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MSME Reg No: UDYAM-MH-18-0083617  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



May 8, 2024 12:11:56 PM  
19.11024681N 72.84963111E  
Vile Parle  
Mumbai  
Konkan Division  
Maharashtra

### Details of the property under consideration:

Name of Owner: **Mr. Pravin Pandharinath Patil.**

Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – A, Building No. 11, “**Laxmi Kripa Co. Op. Hsg. Soc. Ltd.**”, Koldongri,  
Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057,  
State – Maharashtra, Country – India

Latitude Longitude - 19°06'36.8"N 72°50'58.7"E

### Intended Users

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Avenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057,  
State – Maharashtra, Country – India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

**+91 2247495919**

**mumbai@vastukala.co.in**

**www.vastukala.co.in**



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – A, Building No. 11, “**Laxmi Kripa Co. Op. Hsg. Soc. Ltd.**”, Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057, State – Maharashtra, Country – India belongs to **Mr. Pravin Pandharinath Patil**.

### Boundaries of the property.

North : Internal Road  
South : Anjali Society Internal Road  
East : Deepanjali - A  
West : Shahaji Raje Marg

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 **₹ 2,09,76,912.00 (Rupees Two Crore Nine Lakh Seventy Six Thousand Nine Hundred Twelve Only)**.

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

Hence certified

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report

**Auth. Sign.**



### Our Pan India Presence at :

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 605, 6th Floor, Wing – A, Building No. 11, “Laxmi Kripa Co. Op. Hsg. Soc. Ltd.”, Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057, 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 09.05.2024 for Bank Loan Purpose
2	Date of inspection	08.05.2024
3	Name of the owner/ owners	<b>Mr. Pravin Pandharinath Patil</b>
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	<b>Address:</b> Residential Flat No. 605, 6th Floor, Wing – A, Building No. 11, “Laxmi Kripa Co. Op. Hsg. Soc. Ltd.”, Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057, State – Maharashtra, Country – India  <b>Contact Person:</b> Mrs. Suresh Pandit (Tenant) Contact No. 9930830834
6	Location, street, ward no	Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Vile Parle (East), State – Maharashtra, Country – India
	Survey/ Plot no. of land	C.T.S. No. 250,250/1 to 3 251A, 251A/1 to 25,
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. = 703.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 748.00</b>



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		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Shahaji Raje Marg
14	If freehold or leasehold land	Free hold
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.
	<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?	Tenant Occupied (Present rental income details not available.)
	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 local 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	N.A.
	(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?		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.
	<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 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.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (As per 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.
	<b>Remark:</b> The loading between Carpet to Built up is 6%. We have adjusted the rate accordingly.	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 06.05.2024 for Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – A, Building No. 11, “**Laxmi Kripa Co. Op. Hsg. Soc. Ltd.**”, Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057, State – Maharashtra, Country – India belongs to **Mr. Pravin Pandharinath Patil**

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

1	Copy of Agreement for Sale dated 01.07.2003 Between M/s. Curlo Finance and Investments Pvt. Ltd. (The Owners / Developers) and Mr. Pravin Pandurang Patil (The Purchaser / Flat Owner).
2	Copy of Share Certificate No. 056 dated 25.04.2017 in the name of Mr. Pravin Pandharinath Patil.
3	Copy of Part Occupation Certificate No. SRA / ENG / 785 / KD / PL / AP dated 26.04.2006, issued by Slum Rehabilitation Authority (SRA).
4	Copy of Commencement Certificate No. SRA / ENG / 785 / KD / PL / AP dated 22.11.2002 issued by Slum Rehabilitation Authority (SRA).

**LOCATION:**

The said building is located at C.T.S. No. 250,250/1 to 3 251A, 251A/1 to 25, Village Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057. The property falls in Residential Zone. It is at a travelling distance 2.0 Km. from Gundavali Metro station.

**BUILDING:**

The building under reference is having Ground + 8 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. On each floor 5 Residential Flats are available. The building is having 1 lift.

**Residential Flat:**

The residential flat under reference is situated on the 6<sup>th</sup> Floor. As per site inspection the flat is 2 BHK It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets (**i.e., 2 BHK**). The residential flat is finished with Vitrified flooring,



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Teak wood door frame with flush shutters, Aluminum sliding windows & Concealed electrification & Concealed plumbing. The internal condition of flat is good.

### Valuation as on 9<sup>th</sup> May 2024

<b>The Built- Up Area of the Residential Flat</b>	<b>:</b>	<b>748.00 Sq. Ft.</b>
---------------------------------------------------	----------	-----------------------

### Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2006 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	748.00 X 2,800.00 = ₹ 20,94,400.00
Depreciation $\{(100-10) \times 18 / 60\}$	:	27.00%
Amount of depreciation	:	₹ 5,65,488.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,26,643.00 per Sq. M. i.e., ₹ 21,056.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,06,604.00 per Sq. M. i.e., ₹ 19,194.00 per Sq. Ft.
Prevailing market rate	:	₹ 28,800.00 per Sq. Ft.
<b>Value of property as on 09.05.2024</b>	<b>:</b>	<b>748.00 Sq. Ft. X ₹ 28,800.00 = ₹ 2,15,42,400.00</b>

(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)

<b>Depreciated fair value of the property as on 09.05.2024</b>	<b>:</b>	<b>₹ 2,15,42,400.00 - ₹ 5,65,488.00 = ₹ 2,09,76,912.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 2,09,76,912.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,88,79,220.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,67,81,529.00</b>
<b>Insurable value of the property (748.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 20,94,400.00</b>
<b>Guideline value of the property (748.00 x 19,194.00)</b>	<b>:</b>	<b>₹ 1,43,57,112.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 605, 6th Floor, Wing – A, Building No. 11, “Laxmi Kripa Co. Op. Hsg. Soc. Ltd.”, Koldongri, Shahaji Raje Marg, Laxmi Nagar, Near Thakkar Bazar, Andheri (East), Mumbai, Pin Code - 400 057, State – Maharashtra, Country – India for this particular purpose at **for ₹ 2,09,76,912.00 (Rupees Two Crore Nine Lakh Seventy Six Thousand Nine Hundred Twelve Only)** as on **9<sup>th</sup> May 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 **9<sup>th</sup> May 2024 is ₹ 2,09,76,912.00 (Rupees Two Crore Nine Lakh Seventy Six Thousand Nine Hundred Twelve Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

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



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**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 <sup>th</sup> Floor
3	Year of construction	2006 (As per Part Occupancy Certificate)
4	Estimated future life	42 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, Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
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	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
No1	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	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

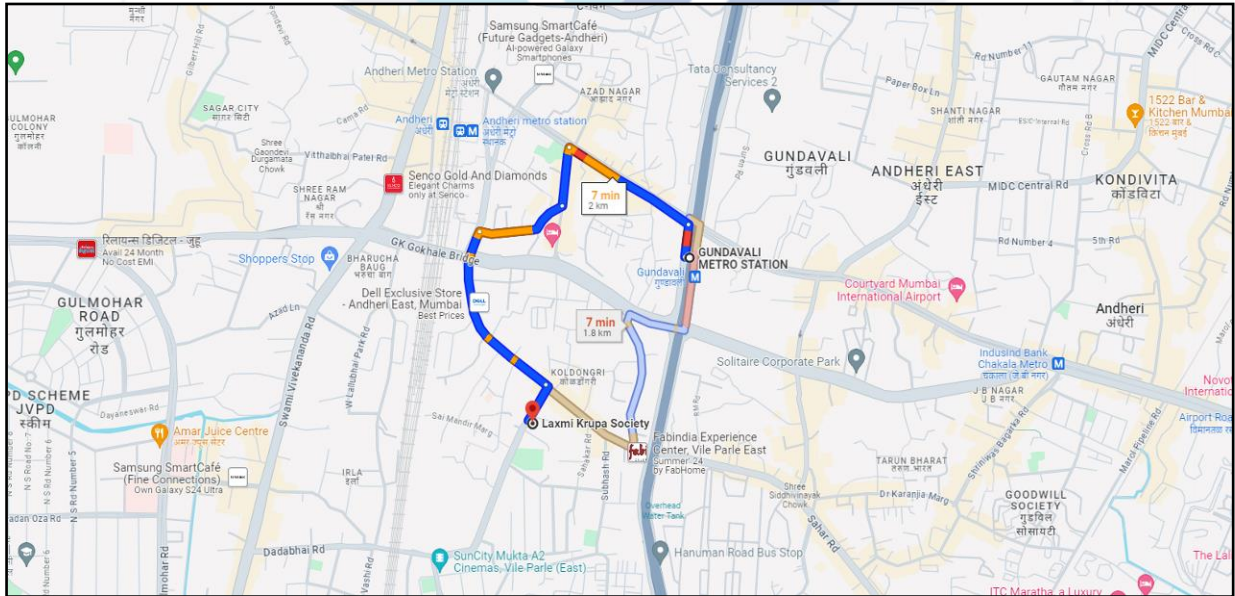
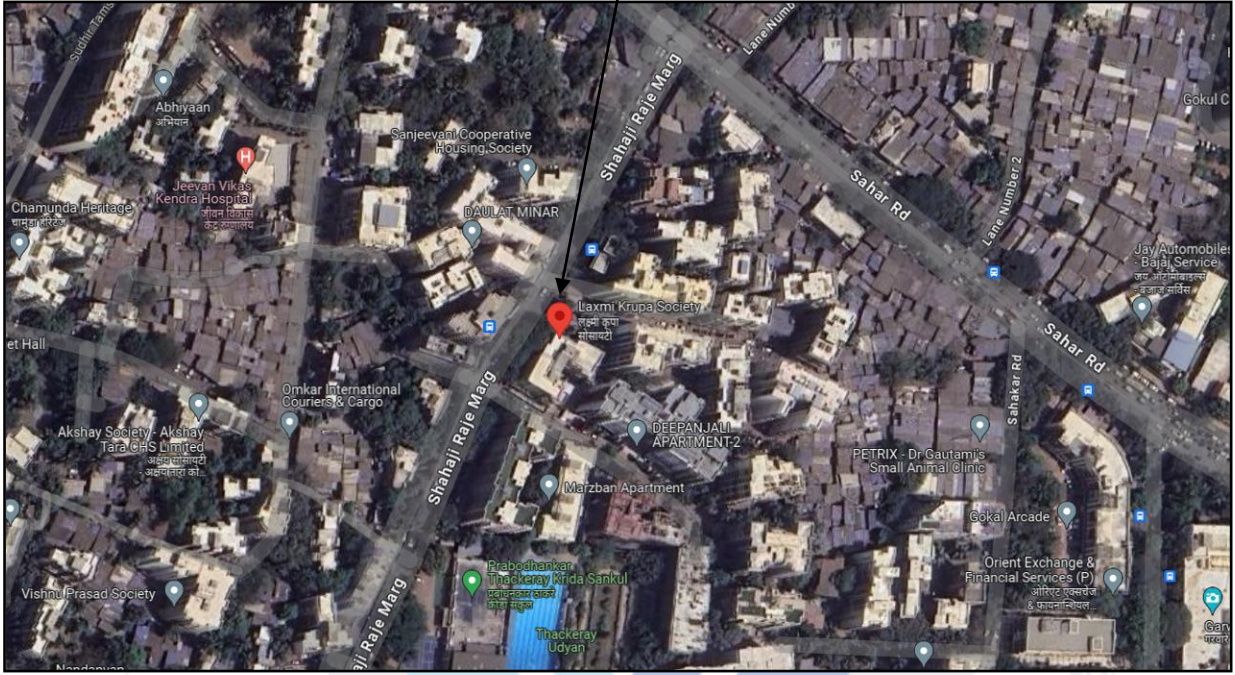


## Actual site photographs



## Route Map of the property

Site:ur



**Latitude Longitude - 19°06'36.8"N 72°50'58.7"E**

**Note: The Blue line shows the route to site from nearest Metro station (Gundavali – 2 KM.)**




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home

Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	36/183-बुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस बॉर्डर सीमा व पश्चिमेस रेल्वे लाईन T.P.S.Vile Parleno I	108770	215850	248230	315900	215850	चौ. मीटर
SurveyNo	36/183-बुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस बॉर्डर सीमा व पश्चिमेस रेल्वे लाईन T.P.S.Vile Parleno II	108770	215850	248230	315900	215850	चौ. मीटर
SurveyNo	36/183-बुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस बॉर्डर सीमा व पश्चिमेस रेल्वे लाईन T.P.S.Vile Parleno IV-IV-A	108770	215850	248220	315900	215850	चौ. मीटर
SurveyNo	36/183A - भूभाग: उत्तरेस सुंदरली गावाची हद्द, पूर्वेस पश्चिम दूतगती मार्ग, दक्षिणेस सहार रोड, पश्चिमेस सहार रोड	98980	168720	204240	242400	179000	चौ. मीटर

1 2

Survey No.

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,15,850.00			
Reduced by 5% on Flat Located on 6 <sup>th</sup> Floor	10,792.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>2,26,642.00</b>	<b>Sq. Mtr.</b>	<b>21,056.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,08,770.00			
The difference between land rate and building rate (A – B = C)	1,17,872.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,06,604.00</b>	<b>Sq. Mtr.</b>	<b>19,194.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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 | Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Vile Parle > Flats in Vile Parle East > 2 BHK Flats in Vile Parle East

Posted on Apr 15, 2024 | Ready to move

**Verified**

**₹2.17 Cr** @ 29,766 per sq.ft. | **2BHK 2Baths**

Estimated EMI ₹1,73,319 | Flat/Apartment for Sale in Moss Aadhira, Vile Parle East, Mumbai

**CONTACT DEALER FREE**

**Shortlist**

**RERA STATUS** NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview | Society | Dealer Details | Price Trends | Society Reviews | Locality Reviews

**Property (9) | Society (7)**

**Area** Carpet area: 729 sq.ft. (87.73 sq.m.)

**Configuration** 2 Bedrooms, 2 Bathrooms, 1 Balcony

**Price** ₹2.17 Crore @ 29,766 per sq.ft. (Negotiable) View Price Details

**Address** Moss Aadhira, Vile Parle East, Mumbai

**Floor Number** 4<sup>th</sup> of 11 Floors

**Property Age** 1 to 5 Year Old

3 people already contacted since last week

**magicbricks** Buy | Rent | Sell | Home Loans | Login | Post Property FREE

Posted on: May 05, 24 | Property ID: 72287043

**₹1.75 Cr** | EMI - ₹79k | Get pre-approved loan | PREMIUM LOCALITY

2 BHK Flat For Sale in Minoo Apartment, Vile Parle East, Mumbai

2 Beds | 2 Baths | Semi-Furnished

**Carpet Area** 500 sqft @ ₹35,000/sqft

**Project** Minoo Apartment | **Floor** Ground (Out of 18 Floors)

**Transaction Type** Resale | **Status** Ready to Move | **Facing** South

**Furnished Status** Semi-Furnished | **Type Of Ownership** Freehold | **Age Of Construction** Above 20 years

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

**More Details**

**Price Breakup** ₹1.75 Cr | ₹8,75,000 Approx. Registration Charges

**Address** Nanda Patkar Road Near Telephone Exchange Vile Parle East Mumbai, Vile Parle East, Mumbai - Western Mumbai, Maharashtra

**Landmarks** Telephone Exchange

**Furnishing** Semi-Furnished

**Type of Ownership** Freehold

**Overlooking** Main Road

**Age of Construction** Above 20 years

**Description:** Discover serenity and modernity intertwined in this exquisite 2 BHK flat up for sale within Minoo Apartment, Vile Parle East, Mumbai. Vaastu-compliant and south-facing, it offers a... [Read more](#)

## Sales Instance

7730514 08-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 7730/2024 नोदणी : Regn:63m
<b>गावाचे नाव : विलेपार्ले</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7222341	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका क्र.208,बी विंग,दुसरा मजला,लक्ष्मी कृपा को. ऑप. हौ. सो. लि,45,शहाजी राजे मार्ग,विलेपार्ले पूर्व,मुंबई 400057..... सदनिकेचे एकूण क्षेत्रफळ 360 चौ. फूट बांधीव म्हणजेच 33.46 चौ. मीटर बांधीव( ( C.T.S. Number : 250 (विलेपार्ले पूर्व) ; ) )	
(5) क्षेत्रफळ	33.46 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:-सतीश चापसी गडा वय:-50 पत्ता:-प्लॉट नं: सदनिका क्र. 110, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 3, श्री तिरुपती बालाजी को. ऑप. हौ. सो. लि, ब्लॉक नं: अंधेरी पूर्व, रोड नं: सहार रोड, कोलडोंगरी, कल्पिता सोसायटी समोर, विजय नगर हॉल जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AACPG9100D 2): नाव:-प्रीती सतीश गडा वय:-46 पत्ता:-प्लॉट नं: सदनिका क्र. 110, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 3, श्री तिरुपती बालाजी को. ऑप. हौ. सो. लि, ब्लॉक नं: अंधेरी पूर्व, रोड नं: सहार रोड, कोलडोंगरी, कल्पिता सोसायटी समोर, विजय नगर हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AERPG2035E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय सोमनाथ भोज वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र. 302, माळा नं: तिसरा मजला, इमारतीचे नाव: निर्माण इटर्निटी, ब्लॉक नं: पुणे, रोड नं: सुस रोड, अभिनव कॉलेज सुतारवाडी जवळ, पाषाण आर्माईट हवेली, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AJFPB7949H	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7730/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **9<sup>th</sup> May 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 neighbourhood 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 **₹ 2,09,76,912.00** (Rupees Two Crore Nine Lakh Seventy Six Thousand Nine Hundred Twelve 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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

