

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Niraj Mahendra Bhanushali, Shri. Mahendra Kalyanji Bhanushali & Smt. Saraswati Mahendra Bhanushali**

Residential Flat No. 506, 5<sup>th</sup> Floor, Wing - A, "**Neelkanth Dhara**", Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd.,  
Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 400 086,  
State - Maharashtra, Country – India

Latitude Longitude - 19°05'20.1"N 72°54'05.4"E

### Valuation Prepared for:

**Cosmos Bank**

**Santacruz (East) Branch**

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East),  
Mumbai - 400055, State - Maharashtra, Country - India



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### Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank – Santacruz (East) Branch / Shri. Niraj Mahendra Bhanushali (9265/2306756) Page 2 of 17

Vastu/Mumbai/06/2024/9265/2306756

14/25-200-PANI

Date: 14.06.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 506, 5<sup>th</sup> Floor, Wing - A, "Neelkanth Dhara", Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd., Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 400 086, State - Maharashtra, Country – India belongs to **Shri. Niraj Mahendra Bhanushali, Shri. Mahendra Kalyanji Bhanushali & Smt. Saraswati Mahendra Bhanushali.**

#### Boundaries of the property.

North	:	Under Construction Building
South	:	Mukund Society Road
East	:	Wing – B & C
West	:	Vrindavan Society & Mukund CHSL

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 ₹ **86,92,170.00 (Rupees Eighty Six Lakh Ninety Two Thousand One Hundred Seventy Only).**

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

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.14 16:55:02 +05'30'

Auth. Sign.



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Valuation Report of Residential Flat No. 506, 5<sup>th</sup> Floor, Wing - A, “Neelkanth Dhara”, Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd., Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 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 Banking Purpose
2	Date of inspection	13.06.2024
3	Name of the owner/ owners	<b>Shri. Niraj Mahendra Bhanushali, Shri. Mahendra Kalyanji Bhanushali &amp; Smt. Saraswati Mahendra Bhanushali.</b>
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	<b>Address:</b> Residential Flat No. 506, 5 <sup>th</sup> Floor, Wing - A, “Neelkanth Dhara”, Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd., Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 400 086, State - Maharashtra, Country – India  <b>Contact Person:</b> Shri. Pratap Bhanushali (Seller) Contact No. 8655882383
6	Location, street, ward no	L.B.S. Marg, N - Ward, Taluka – Kurla, Mumbai Suburban District
7	Survey/ Plot no. of land	C.T.S. No. 380 to 390 of Village – Ghatkopar – Kiorl
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 402.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 402.00 (Area as Agreement for Sale)</b>

		<b>Built up Area in Sq. Ft. = 482.40 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	L.B.S. Marg
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
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan Document No. CE / 6442 / BPES / AN dated 18.10.2016 issued by Municipal Corporation of Greater Mumbai
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?	Seller Occupied - Shri. Pratap Valji Bhanushali
	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	₹ 18,000.00 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 upon, 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 commencement of construction– 2015 (As per Commencement Certificate) Year of Completion – 2017 (Approx.)

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>Remarks: <u>At the time of visit, Building external painting work is in progress.</u></b>	

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

Under the instruction of Cosmos Bank, Santacruz (East) Branch to assess fair market value as on 14.06.2024 for Residential Flat No. 506, 5<sup>th</sup> Floor, Wing - A, "**Neelkanth Dhara**", Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd., Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 400 086, State - Maharashtra, Country – India belongs to **Shri. Niraj Mahendra Bhanushali, Shri. Mahendra Kalyanji Bhanushali & Smt. Saraswati Mahendra Bhanushali.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 03.06.2024 b/w. Shri. Pratap Valji Bhanushali (MAV) & Smt. Savita Pratap Bhanushali (Vendors / Transferor) and Shri. Niraj Mahendra Bhanushali, Shri. Mahendra Kalyanji Bhanushali & Smt. Saraswati Mahendra Bhanushali (Purchasers / Transferee)
2	Copy of Commencement Certificate Document No. CE / 6442 / BPES / AN dated 06.05.2015 issued by Municipal Corporation of Greater Mumbai
3	Copy of Society NOC Letter dated 04.04.2024
4	Copy of Approved Plan Document No. CE / 6442 / BPES / AN dated 18.10.2016 issued by Municipal Corporation of Greater Mumbai

**LOCATION:**

The said building is located at C.T.S. No. 380 to 390 of Village – Ghatkopar – Kiroli, N - Ward, Ghatkopar (West), Mumbai, PIN Code – 400 086, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 650 Mt. from Jagruti Nagar Metro station.

**BUILDING:**

The building under reference is having Still + 8 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. 5<sup>th</sup> Floor is having 6 Residential Flats. 2 Lifts were provided in building.

**Residential Flat:**

The residential flat under reference is situated on the 5<sup>th</sup> Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets. (**i.e. 1 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 14th June 2024**

The Carpet Area of the Residential Flat	:	402.00 Sq. Ft.
The Built-up Area of the Residential Flat	:	482.40 Sq. Ft.

**Deduct Depreciation:**

Year of Construction of the building	:	2017 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	482.40 Sq. Ft. X ₹ 3,000.00 = ₹ 14,46,000.00
Depreciation $\{(100-10) \times 7 / 60\}$	:	10.50%
Amount of depreciation	:	₹ 1,51,830.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,26,368.00 per Sq. M. i.e. ₹ 11,740.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 1,21,061.00 per Sq. M. i.e. ₹ 11,247.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
<b>Value of property as on 14.06.2024</b>	:	<b>402.00 Sq. Ft. X ₹ 22,000.00 = ₹ 88,44,000.00</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)

Depreciated fair value of the property as on 14.06.2024	:	₹ 88,44,000.00 - ₹ 1,51,830.00 = ₹ 86,92,170.00
Total Value of the property	:	₹ 86,92,170.00
The realizable value of the property	:	₹ 78,22,953.00
Distress value of the property	:	₹ 69,53,736.00
Insurable value of the property	:	₹ 14,46,000.00
Guideline value of the property	:	₹ 54,25,553.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 506, 5<sup>th</sup> Floor, Wing - A, "Neelkanth Dhara", Om Neelkanth Dhara Co-Op. Hsg. Soc. Ltd., Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West), Mumbai, PIN Code – 400 086, State - Maharashtra, Country – India for this particular purpose at ₹ 86,92,170.00 (Rupees Eighty Six Lakh Ninety Two Thousand One Hundred Seventy Only) as on 14<sup>th</sup> 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 **14<sup>th</sup> June 2024 is ₹ 86,92,170.00 (Rupees Eighty Six Lakh Ninety Two Thousand One Hundred Seventy 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5th Floor
3.	Year of construction	2017 (Approx.)
4.	Estimated future life	53 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



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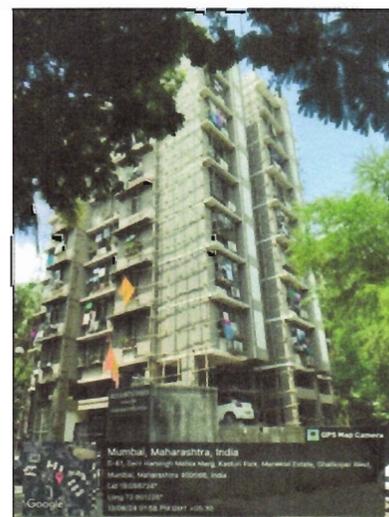
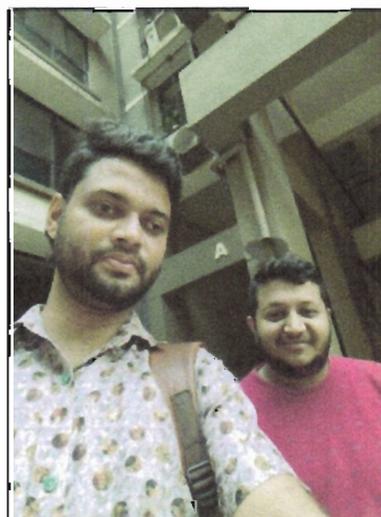
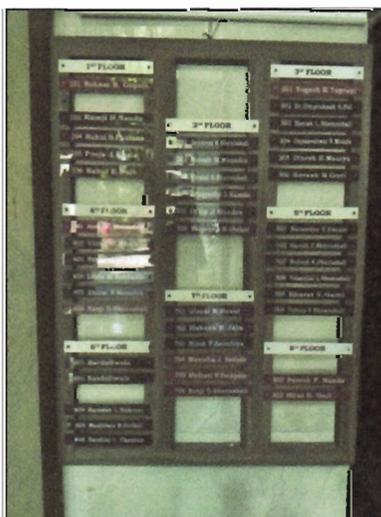
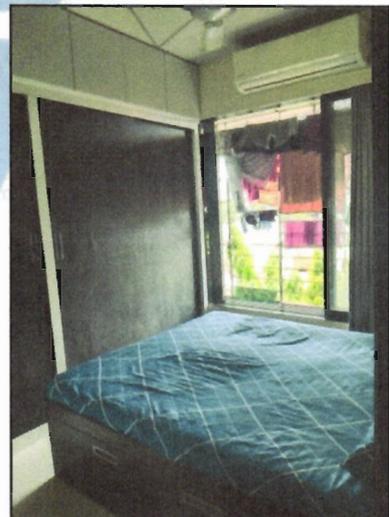
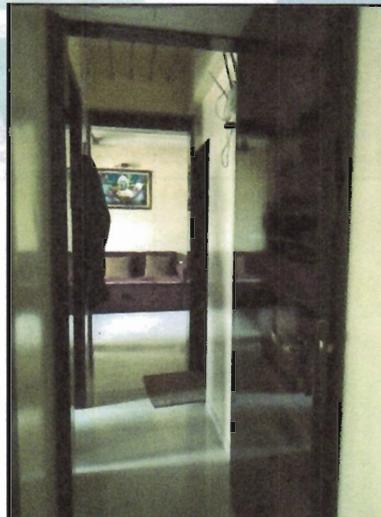
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11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	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	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



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## Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR KIROL 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 <span style="color: blue;">Mumbai</span>					
Land Mark	Terrain: All the Land of this village to the North of Lal Bahadur Shastri Marg (LBS Marg).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
103	103/487	50560	120350	138400	150430	120350
<b>CTS No.</b> 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 124, 125, 126, 127, 128, 129, 198, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 359, 360, 361, 362, 363, 364, 365, 366, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399,						

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	1,20,350.00			
5% increase by Flat Located on 5 <sup>th</sup> Floor	6,018.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,26,368.00</b>	Sq. Mt.	11,740.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	50,560.00			
The difference between land rate and building rate (A – B = C)	75,808.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,21,061.00</b>	Sq. Mt.	11,247.00	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



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## Price Indicators

**NOBROKER**  
 1 BHK Flat in Kik Smruti For Sale in Manekal Estate  
 ₹ 1.25 Crores  
 ₹ 71,643/Month  
 650 Sq Ft

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charge	NA	Flooring	NA
Buildup Area	650 Sq Ft	Carpet Area	388 Sq Ft
Furnishing Status	Unfurnished	Facing	North-East
Floor	4 / 7	Parking	None
Bank Security	Yes		

**Activity On This Property**  
 50 Listings, 0 Shortlist, 0 Favorites

**Similar Properties**

- 1 BHK Flat in Integrated Bhoodin For Sale in Ghatko...
- 2 BHK Flat in Kiral Neelambar Co Op Hsg Soc Ltd Fo...

**NOBROKER**  
 1 BHK Flat in New Manekal Estate For Sale in Ghatkopar West  
 ₹ 1.25 Crores  
 ₹ 71,643/Month  
 650 Sq Ft

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 6 Per Sq Ft/M	Flooring	Marbled Tiles
Buildup Area	650 Sq Ft	Carpet Area	320 Sq Ft
Furnishing Status	66%	Facing	East
Floor	2 / 2	Parking	Car
Bank Security	Yes		

**Activity On This Property**  
 109 Listings, 1 Shortlist, 0 Favorites

**Similar Properties**

- 1 BHK Flat in Salyadri Chu For Sale in Ghatkopar W...
- 2 BHK Flat in Jain Shivam Chu For Sale in Ghatkopar...



## Sale Instances

20146369 11-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि. कुर्ला 1 दस्ता क्रमिक : 20146/2022 नोदणी : Regn:63m
<b>गावाचे नाव : किरोळ</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5699791.65	
(4) भू-मालक,पोटहिसा व परकर्मिक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.1007,बी-विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: अरिहंत हाइट्स, ब्लॉक नं: पारशीवाडी, रोड : घाटकोपर पश्चिम,मुंबई - 400086, इतर माहिती: मौजे-किरोळ,सी.टी.एस.नं.142,142/1 ते 61 आणि 144(पार्ट),सदनिकेचे क्षेत्रफळ 38.46 चौ.मी. कारपेट ( ( C.T.S. Number : 142,142/1 to 61 and 144 (Part) ; ))	
(5) क्षेत्रफळ	42.31 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तिथी.		
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरिहंत इन्फ्रास्ट्रक्चर कंपनी तर्फे भागीदार धनेश रुपराज जैन तर्फे मुखत्यार म्हणून अतुल निवृत्ती पवार वय:-29 पत्ता:-फ्लॉट नं: मॉप नं.5 आणि 6 , माळा नं: -, इमारतीचे नाव: मिरसी पॅलेस, ब्लॉक नं: -, रोड नं: त्रिमुर्ती रोड जवळ, सापन-चुनाभट्टी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400022 फॅन नं:-AAVFA1814H	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितेश एच. कामदार वय:-56; पत्ता:-फ्लॉट नं: ए/16, माळा नं: -, इमारतीचे नाव: अक्षय धाम, अमृत विहार को.ऑप.हौ.सो, ब्लॉक नं: सघानौ इस्टेट, जैन टेपल जवळ, रोड नं: गार्डन लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 फॅन नं:-AABPK9850D	
(9) दस्ताऐवज करून दिल्याचा दिनांक	07/11/2022	
(10)दस्ता नोदणी केल्याचा दिनांक	07/11/2022	
(11)अनुक्रमिक,खंड व पृष्ठ	20146/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment areas 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 **14<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.



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**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 ₹ 86,92,170.00 (Rupees Eighty Six Lakh Ninety Two Thousand One Hundred Seventy Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.14 16:55:12 +05'30'

Auth. Sign.



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