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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nanji Ramji Bhanushali**

Residential Flat No. 40 (Old Flat No. 22, A-1), 1st Floor, Building “**Geetanjali**”, CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086
State - Maharashtra, Country - India.

Latitude Longitude - 19°06'01.0"N 72°54'37.2"E

Intended User:

Cosmos Bank

Amrut Nagar Ghatkopar (West) Branch

Rekha Apartment CHSL, Amrut Nagar, Ghatkopar (West), Mumbai - 400 086
State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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 Prepared For: Cosmos Bank / Amrut Nagar Ghatkopar (West) Branch / Mr. Nanji Ramji Bhanushali (009240 /2306738) Page 2 of 18

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Vastu/Mumbai/06/2024/009240/2306738
14/7-182-JABS
Date: 14.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 40 (Old Flat No. 22, A-1), 1st Floor, Building “Geetanjali”, CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country – India belongs to **Mr. Nanji Ramji Bhanushali**.

Boundaries of the property.

North : Open Land
South : Dwarka Building
East : Harsha Apartment
West : Internal 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 **₹ 83,42,400.00 (Rupees Eighty-Three Lakhs Forty-Two Thousand Four 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

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. 40 (Old Flat No. 22, A-1), 1st Floor, Building "Geetanjali", CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086, 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 14.06.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 12.06.2024 |
| 3 | Name of the owner/ owners | Mr. Nanji Ramji Bhanushali |
| 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. 40 (Old Flat No. 22, A-1), 1 st Floor, Building "Geetanjali", CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country – India. Contact Person: Mr. Nanji Ramji Bhanushali (Owner) Contact No. 9769803414 |
| 6 | Location, street, ward no | Near Amrut Nagar, Ghatkopar (West), Mumbai |
| 7 | Survey/ Plot no. of land | CTS No. 26 of Village Ghatkopar |
| 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. = 507.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 600.00 (Area as per Agreement for Sale) |
| 13 | Roads, Streets or lanes on which the land is abutting | Riffle Range Road |
| 14 | If freehold or leasehold land | Freehold |



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| | | |
|----|--|---|
| 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? | Vacant flat with good condition |
| | 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 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 | ₹ 17,000.00 Expected rental income per month |

| | | |
|----|---|--|
| | (iv) N.A. | Information not available |
| 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 Completion – 1986 (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 | N. A. |

| | | |
|----|--|-------|
| | copies of agreements | |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Residential Flat No. 40 (Old Flat No. 22, A-1), 1st Floor, Building “**Geetanjali**”, CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country – India belongs to **Mr. Nanji Ramji Bhanushali**.

We are in receipt of the following documents:

| | |
|----|--|
| 1. | Copy of Agreement for Sale dated 09/05/2024 between Mrs. Asha Mohan nee Asha Katteri Thampa Menon (the Transferor) AND Mr. Nanji Ramji Bhanushali (the Transferee) |
| 2. | Copy of Occupancy Certificate No. CE/42/BPES/AN dated 24.02.1986 issued by Municipal Corporation of Greater Mumbai. |

LOCATION:

The said building is located at bearing CTS No. 26 of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District, within the limits of MCGM. The property falls in Residential Zone. It is at a travelling distance of 2 km. from Ghatkopar Railway Station.

BUILDING:

The building under reference is having Ground + 4TH Upper Floors. It is a R.C.C. famed 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. 1st Floor is having 6 Residential Flats. The building has not lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + 1 Bedroom + Kitchen + 2 Toilets+ Passage (i.e. **1 BHK with 2 Toilets**). 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.

Valuation as on 14th June 2024

| | | |
|--|----------|-----------------------|
| The Built-up Area of the Residential Flat | : | 600.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|--------------------------------------|---|-------------------------------------|
| Year of Construction of the building | : | 1986 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |



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| | | |
|--|---|--|
| Age of the building as on 2024 | : | 38 years |
| Cost of Construction | : | 600.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,80,000.00 |
| Depreciation $\{(100-10) \times 38 / 60\}$ | : | 57.00% |
| Amount of depreciation | | ₹ 9,57,600.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,40,172.00 per Sq. M. i.e. ₹ 13,022.00 per Sq. Ft. |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate) | : | ₹ 1,11,952.00 per Sq. M. i.e. ₹ 10,401.00 per Sq. Ft. |
| Prevailing market rate (Including Stilt Car Parking Space) | : | ₹ 15,500.00 per Sq. Ft. |
| Value of property as on 14.06.2024 | : | 600.00 Sq. Ft. X ₹ 15,500.00 = ₹ 93,00,000.00 |

(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 14.06.2024 | : | ₹ 93,00,000.00 - ₹ 9,57,600 = ₹ 83,42,400.00 |
| Total Value of the property | : | ₹ 83,42,400.00 |
| The realizable value of the property | : | ₹ 75,08,160.00 |
| Distress value of the property | : | ₹ 66,73,920.00 |
| Insurable value of the property | : | ₹ 16,80,000.00 |
| Guideline value of the property (As per Index II) | : | ₹ 65,73,713.68 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 40 (Old Flat No. 22, A-1), 1st Floor, Building “Geetanjali”, CIBA Industrial Workers Co-op. Soc. Ltd., Near Amrut Nagar, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country – India for this particular purpose at **₹ 83,42,400.00 (Rupees Eighty Three Lakhs Forty Two Thousand Four Hundred Only)** as on 14th June 2024.

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 **14th June 2024 is ₹ 83,42,400.00 (Rupees Eighty Three Lakhs Forty Two Thousand Four 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

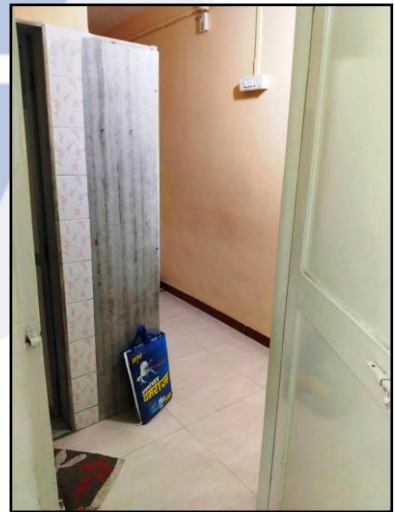
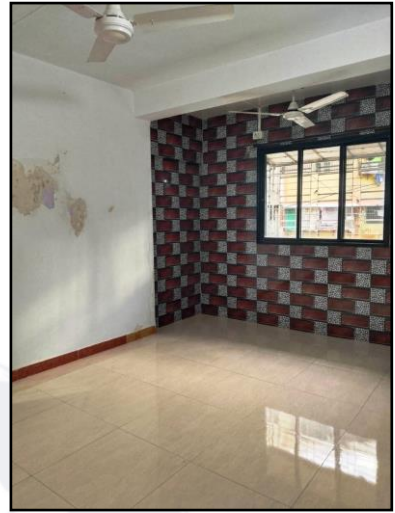
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1**Technical details****Main Building**

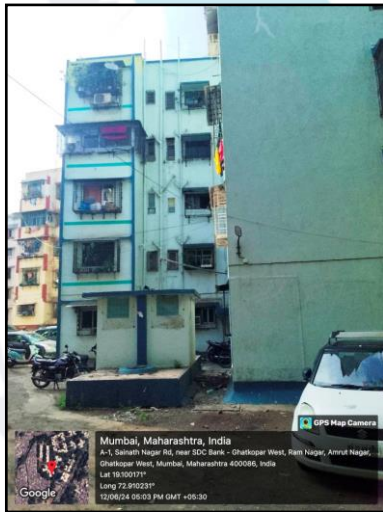
| | | |
|----|---|---|
| 1. | No. of floors and height of each floor | Ground + 4 TH Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 1 st Floor |
| 3 | Year of construction | 1986 (As per Occupancy Certificate) |
| 4 | Estimated future life | 22 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 | | 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 | | No 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 |

Actual site photographs

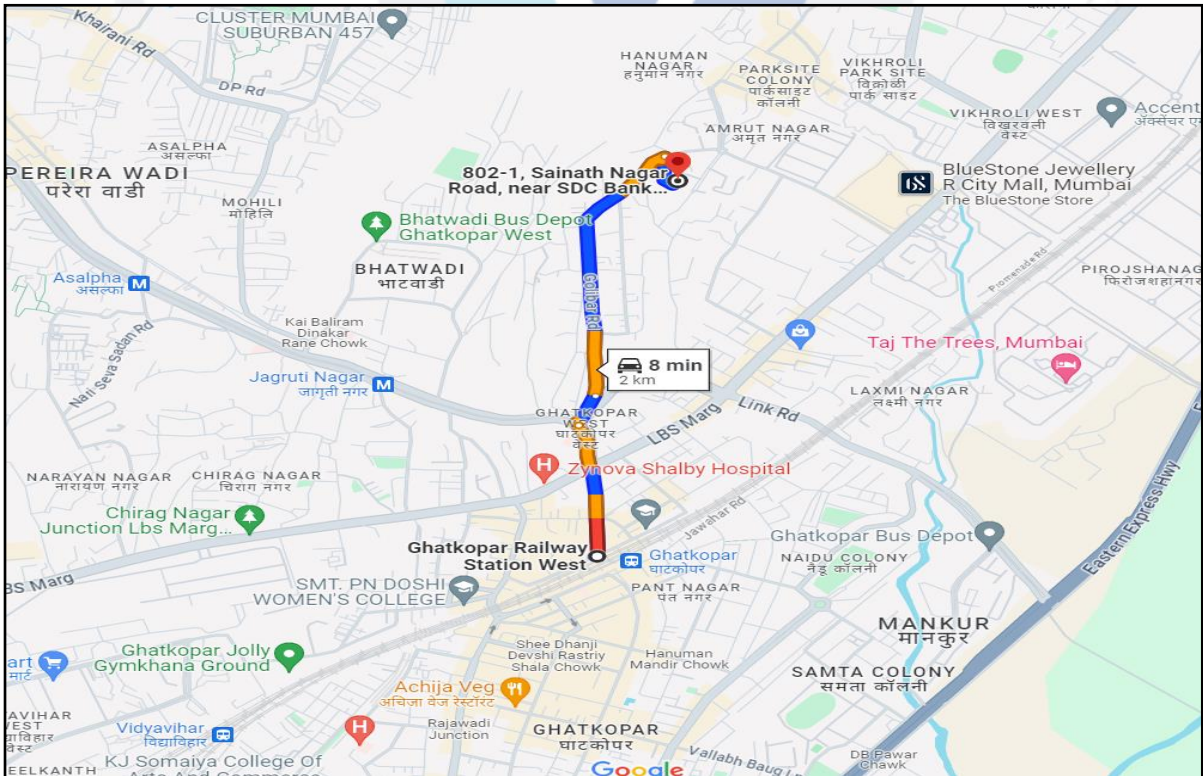
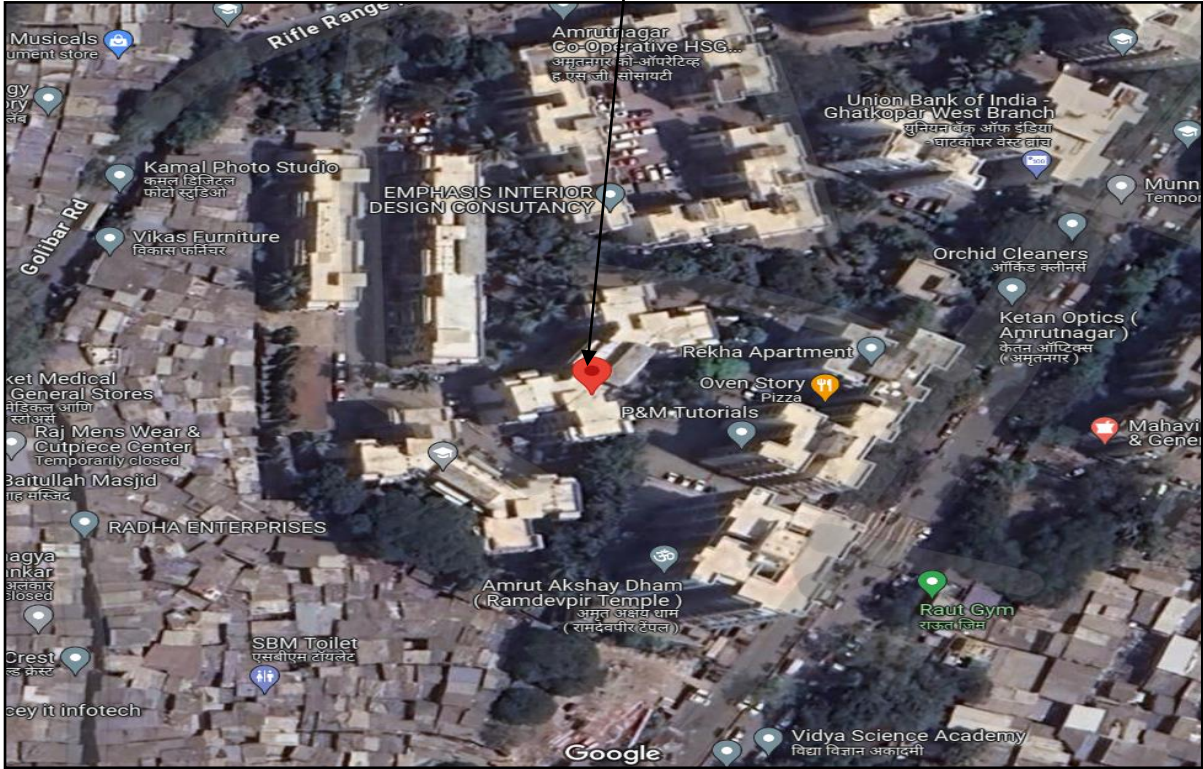


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°06'01.0"N 72°54'37.2"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 2 km.)



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Ready Reckoner Rate

| Valuation | | Home | | Rule Guideline | | LOGOUT | |
|---|--|--|--|---|--|------------------------|--|
|  Department of Registration & Stamps Government Of Maharashtra | | नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | |  | | | |
|  | | | | | | | |
| Location Details | | | | | | | |
| Select Type | | <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other | | Division Name | | Mumbai | |
| District Name | | मुंबई (उपनगर) | | Zone Name | | 102-घाटकोपर - कुली | |
| Attribute | | सि.टी.एस. नंबर | | 26 | | SubZone Name | |
| | | | | | | भुभाग: पाश्चिम व उत्तर | |
| | | Residence | | Office | | Shop | |
| | | 147550 | | 169680 | | 184440 | |
| | | | | Industry | | Unit | |
| | | | | 147550 | | Square Meter | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,47,550.00 | | | |
| 5% Decrease for flat located on 1 st floor without lift | 7,378.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,40,172.00 | Sq. Mtr. | 13,022.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 65,910.00 | | | |
| The difference between land rate and building rate (A – B = C) | 74,262.00 | | | |
| Depreciation Percentage as per table (D) [100% - 38%] (Age of the Building – 38 Years) | 62% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,11,952.00 | Sq. Mtr. | 10,401.00 | Sq. Ft. |

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

| | Floor on which flat is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Stilt / Floor | 100% |
| b) | First Floor | 95% |
| c) | Second Floor | 90% |
| d) | Third Floor | 85% |
| e) | Fourth Floor and above | 80% |

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Amrut Nagar > 1 BHK Flats in Amrut Nagar

Posted on Feb 19, 2024

₹1.1 Cr @ 20,000 per sq.ft.
Estimated EMI ₹ 87,857

1 BHK 1 Bath
Flat/Apartment for Sale
in Devashish, Amrut Nagar, Ghatkopar

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recomm.

Property (8)

Area
Carpet area: 550 sq.ft. (51.1 sq.m.)

Price
₹ 1.1 Crore @ 20,000 per sq.ft. (All inclusive)

Floor Number
1st of 4 Floors

Configuration
1 Bedroom, 1 Bathroom, No Balcony

Address
Devashish
Amrut Nagar, Ghatkopar

Property Age
10+ Year Old

Places nearby
102, Amrut Nagar, Ghatkopar

Vivo ghatkopar metro station | Jagruti nagar metro station | Fish Market | Dutta Mandir | Shankar mandir

Why should you consider this property?

Close to Metro Station | Close to School | Marble Flooring | 24*7 Water | Semi-Furnished

Transaction Type: Resale | Property Ownership: Co-operative S... | Flooring: Marble | Furnishing: Semifurnished
Water Source: 24*7 Water | Power Backup: None | Property Code: S55114410 | www.99acres.com/S55114410

About Property
Address: 102, Amrut Nagar, Ghatkopar
Close to bus depot, metro etc for quick connectivity for office goers and five minutes from r city mall

HOUSING.COM Buy in Mumbai | Ghatkopar West | Download App | List Property

Home / Mumbai / Ghatkopar West / Apartment for Sale in Ghatkopar West / 1 BHK Flat

Last updated: Jun 12, 2024

1 BHK Flat
Torana, Amrut Nagar, Ghatkopar West, Mumbai

₹79.0 L EMI starts at ₹39,22 K
₹17.36 K/sq.ft

Contact Seller

455 sq.ft Built Up Area | **₹17.36 K/sq.ft** Avg. Price | **20 Year Old** Age of property | **Ready to move** Possession status | **Higher of 4 floors** | **North-East facing Facing** | **Unfurnished Furnishing**

OVERVIEW | FURNISHINGS | PRICE ESTIMATE | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | LOCALITY | CALCULATOR

Special Highlights

- Close to Railway Station
- Close to Mall
- Metro Station Proximity
- Good Cross Ventilation

Property Location
Torana, Amrut Nagar, Ghatkopar West, Mumbai

Around This Property

- School: Little Flower English High ... 300m
- Hospital: Dr Praful Lokhande's Shan... 800m

View more on Maps

Contact Seller
Great choice! Better priced property in this area

HOUSELINK PROPERTIES
Housing Expert Pro
+9185910.....

Please share your contact

Name: _____
+91 Phone: _____
Email: _____

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc
 I am interested in Home Loans

Get Contact Details

Sale Instance

| | | |
|---|--|------------------------------------|
| 12404390 | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. कुर्ला 3 |
| 08-06-2024 | | दस्त क्रमांक : 12404/2024 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोदंणी : Regn:63m |
| गावाचे नाव : घाटकोपर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 4950000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 4799801.5 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका नं 18,4 था मजला,ए विंग,आशिर्वाद बिल्डींग,सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि.,अमृत नगर,घाटकोपर प मुंबई-400086,इतर माहिती दस्तात नमूद केल्याप्रमाणे.क्षेत्रफळ 263 चौ फट कार्पेट म्हणजेच 350 चौ फुट बिल्टअप((C.T.S. Number : 26 ;)) | |
| (5) क्षेत्रफळ | 32.53 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:-गणेश सुदाम धोंडकर वय:-50 पत्ता:-प्लॉट नं: ए/18, माळा नं: -, इमारतीचे नाव: आशिर्वाद बिल्डींग, सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि., ब्लॉक नं: अमृत नगर, घाटकोपर प मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AHMPD1159Q 2): नाव:-वैशाली गणेश धोंडकर वय:-44 पत्ता:-प्लॉट नं: ए/18, माळा नं: -, इमारतीचे नाव: आशिर्वाद बिल्डींग, सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि., ब्लॉक नं: अमृत नगर, घाटकोपर प मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-BPDPD4704H | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुप्रिया सुरेश नाडणकर वय:-55; पत्ता:-प्लॉट नं: बी-42, माळा नं: -, इमारतीचे नाव: आशिर्वाद बिल्डींग, सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि., ब्लॉक नं: अमृत नगर, घाटकोपर प मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AFFPN0267G 2): नाव:-सुरेश गोपाल नाडणकर वय:-60; पत्ता:-प्लॉट नं: बी-42, माळा नं: -, इमारतीचे नाव: आशिर्वाद बिल्डींग, सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि., ब्लॉक नं: अमृत नगर, घाटकोपर प मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ACRPN4240L 3): नाव:-विशाल सुरेश नाडणकर वय:-30; पत्ता:-प्लॉट नं: बी-42, माळा नं: -, इमारतीचे नाव: आशिर्वाद बिल्डींग, सिबा इंडस्ट्रीयल वर्कर्स को ऑप हौ सो लि., ब्लॉक नं: अमृत नगर, घाटकोपर प मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AYXPN5942P | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/06/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 05/06/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 12404/2024 | |
| (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. | |

Sale Instance

| | | |
|---|---|------------------------------------|
| 10615390 | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि. कुर्ला 3 |
| 18-05-2024 | | दस्त क्रमांक : 10615/2024 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn:63m |
| गावाचे नाव: घाटकोपर | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 7000000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6221264.1 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका नं. 42,4 था मजला,बी विंग,श्रेणिक नगर को-ऑप. हो. सो. लि.,अमृत नगर,घाटकोपर पश्चिम,मुंबई 400086.... मौजे घाटकोपर,सि. टी. एस. नं. 160/बी,क्षेत्र 48.00 चौ. मी. बिल्ट अप.... इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 160/B ;)) | |
| (5) क्षेत्रफळ | 45.17 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:-हितेश जयंतिलाल देसाई वय:-55 पत्ता:-प्लॉट नं: रूम नं.42, माळा नं: 4 था मजला, बी विंग, इमारतीचे नाव: श्रेणिक नगर सी एच एस लिमिटेड , ब्लॉक नं: अमृत नगर, जैन मंदिराजवळ, रोड नं: घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AERP1071P | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-गणेश चिरंजीवलू गंजी वय:-50; पत्ता:-प्लॉट नं: रूम नं.603, माळा नं: -, इमारतीचे नाव: पॅनोरमा सी एच एस लिमिटेड , ब्लॉक नं: मंडपेश्वर रोड, मॅरी इमॅक्युलेट गर्ल्स हायस्कूलजवळ, रोड नं: बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AFAPG3845G 2): नाव:-लता गणेश गंजी वय:-45; पत्ता:-प्लॉट नं: रूम नं.603, माळा नं: -, इमारतीचे नाव: पॅनोरमा सी एच एस लिमिटेड, ब्लॉक नं: मंडपेश्वर रोड, मॅरी इमॅक्युलेट गर्ल्स हायस्कूलजवळ, रोड नं: बोरिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AYVPG3985H | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/05/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 10/05/2024 | |
| (11)अनुक्रमांक खंड व पृष्ठ | 10615/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 420000 | |
| (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. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th 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 **₹ 83,42,400.00 (Rupees Eighty Three Lakhs Forty Two Thousand Four 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.