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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Aman Rajesh Khetan**

Residential Flat No. T2-706, 7th Floor, Wing – T2 in composite Building No. 9, "**Sethia Imperial Avenue**", Malkani Estate, Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097,
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'38.8"N 72°51'35.0"E

Intended Users:

Cosmos Bank

Zaveri Bazar

19/21, Cosmos Bank Building, Vithalwadi Zaveri Bazar, Mumbai – 400 002,
State - Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Valuation Report: Cosmos Bank / Zaveri Bazar Branch / Mr. Aman Rajesh Khetan (008889/2306834) Page 2 of 20

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Vastu/Mumbai/06/2024/008889/2306834
20/12-278-PRSKRJ
Date: 20.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. T2-706, 7th Floor, Wing – T2 in composite Building No. 9, "**Sethia Imperial Avenue**", Malkani Estate, Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mr. Aman Rajesh Khetan**.

Boundaries of the property

North : Telugu Samaj Society
South : Khatija Tower
East : Internal Road
West : Western Express Highway

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 ₹ 90,09,000.00 (Rupees Ninety Lakh Nine 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

Auth. Sign.



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Valuation Report of Residential Flat No. T2-706, 7th Floor, Wing – T2 in composite Building No. 9, "Sethia Imperial Avenue", Malkani Estate, Datta Mandir Road, Western Express Highway, 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 20.06.2024 for Bank Loan Purpose
2	Date of inspection	24.05.2024
3	Name of the owner/ owners	Mr. Aman Rajesh Khetan
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. T2-706, 7 th Floor, Wing – T2 in composite Building No. 9, " Sethia Imperial Avenue ", Malkani Estate, Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India. Contact Person: Mr. Methia (Tenant)
6	Location, street, ward no	Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097
	Survey/ Plot No. of land	Survey No. 136A, 214(Part) And CTS Nos. 9A, 9A/1 to 57 & others of Village Malad
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. = 303.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 330.00 (Area as per Gift Deed) Built Up Area in Sq. Ft. = 363.00

		(RERA Carpet Area + 10%) All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied – Mr. Methia
	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	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	₹ 34,500.00 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?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (As per Part 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.
	<i>Remark: At the time of site visit, building external renovation work is in progress.</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 20.06.2024 for Residential Flat No. T2-706, 7th Floor, Wing – T2 in composite Building No. 9, "**Sethia Imperial Avenue**", Malkani Estate, Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mr. Aman Rajesh Khetan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 04.08.2018 Between M/s. Sai Enterprises (The Promoters) and Mr. Aman Rajesh Khetan (The Purchaser).
2	Copy of Gift Deed dated 28.02.2022 between Mr. Rajesh Omprakash Khetan (The Donor) And Mr. Aman Rajesh Khetan (The Donee).
3	Copy of Part Occupancy Certificate No. SRA / ENG / 2150 / PN / PL / AP dated 29.10.2021 issued by Slum Rehabilitation Authority.
4	Copy of Previous Valuation Report dated 20.02.2022 issued by Gyan Prakash & Co. (Govt. Approved Valuers).

LOCATION:

The said building is located at Survey No. 136A, 214(Part) And CTS Nos. 9A, 9A/1 to 57 & others of Village Malad. The property falls in Residential Zone. It is at a walking distance of 400 Mtrs. from Akurli metro station.

BUILDING:

The building under reference is having Ground + 40th 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. At the time of



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site visit, building external renovation work is in progress. The building external condition is Normal. The building is used for residential purpose. 7th Floor is having 8 Residential Flat. Building is having 3 lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of Living Room + Kitchen + WC & Bath (i.e., 1RK + WC & Bath). **At the time of site visit, flat internal renovation work is in progress.** The residential flat is finished by flooring with vitrified, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

Valuation as on 20th June 2024

The Carpet Area of the Residential Flat	:	330.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2021 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	03 Year
Cost of Construction	:	363.00 X 2,500.00 = ₹ 9,07,500.00
Depreciation	:	N.A. As building age is below 5 years
Amount of depreciation	:	N.A. As building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,041.00 per Sq. M. i.e., ₹ 12,917.00 per Sq. Ft.
Guideline rate (after depreciation)	:	N.A. As building age is below 5 years
Prevailing market rate	:	₹ 27,300.00 per Sq. Ft.
Value of property as on 20.06.2024	:	330.00 Sq. Ft. X ₹ 27,300.00 = ₹ 90,09,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 20.06.2024	:	₹ 90,09,000.00
Total Value of the property	:	₹ 90,09,000.00
The realizable value of the property	:	₹ 81,08,100.00
Distress value of the property	:	₹ 72,07,200.00
Insurable value of the property (363.00 X 2,500.00)	:	₹ 9,07,500.00
Guideline value of the property (363.00 X 12,917.00)	:	₹ 46,88,871.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. T2-706, 7th Floor, Wing – T2 in composite Building No. 9, "**Sethia Imperial Avenue**", Malkani Estate, Datta Mandir Road, Western Express Highway, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India



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for this particular purpose at ₹ 90,09,000.00 (Rupees Ninety Lakh Nine Thousand Only) as on 20th June 2024.

NOTES

1. 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 20th June 2024 is ₹ 90,09,000.00 (Rupees Ninety Lakh Nine 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

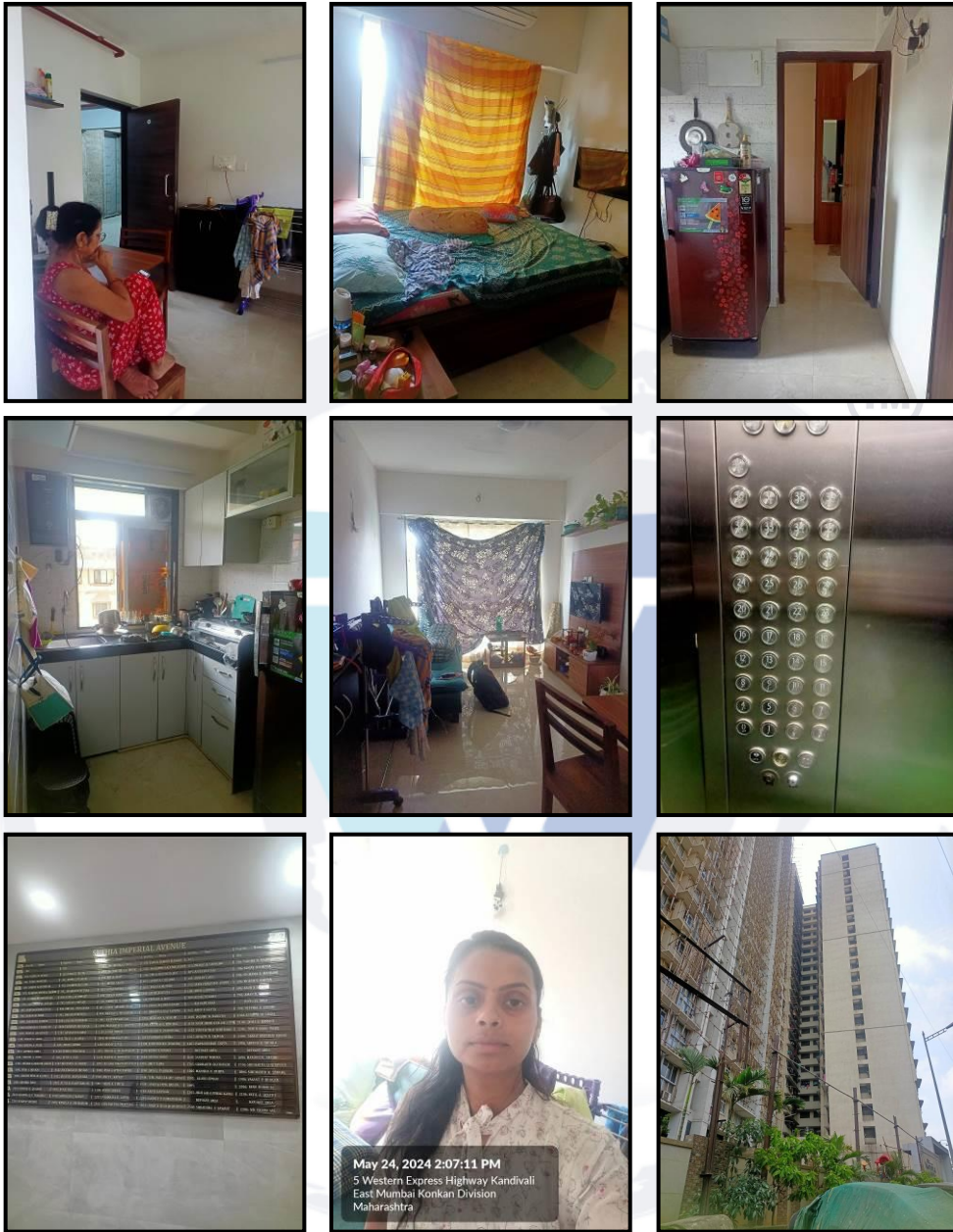
I hereby declare that

- (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

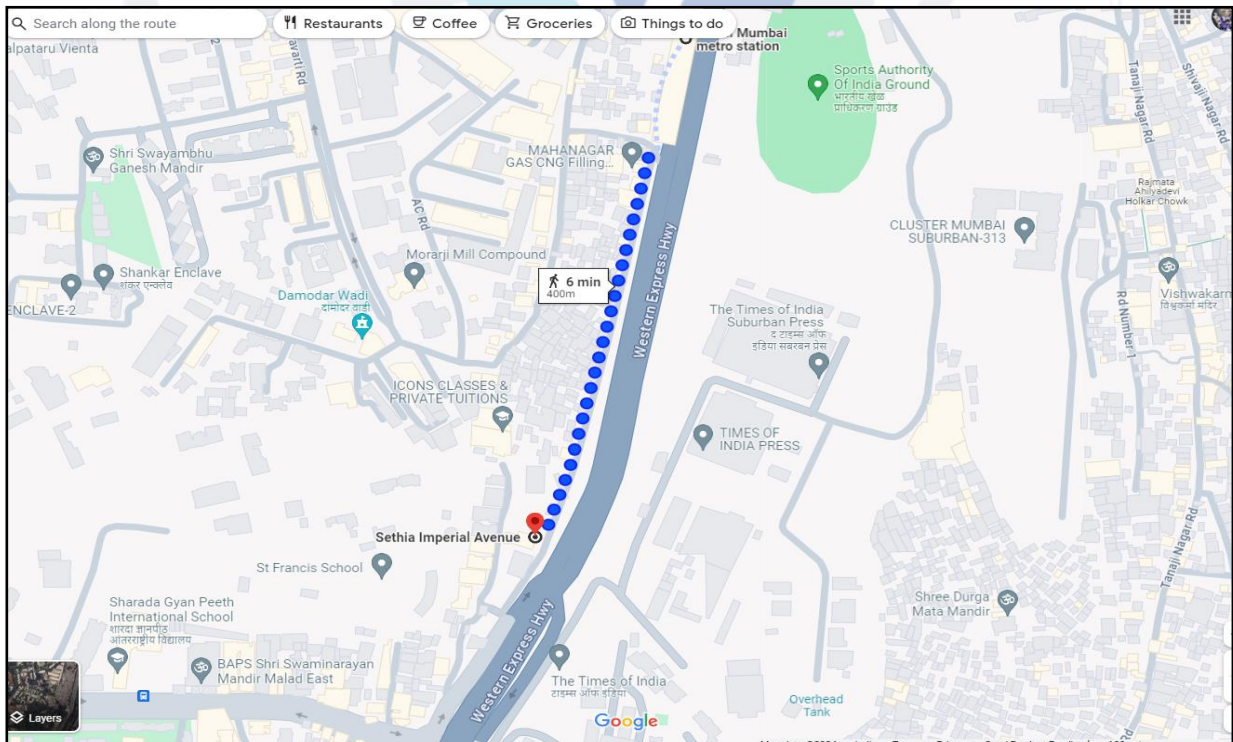
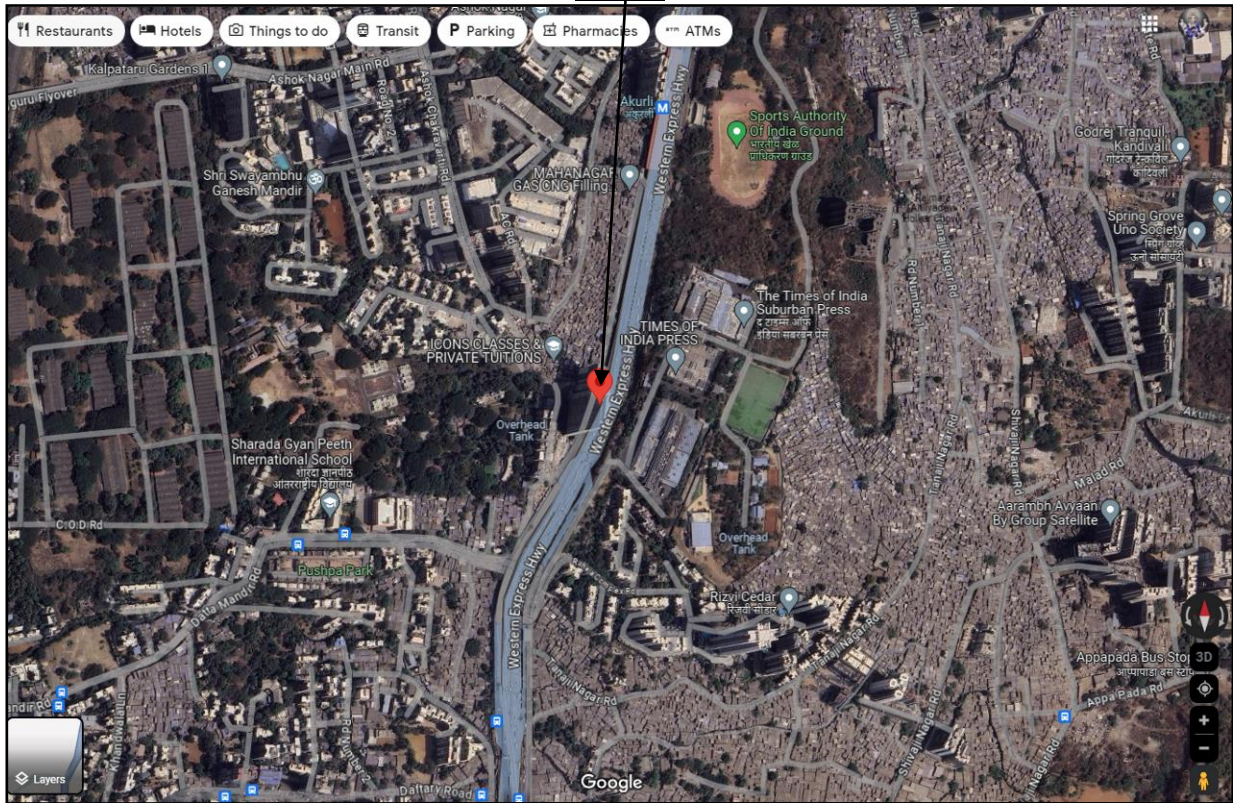
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 40 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2021 (As per Part Occupancy Certificate)
4	Estimated future life	57 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 doors, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
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	Provided
18	No. of lifts and capacity	3 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°01'10.9"N 72°50'09.5"E

Note: The Blue line shows the route to site from nearest metro station (Akurli – 400 Mtrs.)





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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 Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
62/291-धुभाग: पूर्वेस हुतगती मार्ग, उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.	62930	132420	151910	166300	132420	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,21,690.00			
Increase by 05% on Flat Located on 7 th Floor	16,084.50			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	3,37,774.50	Sq. Mtr.	31,380.00	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

99acres
Buy ▾ Enter Locality / Project / Society / Landmark Q

Home > Property in Mumbai > Flats in Mumbai > Flats in Malad > Flats in Malad East > 1 BHK Flats in Malad East Posted on Mar 17, 2024 | Ready to move

₹92 Lac

@ 27,878 per sq.ft.

Estimated EMI ₹73,481

1BHK 2Baths

Flat/Apartment for Sale

in Sethia Imperial Avenue, Malad East, Mumbai

RERA STATUS
REGISTERED
Registration No: P51800015798
Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (7)
Society (22)

Photos (1/7)

Area

Super Built up area 550 sq.ft. (51.1 sq.m.)

Carpet area: 330 sq.ft. (30.66 sq.m.)

Price

₹ 92 Lac+ Govt Charges & Tax @ 27,878 per sq.ft. (Negotiable)

Floor Number

30th of 40 Floors

Overlooking

Park/Garden

Configuration

1 Bedroom , 2 Bathrooms, 1 Balcony

Address

Sethia Imperial Avenue
Malad East, Mumbai

Facing

West

Property Age

0 to 1 Year Old

Places nearby
Malad East, Mumbai

Malad Railway Station

Upcoming Metro Station

Growel's 101 Mall

Oberoi mall

Western Express Highway

View All (15)

Property	Flat		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	550.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,879.00	₹ 23,232.00	₹ 16,380.00

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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1120 MH2010 PTC23789

Price Indicators

99acres

Buy ▾ Enter Locality / Project / Society / Landmark

🏠 📍 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Malad > Flats in Malad East > 1 BHK Flats in Malad East

Posted on Apr 09, 2024 | Ready to move

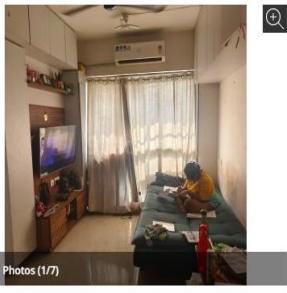
₹90 Lac @ 27,272 per sq.ft.
Estimated EMI ₹71,883

REGISTRATION STATUS REGISTERED | Registration No: P51800015798 | Website: <https://maharera.mahaonline.gov.in/>

1BHK 1Bath
Flat/Apartment for Sale
in Sethia Imperial Avenue, Malad East, Mumbai

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (7) | Society (22)



Photos (1/7)

Area
Carpet area: 330 sq.ft. (30.66 sq.m.)

Price
₹ 90 Lac
@ 27,272 per sq.ft. (All inclusive, Negotiable)

Floor Number
5th of 40 Floors

Overlooking
Main Road, Pool

Configuration
1 Bedroom , 1 Bathroom, No Balcony

Address
Sethia Imperial Avenue
Malad East, Mumbai


Facing
East

Property Age
0 to 1 Year Old

Places nearby Malad East, Mumbai View All (15)

Malad Railway Station
Upcoming Metro Station
Growel's 101 Mall
Oberoi mall
Western Express Highway

Property	Flat		
Source	99 acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	475.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,273.00	₹ 22,727.00	₹ 18,939.00




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Architects & Interior Designers
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UJ 1/20 MH2010 PTC23789

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property In Mumbai > Malad East > Apartment In Malad East > 1 BHK > 400 Sq-ft

₹85.0 Lac EMI - ₹38k | [Get pre-approved loan](#)

1 BHK 400 Sq-ft Flat For Sale **Malad East, Mumbai**

1 Bed | 1 Bath | Unfurnished

Carpet Area
330 sqft
₹ 25,758/sqft

Floor
24 (Out of 39 Floors)

Facing
East

Developer
Sethia Infrastructure

Transaction Type
Resale

Furnished Status
Unfurnished

Project
Sethia Imperial Avenue

Status
Ready to Move

Type Of Ownership
Freehold

Contact Agent
Get Phone No.

Posted on: May 09, 24 Property ID: 72727833

Contact Agent

Kamlesh Shah -91-93XXXXXXX

Get Phone No.

Download Brochure

Top Agent in this Locality

Aniket
Shri Niketan Property Dealers

814 PROPERTIES FOR SALE

3 ★ CRISIL RATING

View Profile View Properties

More Details

Price Breakup **₹85 Lac | ₹4,25,000** Approx. Registration Charges | ₹1,500 Monthly

Booking Amount **₹2.0 Lac**

Address **malad east, Malad East, Mumbai - Western Mumbai, Maharashtra**

Landmarks **This Property to closed station and market**

Furnishing **Unfurnished**

Property	Flat		
Source	Magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	475.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 25,728.00	₹ 21,465.00	₹ 17,887.00

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property In Mumbai > Malad East > Apartment In Malad East > 1 BHK > 535 Sq-ft
Posted on: Jun 18, 24 Property ID: 71906851

₹92.0 Lac EMI - ₹ 41k | [How much loan can I get?](#)

1 BHK Flat For Sale in Sethia Imperial Avenue, **Malad East, Mumbai**

1 Bed | 2 Baths | 1 Balcony | Furnished

Carpet Area
330 sqft
₹27,879/sqft

Developer
Sethia Infrastructure

Project
Sethia Imperial Avenue

Floor
30 (Out of 40 Floors)

Transaction Type
New Property

Status
Ready to Move

Facing
East

Furnished Status
Furnished

Age Of Construction
New Construction

East Facing Property Newly Constructed Property

Contact Owner
Get Phone No.
Last contact made 2 days ago

Contact Owner

Siddharth Sharma
-91-96XXXXXXX

Get Phone No.

Download Brochure

More Details

Price Breakup **₹92 Lac**

Booking Amount **₹1.0 Lac**

Address **Sethia Imperial Avenue, Opp Times of India, Western Express Highway, Malad East, Mumbai, Malad East, Mumbai - Western Mumbai, Maharashtra**

Landmarks **1 min walking from Akurli Metro Station , 5 mins from Growels mall.**

Property	Flat		
Source	Magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	475.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,879.00	₹ 23,232.00	₹ 19,360.00

Sales Instance

5108517 07-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 9 दस्त क्रमांक : 5108/2023 नोदणी : Regn:63m
गावाचे नाव : मालाड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7571850	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5359831.92	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं: टी 1-3103,टी 1 विंग माळा नं: 31 वा मजला,इमारतीचे नाव: सेठिया इम्पेरियल एव्हेंयू ब्लॉक नं: टाईम्स ऑफ इंडिया समोर वेस्टर्न एक्सप्रेस हायवे,रोड नं: मालाड पूर्व मुंबई 400097,इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 30.66 चौरस मीटर कार्पेट एरिया व इतर वर्णन दस्तात नमूद केल्या प्रामाणे((C.T.S. Number : 9A (pt) , 9 A/1 to 57, 123A (pt), 128 (pt), 128/13 to 22 ;))	
(5) क्षेत्रफळ	33.73 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई एंटरप्रायसेस चे भागीदार मेसर्स सेठिया इन्फ्रास्ट्रक्चर चे संचालक मीनल बसंतराज सेठिया तर्फे मुखत्यार मधुकर गणपत शिंदे वय:-60 पत्ता:-प्लॉट नं: ऑफिस नं. 1, विंग बी एन्ड सी, माळा नं: 1 ला मजला , इमारतीचे नाव: कपोझीट बिल्डिंग नं. 9 , ब्लॉक नं: सेठिया इम्पेरियल एव्हेंयूच्या पुढे, वेस्टर्न एक्सप्रेस हायवे , रोड नं: मालाड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ABFFS1432G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्नील सुभाष गोसावी वय:-32; पत्ता:-प्लॉट नं: 8/8, माळा नं: -, इमारतीचे नाव: रोझी कॉलनी, ब्लॉक नं: खांडवाला क्रॉस लेन, दफ्तरी रोड,प्रायमरी फातीमादेवी इंग्लिश स्कूल जवळ , रोड नं: मालाड पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AQJPG5960A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5108/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	454400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	330.00	396.00	475.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 22,943.00	₹ 19,119.00	₹ 15,933.00



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Sales Instance

8213389 06-04-2024 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 : 8213/2024 नोदणी : Regn:63m
गावाचे नाव : मालाड		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7225000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4375620.27	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: टी1-706,टी 1 विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: सेठिया इंपिरियल अवेन्यू,बिल्डिंग न .9 बाणडोंगरी, ब्लॉक नं: मलकांनी इस्टेट,मालाड(पूर्व)मुंबई -400097, रोड : दत्त मंदिर रोड,वेस्टर्न एक्सप्रेस हायवे((C.T.S. Number : 9A,9A1 TO 57 ;))	
(5) क्षेत्रफळ	31.47 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमर रविकांत करगुटकर वय:-36 पत्ता:-प्लॉट नं: टी1-706, टी 1 विंग,बिल्डिंग न.9, माळा नं: ७ वा मजला,, इमारतीचे नाव: मालकांनी इस्टेट, बिल्डिंग न .9 बाणडोंगरी, ब्लॉक नं: मालाड (पूर्व) मुंबई -400097, रोड नं: वेस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-BEWPK8443J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनीषा राकेश कलमुनकर वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तरुण भारत सोसायटी, ब्लॉक नं: सुरेश हॉटेल जवळ, रत्ना नगर,अंधेरी (पूर्व) मुंबई -400099, रोड नं: सहार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400099 पॅन नं:-ASQPR5127D 2): नाव:-राकेश विठ्ठल कलमुनकर वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तरुण भारत सोसायटी, ब्लॉक नं: सुरेश हॉटेल जवळ, रत्ना नगर, अंधेरी (पूर्व) मुंबई -400099, रोड नं: सहार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-BKWPK5706J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8213/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	433500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	307.00	370.00	443.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 23,461.00	₹ 19,551.00	₹ 16,292.00



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th June 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 neighbourhood 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 **₹ 90,09,000.00 (Rupees Ninety Lakh Nine 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.