

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Brijesh Kumar Mathur & Mrs. Ruchi Dayal Mathur**

Residential Flat No. 301, 3rd Floor, Wing - A, "**Raj Rudram Co-Op. Hsg. Soc. Ltd.**", Gokuldhama, Goregaon –
Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai, PIN Code – 400 063,
State - Maharashtra, Country – India

Latitude Longitude - 19°10'20.5"N 72°52'22.8"E

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch


Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East,
Mumbai - 400097, State - Maharashtra, Country – India.

Our Pan India Presence at :

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Regd. Office

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

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Valuation Report Prepared For: Cosmos Bank – Malad (East) Branch / Mr. Brijesh Kumar Mathur (9124/2306656) Page 2 of 18

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Vastu/Mumbai/06/2024/9124/2306656
10/07-100-PANI
Date: 10.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 301, 3rd Floor, Wing - A, “Raj Rudram Co-Op. Hsg. Soc. Ltd.”, Gokuldham, Goregaon – Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai, PIN Code – 400 063, State - Maharashtra, Country – India belongs to **Mr. Brijesh Kumar Mathur & Mrs. Ruchi Dayal Mathur.**

Boundaries of the property.

North : Ryan International School
South : Krishna Vatika Marg
East : Internal Road & Satellite Garden
West : Ryan International School

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ **1,66,04,600.00 (Rupees One Crore Sixty Six Lakh Four Thousand Six Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01



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**Valuation Report of Residential Flat No. 301, 3rd Floor, Wing - A, “Raj Rudram Co-Op. Hsg. Soc. Ltd.”,
Gokuldharm, Goregaon – Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai,
PIN Code – 400 063, 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 10.06.2024 for Banking Purpose
2	Date of inspection	07.06.2024
3	Name of the owner/ owners	Mr. Brijesh Kumar Mathur & Mrs. Ruchi Dayal Mathur.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 301, 3 rd Floor, Wing - A, “Raj Rudram Co-Op. Hsg. Soc. Ltd.”, Gokuldharm, Goregaon – Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai, PIN Code – 400 063, State - Maharashtra, Country – India Contact Person: Mr. Brijesh Kumar Mathur (Owner) Contact No. 9823300089
6	Location, street, ward no	Goregaon – Mulund Link Road, P/South Ward
	Survey/ Plot no. of land	C.T.S. No. 621 – A of Village – Malad East, 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. = 730.00 Dry Balcony Area in Sq. Ft. = 31.00 Balcony Area in Sq. Ft = 30.00 Total Carpet Area in Sq. Ft. = 791.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 709.00 (Area as Agreement for Sale) Built up Area in Sq. Ft. = 851.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Goregaon – Mulund Link Road
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	No
	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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM 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 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 upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of commencement of construction– 2002 (As per Commencement Certificate)

		Year of Completion – 2004 (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.
45	Remarks:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 10.06.2024 for Residential Flat No. 301, 3rd Floor, Wing - A, “**Raj Rudram Co-Op. Hsg. Soc. Ltd.**”, Gokuldham, Goregaon – Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai, PIN Code – 400 063, State - Maharashtra, Country – India belongs to **Mr. Brijesh Kumar Mathur & Mrs. Ruchi Dayal Mathur.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 26.09.2003 b/w. M/s. Rajendra Developers (The Promoter) and Mr. Brijesh Kumar Mathur & Mrs. Ruchi Dayal Mathur (The Purchaser)
2	Copy of Commencement Certificate Document No. CHE / 8210 / BP (WS) / AP dated 07.02.2002 issued by Municipal Corporation of Greater Mumbai
3	Copy of Occupancy Certificate Document No. CHE / 8210 / BP (WS) / AP dated 06.01.2004 issued by Municipal Corporation of Greater Mumbai
4	Copy of Builder Possession Letter dated 11.10.2003 issued by Rajendra Developers

LOCATION:

The said building is located at C.T.S. No. 621 – A of Village – Malad East, P/South Ward, Taluka – Borivali, Mumbai Suburban District, Malad (East), Mumbai, PIN Code – 400 063, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 2.3 Km. from Dindoshi Metro 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 Ceramic tile floor finish. The building is used for residential purpose. 3rd Floor is having 4 Residential Flats. 2 Lifts were provided in building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony Area + Dry Balcony Area. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified Tiles flooring, Teak Wood door framed with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.



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Valuation as on 10th June 2024

The Carpet Area of the Residential Flat	:	709.00 Sq. Ft.
The Built-up Area of the Residential Flat	:	851.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2004 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	851.00 Sq. Ft. X ₹ 3,000.00 = ₹ 25,53,000.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 7,65,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,59,760.00 per Sq. M. i.e. ₹ 14,842.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 1,43,672.00 per Sq. M. i.e. ₹ 13,347.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,500.00 per Sq. Ft.
Value of property as on 10.06.2024	:	709.00 Sq. Ft. X ₹ 24,500.00 = ₹ 1,73,70,500.00

(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 10.06.2024	:	₹ 1,73,70,500.00 - ₹ 7,65,900.00 = ₹ 1,66,04,600.00
Total Value of the property	:	₹ 1,66,04,600.00
The realizable value of the property	:	₹ 1,49,44,140.00
Distress value of the property	:	₹ 1,32,83,680.00
Insurable value of the property	:	₹ 25,53,000.00
Guideline value of the property	:	₹ 1,13,58,297.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 301, 3rd Floor, Wing - A, "Raj Rudram Co-Op. Hsg. Soc. Ltd.", Gokuldham, Goregaon – Mulund Link Road, Village – Malad East, Goregaon (East), Mumbai, PIN Code – 400 063, State - Maharashtra, Country – India for this particular purpose at ₹ 1,66,04,600.00 (Rupees One Crore Sixty Six Lakh Four Thousand Six Hundred Only) as on 10th June 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 **10th June 2024 is ₹ 1,66,04,600.00 (Rupees One Crore Sixty Six Lakh Four Thousand Six Hundred 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

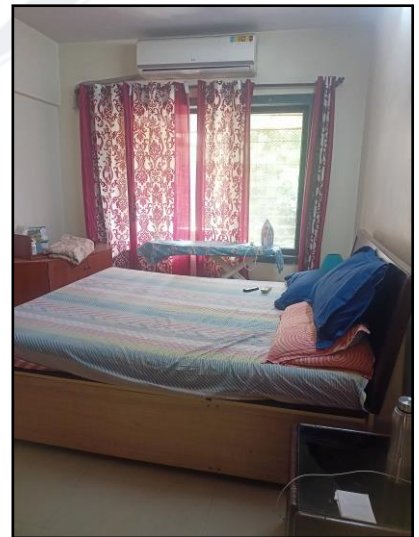
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

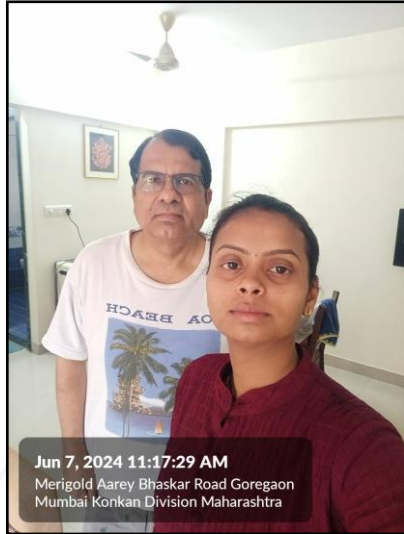
	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2004 (As per Occupancy Certificate.)
4	Estimated future life	40 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood door framed with flush door, Powdered Coated Aluminium sliding windows
10	Flooring	Vitrified Tiles flooring
11	Finishing	Cement plastering

12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs

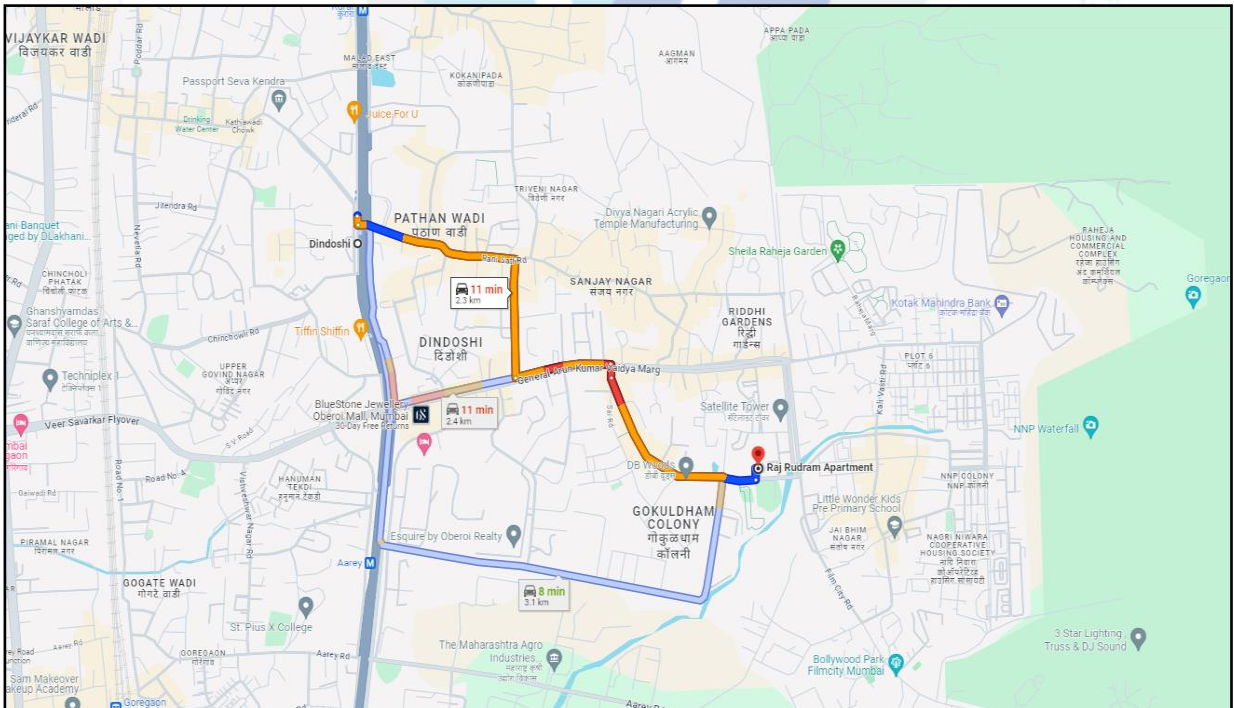


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°10'20.5"N 72°52'22.8"E

Note: The Blue line shows the route to site from nearest metro station (Dindoshi – 2.3 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : MALAD EAST 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: Ward Boundary to the North, Ward Boundary to the East, and Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
62	62/294	79320	159760	183730	199710	159760
CTS No. 63DB, 602A/6, 604, 605, 612, 613, 614, 615, 616, 617, 618, 619, 620A/6, 620A/1A/4A/2/1/9, 620A/5, 620, 620A/1A4A/2/1/8, 621, 622, 623, 624, 625, 626A, 626C, 626, 627C/113, 627C/110, 627C/114, 627, 627C/112, 627C/111, 628, 633, 636, 637, 638A/2, 638A/1, 638, 639, 640B, 640A/2, 640A/3, 640, 641, 641A/4, 641A/5, 642, 643, 644, 648A, 653, 653/1A, 653A, 653A/1/1, 653A/1A/1B, 653/1A/1A, 653A/1B/2, 653A/2, 653A/3B, 653B, 653/1B/1, 654, 655, 656, 657, 658, 658C, 659, 660, 661, 662, 663, 664, 698B, 698C, 698, 699						

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	1,59,760.00			
No increase by Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,59,760.00	Sq. Mt.	14,842.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	79,320.00			
The difference between land rate and building rate (A – B = C)	80,440.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	20%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,43,672.00	Sq. Mt.	13,347.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / Unit on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER | Pay Rent | Post Your Property | Profile | My Home Loan | Menu

2 BHK Flat in Gaurav Arpan Kanyaspa For Sale in Goregaon
Kanyaspa

₹ 1.65 Crores | ₹ 94,568/Month | 825 Sq.Ft. | Need Home Loan? | Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 2BHK Flats for Sale in Goregaon / Property Details

Photos | Location

2 Bedroom | 2 Bathroom | Mar 6, 2024 | Immediatly | Gaurav Arpan Darp... | Gaurav Arpan Darp... | None | None

Get Owner Details

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

Price trends by NB Estimate

Nearby: NESCO IT Park | PVR (CG) | McDonald's | British Brewing Company | Mafed

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	825 Sq.Ft.	Carpet Area	680 Sq.Ft.
Furnishing Status	Fully Furnished	Facing	North-East
Floor	4/7	Parking	Car
Geated Security	Yes		

NoBroker Services

Activity On This Property
764 Unique Views | 0 Shortlist

Similar Properties

2 BHK Flat in Heha Heena Gaurav Jewels
₹10.5 Crores | ₹ 1.05 Lakh/Sq.Ft. | 2 BHK Flats

2 BHK Flat in Satellite Garden Phase 2 For
₹1.2 Crores | ₹ 1.2 Lakh/Sq.Ft. | 2 BHK Flats

NoBroker Support
Live Support | Customer Support | Chat started | Narsingha | Hi, I can help you find a preferred house. What is your buying budget? | Hi, I can help you with selection of the right property. What is your budget? | Type a message here...

NOBROKER | Pay Rent | Post Your Property | Profile | My Home Loan | Menu

2 BHK Flat in Daya Sarita Apartments For Sale in Goregaon East
New Satellite Flats

₹ 1.8 Crores | ₹ 91,703/Month | 800 Sq.Ft. | Need Home Loan? | Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 2BHK Flats for Sale in Goregaon / Property Details

Photos | Location

2 Bedroom | 2 Bathroom | Apr 1, 2024 | Immediatly | Daya Sarita Apartm... | NA | None | Bike and Car

Get Owner Details

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

Price trends by NB Estimate

Nearby: NESCO IT Park | PVR (CG) | McDonald's | British Brewing Company | Oberoi Mall

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.9 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	800 Sq.Ft.	Carpet Area	685 Sq.Ft.
Furnishing Status	Unfurnished	Facing	North
Floor	7/7	Parking	Bike And Car
Geated Security	Yes		

NoBroker Services

Activity On This Property
404 Unique Views | 0 Shortlist

Similar Properties

2 BHK Flat in Aavant Hillway For Sale in Go
₹1.5 Crores | ₹ 1.5 Lakh/Sq.Ft. | 2 BHK Flats

2 BHK Flat in Riddhi Gardens For Sale in C
₹1.5 Crores | ₹ 1.5 Lakh/Sq.Ft. | 2 BHK Flats

NoBroker Support
Live Support | Customer Support | Chat started | Narsingha | Hi, I can help you find a preferred house. What is your buying budget? | Hi, I can help you with selection of the right property. What is your budget? | Type a message here...

Price Indicators

The screenshot displays a real estate listing on the Square Yards platform. The main listing is for a 1-bedroom, 404 sq ft apartment in Goregaon East, Mumbai, priced at ₹95 L. The listing includes details such as '1 Bedroom', 'Unfurnished', '2 Bathroom', and '404 Sq Ft. (Carpet Area)'. A 'Recent Registered Sale' is noted as ₹1.52 Cr in Oct 2023. The listing agent is Darshan Patel. A 'Valuation Report' section is highlighted, offering a report for ₹1499, which includes 'Estimated Market Value', 'Rental Value', and 'Govt. Value'. The report is described as 'comprehensive' and a 'Sample Report' is available for viewing. The listing also features a 'Prime Member' badge and a 'Save Extra with 3 offers' section, including a benefit of ₹75,000 on a new property. The bottom navigation bar includes 'Overview', 'Amenities', 'Agent Overview', 'About Project', 'Data Intelligence', and 'Commute Time'.

Sale Transaction

6719324 08-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 6719/2023 नोदणी : Regn:83m
गावाचे नाव : मालाड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16700000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13263834.36	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नंबर - 601,बी विंग,6 वा मजला,राज रुद्रम को-ऑप. होसिंग सोसायटी लिमिटेड,गोकुळधाम,गोरगाव पूर्व,मुंबई - 400063...एकूण क्षेत्रफळ 709 चौ.फूट कारपेट म्हणजेच 79.07 चौ.मी. बांधीव((C.T.S. Number : 621-A ;))	
(5) क्षेत्रफळ	79.07 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-सौमित्र मुखोपाध्याय वय:-60 पत्ता:-प्लॉट नं: बी/601, माळा नं: 6 वा मजला, इमारतीचे नाव: राज रुद्रम सी.एच.एस. लिमिटेड, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: गोकुळधाम, महाराष्ट्र, MUMBAI पिन कोड:-400063 पॅन नं:-AESPM5572K 2): नाव-प्रीति मुखोपाध्याय वय:-52 पत्ता:-प्लॉट नं: बी/601, माळा नं: 6, इमारतीचे नाव: राज रुद्रम सी.एच.एस. लिमिटेड, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: गोकुळधाम, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-ANRPM8008Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-गौरंग दिनेश पेळ्हा वय:-36; पत्ता:-प्लॉट नं: 209, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं:डी/30, आर एम एम एस कॉलनी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: गोकुळधाम, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AXDPP7508E 2): नाव-मृदुला दिनेशकुमार पेळ्हा वय:-66; पत्ता:-प्लॉट नं: 209, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं:डी/30, आर एम एम एस कॉलनी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: गोकुळधाम, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-ABGPP8432Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	03/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6719/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1002000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th 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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **1,66,04,600.00** (Rupees One Crore Sixty Six Lakh Four Thousand Six Hundred 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.