

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Akhtar Bahadur Patel**

Residential Flat No. 305, 3rd Floor, Building No. 11, "Malvani Shardul Co-Op. Hsg. Soc. Ltd.", Code No. 159,
Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road,
Kandivali (West), Mumbai, PIN Code – 400 067,
State - Maharashtra, Country – India

Latitude Longitude - 19°12'07.4"N 72°49'34.6"E

Valuation Prepared for: **Cosmos Bank**

Malad (West) Branch


Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), Mumbai,
State - Maharashtra, Country – India.

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Regd. Office

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

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 305, 3rd Floor, Building No. 11, “**Malvani Shardul Co-Op. Hsg. Soc. Ltd.**”, Code No. 159, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India belongs to **Mr. Akhtar Bahadur Patel.**

Boundaries of the property.

North : Siddhivinayak CHS, Building No. 12 & Road
South : Internal Road
East : Shree Sai CHS, Building No. 9
West : Internal Road & Building No. 28

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 ₹ **44,31,560.00 (Rupees Forty Four Lakh Thirty One Thousand Five Hundred Sixty 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 in Form – 01

Auth. Sign.



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Valuation Report of Residential Flat No. 305, 3rd Floor, Building No. 11, “Malvani Shardul Co-Op. Hsg. Soc. Ltd.”, Code No. 159, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road, Kandivali (West), Mumbai, PIN Code – 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 19.04.2024 for Banking Purpose
2	Date of inspection	17.04.2024
3	Name of the owner/ owners	Mr. Akhtar Bahadur Patel
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 305, 3 rd Floor, Building No. 11, “ Malvani Shardul Co-Op. Hsg. Soc. Ltd. ”, Code No. 159, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India Contact Person: Mr. Akhtar Bahadur Patel (Owner) Contact No. 8898024786
6	Location, street, ward no	Marve Link Road, R/S Municipal Ward
	Survey/ Plot no. of land	Survey No. 263, City Survey No. 6-A (Part)
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. = 236.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 340.00



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		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Marve Link Road
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	MHADA As per Agreement
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	Yes
	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?	Tenant 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 MHADA / MCGM norms percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Kolin Poil
	(ii) Portions in their occupation	Fully Occupied

	(iii)	Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 12,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2001 (As per Occupancy Certificate)
42		What was the method of construction, by	N. A.

	contract/By employing Labour directly/ both?	
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	Remarks:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 19.04.2024 for Residential Flat No. 305, 3rd Floor, Building No. 11, “**Malvani Shardul Co-Op. Hsg. Soc. Ltd.**”, Code No. 159, Chhatrapati Shivaji Raje Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India belongs to **Mr. Akhtar Bahadur Patel**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.07.2011 b/w. Mr. Prashant Chandrakant Tawde (Vendor) and Mr. Akhtar Bahadur Patel (Purchaser)
2	Copy of Society NOC Letter dated 18.07.2011
3	Copy of Occupancy Certificate Document No. CHE / 113 / BP / WS / Govt. dated 31.05.2001 issued by Municipal Corporation of Greater Mumbai
4	Copy of MHADA Possession Letter cum Possession Receipt dated 10.07.2001 issued by MHADA in the name of Shri. Tawade Prashant Chandrakant
5	Copy of Gas Consumption Bill CA No. 2100 0135 5890 dated 23.03.2024 issued by Mahanagar Gas Limited in the name of Mr. Akhtar Bahadur Patel
6	Copy of Society Maintenance Bill No. 3562 dated 01.04.2024 in the name of Mr. Akhtar Bahadur Patel
7	Copy of Electricity Bill CA No. 151491259 dated 26.03.2024 in the name of Akhtar B. Patel issued by Adani Electricity

LOCATION:

The said building is located at Survey No. 263, City Survey No. 6-A (Part), R/S Municipal Ward, Taluka – Borivali, Mumbai Suburban District. The property falls in Residential Zone. It is at travelling distance of 2 Km. from Valnai Metro Station.

BUILDING:

The building under reference is having Ground + 7 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 Ceramic tile floor finish. The building is used for residential purpose. External condition of the building is Normal. Cracks, Filing Cracks were found at external wall of the building. 3rd Floor is having 8 Residential Flats. 1 Lift provided in building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. The composition of residential flat consists of Living Room + Kitchen + Bath + W.C. (**i.e. 1RK + Bath + W.C.**). The residential flat is finished with Vitrified tiles flooring, Wooden door framed with flush door, Aluminum sliding windows & Partly Concealed & Partly Open plumbing & Concealed electrification.



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Valuation as on 19th April 2024

The Built up Area of the Residential Flat	:	340.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	340.00 Sq. Ft. X ₹ 2,800.00 = ₹ 9,52,000.00
Depreciation $\{(100-10) \times 23\}/60$:	34.50%
Amount of depreciation	:	₹ 3,28,440.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,12,570.00 per Sq. M. i.e. ₹ 10,458.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 1,00,891.00 per Sq. M. i.e. ₹ 9,373.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,000.00 per Sq. Ft.
Value of property as on 19.04.2024	:	340.00 Sq. Ft. X ₹ 14,000.00 = ₹ 47,60,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated Fair Market Value of the property as on 19.04.2024	:	₹ 47,60,000.00 - ₹ 3,28,440.00 = ₹ 44,31,560.00
Total Value of the property	:	₹ 44,31,560.00
The realizable value of the property	:	₹ 39,88,404.00
Distress value of the property	:	₹ 35,45,248.00
Insurable value of the property	:	₹ 9,52,000.00
Guideline value of the property	:	₹ 31,86,820.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 305, 3rd Floor, Building No. 11, “**Malvani Shardul Co-Op. Hsg. Soc. Ltd.**”, Code No. 159, Chhatrapati Shivaji Rajee Complex, Opp. Ekta Nagar, Near Ganesh Nagar, Marve Link Road, Kandivali (West), Mumbai, PIN Code – 400 067, State - Maharashtra, Country – India for this particular purpose at ₹ **44,31,560.00 (Rupees Forty Four Lakh Thirty One Thousand Five Hundred Sixty Only)** as on 19th April 2024.



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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 **19th April 2024 is ₹ 44,31,560.00 (Rupees Forty Four Lakh Thirty One Thousand Five Hundred Sixty 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:

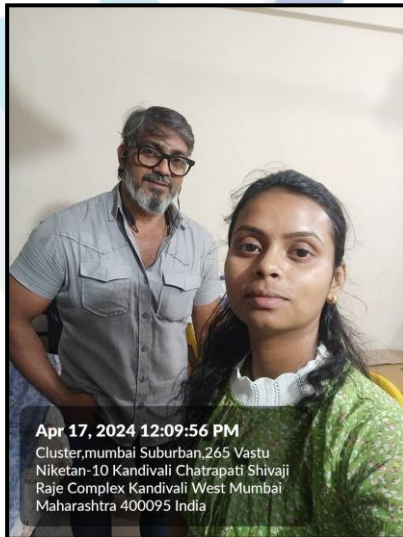
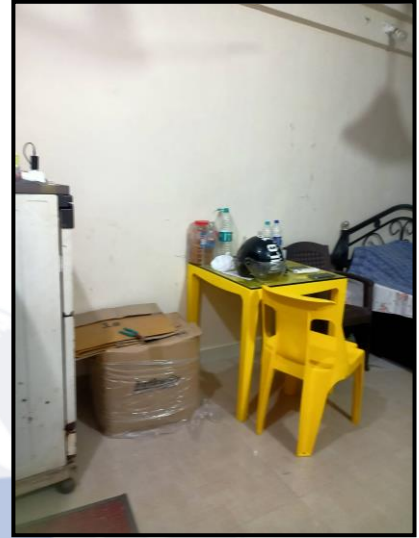
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2001 (As per Occupancy Certificate)
4	Estimated future life	37 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	Wooden door framed with flush door, Aluminium 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 Partly Concealed & Partly Open 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	1 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



D. MALWANI SHARDA		
+001 SHRI. NARAYAN ANANTHARAMAN	+002 SHRI. SHIVHARJYAN R. DUGGAL	+003 SHRI. LATA SHRIKANT KARANIK
+004 SHRI. ANANTHARAM PRASAD JOSHI	+005 MRS. JHANKY N. SHARADT	+006 SOCIETY OFFICER
+007 SHRI. H. G. CHAKRA, SHARDA	+008 CHENDESH B. MUDALIYAN	+009 SHRI. C. H. RAJARAM
+010 SHRI. PRANOD G. DESAI	+011 SHRI. VEERESH PRASAD GADE	+012 SHRI. RAJESH KUNAR SHARMA
+013 SHRI. PARAMANAND S. SINGH	+014 SHRI. SURESH CHANDRAN	+015 SHRI. SURESH KUNAR SHARMA
+016 SHRI. LAKSHMISHIVAJI S. SHIRDI	+017 SHRI. DINESH DEVI C. BISHT	+018 SHRI. SURESH KUNAR SHARMA
+019 SHRI. MEENA KANTH KOTIAN	+020 MRS. SOHAIL KANESH DEWANI	+021 SHRI. SURESH KUNAR SHARMA
+022 SHRI. VENKATESH T. JOSHI	+023 SHRI. JAYESH SHANKAR PATEL	+024 SHRI. SURESH KUNAR SHARMA
+025 SHRI. VIKAS SHANKAR SHARMA	+026 MRS. NEELU S. JAGANNATH	+027 SHRI. SURESH KUNAR SHARMA
+028 SHRI. VASANT T. CHAKRA	+029 MRS. BHAVANA SINGH	+030 SHRI. SURESH KUNAR SHARMA
+031 SHRI. CHANDRA BHAI TRIVEDI	+032 MRS. BHAVANA SINGH	+033 SHRI. SURESH KUNAR SHARMA
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 Maharashtra 400095 India

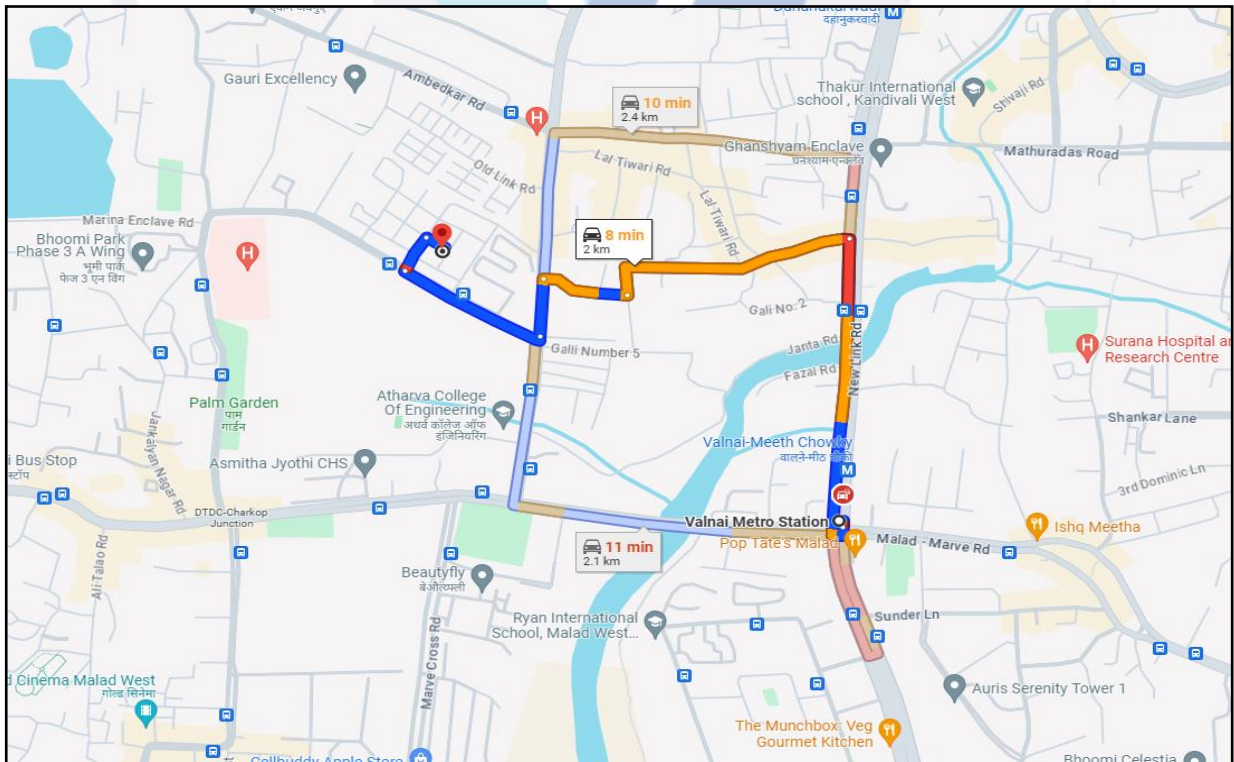
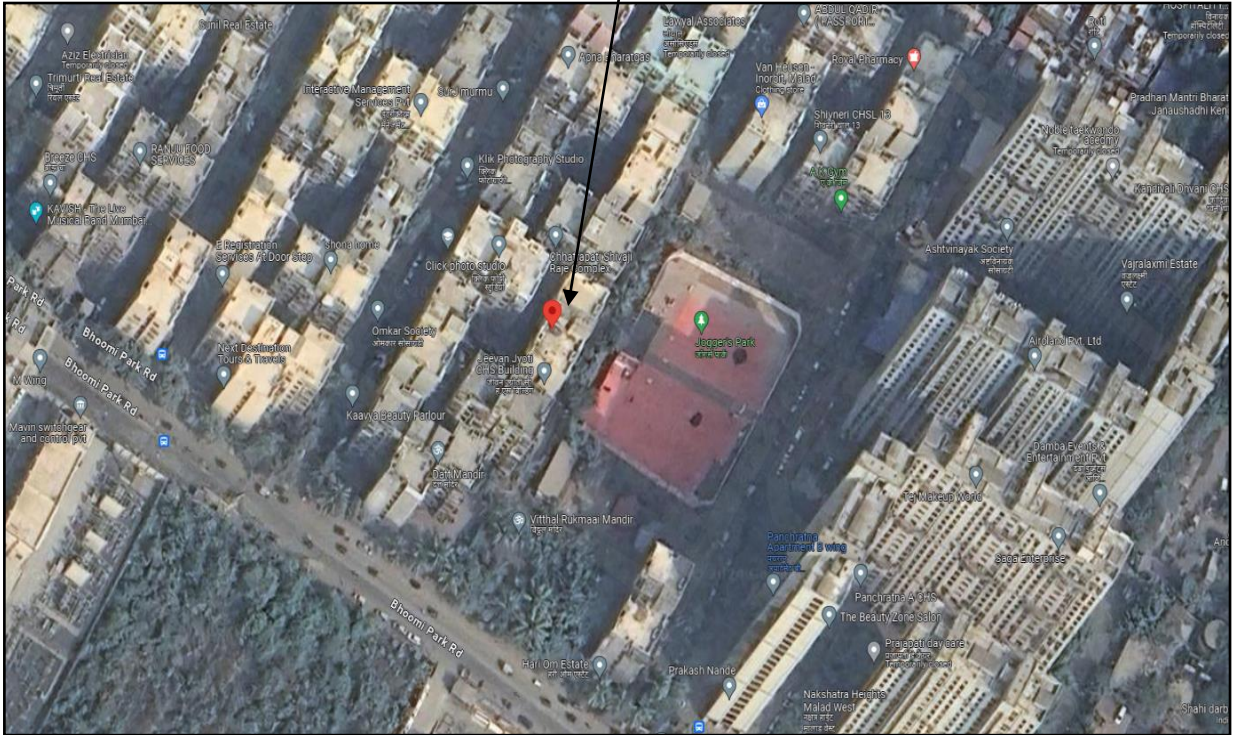


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Route Map of the property

Site, u/r



Latitude Longitude - 19°12'04.7"N 72°49'33.9"E

Note: The Blue line shows the route to site from nearest metro station (Valnai Metro Station - 2 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : MALVANI 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	Road: Malad Marve Road (Creek to Malvani Church).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
69	69/325	61790	112570	129460	140720	112570
<p>CTS No. 4PT, 6Apt, 6pt, 7, 8C, 8E, 8A, 235, 236, 239, 241, 242, 245, 249, 250, 251, 252, 253, 265, 266, 267, 279, 280, 281, 284, 286, 287, 291, 292, 294, 295, 436, 437, 438, 439, 440, 444, 445, 446C, 447, 449/C, 449, 449/A, 449/D, 449/B, 451PT, 580A, 598, 1202, 1203PT, 1204, 1418, 1419, 1420, 1421, 1422, 1431, 1437, 1438, 1439, 1594, 1602, 1603, 1667PT, 1668, 1677, 1678, 1682, 2512C, 2512D, 2513B, 2514, 2535, 2536, 2537, 2580, 2581, 2624, 2625, 2626, 2627, 2628, 2736, 2737, 2738/9, 2738, 2744, 2745, 2746, 2837, 2838, 2839, 4466</p>						



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Price Indicators

1 RK Flat
By REPUTED BUILDER
Chatrapati Shivaji Raje Complex, Chatrapati Shivaji Raje Complex, Kandivali West, Mumbai

₹45.5 L EMI starts at ₹24.09 K
₹13.38 K/sq.ft

340 sq.ft Built Up Area | ₹13.38 K/sq.ft Avg. Price | 20 Year Old Age of property | Ready to move Possession status | Higher of 7 floors | East facing Facing | Unfurnished Furnishing

Property Location: Chatrapati Shivaji Raje Complex, Chatrapati Shivaji Raje Complex, Kandivali West, Mumbai

Around This Property:
School: VIJAY TUTORIALS CLASSES (0.8km) | Hospital: Charkop Market (1.5km) | Metro: Radhika (→)

View more on Maps

Contact Seller: Sanjay Rane, Housing Prime Agent, +9198220...

₹41.5 Lac @ 17,219 per sq.ft.
Estimated EMI ₹33,146

1RK 1Bath
Studio Apartment for Sale
In Chatrapati Shivaji Raje Complex, Ekta Nagar, Western Mumbai, Mumbai

RERA STATUS: NOT AVAILABLE | Website: https://maharera.t.mahaonline.gov.in/

Overview | Society | Dealer Details | Explore Locality | Recommendations | Articles

Property (0) | Society (13)

Area: Carpet area: 241 sq.ft. (22.39 sq.m.) | Configuration: 1 Room, 1 Bathroom, No Balcony with Others

Price: ₹41.5 Lac+ Govt Charges & Tax @ 17,219 per sq.ft. | Address: Chatrapati Shivaji Raje Complex, Ekta Nagar, Western Mumbai

Floor Number: 3rd of 7 Floors | Facing: East

Overlooking: Park/Garden, Main Road, Club, Pool, Others, Sea facing | Property Age: 10+ Year Old

Places nearby: Ekta Nagar, Western Mumbai, Mumbai

Charkop metro station | Orlem Market | Shri Vitthal Mandir | Hunuman Mandir | State bank of india ATM | Kota

Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "1RK 1Bath Studio Apartment for Sale" located in the Chatrapati Shivaji Rajee Complex, Ekta Nagar, Western Mumbai, Mumbai. The price is listed as ₹47 Lac, with an estimated EMI of ₹37,539 per sq.ft. at ₹19,583 per sq.ft. The property is a 7th floor unit in a 7-story building, with a carpet area of 240 sq.ft. (22.3 sq.m). It features 1 room, 1 bathroom, and no balcony. The property is 10+ years old and overlooks other buildings. The listing is categorized as "NOT AVAILABLE" on RERA. The website URL is https://maharera.t.mahaonline.gov.in/. The listing was posted on Jan 27, 2024, and is marked as "Ready to move".

Property (7)	Society (13)
Area Carpet area: 240 sq.ft. (22.3 sq.m.)	Configuration 1 Room, 1 Bathroom, No Balcony
Price ₹ 47 Lac+ Govt Charges & Tax @ 19,583 per sq.ft. (All inclusive, Negotiable)	Address Chatrapati Shivaji Rajee Complex Ekta Nagar, Western Mumbai
Floor Number 7 th of 7 Floors	Facing West
Overlooking Others	Property Age 10+ Year Old

Places nearby (Ekta Nagar, Western Mumbai, Mumbai)

- Big Bazaar Kandivali
- Shivling
- Durga Mata Mandir
- Panchasar derasar
- Ratnapuri jain Mandir
- Shukla Diagn

Sale Instances

7528451 06-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 7528/2024 नोदणी : Regn:83m
गावाचे नाव : मालवणी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4050000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3557212	
(4) भू-मापन,पोटहिस्सा व परकमौक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 202,बिल्डिंग नं. 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मालवणी गुलमोहर को ऑप हो सो लि, ब्लॉक नं: सीएसआर कॉम्प्लेक्स,एकता नगर समोर,लिक रोड, रोड : कादिवली पश्चिम मुंबई-400067, इतर माहिती: इतर माहिती दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 6 A (Part) ;))	
(5) क्षेत्रफळ	31.60 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तारामणी बनवारी लाल विश्वकर्मा वय:-35 पत्ता:-फ्लॉट नं: फ्लॉट नं. 202, बिल्डिंग नं. 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मालवणी गुलमोहर को ऑप हो सो लि, ब्लॉक नं: सीएसआर कॉम्प्लेक्स, एकता नगर समोर, लिंक रोड, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AHNPV7302G 2): नाव:-निखिल नरेद्र वैद्य वय:-39 पत्ता:-फ्लॉट नं: फ्लॉट नं. 202, बिल्डिंग नं. 21, माळा नं: दुसरा मजला, इमारतीचे नाव: मालवणी गुलमोहर को ऑप हो सो लि, ब्लॉक नं: सीएसआर कॉम्प्लेक्स, एकता नगर समोर, लिंक रोड, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALNPV2366G	
(8)दस्ताऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश कुमार, यादव वय:-39; पत्ता:-फ्लॉट नं: , माळा नं: , इमारतीचे नाव: यादव कंपाउंड, ब्लॉक नं: संजय नगर, लालजी पाडा, शिवसेना मैदान जवळ, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADEPY1512E 2): नाव:-सरिता मुकेश यादव वय:-33; पत्ता:-फ्लॉट नं: , माळा नं: , इमारतीचे नाव: यादव कंपाउंड, ब्लॉक नं: संजय नगर, लालजी पाडा, शिवसेना मैदान जवळ, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALNPY7890E	
(9) दस्ताऐवज करून दिल्याचा दिनांक	05/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	05/04/2024	
(11)अनुक्रमीक,खंड व पृष्ठ	7528/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	243000	
(13)बाजारभावाप्रमाणे नोदणी 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.	

Sale Instances

8150451 15-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 8150/2024 नोदणी : Regn:83m
गावाचे नाव : मालवणी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3557212	
(4) भू-मापन.पोटहिस्ता व परकमोक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 405, माळा नं: 4 था मजला,बिल्डींग नं. 23, इमारतीचे नाव: मालवणी जागृती को ऑप हो सोसा लि, ब्लॉक नं: सि.एस.आर. कॉम्पलेक्स, एकता नगर समोर, रोड : लिंक रोड,कादिवली पश्चिम,मुंबई 400 067., इतर माहिती: म्हाडा ओपन सेल स्किम कोड नं. 159.-----सदर मिळकतीचे बांधीव क्षेत्रफळ 340 चौ. फूट आहे.-----इतर वर्णन दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 6A/6 ;))	
(5) क्षेत्रफळ	31.60 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:-नारायण दिगंबर धुरी वय:-42 पत्ता:-प्लॉट नं: सदनिका क्र. 405, माळा नं: 4 था मजला, बिल्डींग नं. 23, इमारतीचे नाव: मालवणी जागृती को ऑप हो सोसा लि, ब्लॉक नं: सि.एस.आर. कॉम्पलेक्स, एकता नगर समोर, रोड नं: लिंक रोड, कादिवली पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALBPD4364N 2): नाव:-सदीप दिगंबर धुरी वय:-37 पत्ता:-प्लॉट नं: सदनिका क्र. 405, माळा नं: 4 था मजला, बिल्डींग नं. 23, इमारतीचे नाव: मालवणी जागृती को ऑप हो सोसा लि, ब्लॉक नं: सि.एस.आर. कॉम्पलेक्स, एकता नगर समोर, रोड नं: लिंक रोड, कादिवली पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALBPD5883E	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर दिलीप कणसे वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र. 18 ए, माळा नं: तळ मजला, इमारतीचे नाव: सिधानिया बिल्डिंग, ब्लॉक नं: ओपेरा हाऊस, केनेडी ब्रिज, गिरगाव, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-DKBPK9653M	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	15/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8150/2024	
(12)बाजारभावाप्रमाणे मुदक शुल्क	240000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुदक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th April 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 **₹ 44,31,560.00 (Rupees Forty Four Lakh Thirty One Thousand Five Hundred Sixty Only).**

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

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