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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Valji Kanji Bhutak**

Residential Flat No. 303, 3rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India.

Latitude Longitude - 19°11'06.2"N 72°51'27.3"E

Intended User:

Cosmos Bank

Goregaon (East) Branch

Definity, Shop No. 95, Ground Floor No. 364, 3, Jay Prakash Nagar Road No-3, Jay Prakash Nagar, Goregaon (East), Mumbai – 400 063, State - Maharashtra, Country - India
State - Maharashtra, Country – India



Our Pan India Presence at :

- | | | | |
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Regd. Office

B1-001, 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. 303, 3rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India belongs to **Mr. Valji Kanji Bhutak**.

Boundaries of the property.

North : Slum Area / Road
South : Internal Rod / Neelyog CHSL
East : Under Construction Property
West : Temple

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 **₹ 36,18,000.00 (Rupees Thirty Six Lakh Eighteen 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.**

**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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.27 15:33:55 +05'30'

Auth. Sign.



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 303, 3rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjiwadi,
Khot Kuwa Road, Rani Sati Marg, 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 27.05.2024 for Bank Loan Purpose
2	Date of inspection	23.05.2024
3	Name of the owner/ owners	Mr. Valji Kanji Bhutak
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	Address Residential Flat No. 303, 3 rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India. Contact Person: Mr. Valji Kanji Bhutak (Owner) Contact No. 9892848642
6	Location, street, ward no	Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai
7	Survey/ Plot no. of land	C.T.S. No. 482 to 485, 489 to 501, 502(pt) to 509 & 514 of Village - Malad, Taluka - Borivali, Mumbai Suburban District.
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 280.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai
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	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner occupied
	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 Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	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.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2008 (As per Occupancy

	year of completion	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.
Remark: <u>1. As per Site Inspection, Actual Total Carpet area 280.00 Sq. Ft. is more than Carpet area 225.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.</u> <u>2. As per site inspection, 1 RK flat converted into 1 BHK.</u>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 27.05.2024 for Residential Flat No. 303, 3rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India belongs to Mr. Valji Kanji Bhutak.

We are in receipt of the following documents:

1.	Copy of Sale Deed dated 24.12.2020 between Mr. Ratilal G. Vora (the Vendor) AND Mr. Valji Kanji Bhutak (the Purchaser)
2.	Copy of Occupancy Certificate No. SRA / ENG / 1869 / PN dated 12.06.2008 issued by Slum Rehabilitation Authority.

LOCATION:

The said building is located at bearing C.T.S. No. 482 to 485, 489 to 501, 502(pt) to 509 & 514 of Village - Malad, Taluka - Borivali, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai. The Property falls in Residential Zone. It is at a travelling distance of 1.4 km. from Malad railway Station.

BUILDING:

The building under reference is Ground + 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 normal. The building is used for residential purpose. 3rd Floor has 5 Residential Flats. The building is 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + 1 Small Bedroom + Kitchen + Passage + WC + Bath (i.e. 1 BHK with WC & Bath). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.



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Valuation as on 27th May 2024

The Built-up Area of the Residential Flat	: 270.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2008 (As per Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 16 years
Cost of Construction	: 270 Sq. Ft. X ₹ 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100-10) \times 16 / 60\}$: 24.00%
Amount of depreciation	: ₹ 1,62,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,32,420.00 per Sq. M. i.e. ₹ 12,302.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	: ₹ 1,21,302.00 per Sq. M. i.e. ₹ 11,269.00 per Sq. Ft.
Prevailing market rate (Including Stilt Car Parking Space)	: ₹ 14,000.00 per Sq. Ft.
Value of property as on 27.05.2024	: 270.00 Sq. Ft. X ₹ 14,000.00 = ₹ 37,80,000.00

(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)

Depreciated fair value of the property as on 27.05.2024	: ₹ 37,80,000.00 (-) ₹ 1,62,000.00 = ₹ 36,18,000.00
Total Value of the property	: ₹ 36,18,000.00
The realizable value of the property	: ₹ 32,56,200.00
Distress value of the property	: ₹ 28,94,400.00
Insurable value of the property (270.00 X ₹ 2,500.00)	: ₹ 6,75,000.00
Guideline value of the property (270.00 X ₹ 11,269.00)	: ₹ 30,42,630.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 303, 3rd Floor, "Mira Bhavan Building No. 5-A S. R. A. Co-op. Hsg. Soc. Ltd.", Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India for this particular purpose at **₹ 36,18,000.00 (Rupees Thirty Six Lakh Eighteen Thousand Only)** as on **27th 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 **27th May 2024 is ₹ 36,18,000.00 (Rupees Thirty Six Lakh Eighteen 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:



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3.	Year of construction	2008 (As per Occupancy Certificate)
4.	Estimated future life	44 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, 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 electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	1 lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



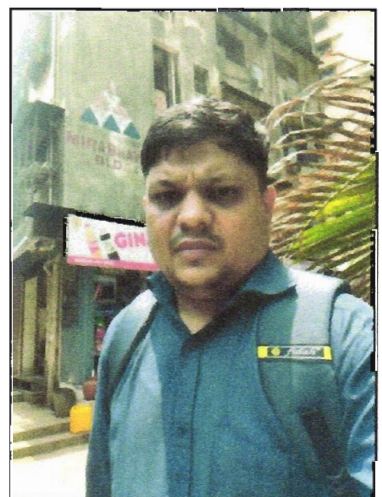
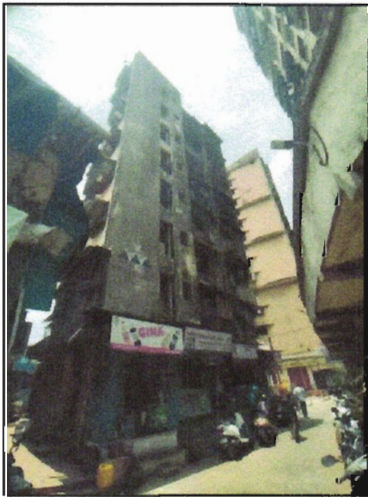
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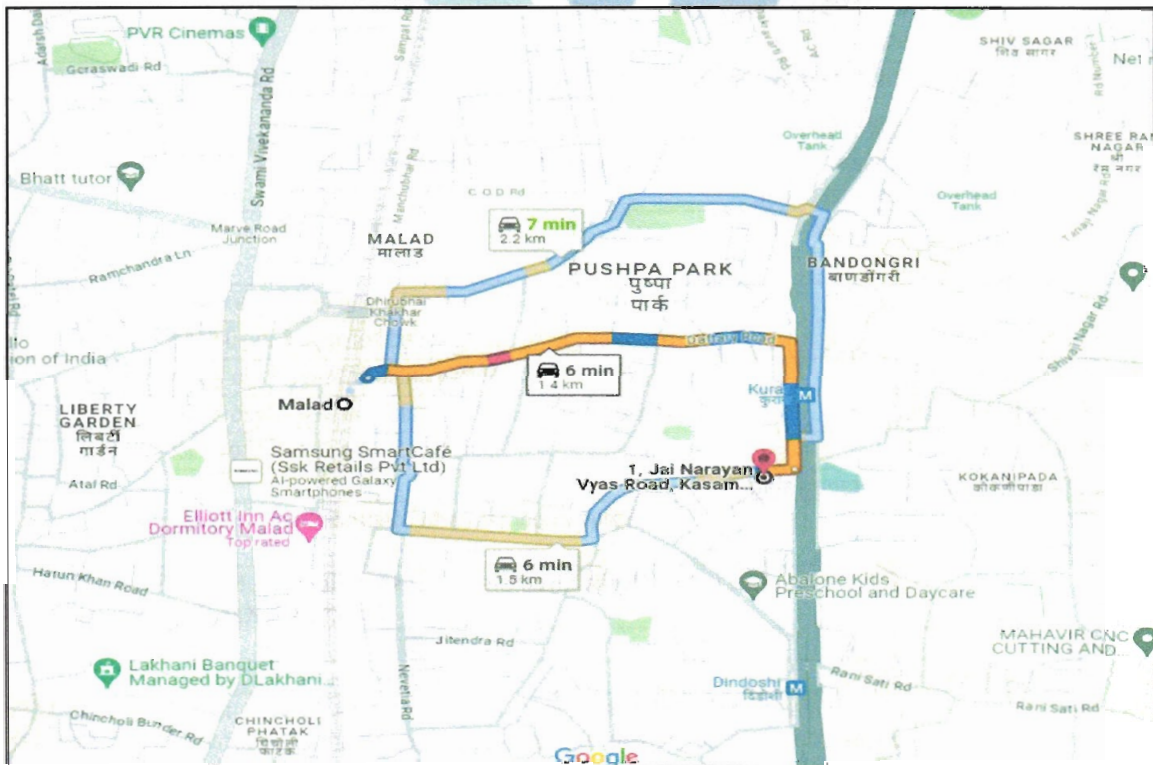
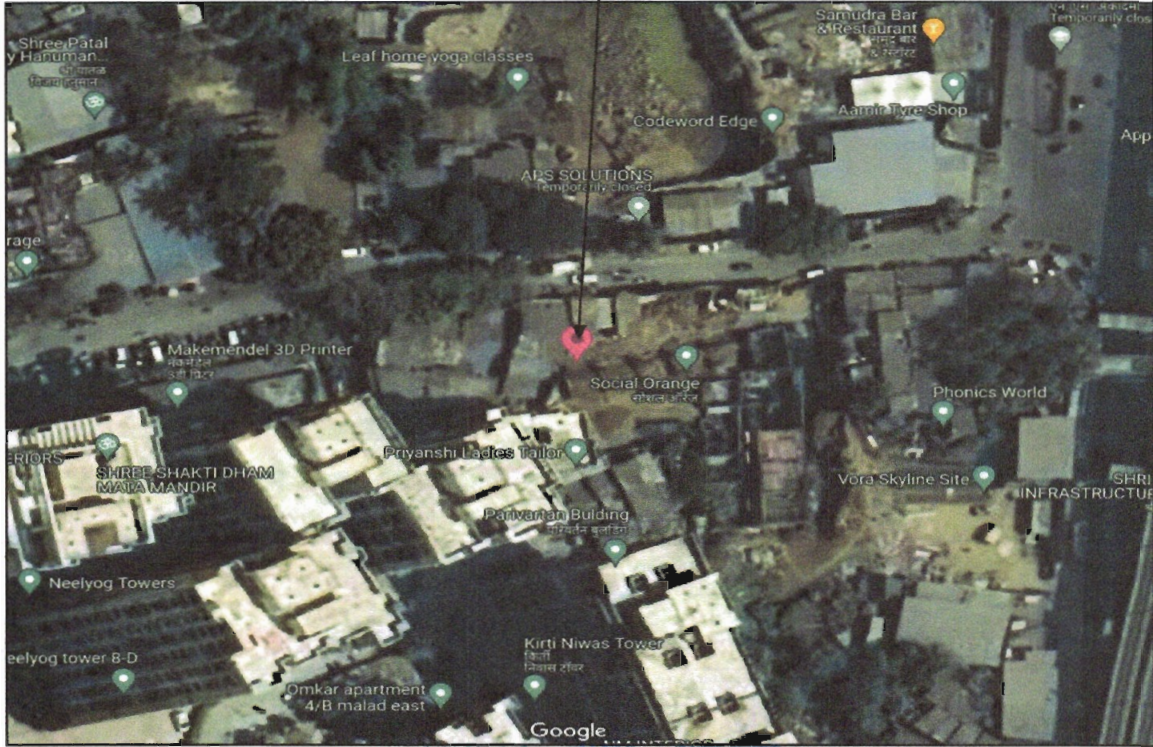


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'06.2"N 72°51'27.3"E

Note: The Blue line shows the route to site from nearest Railway station (Malad – 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
Valuation Guidelines | User Manual

Year: 2024-2025 | Language: English

Selected District: MumbaiSubUrban

Select Village: मासाड (पुर्व) (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 482 Search

वर्णनात्मक	खुली जमीन	निवासी सवयिका	संश्लेषित इकाये	सौधोपनिबन्ध (Rs./)	एकक	Attribute
62/291-पुभाग: पूर्वेस हुतगती मार्ग, उत्तरेस वॉर्ड सीमा, दक्षिणेस पाव हूड व पश्चिमेस रेल्वे.	62930	132420	151910	166300	132420	चौ. मीटर मि.टी.एस. मंडळ

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,420.00			
No increase on Flat Located on 3 rd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,32,420.00	Sq. Mt.	12,302.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	62,930.00			
The difference between land rate and building rate (A – B = C)	69,490.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,21,302.00	Sq. Mt.	11,269.00	Sq. Ft.

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

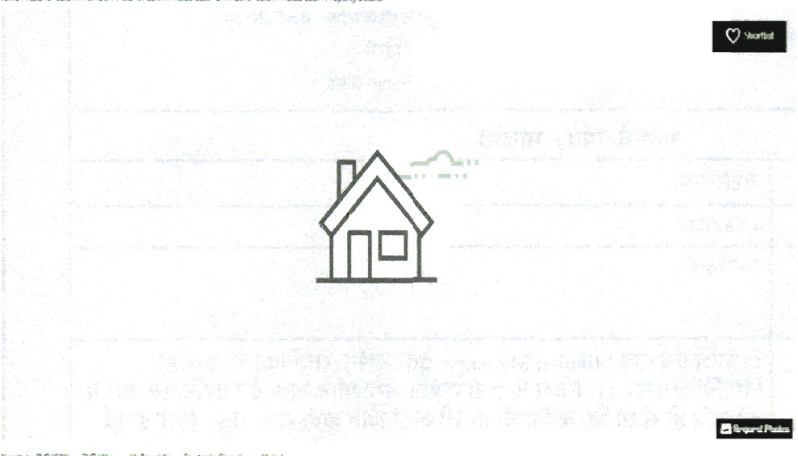
Price Indicators



[Post Your Property](#) | [Sign In](#)

1 RK Flat In Aadhirwad Building For Sale In Malad East
(Changwad) near passport office

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



₹ 40 Lacs
Negotiable

₹ 12,825/Month
Estimated EMI

250
Sq.Ft

1 Bedroom
No. of Bedrooms

1 Bathroom
No. of Bathrooms

NA
Secured

Bike
Parking

Mar 16, 2024
Posted On

Immediately
Possession

Aadhirwad Building
Complex

None
Pre-Settled

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[Report what was not correct in this property](#)

[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

[Price trends by NBEstimate](#)

Activity On This Property


🔍 125 👤 0 🗨️ 0

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Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	250 Sq.Ft	Carpet Area	225 Sq.Ft

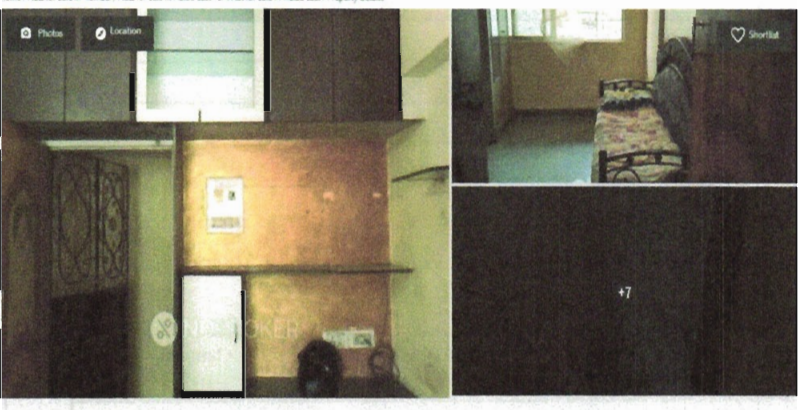
Nearby: PVR ICON | PVR Village | McDonald's | Sangeeta Cineplex | Malad



[Post Your Property](#) | [Sign In](#)

1 RK Flat In Radha Krishna Sra Co Op Society For Sale In Malad East
2 mins walking from dindodda metro (near vander express highway) malad east mumbai

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



₹ 42 Lacs
Negotiable

₹ 24,072/Month
Estimated EMI

270
Sq.Ft

1 Bedroom
No. of Bedrooms

1 Bathroom
No. of Bathrooms

NA
Secured

Car
Parking

Mar 29, 2024
Posted On

Immediately
Possession

Radha Krishna Sra
Complex

Full
Pre-Settled

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Activity On This Property

🔍 278 👤 50 🗨️ 0

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Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 7 Per Sq.Ft/M	Flooring	NA
Builtup Area	270 Sq.Ft	Carpet Area	220 Sq.Ft

Nearby: Grovel's 101 | PVR ICON | PVR | Big Bazaar | Malad

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Sale Instance

485389 25-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 485/2024 नोंदणी : Regn:63m
गावाचे नाव : मालाड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4000000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3972600	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 208,डी विंग,बिल्डिंग नं - 11, माळा नं: 2 रा मजला, इमारतीचे नाव: देव दर्शन एस आर ए को ऑप हौ सोसा लि. ब्लॉक नं: धनजी वाडी,खोत कुवा रोड, रोड : मालाड पूर्व मुंबई - 400097. इतर माहिती: सदनिकेचे क्षेत्र 269 चौ.फुट कारपेट (C.T.S. Number : 482.485 ;)	
(5) क्षेत्रफळ	30 चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -संजय प्रभाकर छत्रे वय -51 पत्ता -प्लॉट नं: सदनिका क्र - 208/11/डी , माळा नं: , इमारतीचे नाव: देव दर्शन टॉवर को ऑप हौ सोसा लि. ब्लॉक नं: खोत कुवा रोड , रोड नं: मालाड पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड :-400097 पॅन नं:-AHGPC8189F	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -लक्ष्मण चेंनाजी माली वय -35, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं: पारडी , रोड नं: जालोर, राजस्थान , राजस्थान, ज़ाळोर. पिन कोड -343041 पॅन नं:- AYIPM1 56411	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	485/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000	
(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.	

Sale Instance

1634389	सूची क्र.2	दुयम निबंधक : सह दु.नि. बोरीवली 6
25-05-2024		दस्त क्रमांक 1634/2024
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn.83m
गावाचे नाव : मालाड		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	3278500	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4121670	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक, असल्यास	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 1308, डी विंग, बिल्डिंग नं - 11, माळा नं: 13 वा मजला, इमारतीचे नाव: देव दर्शन एस आर ए को ऑप ही सोसा लि, ब्लॉक नं: धनजी वाडी, खोत कुवा रोड, रोड : मालाड पूर्व मुंबई - 400097, इतर माहिती: सदनिकेचे क्षेत्र 269 चौ.फुट कारपेट (C.T.S. Number : 482.485 :)	
(5) क्षेत्रफळ	30 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-राजूभाई कुरजीभाई यादव वय -50 पत्ता.-फ्लॉट नं. रूम नं - 3, माळा नं: -. इमारतीचे नाव: धनजी वाडी ग्रुप को ऑप ही सोसा लि, ब्लॉक नं: युनिट नं -41, बिहेड त्रिवेणी हॉटेल, रोड नं. मालाड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं.-AAPPY3793B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-हरचंद राम माली वय.-41: पत्ता.-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं. चितळवाना, रोड नं. जालोर, राजस्थान, राजस्थान, जालोर. पिन कोड:-343041, पॅन नं.-B301749441F	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1634/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	248500	
(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.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th 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 ₹ 36,18,000.00 (Rupees Thirty Six Lakh Eighteen Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.27 15:34:16 +05'30'

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

