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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Thattil Fabiyan Francis & Baby Francis**

Residential Flat No. 306, 3rd Floor, B Wing, "Panchvati-B", Srushti Complex, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India.

Latitude Longitude - 19°06'55.9"N 72°54'11.6"E

Intended Users:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
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 Report / Cosmos Bank / Bandra (West) Branch / Thattil Fabiyan Francis (8593/2306293)

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Vastu/Mumbai/01/2024/8593/2306293
13/7-153-SKVS
Date: 13.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 306, 3rd Floor, B Wing, "Panchvati-B", Srushti Complex, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India belongs to **Thattil Fabiyan Francis & Baby Francis.**

Boundaries of the property.

North : Gopal Sharma Memorial School
South : A Wing
East : Shiv Bhagtani Building
West : Khandurani Manzil 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 ₹ 1,48,05,606.00 (Rupees One Crore Forty Eight Lakh Five Thousand Six Hundred Six 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.



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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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Valuation Report of Residential Flat No. 306, 3rd Floor, B Wing, "Panchvati-B", Srushti Complex, Chandivali,
Powai, Mumbai – 400072, 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 13.05.2024 for Bank Loan Purpose
2	Date of inspection	11.05.2024
3	Name of the owner/ owners	Thattil Fabiyan Francis & Baby Francis
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	Address: Residential Flat No. 306, 3 rd Floor, B Wing, "Panchvati-B", Srushti Complex, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India. Contact Person: Thattil Fabiyan Francis Contact No. 9903174107 Person Met on Site: Kshitij (Tenant)
6	Location, street, ward no	Srushti Complex, Chandivali, Powai, Mumbai – 400072
	Survey/ Plot no. of land	C.T.S. No. 11-B/11, 11-B/11/28 to 93 and others of Village – Chandivali
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. = 635.00 Balcony Area in Sq. Ft. = 135.00 Total Carpet Area in Sq. Ft. = 772.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 652.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 783.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Srushti Complex, Chandivali, Powai, Mumbai – 400072.
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.
	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 – Kshitij
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MCGM norms Percentage actually utilized – Details not available

26	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	₹ 31,000.00 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?		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 up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (Approx.)
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.
	<i>Remark: As per Site Inspection, Actual Carpet Area 772.00 Sq. Ft. (Including Balcony Area) is more than Carpet Area 652.00 Sq. Ft. mentioned in the agreement & Built Up Area 782 Sq. Ft. mentioned on Index II provided to us. We have considered area mentioned in Index II.</i>	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 13.05.2024 for Residential Flat No. 306, 3rd Floor, B Wing, “Panchvati-B”, Srushti Complex, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India belongs to **Thattil Fabiyan Francis & Baby Francis.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 21.01.2013 Between M/s. Girish & Associates (the First Part) AND M/s. Panchsheel Enterprises (the Second Part) AND Thattil Fabiyan Francis & Baby Francis (The Purchasers)
3	Copy of Amended Certificate No. CE / 3683 / BPES / AL dated 05.10.2009 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C.T.S. No. 11-B/11, 11-B/11/28 to 93 and others of Village – Chandivali, Powai, Mumbai – 400072. The property falls in Residential Zone. It is at a walkable distance 4.6 Km. from Kanjurmarg railway station.

BUILDING:

The building under reference is having Stilt + 15 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 good. The building is used for residential purpose. 3rd Floor is having 6 Residential Flats. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., **2BHK**). The residential flat is finished with Italian marble flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.



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Valuation as on 13th May 2024

The Built-Up Area of the Residential Flat	:	782.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2010 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	782.00 X 2,700.00 = ₹ 21,11,400.00
Depreciation $\{(100-10) \times 14 / 60\}$:	21.00%
Amount of depreciation	:	₹ 4,43,394.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,74,560.00 per Sq. M. i.e., ₹ 16,217.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,61,856.00 per Sq. M. i.e., ₹ 15,037.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,500.00 per Sq. Ft.
Value of property as on 13.05.2024	:	782.00 Sq. Ft. X ₹ 19,500.00 = ₹ 1,52,49,000.00

(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 13.05.2024	:	₹ 1,52,49,000.00 - ₹ 4,43,394.00 = ₹ 1,48,05,606.00
Total Value of the property	:	₹ 1,48,05,606.00
The realizable value of the property	:	₹ 1,33,25,045.40
Distress value of the property	:	₹ 1,18,44,484.80
Insurable value of the property (782.00 X 2,700.00)	:	₹ 21,11,400.00
Guideline value of the property (782.00 X 15,037.00)	:	₹ 1,17,58,93400

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 306, 3rd Floor, B Wing, “Panchvati-B”, Srushti Complex, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India for this particular purpose at **₹ 1,48,05,606.00 (Rupees One Crore Forty Eight Lakh Five Thousand Six Hundred Six Only)** as on **13th May 2024**.

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 **13th May 2024 is ₹ 1,48,05,606.00 (Rupees One Crore Forty Eight Lakh Five Thousand Six Hundred Six 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	Stilt + 15 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	2010 (Approx.)
4	Estimated future life	46 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



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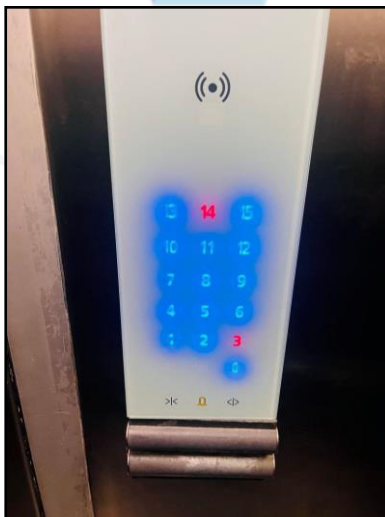
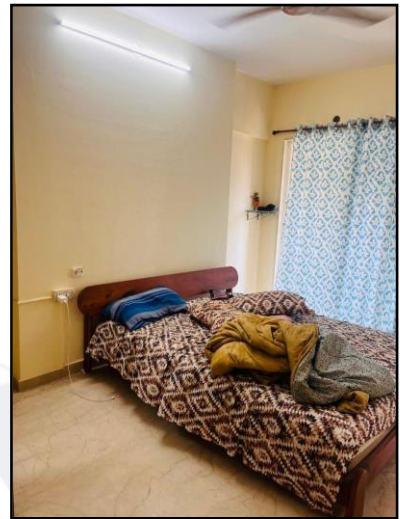
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9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminium sliding windows
10	Flooring	Italian marble flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Capping 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	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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

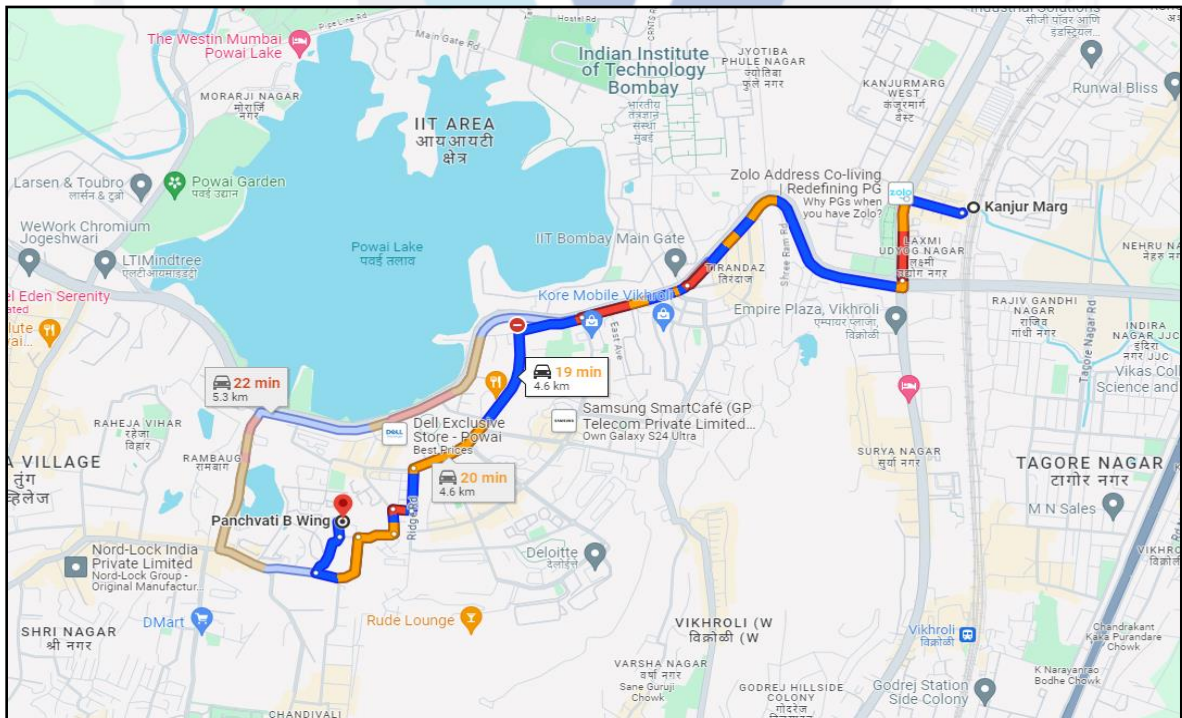


Actual site photographs



Route Map of the property

Site:ulr



Latitude Longitude - 19°06'55.9"N 72°54'11.6"E

Note: The Blue line shows the route to site from nearest railway station (Kanjurmarg – 4.6 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : CHANDIVALI 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: All the Properties of Chandivali Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
115	115/542	83820	174560	210860	229810	189920
CTS No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53						
⇐ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,74,560.00			
No Increase as Flat Located on 3 rd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,74,560.00	Sq. Mtr.	16,217.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	83,820.00			
The difference between land rate and building rate (A - B = C)	90,740.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building - 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,61,856.00	Sq. Mtr.	15,037.00	Sq. Ft.

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

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₹1.53 Cr EMI - ₹ 69k | Can I afford it? VERIFIED ON SITE

2 BHK 915 Sq-ft Flat For Sale **Powai, Mumbai**

2 Beds
2 Baths
Unfurnished

Carpet Area 625 sqft ₹ 24,480/sqft	Developer AD Properties	Project Panchvati B
Floor 5 (Out of 18 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Servant Room	Facing East	Lifts 2

✓ East Facing Property
✓ Near S. M. Shetty School, Chandivalli Road, Powai

Contact Agent
Get Phone No.
Last contact made 16 days ago

More Details

Price Breakup **₹1.53 Cr | ₹7,65,000** Approx. Registration Charges | **₹ 6,500** Monthly

Booking Amount **₹ 5.0 Lac**

RERA ID **A51800041973**

Contact Agent

✓ Certified Agent RERA REGISTERED

Yashwant -91-99XXXXXXX

Get Phone No.

Top Agent in this Locality

Somnath
Powal Realty
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₹1.65 Cr EMI - ₹ 74k | [Get Loan offers from 34+ banks](#)

2 BHK 1300 Sq-ft Flat For Sale **Powai, Mumbai**

2 Beds
2 Baths
Unfurnished

Carpet Area 700 sqft ₹ 23,571/sqft	Developer AD Properties	Project Panchvati B
Floor 7 (Out of 15 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

✓ Near S.M Shetty School

Contact Agent
Get Phone No.

More Details

Price Breakup **₹1.65 Cr | ₹ 8,25,000** Approx. Registration Charges | **₹ 1** Monthly

Booking Amount **₹ 5.0 Lac**

Address **Powai, Powai, Mumbai - Central Mumbai, Maharashtra**

Landmarks **Near S.M Shetty School**

Contact Agent

Buddhay -91-98XXXXXXX

Get Phone No.

Top Agent in this Locality

Aniket
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PREFERRED AGENT

536
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Sale Instance

5821390 15-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 5821/2024 नोंदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	15500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13961483.36	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं-1406, माळा नं: 14वा मजला, इमारतीचे नाव: बी-विंग,पंचवटी बी को ऑप हौ सोसा लि, ब्लॉक नं: पंच सृष्टी कॉम्प्लेक्स,एस एम शेटी शाळे जवळ, रोड : चांदिवली,पवई,मुंबई-400072, इतर माहिती: एकूण क्षेत्रफळ 652 चौ फूट कारपेट एरिया,सि टी एस नं-11-बी/11,11-बी/11/28 ते 93,11-सी(पाट),11-एच,11-एच/106,11-एच/122 ते 190,व्हिलेज-चांदिवली.((C.T.S. Number : 11-B/11, 11-B/11/28 to 93, 11-C(pt), 11-H, 11-H/106, 11-H/122 to 190 ;))	
(5) क्षेत्रफळ	72.71 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राहुल गोपीचंद गुप्ता वय:-53 पत्ता:-प्लॉट नं: फ्लॅट नं-1406 , माळा नं: 14वा मजला, इमारतीचे नाव: बी-विंग, पंचवटी बी को ऑप हौ सोसा लि , ब्लॉक नं: पंच सृष्टी कॉम्प्लेक्स, एसएम शेटी शाळे जवळ, रोड नं: चांदिवली, पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AALPG1163B 2): नाव:-राधा राहुल गुप्ता वय:-52 पत्ता:-प्लॉट नं: फ्लॅट नं-1406 , माळा नं: 14वा मजला, इमारतीचे नाव: बी-विंग, पंचवटी बी को ऑप हौ सोसा लि , ब्लॉक नं: पंच सृष्टी कॉम्प्लेक्स, एसएम शेटी शाळे जवळ, रोड नं: चांदिवली, पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ADGPM6769D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बालाजी गोकल पटेल वय:-53; पत्ता:-प्लॉट नं: फ्लॅट नं-1204 , माळा नं: -, इमारतीचे नाव: शिव सृष्टी टॉवर्स, ब्लॉक नं: एस.एम. शेटी शाळे जवळ, रोड नं: चांदिवली, पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AMSPP6799F 2): नाव:-खीमजी गोकल पटेल वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं-9 , माळा नं: -, इमारतीचे नाव: सायप्रस, ब्लॉक नं: हिरानंदानी गार्डन्स, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AMSPP6800B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5821/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	930000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sales Instance

15872370	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
06-01-2024		दस्त क्रमांक : 15872/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9556664.75	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 1104,ए विंग, माळा नं: 11 वा मजला, इमारतीचे नाव: पंचवटी को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: पंच सृष्टी कॉम्प्लेक्स, रोड : चांदिवली,मुंबई - 400072, इतर माहिती: सदनिकेचे क्षेत्रफळ 473 चौ फूट कारपेट.((C.T.S. Number : 11 B/11, to 28 to 93, 11C (Pt) 11H/106, 122 to 19 ;))	
(5) क्षेत्रफळ	52.75 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.-मनीषा चंद्रकांत खानविलकर लग्ना नंतरचे नाव मनीषा हेमंत शिर्के वय:-52 पत्ता:-फ्लॉट नं. फ्लॉट नं. 1104, ए विंग , माळा नं: 11 वा मजला , इमारतीचे नाव: पंचवटी को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: चांदिवली, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AGXPK7859C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुप्रीत सदाशिव शेटी वय:-33; पत्ता:-फ्लॉट नं. फ्लॉट नं. ए 402, माळा नं: 4 था मजला , इमारतीचे नाव: धीरज पुजा सीएचएस लिमिटेड , ब्लॉक नं: चिंचोली बंदर रोड, ऑप इफंट जीसस स्कुल समोर , रोड नं: मालाड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-CUSPS2352B 2): नाव.-दिव्या सुधिर शेटी वय:-28; पत्ता:-फ्लॉट नं. फ्लॉट नं. ए 402, माळा नं: 4 था मजला , इमारतीचे नाव: धीरज पुजा सीएचएस लिमिटेड , ब्लॉक नं: चिंचोली बंदर रोड, ऑप इफंट जीसस स्कुल समोर , रोड नं: मालाड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-JCTPS5529E	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15872/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	618000	
(13)बाजारभावाप्रमाणे 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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13th 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 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 **₹ 1,48,05,606.00 (Rupees One Crore Forty Eight Lakh Five Thousand Six Hundred Six 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.