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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. Bipin Dayalal Mehta & Mrs. Rekha Bipin Mehta**

Residential Flat No. 72, 7<sup>th</sup> Floor, "**Manik Apartment Co-Op. Hsg. Soc. Ltd.**", Near Gopinath Chavan Chowk,  
Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai – 400028,  
State - Maharashtra, Country – India

Latitude Longitude - 19°00'49.0"N 72°50'03.4"E

### Intended Users:

**Cosmos Bank**

**Goregaon (East) Branch**

D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar,  
Goregaon (East), Mumbai - 400063, 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

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank - Goregaon (East) Branch / Mr. Bipin Dayalal Mehta (9152/2306673) Page 2 of 16

Vastu/Mumbai/06/2024/9152/2306673  
11/04-117-PRVS  
Date: 11.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 72, 7<sup>th</sup> Floor, "Manik Apartment Co-Op. Hsg. Soc. Ltd.", Near Gopinath Chavan Chowk, Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai – 400028, State - Maharashtra, Country – India belongs to **Mr. Bipin Dayalal Mehta & Mrs. Rekha Bipin Mehta**.

#### Boundaries of the property.

North : Bhavani Shankar Road  
South : Triveni Sangam CHSL  
East : Yoke Arcade Apartment  
West : Gokhale Road

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 **₹ 1,86,40,920.00 (Rupees One Crore Eighty-Six Lakh Forty Thousand Nine Hundred Twenty 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  
Encl: Valuation report

**Auth. Sign.**



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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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**Valuation Report of Residential Flat No. 72, 7<sup>th</sup> Floor, "Manik Apartment Co-Op. Hsg. Soc. Ltd.",  
Near Gopinath Chavan Chowk, Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West),  
Mumbai – 400028, State - Maharashtra, Country – India.**

*Form 0-1*

*(See Rule 8 D)*

**REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,  
FORESTS, MINES AND QUARRIES)**

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 11.06.2024 for Banking Purpose
2	Date of inspection	07.06.2024
3	Name of the owner/ owners	<b>Mr. Bipin Dayalal Mehta &amp; Mrs. Rekha Bipin Mehta</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 72, 7 <sup>th</sup> Floor, "Manik Apartment Co-Op. Hsg. Soc. Ltd.", Near Gopinath Chavan Chowk, Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai – 400028, State - Maharashtra, Country – India. <b>Contact Person:</b> Mr. Bipin Dayalal Mehta (Owner) Mobile No. 9821321799
6	Location, street, ward no	Bhavani Shankar Road, Dadar (West)
7	Survey/ Plot no. of land	Final Plot No. 567 of T.P.S. IV Mahim, CTS No. 1310 to 1314 of Lower Parel Division
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 and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 481.00 (Area as per Actual Site measurement)  <b>Built up Area in Sq. Ft. = 620.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Bhavani Shankar Road, Dadar (West)
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	As per documents
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.	N.A.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	N.A.
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	<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	₹ 39,000.00 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.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied 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 construction – 1996 (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	<b>Remark:</b> <i>As per site the building is Ground + 7 upper floors. The Occupancy Certificate issued for Ground + 6 upper floors. It is recommended to get Occupancy Certificate as per site condition.</i>	

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

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 11.06.2024 for Residential Flat No. 72, 7<sup>th</sup> Floor, "**Manik Apartment Co-Op. Hsg. Soc. Ltd.**", Near Gopinath Chavan Chowk, Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai – 400028, State - Maharashtra, Country – India belongs to **Mr. Bipin Dayalal Mehta & Mrs. Rekha Bipin Mehta.**

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

1.	Copy of Deed of Transfer dated 27.07.2008 between Mrs. Jayesh Babulal Shah Alias Gadhecha Mrs. Nirmala Jayesh Shah Alias Gadhecha (The Transferor) And Mr. Bipin Dayalal Mehta & Mrs. Rekha Bipin Mehta (The Transferee's).
2.	Copy of Occupancy Certificate No. KB / 5191 / A dated 09.03.1996 issued by Municipal Corporation of Greater Mumbai.
3.	Copy of Search and Title Report vide Ref. No. 154 / SGM / 2024 dated 24.02.2024 issued by S.G.M. Associates.

**LOCATION:**

The said building is located at Final Plot No. 567 of T.P.S. IV Mahim, CTS No. 1310 to 1314 of Lower Parel Division. The property falls in Residential Zone. It is at a nearest walking distance 1.00 Mtr. from Parel railway Station.

**BUILDING:**

The building under reference is having Ground + 7<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Good. The building is used for residential purpose. 7<sup>th</sup> Floor is having 4 Residential Flats.



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**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Passage + Kitchen + W.C + Bath. The residential flat is finished with partly Mosaic & partly Kota flooring, Teak Wood door framed with Solid flush door, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing. The internal condition of flat is normal.

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

<b>The Built Up of the Residential Flat</b>	<b>:</b>	<b>620.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1996 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	27 years
Cost of Construction	:	620.00 Sq. Ft. X ₹ 2,800.00 = ₹ 17,36,000.00
Depreciation $\{(100-10) \times 27 / 60\}$	:	40.50%
Amount of depreciation	:	₹ 7,03,080.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,53,701.00 per Sq. M. i.e., ₹ 23,569.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 2,13,487.00 per Sq. M. i.e., ₹ 19,833.00 per Sq. Ft.
Prevailing market rate	:	₹ 31,200.00 per Sq. Ft.
<b>Value of property as on 11.06.2024</b>	<b>:</b>	<b>620.00 Sq. Ft. X ₹ 31,200.00 = ₹ 1,93,44,000.00</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 11.06.2024</b>	<b>:</b>	<b>₹ 1,93,44,000.00 - ₹ 7,03,080.00 = ₹ 1,86,40,920.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,86,40,920.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,67,76,828.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,49,12,736.00</b>
<b>Insurable value of the property (620.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 17,36,000.00</b>
<b>Guideline value of the property (620.00 X 19,833.00)</b>	<b>:</b>	<b>₹ 1,22,96,460.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 72, 7<sup>th</sup> Floor, "Manik Apartment Co-Op. Hsg. Soc. Ltd.", Near Gopinath Chavan Chowk, Final Plot No. 567 of T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai – 400028, State - Maharashtra, Country – India for this particular purpose at ₹ 1,86,40,920.00 (Rupees One Crore Eighty-Six Lakh Forty Thousand Nine Hundred Twenty Only) as on 11<sup>th</sup> June 2024.

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 11<sup>th</sup> June 2024 is ₹ 1,86,40,920.00 (Rupees One Crore Eighty-Six Lakh Forty Thousand Nine Hundred Twenty 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 + 7 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 <sup>th</sup> Floor
3.	Year of construction	1996 (As per Occupancy Certificate)
4.	Estimated future life	33 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



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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 door, Aluminium sliding windows
10	Flooring	Partly Mosaic & Partly Kota 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	Concealed electrification Concealed 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	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

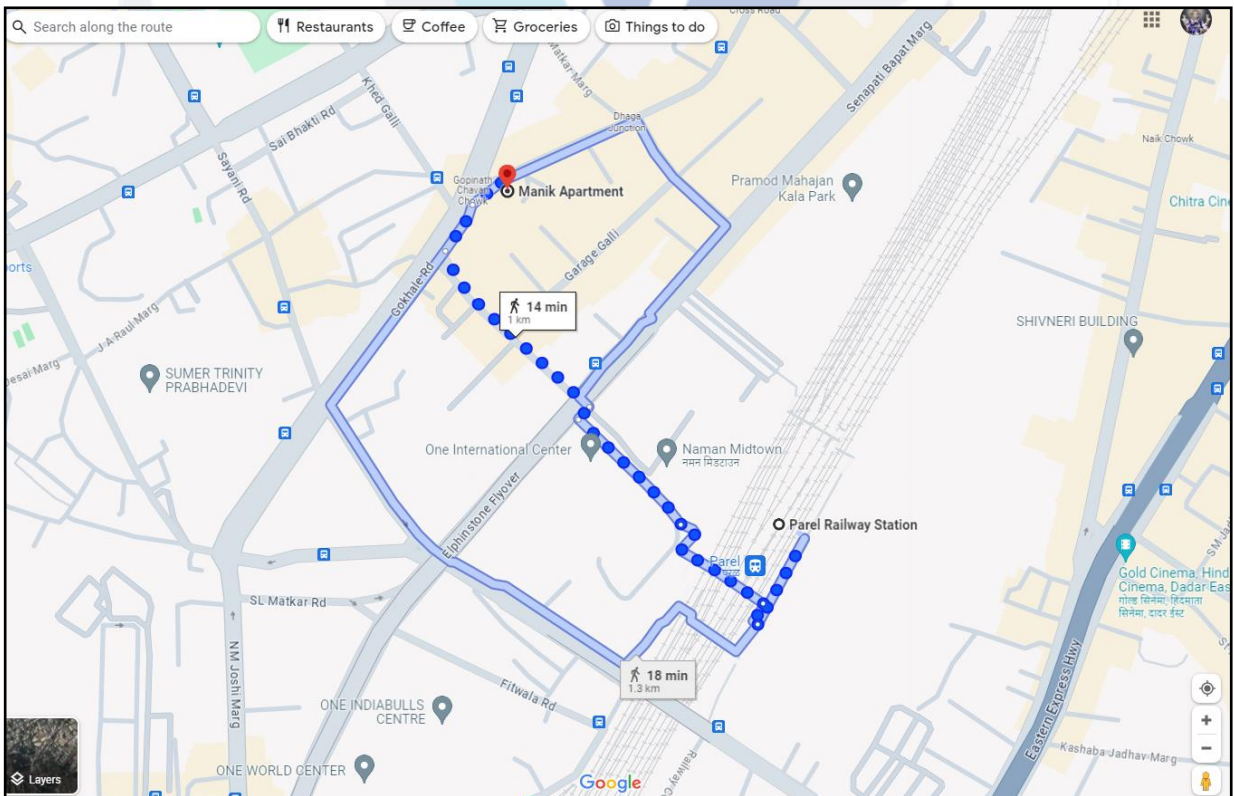
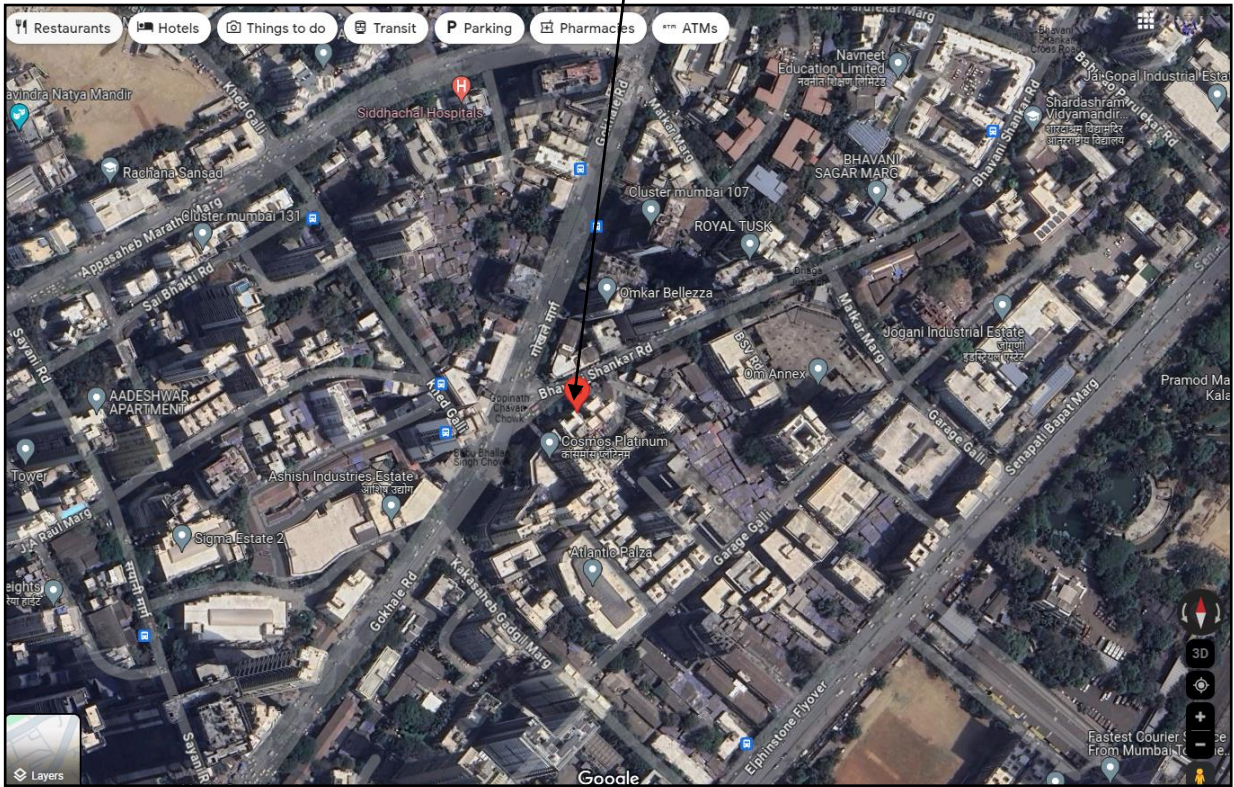
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 19°00'49.0"N 72°50'03.4"E**

**Note: The Blue line shows the route to site from nearest railway station (Parel – 1.00 Mtr.)**



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## Ready Reckoner Rate

उपविभाग		शुची जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12/93 - भुभाग : उत्तरेस राव साहेब बोले मार्ग व जावळे मार्ग, पुर्वेस पश्चिम रेल्वे लाईन, दक्षिणेस सयानी रोड व भावनकर मार्ग यामधील त्रिकोनी भुभाग.		110080	241620	277860	310210	241620	ची. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,41,620.00			
Increase by 05% on Flat Located on 7 <sup>th</sup> Floor	12,081.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>2,53,701.00</b>	<b>Sq. Mtr.</b>	<b>23,569.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,10,080.00			
The difference between land rate and building rate (A – B = C)	1,43,621.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>2,13,487.00</b>	<b>Sq. Mtr.</b>	<b>19,833.00</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




## Price Indicators

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Posted on: Jan 28, 24
Property ID: 60195835

**₹ 3.10 Cr** EMI - ₹ 1.40L | [Get pre-approved loan](#) PREMIUM LOCALITY

2 BHK Flat For Sale in Manik Apartment, **Dadar West, Mumbai**



2 Beds 2 Baths Furnished

Carpet Area 700 sqft - ₹ 4,286/sqft	Project <b>Manik Apartment</b>	Floor 5 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing South -West	Lift 1	Furnished Status Furnished

Contact Owner
Get Phone No.
Last contact made 37 days ago

**More Details**

Price Breakup     ₹ 3.1 Cr | ₹ 15,50,000 Approx. Registration Charges | ₹ 4,000 Monthly

Booking Amount     ₹ 9.0 Lac

Address     Dadar West, Mumbai, Dadar West, Mumbai - South Mumbai, Maharashtra

Landmarks     near by Siddhi Vinayak temple.

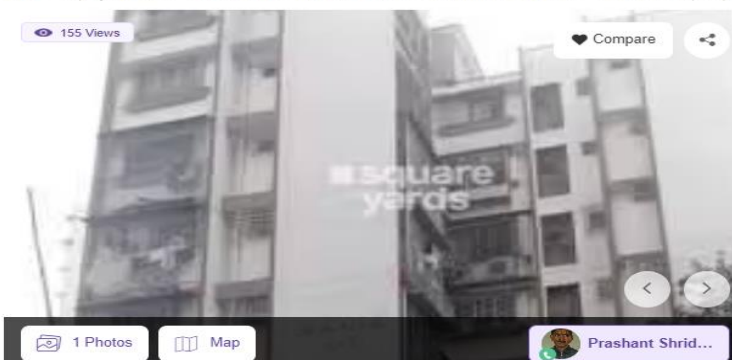
Furnishing     Furnished

Flooring     Marble

square yards
Mumbai Buy Rent Projects Agents Services Resources
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Home > Property in Mumbai > Flats in Mumbai > Flats in Dadar West > 1 BHK Flats in Dadar West > 1 Bedroom 500 Sq.Ft. Apartment in Dadar West M...

155 Views



1 Photos Map Prashant Shrid...

**Manik Apartment Dadar**

**1 Bedroom 500 Sq.Ft. Apartment in Dadar West Mumbai**

Listing ID #6820752

**₹ 2 Cr.**

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 500 Sq.Ft. (Carpet Area)

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- Estimated Market Value
- Rental Value
- Govt. Value

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**Key Highlights**

: Available 1BHK outright in Manik apartment bhavani shankar road, 6th floor out of 7, Carpet 500 sq ft. 24 hrs water, Age of property above 15 yrs, Cost 2Cr negotiable. Parking open in compound but not dedicated. Contact Gurukrupa real estate service-779.

**Contact our Real Estate Experts**

**Prashant Shridhar Devru...**

+91932XXXXXXX

Name

## Sales Instance

6/8/24, 10:37 AM	freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
12301319	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.मुंबई शहर 2
08-06-2024		दस्त क्रमांक : 12301/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : लोअर परेल</b>		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	4950000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4257344.4	
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 67, माळा नं: 2 रा मजला, इमारतीचे नाव: त्रिवेणी संगम को-ऑप हौसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं.567,भवानी शंकर रोड, रोड : दादर(प),मुंबई-400028, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 158 चौ.फुट कार्पेट( ( C.T.S. Number : 1310 TO 1314 ; Final Plot Number : 567, TPS IV OF MAHIM ; ) )	
(5) क्षेत्रफळ	17.62 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:-द्रोपदी गुरुदास परब वय:-64 पत्ता:-प्लॉट नं: 67, माळा नं: 2 रा मजला , इमारतीचे नाव: त्रिवेणी संगम को-ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: प्लॉट नं.567, भवानी शंकर रोड , रोड नं: दादर (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AYOPP8186C 2): नाव:-तेजस्विनी गुरुदास परब वय:-38 पत्ता:-प्लॉट नं: 67, माळा नं: 2 रा मजला, इमारतीचे नाव: त्रिवेणी संगम को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.567, भवानी शंकर रोड, रोड नं: दादर (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AYRPP2822Q 3): नाव:-गिरीश गुरुदास परब वय:-32 पत्ता:-प्लॉट नं: 67, माळा नं: 2 रा मजला, इमारतीचे नाव: त्रिवेणी संगम को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.567, भवानी शंकर रोड, रोड नं: दादर (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-BIXPP8182J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनल संतोष जैन वय:-29; पत्ता:-प्लॉट नं: बी-202, माळा नं: 2 रा मजला , इमारतीचे नाव: अलोक रेसिडेन्सी, देवदृष्टी कॉम्प्लेक्स , ब्लॉक नं: निलेमोरे व्हिलेज,गॅस , रोड नं: पालघर, महाराष्ट्र, THANE. पिन कोड:-401203 पॅन नं:-BDGPP1079J 2): नाव:-मेहुल संतोष जैन वय:-27; पत्ता:-प्लॉट नं: बी-202, माळा नं: 2 रा मजला, इमारतीचे नाव: अलोक रेसिडेन्सी, देवदृष्टी कॉम्प्लेक्स , ब्लॉक नं: निलेमोरे व्हिलेज, गॅस , रोड नं: पालघर, महाराष्ट्र, THANE. पिन कोड:-401203 पॅन नं:-BCCPJ7959L	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12301/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx		1/2

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **11<sup>th</sup> 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 ₹ 1,86,40,920.00 (Rupees One Crore Eighty-Six Lakh Forty Thousand Nine Hundred Twenty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Auth. Sign.



Since 1989

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

An ISO 9001 : 2015 Certified Company

