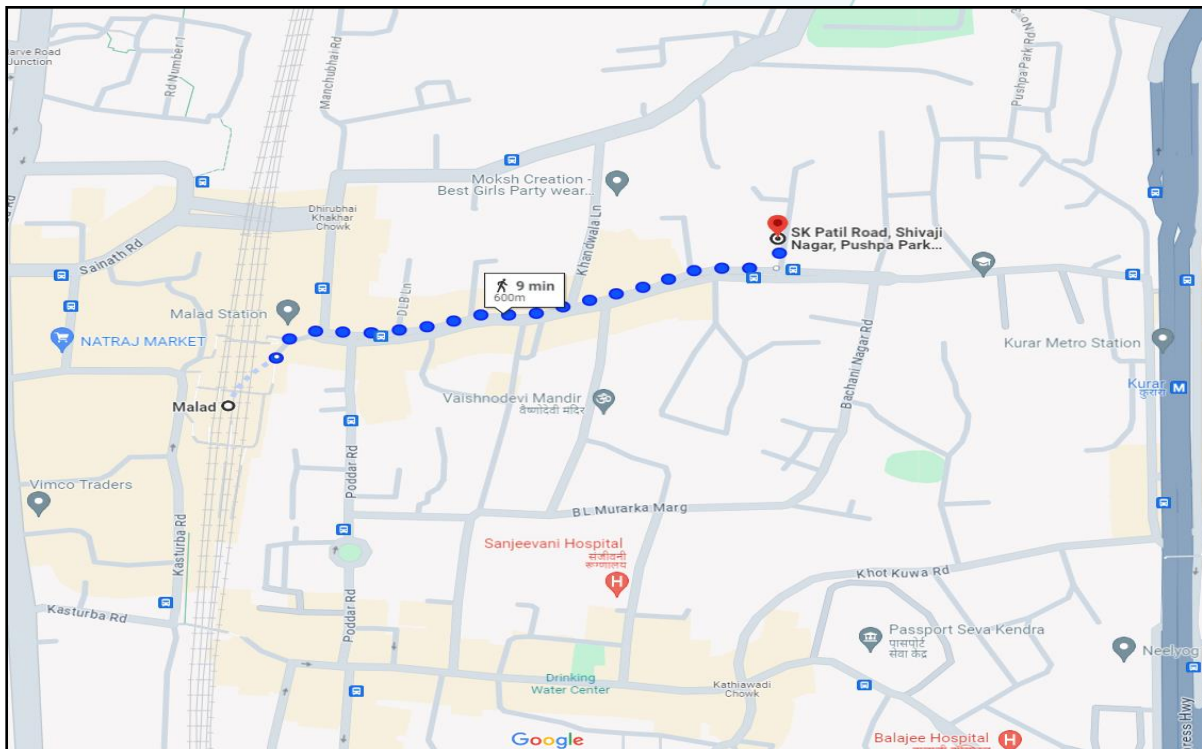
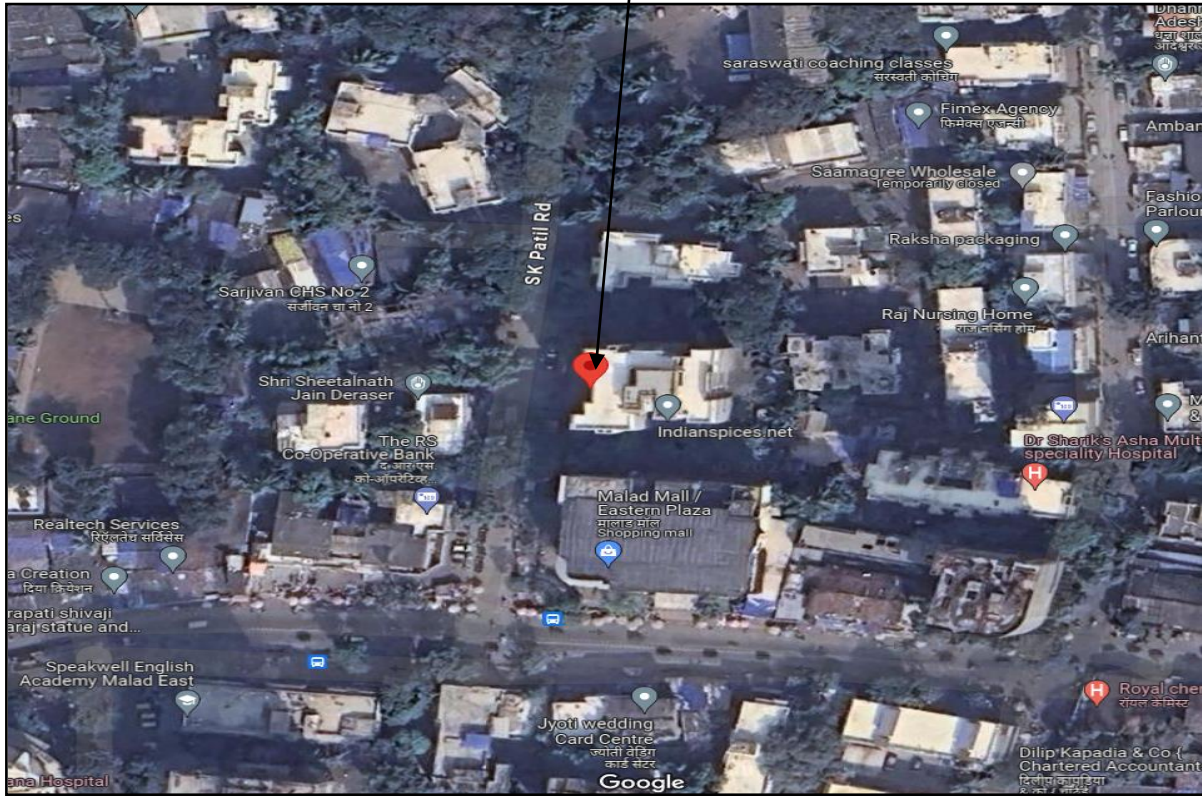
## Actual site photographs





## Route Map of the property


Site u/r



**Latitude Longitude - 19°11'21.1"N 72°51'16.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Malad – 600 Mt.)

## 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

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Year: 2023/2024 Language: English

Selected District: सुंबई(उपनगर)

Select Village: कुरार ( बोरीवली )

Search By:  Survey No  Location

Select	उपविभाग	बुटी अर्धीन	निवासी सदनिका	ऑफिस	दुकाने	बीचोगिक	एकक (Rs.)
SurveyNo	72/332-भुभाग: उत्तरेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिण व पश्चिमेस गावाची सीमा.	42270	102510	128100	179600	102510	चौरस मीटर
SurveyNo	72/333-भुभाग: कुरार गावातील द्रुतगती मार्गाच्या पूर्वे कडील सर्व मिळकती.	38360	105020	120770	131270	105020	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,02,510.00			
10% increase on Flat Located on 12 <sup>th</sup> Floor	10,251.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,12,761.00</b>	<b>Sq. Mt.</b>	<b>10,476.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,270.00			
The difference between land rate and building rate (A – B = C)	70,491.00			
Depreciation Percentage as per table (D) [100% - 09%] (Age of the Building – 09 Years)	91%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,06,417.00</b>	<b>Sq. Mt.</b>	<b>9,886.00</b>	<b>Sq. Ft.</b>

### 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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**2 BHK Flat In Datta Mandir Chs For Sale In Malad East**

Malad East, Mumbai

₹ 1.1 Crores

Negotiable

₹ 63,045/Month

Estimated EMI

605

Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Malad east / 2bhk Flat for Sale in Malad east / Property Details

2 Bedroom	Feb 1, 2024
No. of Bedroom	Posted On
2 Bathroom	Immediately
No. of Bathroom	Possession
NA	Datta Mandir Chs
Balcony	Apartment
Bike and Car	None
Parking	Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

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**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.1 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	605 Sq.Ft	Carpet Area	550 Sq.Ft

**Activity On This Property**

168

Unique Views

0

Shortlists

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Nearby: Infiniti Mall Malad | Growel's 101 | D Mart | PVR | Malad

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**1 BHK Flat In Dhyan Dhara Chs For Sale In Tank Lane Ground**

Tank lane

₹ 95 Lacs

Negotiable

₹ 54,448/Month

Estimated EMI

530

Sq.Ft

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

1 Bedroom	Jan 3, 2024
No. of Bedroom	Posted On
1 Bathroom	Immediately
No. of Bathroom	Possession
3	Dhyan Dhara Chs
Balcony	Apartment
Bike and Car	Full
Parking	Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate

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**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.8 Per Sq.Ft/M	Flooring	NA
Builtup Area	530 Sq.Ft	Carpet Area	450 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East

**Activity On This Property**

89

Unique Views

0

Shortlists

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Nearby: Growel's 101 | PVR ICON | PVR | Big Bazaar | Malad

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 TEV Consultants  
 Member's Engineer



## Price Indicators

**NOBROKER**

1 BHK Flat In Gautam Nagar, For Sale In Malad East  
Datta Mandir Road

₹ 87 Lacs  
Negotiable

₹ 49,863/Month  
Estimated EMI

432  
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Malad east / 1BHK Flat for Sale in Malad east / Property Details

Photos Location

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

NA  
Balcony

Bike and Car  
Parking

Jan 11, 2024  
Posted On

Immediately  
Possession

Gautam Nagar,  
Alignment

None  
Power Backup

Contact

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	432 Sq.Ft	Carpet Area	360 Sq.Ft
Furnishing Status	Semi <b>Furnish New</b>	Facing	East

Activity On This Property

401 Unique Views 14 Shortlists

Similar Properties

1 BHK Flat In Kamal Kunj For Sale In Malad East

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## Sale Transaction

9377324	<b>सूची क्र.2</b>	दुष्यम निबंधक : सह दु.नि. बोरीवली 1
22-03-2024		दस्त क्रमांक : 9377/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कुरार</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	7000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेखाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	5020638.63	
(4) भू-मापन,पोटहिस्ता व घरकामांक(असत्यस)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 703 ए विंग, माळा नं: 7 वा मजला बिल्डिंग रुषभ अपार्टमेंट, इमारतीचे नाव: रुषभ अपार्टमेंट सी एच एस लिमिटेड, ब्लॉक नं: नियर जैन मंदिर कुरार व्हिलेज, रोड : मालाड पूर्व मुंबई 400097( ( C.T.S. Number : 384-A/2 ; ) )	
(5) क्षेत्रफळ	45.53 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सुनिल सुबेदार सिंह वध.-54; पत्ता.-प्लॉट नं: 703 ए विंग , माळा नं: 7 वा मजला , इमारतीचे नाव: रुषभ अपार्टमेंट सी एच एस लिमिटेड , ब्लॉक नं: नियर जैन मंदिर कुरार व्हिलेज , रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400097 पिन नं.-AKAPS0914R	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुशीला रमेश बाफना वध.-54; पत्ता.-प्लॉट नं: 403, माळा नं: 4 था मजला , इमारतीचे नाव: शुभ अपार्टमेंट सीएचएसएल , ब्लॉक नं: ओप्य झम झम बेकरी , रोड नं: हवाहिरा पार्क कुरार व्हिलेज मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400097 पिन नं.-BZVPB8119A 2): नाव.-रोमक रमेशजी बाफना वध.-28; पत्ता.-प्लॉट नं: ४०३, माळा नं: 4 था मजला , इमारतीचे नाव: शुभ अपार्टमेंट सीएचएसएल , ब्लॉक नं: ओप्य झम झम बेकरी , रोड नं: हवाहिरा पार्क कुरार व्हिलेज मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400097 पिन नं.-BJKPB7135F	
(9) दस्तावेज करून दिल्याचा दिनांक	20/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9377/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	420000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)धैरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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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 **30<sup>th</sup> 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 **₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two 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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