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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke**

Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.",
M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074,
State – Maharashtra, Country – India

Latitude Longitude - 19°01'45.4"N 72°54'13.2"E

Valuation Done for:

Cosmos Bank

Fort Branch

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,
PIN Code - 400001, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S), India

+91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

Vastu/Mumbai/04/2024/8041/2305866
02/04-05-PANI
Date: 30.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074, State – Maharashtra, Country – India belongs to **Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke**.

Boundaries of the property.

North : Building No. 14
South : Building No. 16
East : Shanti Smruti Building
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 **₹ 30,54,735.00 (Rupees Thirty Lakh Fifty Four Thousand Seven Hundred Thirty Five 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01

Auth. Sign.




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 Mumbai  Nashik  Rajkot  Raipur
 Aurangabad  Pune  Indore  Jaipur

Regd. Office

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Valuation Report of Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074, 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 Banking Purpose
2	Date of inspection	30.03.2024
3	Name of the owner/ owners	Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074, State – Maharashtra, Country – India
6	Location, street, ward no	M.M.R.D.A. Colony, Vashi Naka, Mahul Road, ME Ward
7	Survey/ Plot no. of land	C.T.S. No. 251B/1 of Village – Anik
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. = 225.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 270.00 (Area as per Index – II)
13	Roads, Streets or lanes on which the land is	M.M.R.D.A. Colony, Vashi Naka, Mahul Road

	abutting	
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding.	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA / 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	₹ 7,000.00 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.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2005 (As per Occupancy

	year of completion	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.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 30.03.2024 for Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074, State – Maharashtra, Country – India belongs to **Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale Dated 31.12.2018 b/w Mr. Vasaram Virji Chekhliya Nee Vasram (The Vendor) and Mr. Sachin Ramesh Chalke & Mrs. Nutan Sachin Chalke (The Purchaser)
2	Copy of Occupancy Certificate No. SRA / DDTP / 127 & 128 / ME / PL / AP dated 05.05.2005 issued by Slum Rehabilitation Authority
3	Copy of Previous Valuation Report dated 06.02.2021 issued by Praksis Consultants & Valuers Pvt. Ltd.

LOCATION:

The said building is located at C.T.S. No. 251B/1 of Village – Anik, Taluka – Kurla, Mumbai Suburban District, ME Ward, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 1.9 Km. from Mysore Colony monorail station.

BUILDING:

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 2nd Floor is having 24 Residential Flats. No Lift is provided in the building.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + Toilet (**i.e. Studio Apartment**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering with POP false ceiling, Powder coated Aluminium Sliding windows & Concealed electrification, Concealed plumbing.



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Valuation as on 30th March 2024

The Carpet Area of the Residential Flat	225.00 Sq. Ft.
The Built Up Area of the Residential Flat	270.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2005 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,700.00 = ₹ 7,29,000.00
Depreciation $\{(100-10) \times 19 / 60\}$:	28.50%
Amount of depreciation	:	₹ 2,07,765.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 84,680.00 per Sq. M. i.e. ₹ 7,867.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 76,223.00 per Sq. M. i.e. ₹ 7,081.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,500.00 per Sq. Ft.
Value of property as on 30.03.2024	:	₹ 225.00 Sq. Ft. X ₹ 14,500.00 = ₹ 32,62,500.00

(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 30.03.2024	:	₹ 32,62,500.00 - ₹ 2,07,765.00 = ₹ 30,54,735.00
Total Value of the property	:	₹ 30,54,735.00
The realizable value of the property	:	₹ 27,49,262.00
Distress value of the property	:	₹ 24,43,788.00
Insurable value of the property	:	₹ 7,29,000.00
Guideline value of the property	:	₹ 19,11,870.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 222, 2nd Floor, Runwal Building No. 15, "Sainath Co-op. Hsg. Soc. Ltd.", M.M.R.D.A. Colony, Vashi Naka, Mahul Road, Chembur, Mumbai, PIN Code – 400 074, State – Maharashtra, Country – India for this particular purpose at ₹



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30,54,735.00 (Rupees Thirty Lakh Fifty Four Thousand Seven Hundred Thirty Five Only) as on 30th March 2024.

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 **30th March 2024 is ₹ 30,54,735.00 (Rupees Thirty Lakh Fifty Four Thousand Seven Hundred Thirty Five 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

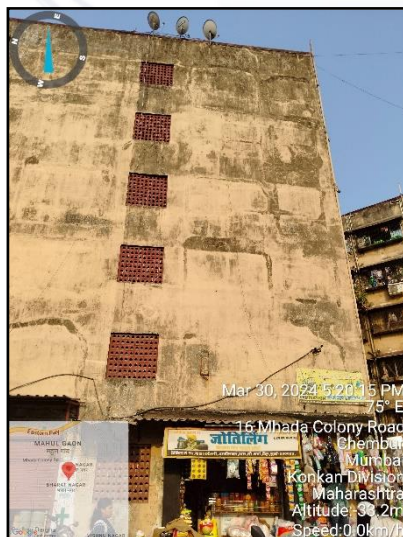
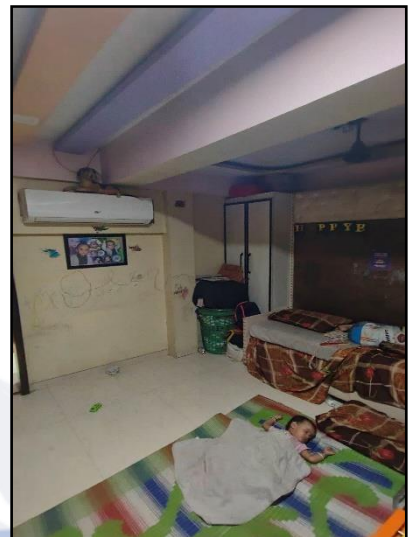
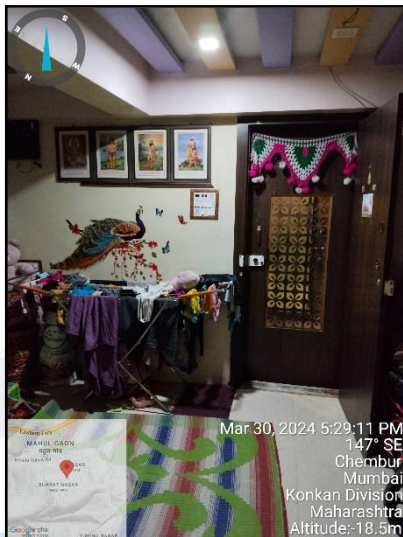
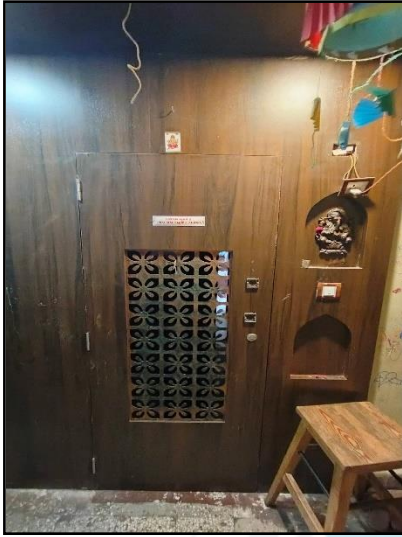
Technical details

Main Building

1.	No. of floors and height of each floor	Ground + 5 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	2005 (As per Occupancy Certificate)
4.	Estimated future life	41 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

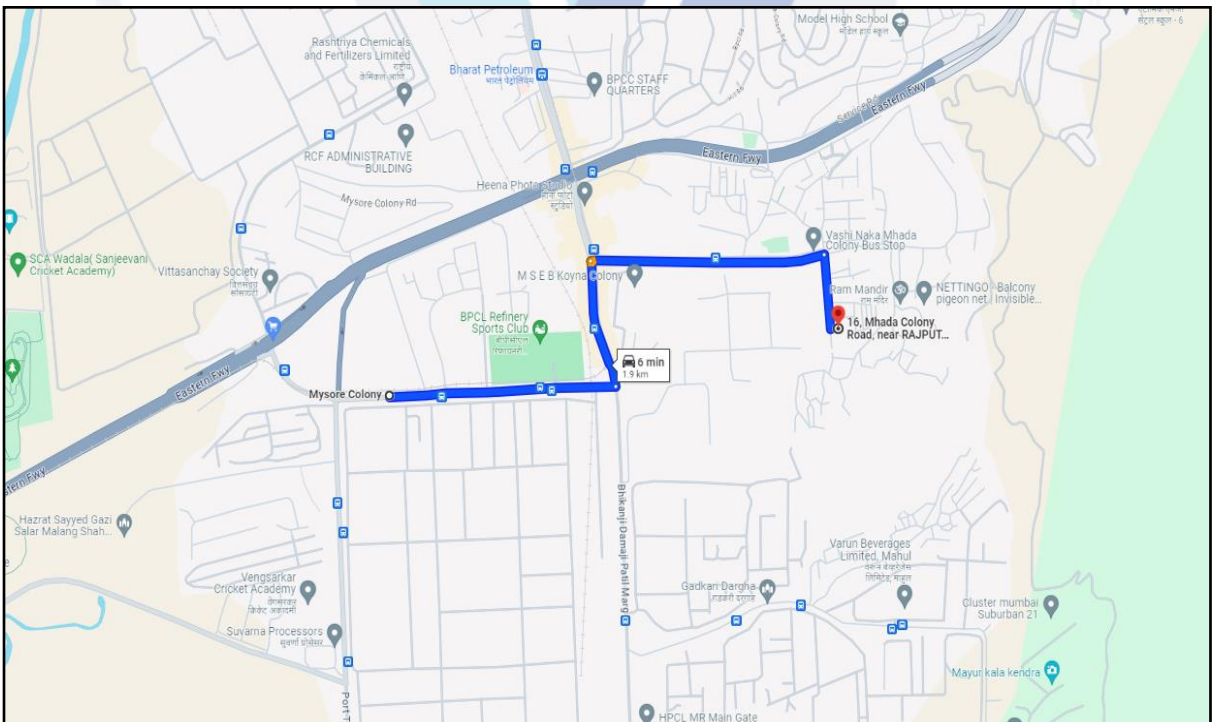
7	Walls	All external walls are 9" thick and partition walls are 6" thick.	
8	Partitions	6" thick brick wall	
9	Doors and Windows	Teak wood door frame with flush doors, Powdered Coated Aluminium sliding windows	
10	Flooring	Vitrified tiles flooring	
11	Finishing	Cement plastering, POP false ceiling	
12	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 Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary	
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall	
18	No. of lifts and capacity	No Lift	
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°01'45.4"N 72°54'13.2"E

Note: The Blue line shows the route to site from nearest monorail station (Mysore Colony – 1.9 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : AANIK Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Excluding the Properties of the Bhakti Park Complex, the remaining properties of Anik Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
96	96/436	40170	84680	104440	139800	94170
CTS No. 1PT, 1A/7, 1A/11, 1A12, 1A/13, 1A/14, 3, 4, 5PT, 7, 8, 13, 14, 21, 23, 24, 27, 30, 31, 35, 38, 40, 41, 53, 57, 62, 63, 65, 100, 101, 170, 172, 173, 174, 176, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 211, 213, 215, 216, 218, 219, 228, 228/1, 228/3, 228/5, 228/7, 228A/1, 228A/2, 228A/2PT, 228B/1A, 228B/2, 228B1/B, 229, 229B, 230, 230B, 231, 231A, 231B, 232, 232B, 233PT, 233B/1PT, 233B/3PT, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317,						

Price Indicators

NOBROKER
Pay Rent Post Your Property Sign up Log in

1 RK Flat In Mhada Colony Vashi Naka For Sale In Vashi Naka Mhada Police Chowki
vashi naka near hp

₹ 45 Lacs
Negotiable

₹ 25,791/Month
Estimated EMV

400
Sq.Ft

Need Home Loan? [Apply Loan](#)


1 Bedroom <small>No. of Bedroom</small>	Dec 12, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Delivery</small>	Mhada Colony Vash... <small>Apartment</small>
Bike <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Home / [Flats for Sale in Mumbai](#) / [Flats for Sale in Mumbai Harbour](#) / [1rk Flat for Sale in Mumbai Harbour](#) / Property Details



1 Bedroom

1 Bathroom

NA Delivery

Bike Parking

Dec 12, 2023

Immediately Possession

Mhada Colony Vash... Apartment

Full Power Backup

Nearby: [Movie Time Cubic Mall](#) [Cubic Mall](#) [The Bombay Presidency Golf Club](#) [Aahish Theatre](#) [Chembur East](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.Ft/M	Flooring	Cement
Buildup Area	400 Sq.Ft	Carpet Area	380 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	West
Floor	3/3	Parking	Bike

Activity On This Property

153 Unique Views 0 Shortlist 0 Contacted
Powered by: NBEstimate

Similar Properties

There are no similar Properties

NOBROKER
Pay Rent Post Your Property Sign up Log in

1 BHK Flat In Rna Park Chs For Sale In Chembur East
New RNA Colony, MIDDA Colony, Chembur East, Mumbai, Maharashtra 400074, India

₹ 80 Lacs
Negotiable

₹ 45,851/Month
Estimated EMV

640
Sq.Ft

Need Home Loan? [Apply Loan](#)


1 Bedroom <small>No. of Bedroom</small>	Dec 3, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Apr 5, 2024 <small>Possession</small>
1 Delivery	Rna Park Chs <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

Contact Verified availability [Schedule Visit](#)

Report what was not correct in this property
[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

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1 Bedroom

1 Bathroom

1 Delivery

Bike and Car Parking

Dec 3, 2023

Apr 5, 2024 Possession

Rna Park Chs Apartment

Full Power Backup

Nearby: [Movie Time Cubic Mall](#) [Cubic Mall](#) [The Bombay Presidency Golf Club](#) [Aahish Theatre](#) [Chembur East](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.1 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	640 Sq.Ft	Carpet Area	520 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	West
Floor	6/7	Parking	Bike And Car

Activity On This Property

813 Unique Views 5 Shortlist 49 Contacted
Powered by: NBEstimate

Similar Properties

[1 BHK Flat In Mithul Enclave For Sale In Chembur East](#)
Opp. Jijamata Nagar, Wapre Colony, Chembur East, Mumbai, Maharashtra 40074, India

Price Indicators

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1 BHK Flat In Prem Amrut Chs For Sale In Chembur, Mahul Gao
 Wihada Colony Road near Hanuman Mandir

₹ 65 Lacs (Non-negotiable) | ₹ 37,254/Month (Estimated EMV) | 595 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mumbai Harbour / 1Bhk Flat for Sale in Mumbai Harbour / Property Details

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | Mar 26, 2024 (Posted On)

2 Bathroom (No. of Bathroom) | Immediately (Possession)

NA (Security) | Prem Amrut Chs (Apartment)

None (Parking) | None (Power Backup)

[Get Owner Details](#) | [Share](#) | [Print](#)

Report what was not correct in this property
[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Neby: | Movie Time Cubic Hall | Cubic Hall | The Bombay Presidency Golf Club | Ashish Theatre | Chembur East.

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	NA
Buildup Area	595 Sq. Ft.	Furnishing Status	Fully Furnished
Facing	North	Floor	2/5
Parking	None	gated Security	Yes

Activity On This Property

2018 | Unique Views | 2 Shortlists | 8 Contacted | Powered By: NBEstimate

Similar Properties

1 BHK Flat In Mangal Moorthi Society For Sale In Chembur
 Sion - Thakray Road

Sale Instances

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कुर्ता 1
1912369 02-04-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 1912/2024 नोंदणी : Regn.63m
गावाचे नाव : आणिक		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2124621.2	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na pa. इतर वर्णन :सदनिका नं. 306, माळा नं. तिसरा मजला,रुग्णवात बिल्डिंग नं.01, इमारतीचे नाव: श्री अष्टविनायक वाशीनाका एस.आर.ए.को-ऑप.हौ.सो.सि., ब्रॉक नं.: एम.एम.आर.डी.ए. कॉलनी,वाशीनाका, रोड : आर.सी. मार्ग,चेंबूर,मुंबई - 400074((C.T.S. Number : 251B 1 ;))	
(5) क्षेत्रफळ	225 चौ.फूट	
(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.-विजया शिवरामन वय.-40 पत्ता.-प्लॉट नं.306, माळा नं. तिसरा मजला ,बिल्डिंग नं.1 , इमारतीचे नाव: श्री अष्टविनायक वाशीनाका एसआरए को.ऑप.हौ. सोसायटी लि., ब्रॉक नं.: एम.एम.आर.डी.ए. कॉलनी,आर सी मार्ग, रोड नं. वाशीनाका चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड.-400074 पिन नं.-CCBPV3279F	
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-शिकार धर्मपुत्र कौरो वय.-31; पत्ता.-प्लॉट नं.रूम नं.402, माळा नं. चौथा मजला ,बिल्डिंग नं.1, इमारतीचे नाव: श्री अष्टविनायक वाशीनाका एसआरए को.ऑप.हौ. सोसायटी लि., ब्रॉक नं.: एम.एम.आर.डी.ए. कॉलनी,आर सी मार्ग, रोड नं. वाशीनाका चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड.-400074 पिन नं.-CMXPK1585P	
(9) दस्तऐवज करून दिल्याचा दिनांक	27.01.2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27.01.2024	
(11)अनुक्रमांक,हंड व पृष्ठ	1912/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	240000	
(13)बाजारभावप्रमाणे 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.	

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.कुर्ता 5
5481520 02-04-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 5481/2024 नोंदणी : Regn.63m
गावाचे नाव : आणिक		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2124621.2	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na pa. इतर वर्णन :सदनिका नं. 312, माळा नं. 3 रा मजला, इमारतीचे नाव: श्री सिद्धीविनायक को-ऑप.हौ.सो.सि., ब्रॉक नं.: बी.एल.सी.नं.13,एमएमआरडीए कॉलनी,वाशीनाका, रोड : माहुल रोड,चेंबूर,मुंबई - 400074, इतर माहिती: सदनिकेचे एकूण क्षेत्र 225 चौ. फुट कारपेट((C.T.S. Number : 251 B,261 C,313 A & 314 A ;))	
(5) क्षेत्रफळ	25.09 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.-मुनिश करपन विलर्स वय.-54 पत्ता.-प्लॉट नं.रूम नं.312, माळा नं. 3 रा मजला, इमारतीचे नाव: श्री सिद्धीविनायक को.ऑप.हौ.सो.सि., ब्रॉक नं.: बिल्डिंग नं.13, एम.एम.आर.डी.ए. कॉलनी,वाशीनाका, रोड नं. माहुल रोड, चेंबूर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400074 पिन नं.-AZWPP4668E	
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मो. निजाम अन्सारी वय.-35; पत्ता.-प्लॉट नं. 4711, फा रोड, माळा नं. , इमारतीचे नाव: नवराग कॅम्पाउंड, ब्रॉक नं. धारावी मेन रोड, माहिम रेल्वे स्टेशन पूर्व धारावी, मुंबई, रोड नं. , महाराष्ट्र, मुंबई. पिन कोड.-400017 पिन नं.-DIIPA.5048F	
(9) दस्तऐवज करून दिल्याचा दिनांक	29.02.2024	
(10)दस्त नोंदणी केल्याचा दिनांक	01.03.2024	
(11)अनुक्रमांक,हंड व पृष्ठ	5481/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	192000	
(13)बाजारभावप्रमाणे 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.	



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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 **30th 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 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 **₹ 30,54,735.00 (Rupees Thirty Lakh Fifty Four Thousand Seven Hundred Thirty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.



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