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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: **Mrs. Bharti Durgesh Jadhav**

Residential Flat No. 102, 1st Floor, "Lotus Belleza Co-op. Hsg. Soc. Ltd.", Azad Nagar, Veera Desai Road
Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India.

Latitude Longitude - 19°07'42.0"N 72°50'20.9"E

Intended User:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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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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Vastu/Mumbai/04/2024/008344/2306075

24/16-214-JABS

Date: 24.04.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 102, 1st Floor, "Lotus Belleza Co-op. Hsg. Soc. Ltd.", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Bharti Durgesh Jadhav.**

Boundaries of the property.

North : Azad Nagar Road No. 3
South : Building No. 45
East : Under Construction Building
West : Manav CHSL – Building No. 44

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 1,23,50,000.00 (Rupees One Crore Twenty-Three Lakh Fifty Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.25 10:44:18 +05'30'

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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- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Valuation Report of Residential Flat No. 102, 1st Floor, "Lotus Belleza Co-op. Hsg. Soc. Ltd.", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400 053, 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 24.04.2024 for Bank Loan Purpose
2	Date of inspection	23.04.2024
3	Name of the owner/ owners	Mrs. Bharti Durgesh Jadhav
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. 102, 1 st Floor, "Lotus Belleza Co-op. Hsg. Soc. Ltd.", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India. Contact Person: Mr. Dhrama Baburao Jadhav (Contractor) Contact No.: 8879191627
6	Location, street, ward no	Azad Nagar, Veera Desai Road, Andheri (West), Mumbai
7	Survey/ Plot no. of land	CTS No. 138 of Village Ambivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 432.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 475.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 523.00



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		(Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Veera Desai Road
14	If freehold or leasehold land	Leasehold land
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?	Vacant, Painting work under progress
	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 MHADA 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	₹ 26,000.00 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	N.A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
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	Year of Construction – 2023 (As per Full 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.
	Remark: The said flat Painting work under progress	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 24.04.2024 for Residential Flat No. 102, 1st Floor, “**Lotus Belleza Co-op. Hsg. Soc. Ltd.**”, Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India belongs to **Mrs. Bharti Durgesh Jadhav**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 05/04/2024 between Mr. Manji Nanji Patel (the Transferor) AND Mrs. Bharti Durgesh Jadhav (the Transferee)
2	Copy of Full Occupancy Certificate No. MH/EE/(B.P.)/GM/MHADA-106/116/2023 dated 15.03.2023 issued by Maharashtra Housing and Area Development Authority (MHADA).

LOCATION:

The said building is situated at land bearing CTS No. 183 of Village - Ambivali, Taluka – Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance of 400m. from Azad Nagar Metro Station.

BUILDING:

The building under reference is having Stilt + 9th 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. 1st Floor is having 3 Residential Flats. The building has 1 lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + Bedroom + Kitchen + Passage + 2 Toilets (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 & plumbing etc.

Valuation as on 24th April 2024

The Carpet Area of the Residential Flat	:	475.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	523.00 X 2,800.00 = ₹ 14,64,400.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,94,450.00 per Sq. M. i.e. ₹ 18,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
Value of property as on 24.04.2024	:	475.00 Sq. Ft. X ₹ 26,000.00 = ₹ 1,23,50,000.00

(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 value of the property as on 24.04.2024	:	₹ 1,23,50,000.00
Total Value of the property	:	₹ 1,23,50,000.00
The realizable value of the property	:	₹ 1,11,15,000.00
Distress value of the property	:	₹ 98,80,000.00
Insurable value of the property (523 X 2,800.00)	:	₹ 14,64,400.00
Guideline value of the property (523 X 18,065.00)	:	₹ 94,47,995.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 102, 1st Floor, "Lotus Belleza Co-op. Hsg. Soc. Ltd.", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400 053, State - Maharashtra, Country - India for this particular purpose at ₹ 1,23,50,000.00 (Rupees One Crore Twenty Three Lakh Fifty Thousand Only). as on 24th 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 **24th April 2024 is ₹ 1,23,50,000.00 (Rupees One Crore Twenty Three Lakh Fifty 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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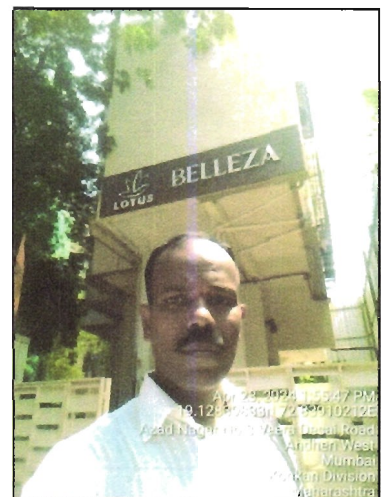
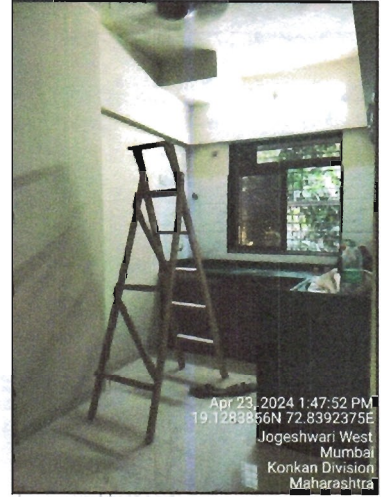
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ANNEXURE TO FORM 0-1

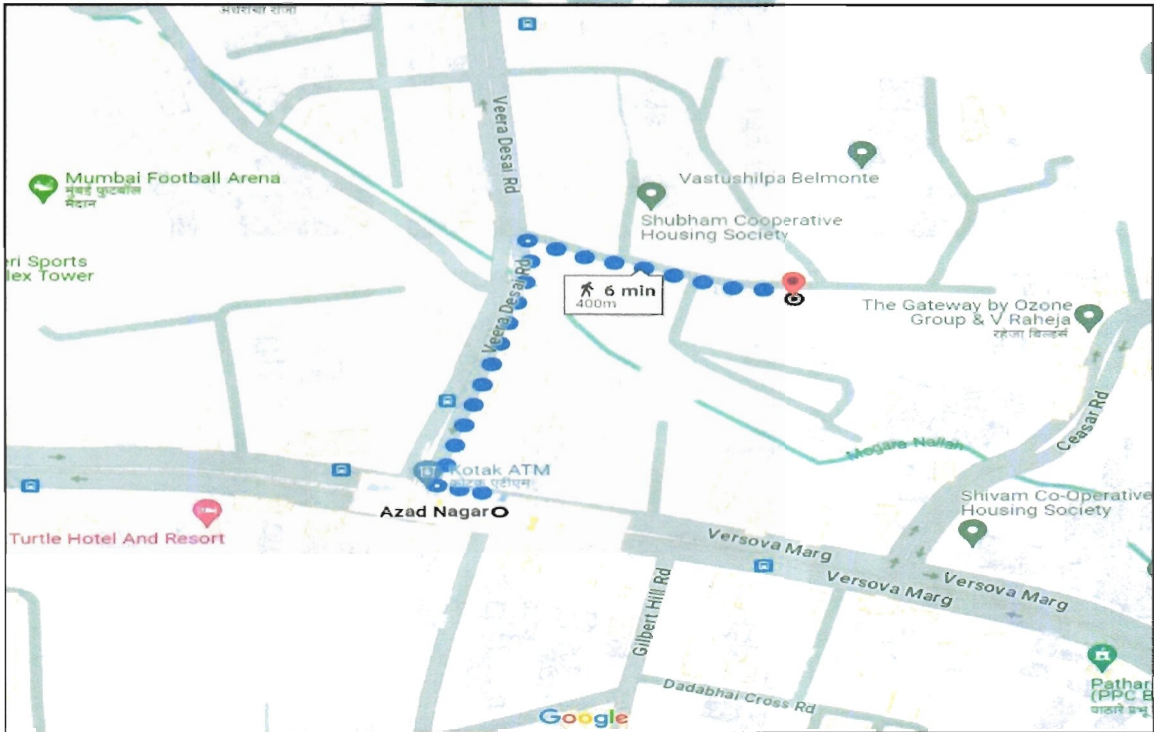
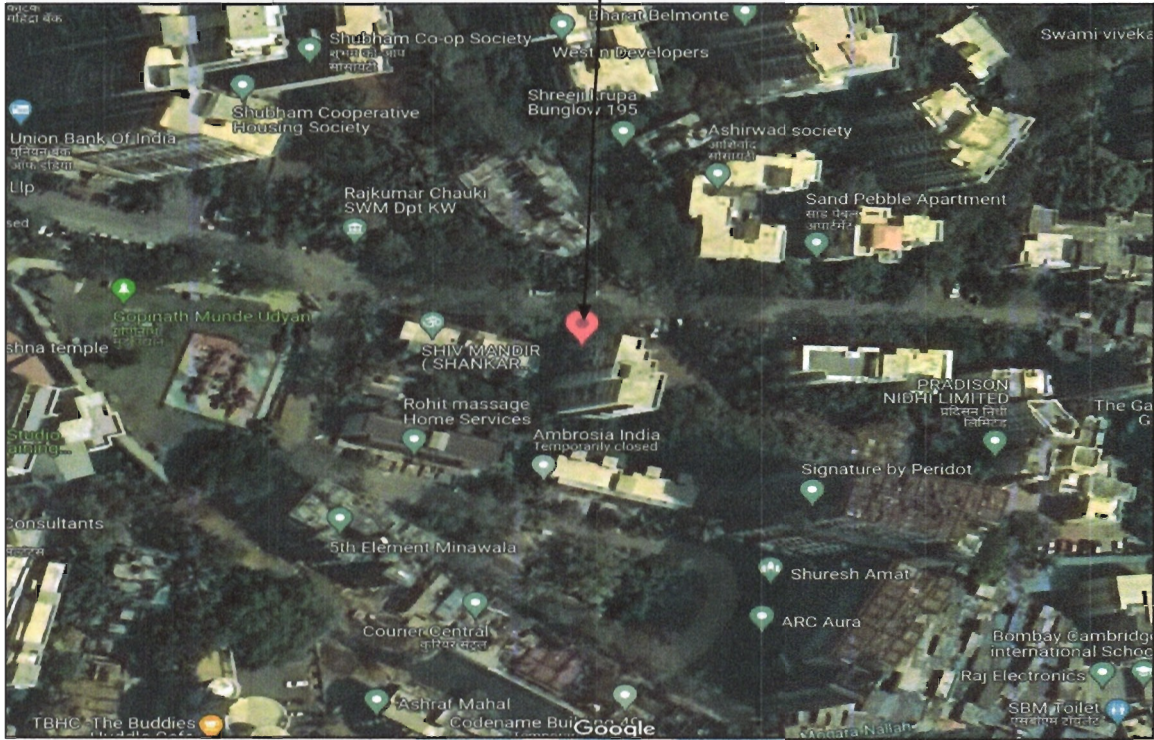
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 9th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	2023 (As per Full Occupancy Certificate)
4	Estimated future life	59 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	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



Route Map of the property

Site u/r



Latitude Longitude - 19°07'42.0"N 72°50'20.9"E

Note: The Blue line shows the route to site from nearest Metro Station (Azad Nagar – 400m.)




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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

Home
Valuation Rules
User Manual
Close
Feedback

Year	Annual Statement of Rates						Language
2024/2025							English
Selected District	मुंबई(उपनगर)						
Select Village	ऑंबिवली (अंधरी)						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	183						Search

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.s.)	Attribute
47/231-भुभाग: उत्तरेस व पूर्वेस गावाची हद्द, दक्षिणेस जयप्रकाश मार्ग व गावाची हद्द व पश्चिमेस विरा देसाई मार्ग.	104590	194450	223620	244470	194450	चौरस मीटर	शि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
No Increase for flat located on 1 st floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,94,450.00	Sq. Mtr.	18,065.00	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

99acres Buy | Enter Locality | Project | Society | Landmark

Printed on Feb 27, 2024 | Ready to move

₹1.9 Cr @ 27,128 per sq. ft. **2BHK 2Baths**
 Estimated EMI: ₹1.6k / mo. Flat/Apartment for Sale

Area: Carpet area: 693 sq. ft. Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony
 Price: ₹1.9 Cr @ 27,128 per sq. ft. Address: Amarnath Apartments, Azad Nagar, Western Mumbai
 Floor Number: 1st of 7 Floors. Property Age: 5 to 10 Year Old

Places nearby
 Azad Nagar, Western Mumbai
 Western express highway metro station, Andheri metro station, Arsa, Holy Family Church, Omkareshwar Mandir

Why should you consider this property?
 Ranked Available, Furnished

Transaction Type: Resale | Property Ownership: Freehold | Furnishing: Furnished | Parking: 1 Open

About Property
 Address: Azad Nagar, Western Mumbai, Mumbai
 We are the proud owners of this 2 bhk apartment available in amarnath apartments, azad nagar, western mumbai. This furnished apartment in a a and the unit is located on 1st floor. you can choose any of 2 or 3 or 4 bedrooms. try to connect a flexible size.

99acres Buy | Enter Locality | Project | Society | Landmark

Printed on Feb 27, 2024 | Ready to move

₹1.25 Cr @ 26,939 per sq. ft. **1BHK 2Baths**
 Estimated EMI: ₹93,239 Flat/Apartment for Sale

Area: Super Built up area: 550 sq. ft. Configuration: 1 Bedroom, 2 Bathrooms, No Balcony with Others
 Built up area: 500 sq. ft. Price: ₹1.25 Cr - Govt Charges & Tax @ 26,939 per sq. ft. Address: shubham chs lt, Azad Nagar, Western Mumbai
 Carpet area: 464 sq. ft. Floor Number: 13th of 23 Floors. Facing: East
 Overlooking: Park/Garden/Main Road. Property Age: 0 to 1 Year Old

Places nearby
 Azad Nagar, Western Mumbai
 Azad Nagar metro station, SP Jain Parking, Shiv Temple, Andheri Kāslīm Qabrastān Masjid, Karmachaki bank Ltd A

Why you should consider this property?
 Key Highlights: East Facing, Close to Metro Station, Close to School, Fresh Construction



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Sales Instance

1088322 23-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्ता क्रमांक : 1088/2024 नोंदणी : Regn:63m
गावाचे नाव : आंविवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	17850000	
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	14627890.15	
(4) भू-मापन, पोटहिस्ता व घटकमांका (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका क्रमांक 1901 अठरावा मजला, बी विंग आझाद नगर जेम कॉ ऑप हौसिंग सोसायटी लिमिटेड आंबीवली अंधेरी पश्चिम मुंबई सदनिकेचे क्षेत्रफळ 638 चौरस फुट रेरा कार्पोरेशन आहे. सोबत एक कार्याकीर्ण...महाराष्ट्र मुद्रांक अधिनीयम चे अनुच्छेद 5 (b) मधील तरतुदीनुसार दस्त क्रमांक बदर17/15099-2021 नोंदणी दिनांक 29/12/2021 मधील भरलेले मुद्रांक शुल्क रु. 725000/- पैकी रु. 100/- वजा जाता रु. 724900/- इतके मुद्रांक शुल्क समावोजित करून उर्वरित मुद्रांक शुल्क मेट्रोसेस सह रु. 347000/- सदर दस्तात भरण्यात आले. ((C.T.S. Number : 183 PART :))	
(5) क्षेत्रफळ	65.22 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या विद्वान ठेवणा-या घटककाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: प्रविण पालन नंदु वय: 64 पत्ता: प्लॉट नं. 203/204, माळा नं.: , इमारतीचे नाव: मेरीटिन पॅलेस, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: आंबोली, महाराष्ट्र, मुंबई. पिन कोड: -400058 पॅन नं.: AAHPD3849A.	
(8) दस्तऐवज करून घेणा-या घटककाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: वितन हेमंतकुमार उर्फ हेमंत देसाई वय: 38; पत्ता: प्लॉट नं. 101 बी, माळा नं.: , इमारतीचे नाव: भवन्स रॉक गार्डन, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: 33 दादाभाई कोस रोड क्रमांक 1, भवन्स कॉलेज जवळ, महाराष्ट्र, मुंबई. पिन कोड: -400058 पॅन नं.: AJS8PD2455A. 2): नाव: शीमा वितन देसाई वय: 37; पत्ता: प्लॉट नं. 101 बी, माळा नं.: , इमारतीचे नाव: भवन्स रॉक गार्डन, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: 33 दादाभाई कोस रोड क्रमांक 1, भवन्स कॉलेज जवळ, महाराष्ट्र, मुंबई. पिन कोड: -400058 पॅन नं.: BML8PH3595A.	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1/188/2024	
(12) बाजारभावाभाडेपट्ट्याचे मुद्रांक शुल्क	347000	
(13) बाजारभावाभाडेपट्ट्याचे नोंदणी शुल्क	30000	
(14) नोरा		
मुन्बई नोरासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

5330513 23-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 5330/2024 नोंदणी : Region: 03m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12220000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	8804696	
(4) भू-मापन,पोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.201, माळा नं: 2 रा मजला, इमारतीचे नाव: लोटस बेलोझा, ब्लॉक नं: अंधेरी पश्चिम,मुंबई 400053, रोड : आझाद नगर,वीरा देसाई रोड, इतर माहिती: मुळ दस्त करारनामा नोंदणी क्र BDR17-14232/2023 निष्पादन दिनांक 23/10/2023 रोजी लिहून देणार यांनी रुपये 5,28,500/- इतके मुद्रांक शुल्क भरले असल्यामुळे तसेच तीन वर्षांच्या आत पुनर्विक्री होत असल्यामुळे महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5जी(ए)ii अन्वये सदर मुद्रांक शुल्क रुपये 4,39,250/- ची वजावट देऊन मुद्रांक शुल्क फरक रुपये 2,92,750/- इतके अदा करण्यात आले आहेत((C.T.S. Number : 183 ;))	
(5) क्षेत्रफळ	45.28 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:-अजय सुराना वय:-59 पता:-प्लॉट नं: सदनिका नं.201, माळा नं: 2 रा मजला, इमारतीचे नाव: लोटस बेलोझा, ब्लॉक नं: आझाद नगर, अंधेरी पश्चिम मुंबई, रोड नं: ओप विरा देसाई रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAJPK4286H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल राकेश तिवारी वय:-34 पता:-प्लॉट नं: सदनिका नं.ए.606, माळा नं: 6 वा मजला, इमारतीचे नाव: फ्लिप्लॉथ अपार्टमेंट. ब्लॉक नं: कोरीवली पश्चिम मुंबई, रोड नं: एस व्ही पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AFBPT38832P	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5330/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चेंरा		
मुत्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारनास 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 **24th 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 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.



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VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,23,50,000.00 (Rupees One Crore Twenty Three Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.25 10:35:32 +05'30'

Auth. Sign.



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