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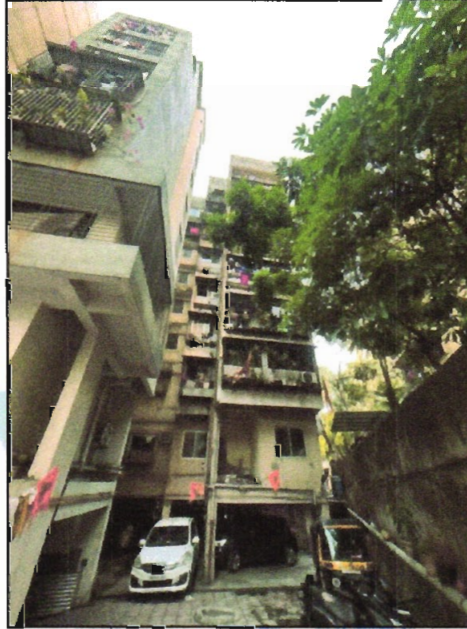
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Bindu Haresh Kumar Pandya**

Residential P.A.P. Flat No. 704, 7<sup>th</sup> Floor, "Ganesh SRA Co-op. Hsg. Soc. Ltd.", Dindayal Upadhyay Marg,  
Dumping Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'47.1"N 72°57'15.5"E

### Intended Users:

**Cosmos Bank**

**Bandra (West) Branch**

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,  
State – Maharashtra, Country – India.



### Our Pan India Presence at:

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### Regd. Office

BI-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Bandra (West) Branch / Bindu Haresh Kumar Pandya (8786/ 2306380) Page 2 of 22

Vastu/Mumbai/05/2024/8786/ 2306380

18/13-240-SKVS

Date: 18.05.2024

### VALUATION OPINION REPORT

The property bearing Residential P.A.P. Flat No. 704, 7<sup>th</sup> Floor, "Ganesh SRA Co-op. Hsg. Soc. Ltd.", Dindayal Upadhyay Marg, Dumping Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India belongs to **Bindu Haresh Kumar Pandya**.

Boundaries of the property.

North : Shahid Bhagat Singh Nagar CHSL & Takshashila Lane  
South : Filix Building  
East : Sai Prabha  
West : Dindayal Upadhyay 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 **₹ 49,54,012.00 (Rupees Forty Nine Lakh Fifty Four Thousand 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.**

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.18 16:44:12 +05'30'



Auth. Sign.



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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 18.05.2024 for Bank Loan Purpose   |
| 2  | Date of inspection   | 17.05.2024   |
| 3  | Name of the owner/ owners  | <b>Bindu Haresh Kumar Pandya</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 P.A.P. Flat No. 704, 7 <sup>th</sup> Floor, " <b>Ganesh SRA Co-op. Hsg. Soc. Ltd.</b> ", Dindayal Upadhyay Marg, Dumping Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Unnati Pandya (Owner's Daughter)<br>Contact No. 9324741344 |
| 6  | Location, street, ward no  | Dindayal Upadhyay Marg, Dumping Road, Mulund (West), Mumbai – 400080.  |
|    | Survey/ Plot no. of land   | Survey No. 372A-1, C.T.S. No. 747(Part) of Village – Mulund  |
| 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. = 268.00<br>Balcony Area in Sq. Ft. = 44.00<br>Total Carpet Area in Sq. Ft. = 312.00<br>(Area as per actual site measurement)<br><br><b>Carpet Area in Sq. Ft. = 269.00</b><br><b>(Area as per PAP Handing / Taking Over Certificate)</b>   |



|    |  |  |
|----|--|--|
|    |  | Built Up Area in Sq. Ft. = 323.00<br>(Carpet + 10%)  |
| 13 | Roads, Streets or lanes on which the land is abutting  | Dindayal Upadhyay Marg, Dumping Road, Mulund (West)  |
| 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.<br><br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(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?  | Vacant   |
|    | 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 SRA norms<br>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   | ₹ 10,500.00 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.   |
|    |       | <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 P.A.P. 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>COST OF CONSTRUCTION</b>   |   |

|  |  |  |
|--|--|--|
| 41   | Year of commencement of construction and year of completion  | Year of Completion – 2017 (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: As per Site Inspection, Actual Total Carpet Area - 312.00 Sq. Ft (including Balcony Area) is more than Carpet Area 269.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents.</b> |  |  |

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

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 18.05.2024 for Residential P.A.P. Flat No. 704, 7<sup>th</sup> Floor, "**Ganesh SRA Co-op. Hsg. Soc. Ltd.**", Dindayal Upadhyay Marg, Dumping Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India belongs to **Bindu Haresh Kumar Pandya**.

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

|   |  |
|---|--|
| 1 | Copy of Allotment Letter dated 13.04.2022 in the name of Bindu Haresh Kumar Pandya issued by Slum Rehabilitation Authority.                  |
| 2 | Copy of PAP Handing / Taking Over Certificate No. SRA / EC / OW / 2020 / 10454 dated 05.03.2020 issued by Slum Rehabilitation Authority.     |
| 3 | Copy of Amended IOA cum Occupancy Certificate No. SRA / ENG / 2423 / T / STGL / AP dated 12.12.2017 issued by Slum Rehabilitation Authority. |

**LOCATION:**

The said building is located at Survey No. 372A-1, C.T.S. No. 747(Part) of Village – Mulund, Taluka – Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance 1.1 Km. from Mulund railway station.

**BUILDING:**

The building under reference is having Stilt + 7 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. 7<sup>th</sup> Floor is having 8 Residential P.A.P. Flats. The building is having 1 Lift.

**Residential P.A.P. Flat:**

The residential P.A.P. Flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + Passage + Balcony (**i.e., 1BHK**). The residential P.A.P. Flat is finished with Ceramics tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Casing capping electrification & open plumbing.



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**Valuation as on 18<sup>th</sup> May 2024**

|   |          |                       |
|---|----------|-----------------------|
| <b>The Built-Up Area of the Residential P.A.P. Flat</b> | <b>:</b> | <b>323.00 Sq. Ft.</b> |
|---|----------|-----------------------|

**Deduct Depreciation:**

|   |          |   |
|---|----------|---|
| Year of Construction of the building  | :        | 2017 (As per Occupancy Certificate)                       |
| Expected total life of building   | :        | 60 Years  |
| Age of the building as on 2024  | :        | 7 Years   |
| Cost of Construction  | :        | 323.00 X 2,500.00 = ₹ 8,07,500.00                         |
| Depreciation $\{(100-10) \times 7 / 60\}$                                   | :        | 10.50%  |
| Amount of depreciation  | :        | ₹ 84,788.00   |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 1,39,314.00 per Sq. M.<br>i.e., ₹ 12,943.00 per Sq. Ft. |
| Guideline rate (after depreciate)   | :        | ₹ 1,34,059.00 per Sq. M.<br>i.e., ₹ 12,454.00 per Sq. Ft. |
| Prevailing market rate  | :        | ₹ 15,600.00 per Sq. Ft.                                   |
| <b>Value of property as on 18.05.2024</b>                                   | <b>:</b> | <b>323.00 Sq. Ft. X ₹ 15,600.00 = ₹ 50,38,800.00</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 18.05.2024</b> | <b>:</b> | <b>₹ 50,38,800.00 - ₹ 84,788.00 =</b><br><b>₹ 49,54,012.00</b> |
| <b>Total Value of the property</b>                             | <b>:</b> | <b>₹ 49,54,012.00</b>  |
| <b>The realizable value of the property</b>                    | <b>:</b> | <b>₹ 44,58,611.00</b>  |
| <b>Distress value of the property</b>                          | <b>:</b> | <b>₹ 39,63,210.00</b>  |
| <b>Insurable value of the property (323.00 X 2,500.00)</b>     | <b>:</b> | <b>₹ 8,07,500.00</b>   |
| <b>Guideline value of the property (323.00 X 12,454.00)</b>    | <b>:</b> | <b>₹ 402,2,642.00</b>  |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential P.A.P. Flat No. 704, 7<sup>th</sup> Floor, "Ganesh SRA Co-op. Hsg. Soc. Ltd.", Dindayal Upadhyay Marg, Dumping Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India for this particular purpose at **₹ 49,54,012.00 (Rupees Forty Nine Lakh Fifty Four Thousand Twelve Only)** as on **18<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 **18<sup>th</sup> May 2024 is ₹ 49,54,012.00 (Rupees Forty Nine Lakh Fifty Four Thousand 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:

**ANNEXURE TO FORM 0-1**

|     | <b>Technical details</b>  | <b>Main Building</b>   |
|-----|---|--|
| 1.  | No. of floors and height of each floor                          | Stilt + 7 Upper Floors   |
| 2.  | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property is a Residential P.A.P. Flat situated on 7 <sup>th</sup> Floor |
| 3.  | Year of construction  | 2017 (Approx.)   |
| 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  |
| 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  | Ceramics tiles flooring  |



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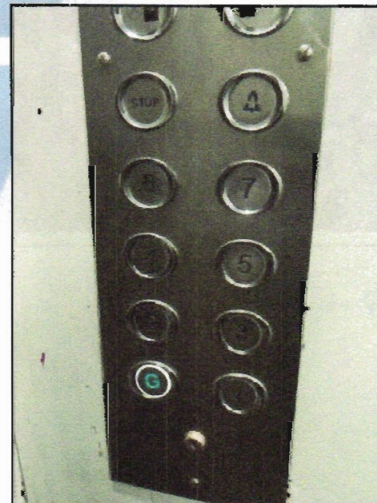
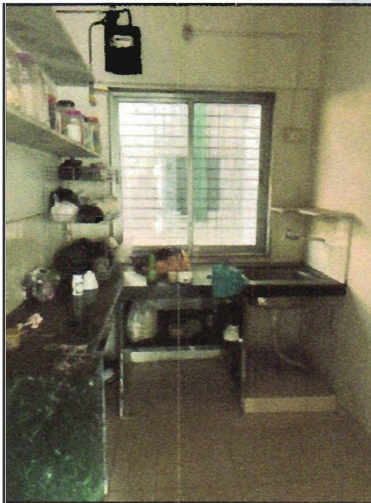
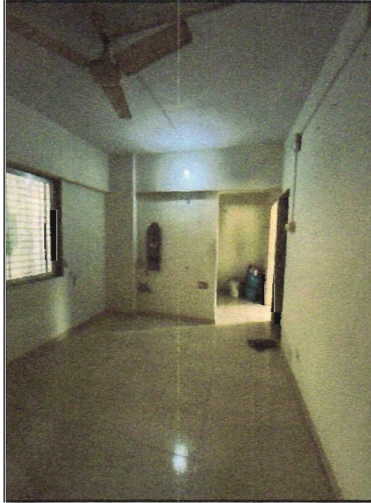
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|     |  |   |
|-----|--|---|
| 11  | Finishing  | Cement plastering                                 |
| 12  | Roofing and terracing  | R.C.C. Slab                                       |
| 13  | Special architectural or decorative features, if any   | No  |
| 14  | (i) Internal wiring – surface or conduit   | 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<br>Height and length<br>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<br>Location, capacity<br>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









## Ready Reckoner Rate

| DIVISION / VILLAGE : MULUND WEST<br>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: Lal Bahadur Shastri Marg (LBS.Marg) and Railway Line.All the remaining Properties except the Properties in Zone No.123/567. |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |  |       |                 |                       |        |            |
| Zone   | Sub Zone   | Land  | Residential     | Office                | Shop   | Industrial |
| 123  | 123/567  | 64240 | 132680          | 152580                | 176500 | 132680     |
| CTS No. 92, 115, 471, 601, 643, 644, 645, 649, 650, 651, 652, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 669/1, 669/2, 669/3, 669/4, 669/5, 669/6, 669/7, 669/8, 669/10, 669/12, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 723A, 723E, 723F, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 740, 741, 743, 744, 745, 746, 747, 748, 749, 750, 752, 755, 756, 757, 758, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 826, 826, 827, 828, 829, 831, 832, |  |       |                 |                       |        |            |
| <input type="button" value="Compare With Previous Year"/>  |  |       |                 |                       |        |            |

|   |                    |                 |                  |                |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for <b>P.A.P. Flat</b>                      | 1,32,680.00        |                 |                  |                |
| Increase by 5% on units located between 5 to 10 floors                                  | 6,634.00           |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>                  | <b>1,39,314.00</b> | <b>Sq. Mtr.</b> | <b>12,943.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>                         | 64,240.00          |                 |                  |                |
| The difference between land rate and building rate (A – B = C)                          | 75,074.00          |                 |                  |                |
| Depreciation Percentage as per table (D) [100% - 7%]<br>(Age of the Building – 7 Years) | 93%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                  | <b>1,34,059.00</b> | <b>Sq. Mtr.</b> | <b>12,454.00</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 |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## Sale Instance

|  |   |  |
|--|---|--|
| 1714370<br>18-05-2024<br>Note :-Generated Through eSearch Module,For original report please contact concern SRO office.              | <b>सूची क्र.2</b>   | दुय्यम निबंधक सह दु.नि. कुर्ला 2<br>दस्त क्रमांक 1714-2024<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : मुलुंड</b>   |   |  |
| (1) विलेखाचा प्रकार  | करारनामा  |  |
| (2) मोबदला   | 4950000   |  |
| (3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 4569499.2   |  |
| (4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)   | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं रिहॅब बिल्डिंग नं 1 फ्लॉट नं 808. माळा नं: 8 वा मजला. इमारतीचे नाव: शहीद भगत सिंग नगर एसआरए कॉ.ऑप.हौ. सोसायटी लिमिटेड.. ब्लॉक नं: मुलुंड वेस्ट मुंबई 400080. रोड : दीनदयाल उपाध्याय मार्ग( ( C.T.S. Number : 746 pt 747 pt : ) )  |  |
| (5) क्षेत्रफळ  | 321 चौ.फूट  |  |
| (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 -में मॉर्फॉसिस रियल्टर्स इंडीया प्रा ली चे संचालक श्री मिहीर चंद्रकांत कोटेचा यांच्या तर्फे कुलमुखत्यार म्हणून श्री दिपक सूर्यकांत सावंत वय -55 पत्ता -प्लॉट नं. ऑफिस नं ४०५, माळा नं. ४ था मजला, इमारतीचे नाव, सृष्टी प्लाझा, ब्लॉक नं. पवई, रोड नं. साक्री विहार रोड, महाराष्ट्र, मुंबई पिन कोड:-400072 पॅन नं -AAGCM4806K  |  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                  | 1): नाव -महेंद्र पांडुरंग खळे वय -43, पत्ता -प्लॉट नं रूम नं ४, माळा नं. तळमजला, इमारतीचे नाव शिवरत्न निवास , ब्लॉक नं गणेश मंदिरच्या पाठीमागे टॉम्बे, रोड नं पायलीपाडा, महाराष्ट्र, MUMBAI. पिन कोड -400088 पॅन नं -AUSPK0101G<br>2): नाव -अंकिता महेंद्र खळे वय -41, पत्ता -प्लॉट नं रूम नं ४, माळा नं तळमजला, इमारतीचे नाव शिवरत्न निवास , ब्लॉक नं गणेश मंदिरच्या पाठीमागे टॉम्बे, रोड नं पायलीपाडा, महाराष्ट्र, MUMBAI. पिन कोड -400088 पॅन नं -CTOPK6373B |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 29/01/2024  |  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 29/01/2024  |  |
| (11) अनुक्रमांक खंड व पृष्ठ  | 1714/2024   |  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 297000  |  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |  |
| (14) शेंरा   |   |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील -   |   |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-   | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |  |

**Sale Instance**

|   |   |  |
|---|---|--|
| 1720370<br>18-05-2024<br>Note -Generated Through eSearch Module.For original report please contact concern SRO office.                | <b>सूची क्र.2</b>   | दुय्यम निबंधक सह दु.नि. कुर्ला 2<br>दस्त क्रमांक : 1720/2024<br>नोंदणी :<br>Regn.63m |
| <b>गावाचे नाव : मुलुंड</b>  |   |  |
| (1) विलेखाचा प्रकार   | करारनामा  |  |
| (2) मोबदला  | 4950000   |  |
| (3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.   | 4569499.2   |  |
| (4) भू-मापन पोटहिस्सा व घरक्रमांक असल्यास.  | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: रिहेंब बिल्डिंग नं 1 प्लॉट नं 807, माळा नं: 8 वा मजला, इमारतीचे नाव: शहीद भगत सिंग नगर एसआरए कॉ.ऑप.हौ. सोसायटी लिमिटेड., ब्लॉक नं: मुलुंड वेस्ट मुंबई 400080. रोड : दीनदयाल उपाध्याय मार्ग ( ( C.T.S. Number : 746 pt 747 pt : ) )  |  |
| (5) क्षेत्रफळ   | 321 चौ.फूट  |  |
| (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 -मॅमॉर्गसिस रियल्टर्स इंडिया प्रा ली चे संचालक श्री मिहीर चंद्रकांत कोटेचा यांच्या तर्फे कुलमुखत्यार म्हणून श्री दिपक सूर्यकांत सावंत वय -55 पत्ता -प्लॉट नं. ऑफिस नं ४०५, माळा नं ४ था मजला, इमारतीचे नाव सृष्टी प्लाझा, ब्लॉक नं. पवई, रोड नं. साकी विहार रोड, महाराष्ट्र, मुंबई पिन कोड -400072 पॅन नं -AAGCM4806K  |  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1) नाव -कल्पेश जयवंत चौलकर वय -29, पत्ता -प्लॉट नं. एम-११, बी-२०१, माळा नं. २ रा मजला, इमारतीचे नाव ओम सीएचएसएल., ब्लॉक नं. सुंदर विहार,सायन, रोड नं प्रतिक्षा नगर, महाराष्ट्र, MUMBAL पिन कोड -400022 पॅन नं -BBKPC2452C<br>2) नाव -जयवंत दामोदर चौलकर वय -55, पत्ता -प्लॉट नं. रूम नं ४, माळा नं तळमजला, इमारतीचे नाव शिवश्री निवास, ब्लॉक नं. शाहू नगर तिसगांवपाडा कल्याण पूर्व, रोड नं. पूना लिंक रोड, महाराष्ट्र, THANE पिन कोड -421306 पॅन नं -AJYPCS686K |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 29/01/2024  |  |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 29/01/2024  |  |
| (11) अनुक्रमांक खंड व पृष्ठ   | 1720/2024   |  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 297000  |  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |  |
| (14) शोरा   |   |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :-   |   |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |  |



## Price Indicators

**NOBROKER**

1 BHK Flat in Shree Om Shrishti Chs Ltd For Sale in Mulund West  
Dholave Upadhyay Marg near Gulmohar Heights CHS LTD

₹ 1.05 Crores  
₹ 60,180/Month  
615 Sq Ft

1 Bedroom  
2 Bathroom  
1 Balcony  
None Parking

Mar 6, 2024  
Immediately  
Shree Om Shrishti  
None

Get Owner Details

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Activity On This Property  
104

Overview

|                     |                   |                |                |
|---------------------|-------------------|----------------|----------------|
| Age of Building     | >10 Years         | Ownership Type | Self Owned     |
| Maintenance Charges | ₹ 3.0 Per Sq.Ft/M | Flooring       | Whitened Tiles |
| Buildup Area        | 615 Sq.Ft         | Carpet Area    | 405 Sq.Ft      |

Similar Properties

**NOBROKER**

1 BHK Flat in Sudhir Apartment For Sale in Mulund West  
Sudhirthi Nagar near Shree Individual Estate

₹ 85 Lacs  
₹ 48,717/Month  
166 Sq Ft

1 Bedroom  
1 Bathroom  
1 Balcony  
Bike and Car Parking

Apr 12, 2024  
Immediately  
Sudhir Apartment  
None

Get Owner Details

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Activity On This Property  
77

Overview

|                     |                   |                   |             |
|---------------------|-------------------|-------------------|-------------|
| Age of Building     | >10 Years         | Ownership Type    | Self Owned  |
| Maintenance Charges | ₹ 4.4 Per Sq.Ft/M | Flooring          | Carpet      |
| Buildup Area        | 166 Sq.Ft         | Furnishing Status | Unfurnished |

Similar Properties

## Allotment Letter



### झोपडपट्टी पुनर्वसन प्राधिकरण

विद्युत विभाग, बो विंग, पहिला मजला, प्रशासकिय इमारत, अनंत काणेकर मार्ग, बांद्रा (पूर्व) मुंबई - ४०० ०५१.  
Ph: +९१-२२-२६६९०४८७; Tel: ०२२-२६६९०४८७/०४०३/१८७९/०९९३, Email: info@vcl.com.in/vcl@vastukala.com

#### - प्रकल्पबाधीत सबमिक्केचे वाटपपत्र -

गणेश एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, सी.टी.एस. नं. ७४७ (पार्ट) ऑफ व्हिलेज मुलूंड, मुलूंड (पश्चिम) मुंबई - ४०००८० या झोपडपट्टी पुनर्वसन योजनेच्या पुरवणी परिशिष्ट-II मधील पात्र झोपडीधारकास त्याच योजनेतील पी.ए.पी. सदनिका वितरीत करणेबाबत मा. मुख्य कार्यकारी अधिकारी, झो.पु.प्रा. यांनी दिनांक २९/०३/२०२२ रोजी मान्यता दिली आहे. सदर मान्यतेस अनुसरून पुढील पात्र झोपडीधारकांना बुधवार दिनांक १३/०४/२०२२ रोजी दुपारी ०३.०० वाजता, स्थळ : झोपडपट्टी पुनर्वसन प्राधिकरण, प्रशासकिय इमारत, बो विंग, पहिला मजला, अनंत काणेकर मार्ग, बांद्रा (पूर्व) मुंबई- ४०००५१ येथे पी.ए.पी. सदनिकांचे सोडत पध्दतीने वाटप करण्यात आले.

उपजिल्हाधिकारी (अति/निष्का) तथा सक्षम प्राधिकारी, मुलूंड यांचेकडून निर्गमित करण्यात आलेल्या सदर संस्थेच्या पुरवणी परिशिष्ट -II मधील अ.क्र. ३/५५ नुसार निवासां वापराकरिता पात्र असलेल्या श्री. बिंदू हरिच पंड्या यांना गणेश एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, सी.टी.एस. नं. ७४७ (पार्ट) ऑफ व्हिलेज मुलूंड, मुलूंड (पश्चिम) मुंबई - ४०००८० या संस्थेच्या पुनर्वसन इमारतीमधील पी.ए.पी. सदनिका क्रमांक ७०४ वाटप करण्यात आली आहे. तसेच सदर सदनिका वाटप झाल्याच्या दिनांकापासून १० वर्षांपर्यंत विक्री करता येणार नाही अथवा भाड्याने देता येणार नाही.

ठिकाण : मुंबई  
दिनांक : १३/०४/२०२२



*(Handwritten Signature)*  
(पी.पी.मोहपात्र) 13/4/2022

मिळकत व्यवस्थापक  
झोपडपट्टी पुनर्वसन प्राधिकरण

## PAP Handing / Taking Over Certificate



**SLUM REHABILITATION AUTHORITY**

No:- SRA/EC/OW/2020/10454  
Date: 05/03/2020

c/35

### PAP Handing / Taking over Certificate

**Certificate No. : T**

**Scheme** : - Ganesh SRA CHS Ltd  
**Address** : - CTS No. 747(pt) of Village-Mulund, Mulund (west)Mumbai-400080  
**Nos. of PAP tenements** : - 14 (Fourteen) no. of Residential tenements.

- Ref. :-
- 1 Revision of letter of Intent issued by Dy. Chief Engineer, SRA, vide letter no. SRA/ENG/1185/T/STGL/LOI, dt. 16/06/2010
  - 2 Executive Engineer-III, SRA, Amended IOA cum Occupation for Rehab wing of composite building vide letter no. SRA/ENG/2423/T/STGL/AP dt. 02/12/2017
  - 3 Letter from M/s. Aruna Developers dated 14/03/ 2019.

As per the Revision of Letter of Intent under No. SRA/ENG/1185/T/STGL/LOI, dt. 16/06/2010, 16 numbers of PAP tenements are generated in the scheme. Accordingly Executive Engineer-III, SRA has issued Amended IOA cum Occupation for Rehab wing of composite building vide letter no. SRA/ENG/2423/T/STGL/AP dt. 02/12/2017 where in 14 nos. of Residential PAP tenements have been generated. Accordingly Executive Engineer-III, SRA has issued Amended IOA cum Occupation for Rehab wing of composite building vide letter no. SRA/ENG/2423/T/STGL/AP dt. 02/12/2017 where in 14 nos. of Residential PAP tenements have been granted occupation permission.

14 nos. of residential PAP tenements have been inspected by the Estate Department/ SRA on Dtd. 12/02/2020, for taking over. The said 14 nos. of residential PAP Tenements (having 269 sq.ft. carpet area of each tenement) taken over as listed below.

| Sr. No.                    | Residential Tenement No.     | Floor           | Total     |
|----------------------------|------------------------------|-----------------|-----------|
| 1                          | 202                          | 2 <sup>nd</sup> | 01        |
| 2                          | 302                          | 3 <sup>rd</sup> | 01        |
| 3                          | 402, 403                     | 4 <sup>th</sup> | 02        |
| 4                          | 502, 503                     | 5 <sup>th</sup> | 02        |
| 5                          | 602, 603                     | 6 <sup>th</sup> | 02        |
| 6                          | 701, 702, 703, 704, 705, 708 | 7 <sup>th</sup> | 06        |
| <b>Total PAP tenements</b> |                              |                 | <b>14</b> |

**Special Clause :-**

1. The Developer will clear all dues of electric charges. He should pay last electricity bill.



## PAP Handing / Taking Over Certificate

2. The Developer should transfer the Electric meter of PAP tenements to Estate Manager, SRA within two months from date of above said Certificate.
3. The Developer should provide security to the PAP's for three month from the date of above said certificate.

Handed over by me  
For **M/S ARUNA DEVELOPERS**

  
Partner

Developer / Architect

To,

Developer- M/s. Aruna Developers, Add. :- B-401, Siddhvinayak Enclave,  
Cross N.B. Road, Malad (west) Mumbai:-400064

Taken over by me

  
Estate Manager,  
SRA

Copy for information:-

1. Secretary (SRA)
2. Joint Registrar, SRA
3. Executive Engineer-III, SRA

## Occupancy Certificate

17



### SLUM REHABILITATION AUTHORITY

No. SRA/ ENG/2423/T/STGL/AP

Date:

12 DEC 2017

To,  
Sheetal Nikhare of  
M/s. S.S. Associates,  
202, Odyssey IT Park,  
Road No.9, Wagle Estate,  
Thane (W).

**Sub:-** Amended IOA cum Occupation for Rehab wing of composite building of S.R. Scheme on plot bearing CTS No. 747(pt) of village Mulund (W), Mumbai, for Ganesh CHS Ltd.

**Ref:** Your letter dtd. 18/08/2017.

Madam,

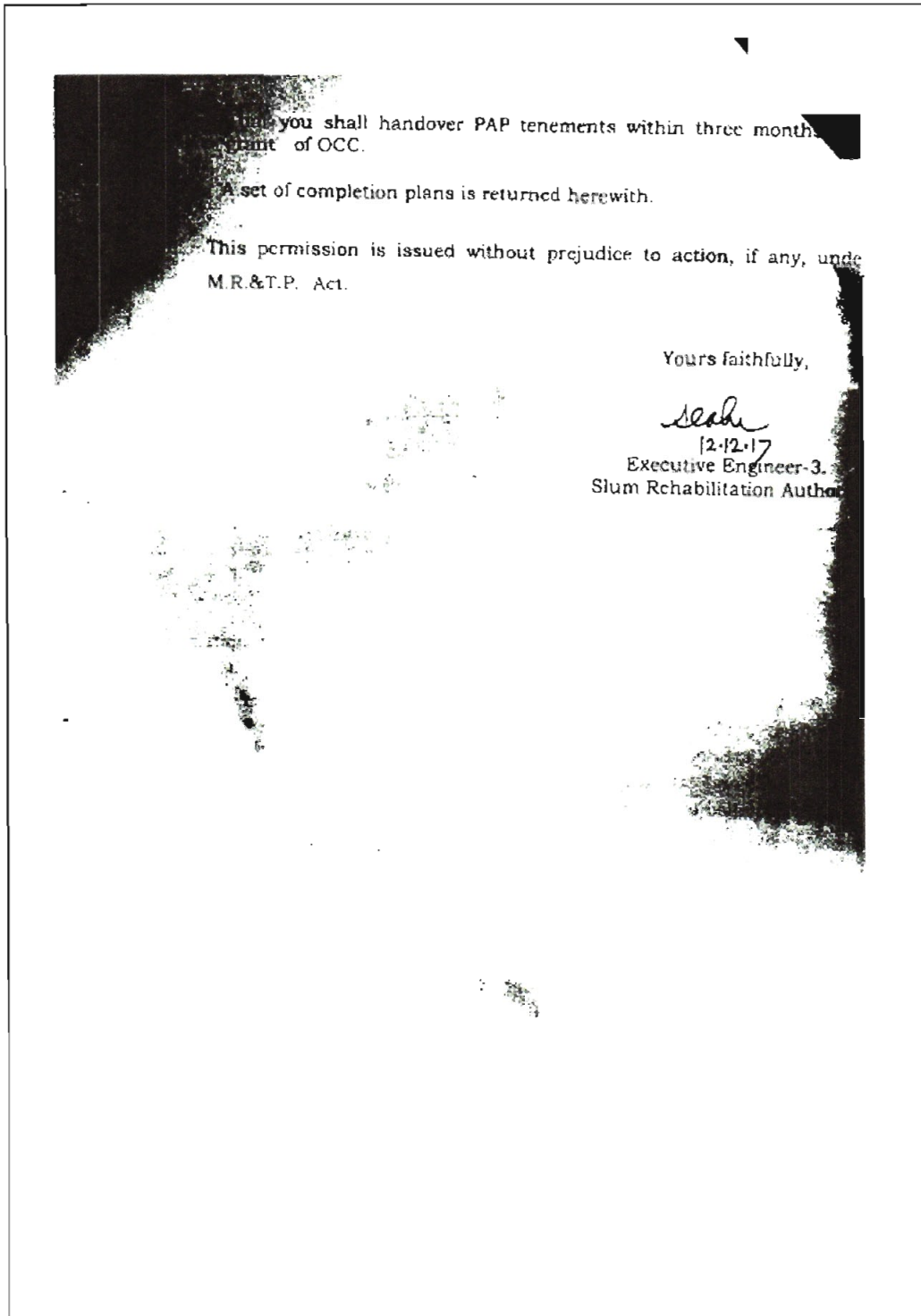
With reference to the above & Certificates attached the development work of Rehab wing of composite building under S.R. Scheme on plot bearing CTS No. 747(pt) of village Mulund (W), Mumbai, for Ganesh CHS Ltd. has been completed under the Supervision of Architect Sheetal Nikhare of M/s. S.S. Associates, Lic.no. CA/2003/31138, Structural Engineer, Shri. R.C. Tipnis Lic. No. STR/13 and Site Supervisor Shri. Bipin Gaikar, Lic No. G/199/SS-I and may be occupied under the following conditions:-

1. This occupation permission is granted in for 39 Rehab Residential tenements, 14 PAP, 13 Rehab commercial tenements, 01 Balwadi, 01 Welfare Centre, 01 Society Office, 01 Sale Residential in Rehab Wing comprising of Stilt floor + Ground floor + 1<sup>st</sup> to 7<sup>th</sup> upper floors.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall comply the balance LOI/IOA conditions before asking for full OCC of composite building.
4. That you shall handover welfare center & society office to society of slum dwellers and Balwadi to women & child welfare center as per circular no.129.

Administrative Building, Adiant Kanekar Marg, Bandra(E), Mumbai-400051  
Tel.: 202-26563100/26559405/1879 Fax: 91-22-2689045? Website: [www.sra.gov.in](http://www.sra.gov.in) E-mail: [info@sra.gov.in](mailto:info@sra.gov.in)



## Occupancy Certificate



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18<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 knowledgeable 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.



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**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 **₹ 49,54,012.00 (Rupees Forty Nine Lakh Fifty Four Thousand Twelve Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.18 16:44:25 +05'30

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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