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CIN: U74120MH2010PTC207869

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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Shridhar Bhikaji Anavekar & Smt. Vibha Shridhar Anavekar**

Residential Flat No. 401, 4<sup>th</sup> Floor, "**Rajas Residency Co-Op. Hsg. Soc. Ltd.**", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, State – Maharashtra, Country – India.

**Latitude Longitude - 19°05'18.3"N 72°54'53.8"E**

### Valuation Done for:

**Cosmos Bank**

**Dombivli (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli ( East), Taluka Kalyan, District Thane, PIN Code - 400605, State - Maharashtra, Country - India.

**Thane** : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA  
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

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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 OPINION REPORT

The property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, "Rajas Residency Co-Op. Hsg. Soc. Ltd.", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, State – Maharashtra, Country – India belongs to **Shri. Shridhar Bhikaji Anavekar & Smt. Vibha Shridhar Anavekar.**

### Boundaries of the property.

North	: Sant Dyaneshwar Marg
South	: Building No. 83
East	: Yashvant Seth Jadhav Marg
West	: Internal Road / Jai Santoshi Maa Building No. 5

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 **₹ 1,25,97,450.00 (Rupees One Crore Twenty Five Lakh Ninety Seven Thousand Four Hundred Fifty 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**

**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

**Thane:** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S), INDIA  
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Valuation Report of Residential Flat No. 401, 4<sup>th</sup> Floor, "Rajas Residency Co-Op. Hsg. Soc. Ltd.", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, 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 Banking Purpose
2	Date of inspection	08.05.2024
3	Name of the owner/ owners	<b>Shri. Shridhar Bhikaji Anavekar &amp; Smt. Vibha Shridhar Anavekar</b>
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 is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 401, 4 <sup>th</sup> Floor, "Rajas Residency Co-Op. Hsg. Soc. Ltd.", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shridhar B. Anavekar (Owner) Contact No. 9820610523  <b>Site Person:</b> Mr. Deepak Jathan (Tenant)
6	Location, <b>street</b> , ward no	Ward – N, Plot No. OB-1, Near Dominic Savio Vidyalaya, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban
7	Survey/ Plot no. of land	Plot No. OB-1, C.T.S. No. 185 (Pt.) Village - Ghatkopar
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	Served by Buses, Taxies, Auto and Private cars



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	by which the locality is served	
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 594.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 642.00</b> <b>(Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 770.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Plot No. OB-1, Near Dominic Savio Vidyalaya, Yashvant Seth Jadhav Marg, Pant Nagar MHADA Layout
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
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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 - Mr. Deepak Jathan
	If the property owner occupied, specify portion	Fully Tenant Occupied



	and extent of area under owner-occupation		
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	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Deepak Jathan
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 41,000.00 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.
	<b>SALES</b>		
38	Give instances of sales of immovable property		As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
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 – 2017 (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.
	<b><u>Remark:</u></b>	

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

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 09.05.2024 for Residential Flat No. 401, 4<sup>th</sup> Floor, "**Rajas Residency Co-Op. Hsg. Soc. Ltd.**", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar, MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, State – Maharashtra, Country – India belongs to **Shri. Shridhar Bhikaji Anavekar & Smt. Vibha Shridhar Anavekar.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 07.12.2017 Between Shri. Pramod S. Mohite (The Promoter) Shri. Shridhar Bhikaji Anavekar & Smt. Vibha Shridhar Anavekar (The Allottee/s)
2	Copy of Commencement Certificate No. CHE / ES / 2159 / N / 337 / (New) dated 02.01.2017 issued by Municipal Corporation of Greater Mumbai.
2	Copy of Full Occupancy Certificate No. CHE / ES / 2159 / N / 337 / (New) dated 19.09.2017 issued by Municipal Corporation of Greater Mumbai.
3	Copy of RERA Registration Certificate No. P51800007577 dated 17.08.2017 issued by Maharashtra Real Estate Regulatory Authority.

**LOCATION:**

The said building is located at Plot No. OB-1, C.T.S. No. 185 (Pt.) Village - Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is at travelling distance of 1.4 Km. from Ghatkopar railway station.



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**BUILDING:**

The building under reference is having Stilt + 15 Upper Floor. 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 is used for residential purpose. 4<sup>th</sup> Floor is having 2 Residential Flats. The building is having 2 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush door, Powder coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

**Valuation as on 09<sup>st</sup> May 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>642.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2017 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	770.00 Sq. Ft. X ₹ 3,000.00 = ₹ 23,10,000.00
Depreciation $\{(100-10) \times 7\} / 60$	:	10.50%
Amount of depreciation	:	₹ 2,42,550.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,47,730.00 per Sq. M. i.e., ₹ 13,724.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 1,42,894.00 per Sq. M. i.e., ₹ 13,275.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 09.05.2024</b>	<b>:</b>	<b>₹ 642.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,28,40,000.00</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>₹ 1,28,40,000.00 - ₹ 2,42,550.00 = ₹ 1,25,97,450.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,25,97,450.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 1,13,37,705.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,00,77,960.00</b>
<b>Insurable value of the property (770.00 X 3,000.00)</b>	<b>:</b>	<b>₹ 23,10,000.00</b>
<b>Guideline value of the property (770.00 X 13,275.00)</b>	<b>:</b>	<b>₹ 1,02,21,750.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 401, 4<sup>th</sup> Floor, "**Rajas Residency Co-Op. Hsg. Soc. Ltd.**", Plot No. OB-1, Yashvant Seth Jadhav Marg, Pant Nagar MHADA Layout, Village – Ghatkopar, Ghatkopar (East), Taluka - Kurla, District – Mumbai Suburban, PIN Code - 400 075, State – Maharashtra, Country – India for this particular purpose at **₹ 1,25,97,450.00 (Rupees One Crore Twenty Five Lakh Ninety Seven Thousand Four Hundred Fifty Only)** as on **09<sup>th</sup> 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 **09<sup>th</sup> May 2024 is ₹ 1,25,97,450.00 (Rupees One Crore Twenty Five Lakh Ninety Seven Thousand Four Hundred Fifty 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 15 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2017 (As per Full Occupancy Certificate)
4.	Estimated future life	53 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



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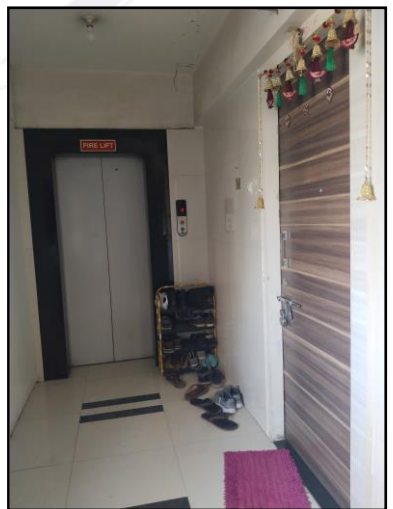
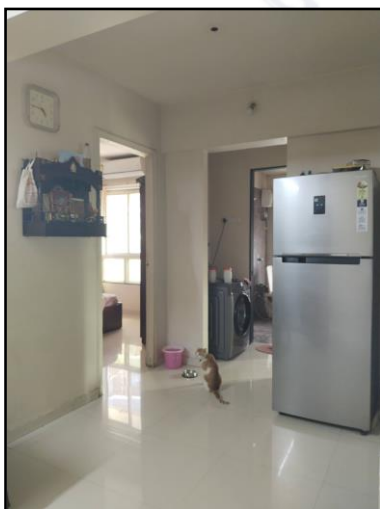
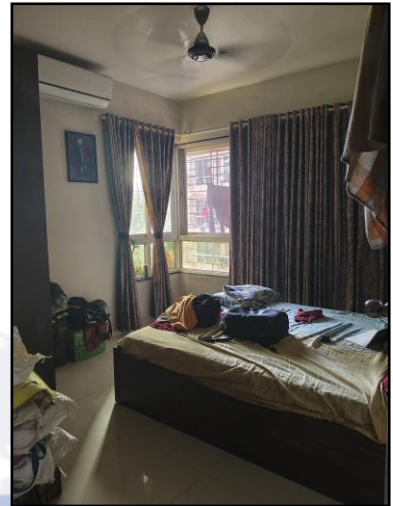
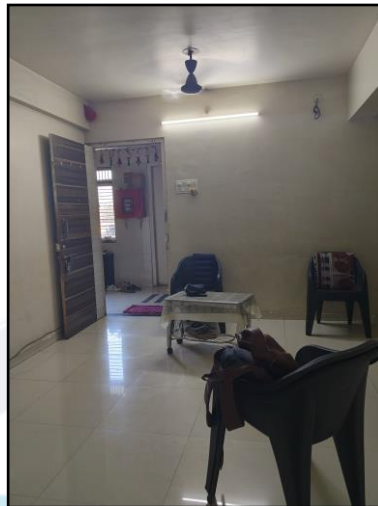
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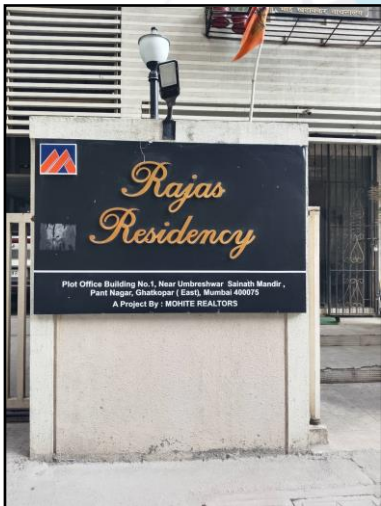


6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Teak Wood door frame with flush door, Powder Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		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 plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compound wall Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		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



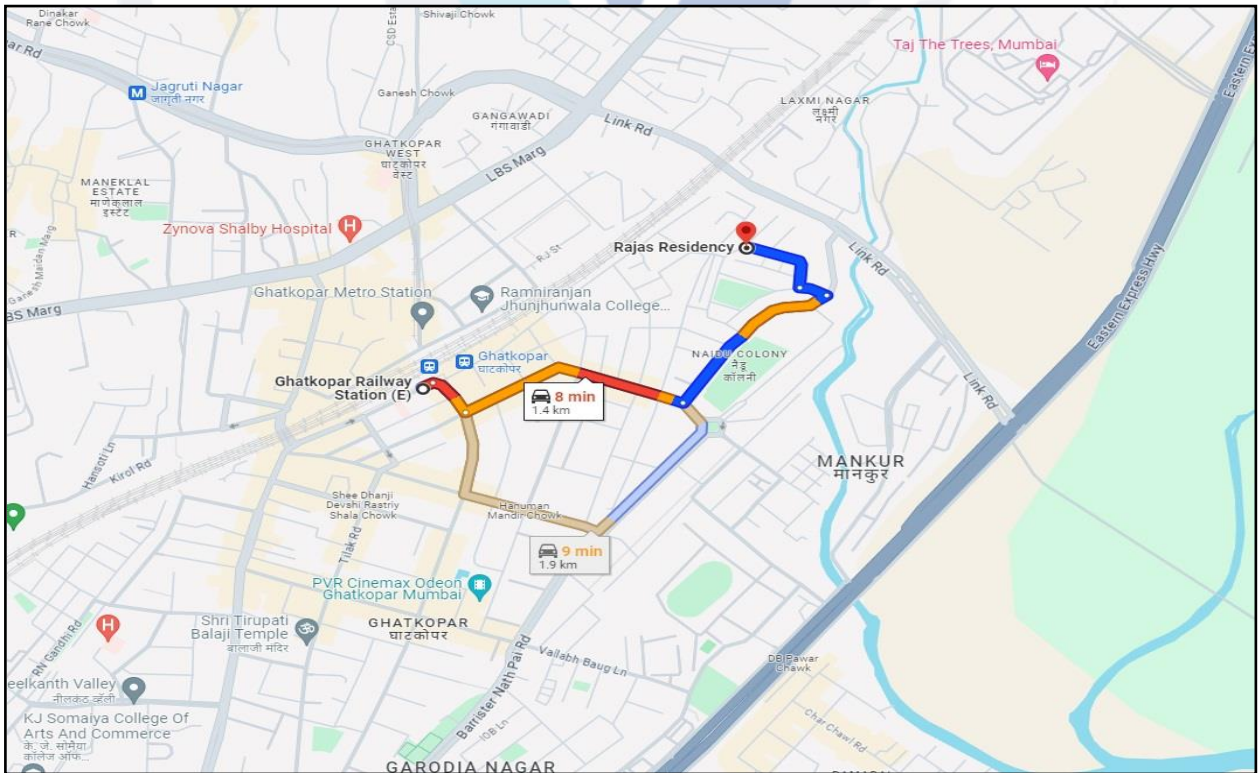
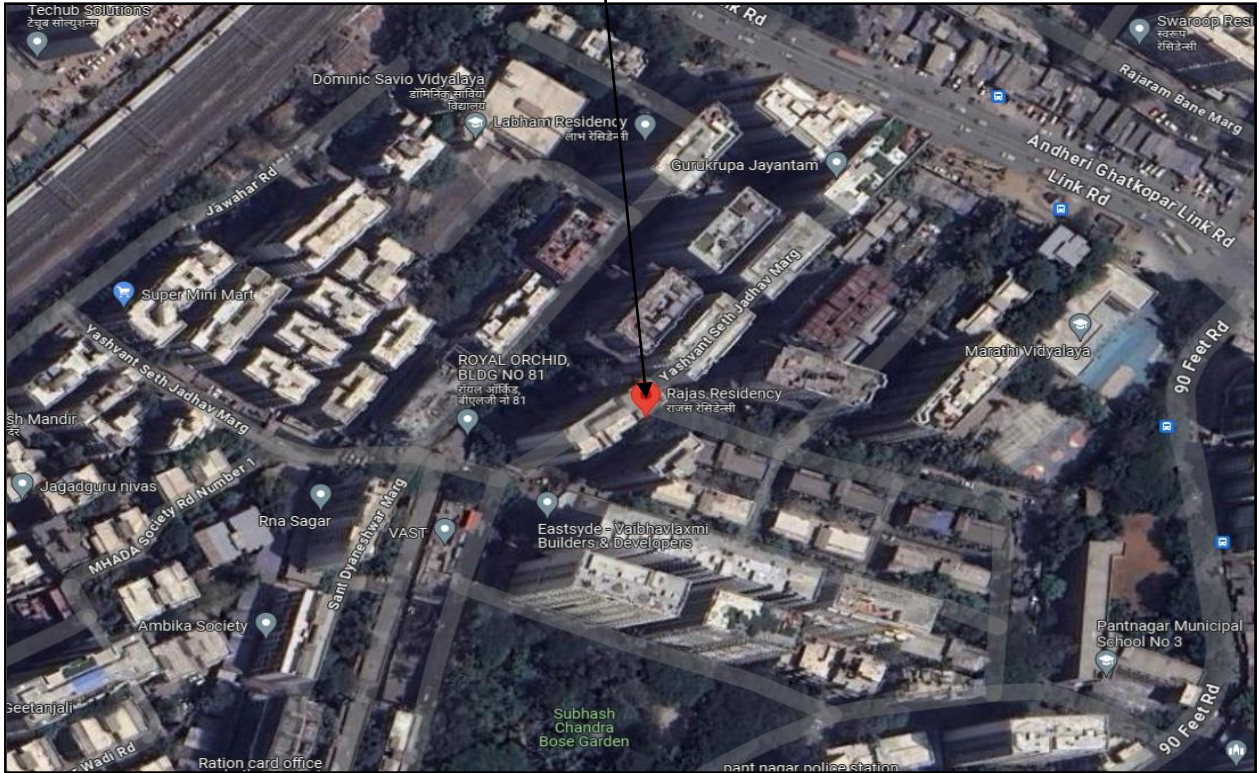
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'18.3"N 72°54'53.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 1.4 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

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Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
102/483 -पुभाग: उत्तरेस लाल बहादूर शास्त्री मार्ग ते हुतगती महामार्ग ओडपारा रस्ता (बसंतदादा पाटील मार्ग) पुर्वेस गाव हद्द, दक्षिणेस 27.45 मि. रूंद रस्ता व पश्चिमेस गाव हद्द (नकाशात दर्शविल्यानुसार)	78640	147730	169890	184660	147730	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,47,730.00			
No Increase, Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,47,730.00</b>	<b>Sq. Mtr.</b>	<b>13,724.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	78,640.00			
The difference between land rate and building rate (A – B = C)	69,090.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)		93%		
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,42,894.00</b>	<b>Sq. Mtr.</b>	<b>13,275.00</b>	<b>Sq. Ft.</b>

### 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

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2 BHK 1032 Sq-ft Flat For Sale [Ghatkopar East, Mumbai](#)

2 Beds | 2 Baths | 1 Covered Parking | Semi-Furnished

Carpet Area	Developer	Project
<b>619 sqft</b> ₹22,456/sqft	<b>Alag Group</b>	<b>Alag Aranya</b>
Floor	Transaction Type	Status
<b>17 (Out of 45 Floors)</b>	<b>New Property</b>	<b>Ready to Move</b>
Facing	Lifts	Furnished Status
<b>East</b>	<b>2</b>	<b>Semi-Furnished</b>

East Facing Property
 Newly Constructed Property

Contact Agent
Get Phone No.

Last contact made 2 days ago

**Contact Agent**

**Pranita** -91-95XXXXXXX

Get Phone No.

Download Brochure

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**43**  
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Posted on: May 08, 24
Property ID: 69514407

**₹84.1 Lac** EMI - ₹ 38k | [Get Loan offers from 34+ banks](#)

1 BHK 460 Sq-ft Flat For Sale [Ghatkopar East, Mumbai](#)

1 Bed | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area	Developer	Project
<b>460 sqft</b> ₹18,272/sqft	<b>Alag Group</b>	<b>Alag Aranya</b>
Floor	Transaction Type	Status
<b>14 (Out of 16 Floors)</b>	<b>New Property</b>	<b>Ready to Move</b>
Facing	Lifts	Furnished Status
<b>East</b>	<b>3</b>	<b>Unfurnished</b>

East Facing Property

Contact Agent
Get Phone No.

Last contact made 25 days ago

**Contact Agent**

**Prakash** -91-91XXXXXXX

Get Phone No.

Download Brochure

**Top Agent in this Locality**

**Jayesh Mehta**  
JK Real Estate Agents  
RERA ID : A51800004276

**43**  
PROPERTIES  
FOR SALE

**11**  
PROPERTIES  
FOR RENT

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## Price Indicators

Mumbai Buy Locality or Builder or Project Name

POST PROPERTY

Home > Mumbai > Mumbai Central Suburbs > Ghatkopar East > Completed Projects > Mohite Rajes Residency

### Mohite Rajes Residency

By: Mohite Realtors in Ghatkopar East ₹89.11 L onwards

**OVERVIEW**

LOCATION

BUY

RENT

Total Project Area  
**0.50 Acres**

Possession  
**Dec-2017 (Ready-to-move)**

RERA ID  
**P51800007577**

Total Units  
**27 Units**

Price Range  
**₹ 89.11 L - 1.46 Cr**

BHK  
**1, 2, 3 BHK**

Property Type  
**Apartment**

Area  
**469 - 771 sq.ft.**  
(43.57 - 71.93 sq.m)

Launched Date  
**Feb-2014**

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Buy  Rent

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Home Loan

Painting Service

Interior Design Service

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**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
<b>1 BHK Apartment</b> <small>Availability: Sold out</small>	NA	469 sq.ft <small>(43.57 sq.m)</small>	<b>₹ 89.11 L</b>	NA
<b>2 BHK Apartment</b> <small>Availability: Sold out</small>	NA	642 sq.ft <small>(59.54 sq.m)</small>	<b>₹ 1.21 Cr</b>	NA
<b>3 BHK Apartment</b> <small>Availability: Sold out</small>	NA	771 sq.ft <small>(71.93 sq.m)</small>	<b>₹ 1.46 Cr</b>	NA

\*Availability: Yes/Sold Out depicts Availability with Builder only. Taxes and other charges may apply. Last Updated on 07-May-2024

## Sales Instance

6504520		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5
8-05-2024			दस्त क्रमांक : 26504/2023
Note :-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn 63m
<b>गावाचे नाव : घाटकोपर</b>			
(1)सिलेखाचा प्रकार	अॅग्रीमेंट टू सेल		
(2)मोबदला	11500000		
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे	11250417.41		
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	1) पार्लिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. 701, माळा नं. सातवा मजला, इमारतीचे नाव: राजास रेसिडेन्सी को-ऑप. हौ सोसा ली, ब्लॉक नं: पंत नगर,घाटकोपर -(पूर्व),मुंबई - 400075, रोड : इमारत क्रमांक 81 च्या समोर,उंबरेक्षर साईनाथ मंदिर, इतर माहिती: मौजे-घाटकोपर, सदनिकेचे एकूण क्षेत्रफळ 620.63 चौरस फूट कापेट व सोबत एक कारपार्किंग स्पेस यांत्रिक स्टॅक पार्किंग क्रमांक एस 2 सहित.(( C.T.S. Number :185 (PT) ;))		
(5) क्षेत्रफळ	69.21 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जय्या विमल शाह वय:-48 पत्ता:-प्लॉट नं. बी-12, माळा नं. , इमारतीचे नाव: महावीर अपार्टमेंट, ब्लॉक नं. पंत नगर, घाटकोपर (पूर्व), मुंबई - 400075, रोड नं. पंत नगर, महाराष्ट्र, MUM.BAI. पिन कोड:-400075 पॅन नं.-AUPPS6346G 2): नाव:-विमल महेंद्र शाह वय:-50 पत्ता:-प्लॉट नं. बी-12, माळा नं. , इमारतीचे नाव: महावीर अपार्टमेंट, ब्लॉक नं. पंत नगर, रोड नं. पंत नगर, घाटकोपर (पूर्व), मुंबई - 400075, महाराष्ट्र, MUM.BAI. पिन कोड:-400075 पॅन नं.-AAEPPS0068A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कार्तिक भगत गोपी वय:-38, पत्ता:-प्लॉट नं. बी-7, माळा नं. पहिला, इमारतीचे नाव: शाह भुवन , ब्लॉक नं. गंगावाडी, गोपाळ भुवन बस स्टॉप जवळ, रोड नं. एर.बी.एस. मार्ग, महाराष्ट्र, MUM.BAI. पिन कोड:-400086 पॅन नं.-AOTPG2156A 2): नाव:-कुनाल भगत गोपी वय:-40, पत्ता:-प्लॉट नं. बी-7, माळा नं. पहिला, इमारतीचे नाव: शाह भुवन , ब्लॉक नं. गंगावाडी, गोपाळ भुवन बस स्टॉप जवळ, रोड नं. एर.बी.एस. मार्ग, महाराष्ट्र, MUM.BAI. पिन कोड:-400086 पॅन नं.-AKJPG8571D		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	13/12/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	26504/2023		
(12)बाजारभावाप्रमाणे सुद्धक शुल्क	690000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)चैरा			
मुल्यांकनासाठी विचारात घेतलेला तथ्यशील:-			
सुद्धक 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 **09<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 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 ₹ **1,25,97,450.00** (Rupees One Crore Twenty Five Lakh Ninety Seven Thousand Four Hundred Fifty 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.