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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. Poonam Ramsamooz Singh**

Residential Flat No. 1404, 14<sup>th</sup> Floor, "**Om Heights**", Haji Bapu Road, Village – Pahadi Goregaon (East),  
Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India

**Latitude Longitude - 19°10'41.8"N 72°51'00.3"E**

### Intended User:

**Cosmos Bank**

**Malad (East) Branch**

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East,  
Mumbai 400097, 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**

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 1404, 14<sup>th</sup> Floor, “Om Heights”, Haji Babu Road, Village – Pahadi Goregaon (East), Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India belongs to **Mrs. Poonam Ramsamooz Singh**.

### Boundaries of the property.

North : Dahyabhai Patel Road  
South : Internal Road  
East : Haji Babu Road  
West : Railway Station

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 **₹ 1,10,76,000.00 (Rupees One Crore Ten Lakh Seventy-Six 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.**

### Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

Auth. Sign.



### Our Pan India Presence at :

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

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Valuation Report of Residential Flat No. 1404, 14<sup>th</sup> Floor, “Om Heights”, Haji Babu Road, Village – Pahadi Goregaon (East), Malad (East), Mumbai – 400 097, 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 11.05.2024 for Banking Purpose
2	Date of inspection	09.05.2024
3	Name of the owner/ owners	<b>Mrs. Poonam Ramsamooz Singh</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. 1404, 14 <sup>th</sup> Floor, “Om Heights”, Haji Babu Road, Village – Pahadi Goregaon (East), Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sunil Thakkar (Tenant)
6	Location, street, ward no	Haji Babu Road
	Survey/ Plot no. of land	C.T.S No. 17,17/1 to 21, 18 of Village Pahadi Goregaon (East)
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. = 396.00 (Area as per actual site measurement)  <b>RERA Carpet Area in Sq. Ft. = 426.00</b> <b>(Area as Agreement for Sale)</b>  Built up Area in Sq. Ft. = 469.00 (Area as per Index II) <b>All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are</b>

		<b>is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b>
13	Roads, Streets or lanes on which the land is abutting	Haji Babu Road
14	If freehold or leasehold land	Freehold
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	Yes
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Building Plan No. SRA / DDTP/ 730 / PL / PN / AP dated 08.01.2022 issued by Slum Rehabilitation Authority.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Sunil Thakkar

	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 22,000.00 Present 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	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 upon, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of commencement of construction- 2019 (As per site information)

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.
45	<b>Remarks:</b>	

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

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 11.05.2024 for Residential Flat No. 1404, 14<sup>th</sup> Floor, “Om Heights”, Haji Babu Road, Village – Pahadi Goregaon (East), Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India belongs to **Mrs. Poonam Ramsamooz Singh**.

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

1	Copy of Agreement for Sale dated 13.06.2019 between M/s. Kosmos & Apple Realty (Promoters) and Mrs. Poonam Ramsamooz Singh (Allottee).
2	Copy of RERA Certificate Document No. P51800003615 dated 18.05.2020 issued by Maharashtra Real Estate Regulatory Authority
3	Copy of Commencement Certificate No. SRA / DDTP / 730 / PL / PN / AP dated 02.12.2016 issued by Slum Rehabilitation Authority.
4	Copy of Approved Building Plan No. SRA / DDTP / 730 / PL / PN / AP dated 08.01.2022 issued by Slum Rehabilitation Authority.

**LOCATION:**

The said building is located at C.T.S No. 17,17/1 to 21, 18 of Village Pahadi Goregaon (East), Taluka – Borivali, Mumbai Suburban District. The property falls in Residential Zone. It is at travelling distance of 1.2 Km. from Malad railway station.

**BUILDING:**

The building under reference is having Ground + 23<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with Ceramic tile floor finish. The building is used for residential purpose. 14<sup>th</sup> Floor is having 5 Residential Flats. 2 Lifts provided in building.

**Residential Flat:**

The residential flat under reference is situated on the 14<sup>th</sup> Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage. (i.e., **1 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.



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**Valuation as on 11<sup>th</sup> May 2024**

<b>The RERA Carpet Area of the Residential Flat</b>	<b>:</b>	<b>426.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2023 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	469.00 Sq. Ft. X 2,800.00 = ₹ 13,13,200.00
Depreciation	:	N.A., as the age of the building is below 5 years
Amount of depreciation	:	N.A., as the age of the building is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,35,003.00 per Sq. M. i.e., ₹ 12,542.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
<b>Value of property as on 11.05.2024</b>	<b>:</b>	<b>426.00 Sq. Ft. X ₹ 26,000.00 = ₹ 1,10,76,000.00</b>

(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)

<b>Depreciated fair value of the property as on 11.05.2024</b>	<b>:</b>	<b>₹ 1,10,76,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,10,76,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 99,68,400.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 88,60,800.00</b>
<b>Insurable value of the property (469.00 Sq. Ft. X 2,800.00)</b>	<b>:</b>	<b>₹ 13,13,200.00</b>
<b>Guideline value of the property (469.00 Sq. Ft. X 12,542.00)</b>	<b>:</b>	<b>₹ 58,82,198.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1404, 14<sup>th</sup> Floor, "Om Heights", Haji Bapu Road, Village – Pahadi Goregaon (East), Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India for this particular purpose at ₹ 1,10,76,000.00 (Rupees One Crore Ten Lakh Seventy-Six Thousand Only) as on 11<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 **11<sup>th</sup> May 2024 is ₹ 1,10,76,000.00 (Rupees One Crore Ten Lakh Seventy-Six 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

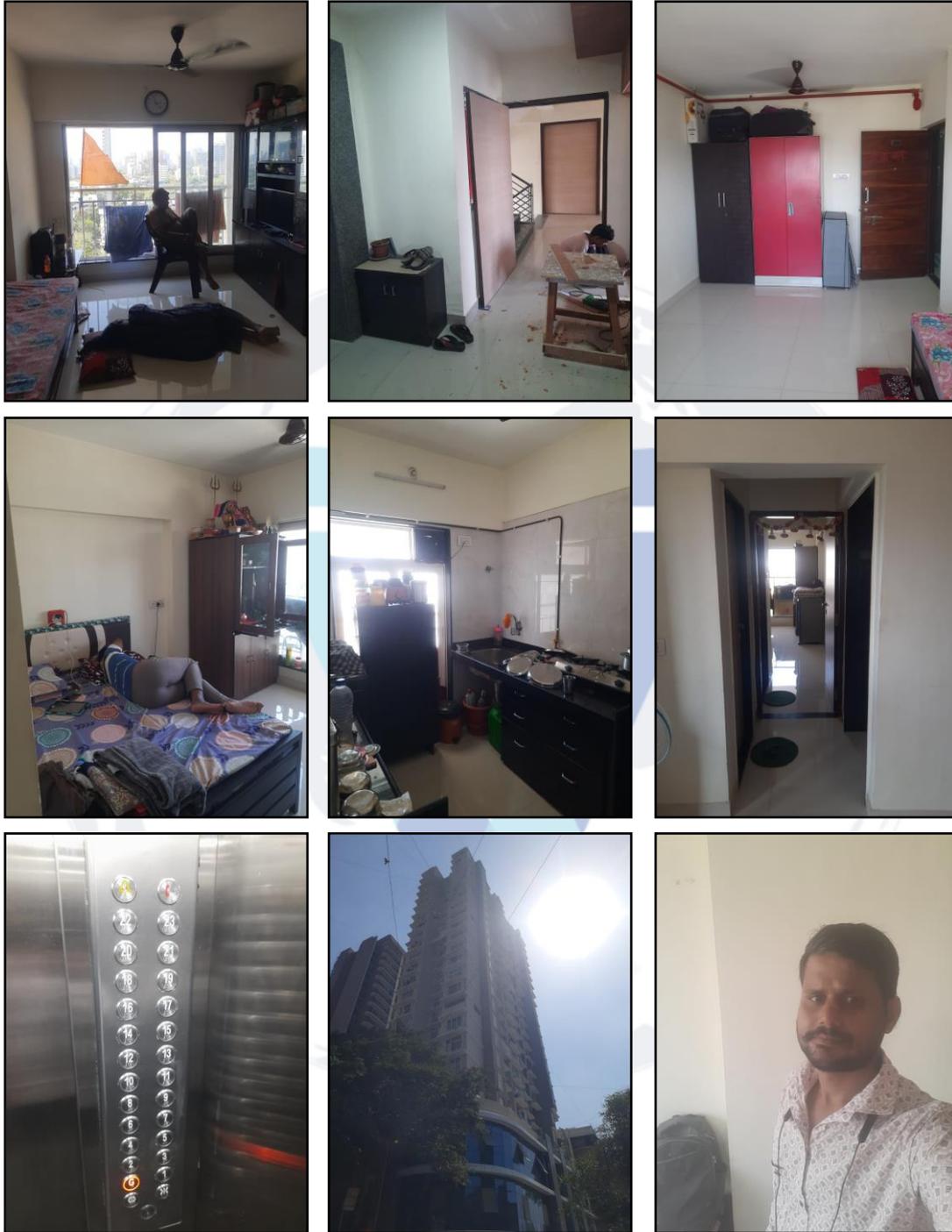
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor	Ground + 23 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 14 <sup>th</sup> Floor
3.	Year of construction	2023 (As per site information)
4.	Estimated future life	60 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 framed with flush door, Powdered Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished

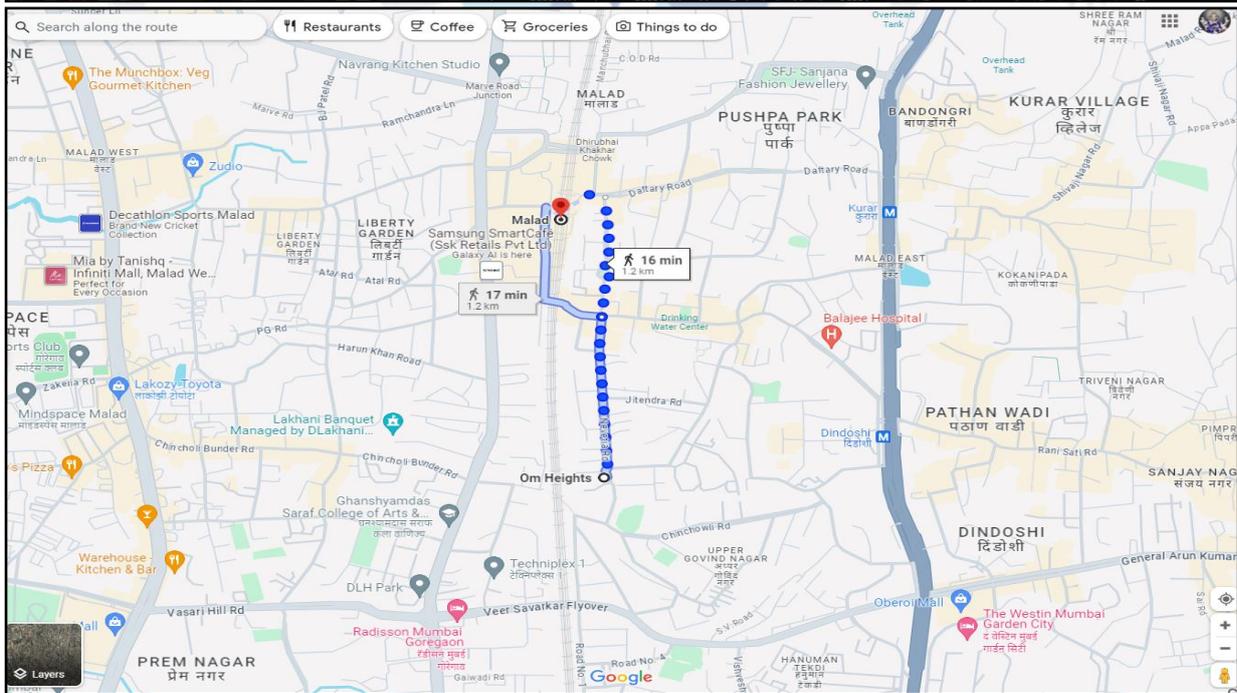
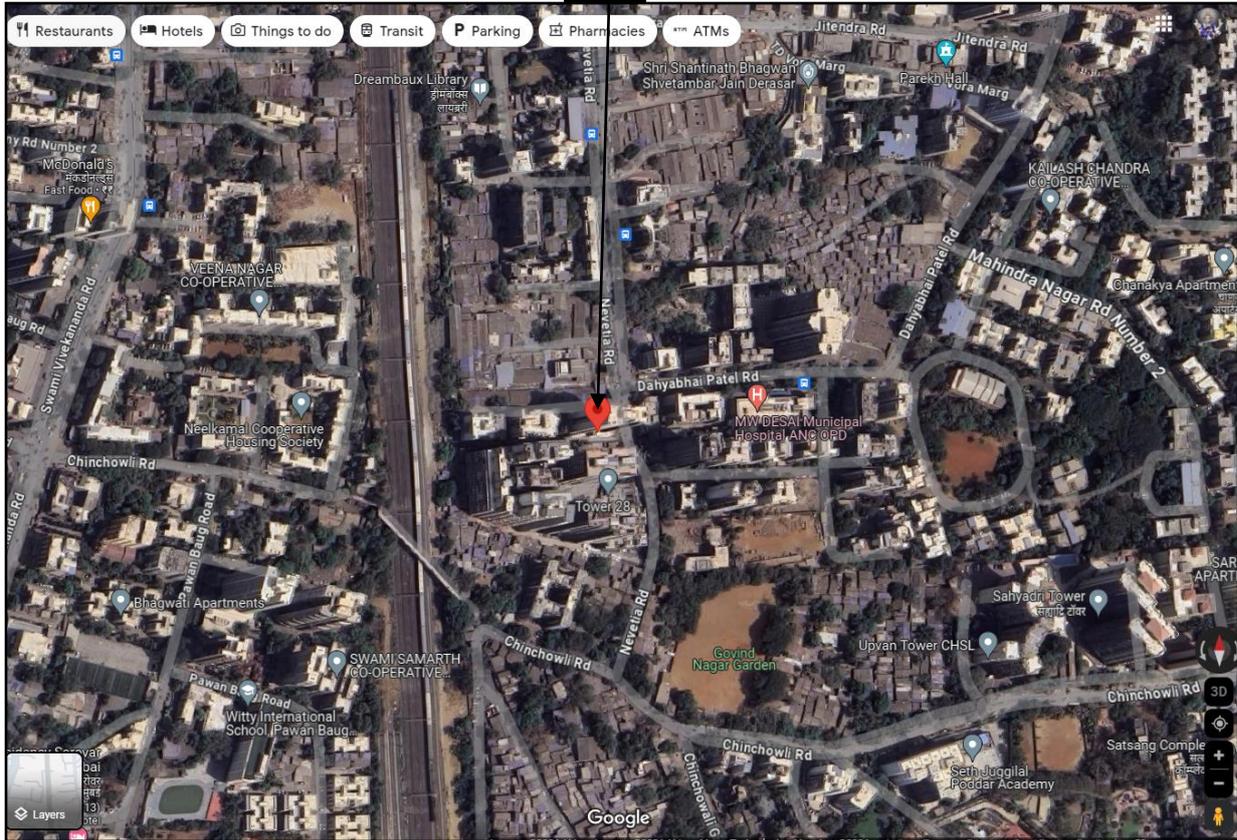
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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



## Route Map of the property

Site u/r



**Latitude Longitude - 19°10'41.8"N 72°51'00.3"E**

Note: The Blue line shows the route to site from nearest railway station (Malad – 1.2 Km.)



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## Ready Reckoner Rate

Valuation		Home	Rate Guideline	Logout												
<b>Department of Registration &amp; Stamps</b> Government Of Maharashtra		<b>नोंदणी व मुद्रांक विभाग</b> महाराष्ट्र शासन														
<h3 style="margin: 0;">Valuation For Rural Area</h3>																
<b>Location Details</b>																
Select Type: <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name: <input type="text" value="Mumbai"/>		<a href="#">Help on Division</a>												
District Name: <input type="text" value="मुंबई(उपनगर)"/>		Zone Name: <input type="text" value="58-पहाडी-गारेगाव पुर्व ( ब )"/>														
Attribute: <input type="text" value="सि.टी.एस. नंबर"/>		SubZone Name: <input type="text" value="भुभाग: उत्तर व पूर्व गावा"/>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Open Land</th> <th style="width: 15%;">Residence</th> <th style="width: 15%;">Office</th> <th style="width: 15%;">Shop</th> <th style="width: 15%;">Industry</th> <th style="width: 15%;">Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50430</td> <td style="text-align: center; border: 2px solid red;">122730</td> <td style="text-align: center;">141140</td> <td style="text-align: center;">159600</td> <td style="text-align: center;">122730</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>					Open Land	Residence	Office	Shop	Industry	Unit	50430	122730	141140	159600	122730	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit											
50430	122730	141140	159600	122730	Square Meter											

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,22,730.00			
Increase by 10% on Flat Located on 14 <sup>th</sup> Floor	12,273.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,35,003.00</b>	<b>Sq. Mtr.</b>	<b>12,542.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	-	<b>Sq. Mtr.</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

**NOBROKER**

1 BHK Flat in Om Heights For Sale in Malad E...  
haji/bapu road, Dhobi Dhat, Malad East, Mumbai, Maharashtra...

₹ 1.3 Crores Non-negotiable | ₹ 74,508/Month Estimated EMI | 708 Sq.Ft | Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Malad east / 1bhk Flat for Sale in Malad east / Property Details

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | Mar 15, 2024 (Posted On)

2 Bathroom (No. of Bathroom) | Immediately (Possession)

NA (Balcony) | Om Heights (Apartment)

Bike and Car (Parking) | Full (Power Backup)

Get Owner Details | Report what was not correct in this property

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | Check Now

Nearby: NESCO IT Park, Infinix Mall Malad, Inorbit Mall Malad, HyperCITY, Malad

**Overview**

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹ 3.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	708 Sq.Ft	Carpet Area	428 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	10/23	Parking	Bike And Car
Gated Security	Yes		

NoBroker Support | Live Support Customer Support | Chat started | Hi, I can help you find a preferred house. What is your buying budget?

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

Posted on: Dec 09, 23 | Property ID: 70380425

₹ 1.66 Cr | EMI - ₹ 78k | Get pre-approved loan

2 BHK 990 Sq-ft Flat For Sale | Malad East, Mumbai

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: 619 sqft ~ ₹ 26.817/sqft

Floor: 10 (Out of 20 Floors)

Additional Rooms: 1 Store Room

Developer: Right Channel Construction Pvt. Ltd.

Project: Tower 28

Transaction Type: Resale

Facing: East

Status: Ready to Move

Lifts: 2

Contact Agent: Sharad Pandey +91-9750000000 | Get Phone No. | Download Brochure

**More Details**

Price Breakup: ₹ 1.66 Cr | ₹ 6,500 Monthly

Booking Amount: ₹ 5.0 Lac

Address: haji/bapu road malad east, Malad East, Mumbai - Western Mumbai, Maharashtra

Landmarks: Haji babu road

Furnishing: Unfurnished

Flooring: Marble, Normal Tiles/Kotah Stone, Granite

Loan Offered: Estimated EMI: ₹ 74868 | Apply for Home Loan

Description: available 2bhk flat for Sale pride of malad Tower 28 with all amenities like swimming pool, gym, club house, parking etc. It is located very prime location call for inspection pr... Read more

## Sales Instance

1475389 10-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 1475/2024 नोदणी : Regn:83m
<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	13927500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7766354.4	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 102 बी विंग, माळा नं: 1 ला मजला, इमारतीचे नाव: टावर-28 फेस-1, ब्लॉक नं: गोविंद नगर मालाड पूर्व मुंबई-400097, रोड : हाजी बापू रोड, इतर माहिती: 31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनै.सं.क्र.12/व्य.क्र.107/म-1 (धोरण) या नुसार दस्तऐवजात महिला खरेदिदारास 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे.(( C.T.S. Number : 19,19/1 to 67,20,20/1 to121 ; ))	
(5) क्षेत्रफळ	63.28 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-शिव शक्ती विल्डर्स अँड डेव्हलपर्स तर्फे भागिदार देवेंद्र एच पांडेय तर्फे मुखत्यार निलेश सी सोनी . वय.- पत्ता.-प्लॉट नं. 101, माळा नं. 1, इमारतीचे नाव: कैलाश रामकृपा, ब्लॉक नं. मालाड पूर्व, रोड नं. कैलाशपुरी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं.-ABEFS8687A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अनु सुभाष सिंग . वय.-64; पत्ता.-प्लॉट नं. एफ-703, माळा नं: 7 वा, इमारतीचे नाव: प्लेसेंट पार्क को ऑप हौ सोसा लि, ब्लॉक नं. मुवी टाईम गेप्टर जवळ मालाड पुर्व, रोड नं. लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं.-AUNPS 7199B	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1475/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	696500	
(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 **11<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 **₹ 1,10,76,000.00 (Rupees One Crore Ten Lakh Seventy-Six Thousand 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.