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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bimlesh R. Singh & Sandhya B. Singh**

Residential Flat No. 203, 2nd Floor, Wing – A, "**Corolla Jewel**", Plot – A, Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072, State - Maharashtra, Country – India.

Latitude Longitude - 19°07'22.2"N 72°53'16.2"E

Intended Users:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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: CB/Vile Parle (East) Branch/ Bimlesh R. Singh & Sandhya B. Singh (009394/2306850)

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Vastu/Mumbai/06/2024/009394/2306850
31/22-413-PRBS
Date: 21.06.2024

VALUATION OPINION REPORT

The property Residential Flat No. 203, 2nd Floor, Wing – A, "Corolla Jewel", Plot – A, Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072, State - Maharashtra, Country – India belongs to **Mr.Bimlesh R. Singh & Sandhya B. Singh.**

Boundaries of the property.

North	: Open Plot
South	: Open Plot
East	: Milind Nagar Play Ground
West	: Mithi River

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 **₹ 1,37,57,552.00 (Rupees One Crore Thirty-Seven Lakh Fifty-Seven Thousand Five Hundred Fifty-Two 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.




Our Pan India Presence at :

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

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Residential Flat No. 203, 2nd Floor, Wing – A, "Corolla Jewel", Plot – A, Samant Nagar, Mitha Nadi,
Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072,
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 21.06.2024 for Bank Loan Purpose
2	Date of inspection	20.06.2024
3	Name of the owner/ owners	Mr. Bimlesh R. Singh & Sandhya B. Singh
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	Address: Residential Flat No. 203, 2 nd Floor, Wing – A, "Corolla Jewel", Plot – A, Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072, Mumbai – 400 072, State - Maharashtra, Country – India. Contact Person: Miss. Aakanksha Singh (Owner's Daughter) Contact Number: 8291028182
6	Location, street, ward no	Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East)
7	Survey/ Plot no. of land	Survey No. 34, Hissa No. 2, CTS No. 20 & 21 of Village – Tungve
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. = 726.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 620.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 744.00 (Area as per Index II)

13	Roads, Streets or lanes on which the land is abutting	Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	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	Rs. 29,000.00 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.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of construction - 1998 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 21.06.2024 for Residential Flat No. 203, 2nd Floor, Wing – A, "**Corolla Jewel**", Plot – A, Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072, State - Maharashtra, Country – India belongs to **Bimlesh R. Singh & Sandhya B. Singh**.

We are in receipt of the following documents:

1	Copy of Articles of Agreement dated 15.09.2003 between M.S. Shah & others (The Developers) And Bimlesh R. Singh & Sandhya B. Singh (The Purchaser's).
2	Copy of Commencement Certificate No. CE / 3366 / BPES / AL dated 25.06.1994 issued by Municipal Corporation of Greater Mumbai.
3	Certified true copy of Approved building plan No. CE / 3366/ BPES / AL dated 10.11.2003 issued by Municipal Corporation of Greater Mumbai.
4	Copy of Electricity Bill Consumer No. 000062139277 dated 28.05.2024 in the name of Bimlesh R. Singh & Sandhya B. Singh issued by MSEDCL.

LOCATION:

The said building is located at Survey No. 34, Hissa No. 2, CTS No. 20 & 21 of Village – Tungve. The property falls in Residential Zone. It is at a travelling distance 2.8 Km. from Marol Naka Metro station.

BUILDING:

The building under reference is having Ground + 7th 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 chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 2nd Floor is having 4 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Kitchen Passage + 2 Toilets + Flower Bed Area + Balcony Area. (**i.e., 2 BHK + 2 Toilets**). The residential flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering with POP Finished.



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Valuation as on 21st June 2024

The Carpet Area of the Residential Flat	:	620.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1998 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	26 Years
Cost of Construction	:	744.00 Sq. Ft. X ₹ 2,800.00 = ₹ 20,83,200.00
Depreciation $\{(100-10) \times 26 / 60\}$:	39.00%
Amount of depreciation	:	₹ 8,12,448.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,79,790.00 per Sq. M. i.e., ₹ 16,703.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,60,212.00 per Sq. M. i.e., ₹ 14,884.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,500.00 per Sq. Ft.
Value of property as on 21.06.2024	:	620.00 Sq. Ft. X ₹ 23,500.00 = ₹ 1,45,70,000.00

(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 21.06.2024	:	₹ 1,45,70,000.00 - ₹ 8,12,448.00 = ₹ 1,37,57,552.00
Total Value of the property	:	₹ 1,37,57,552.00
The realizable value of the property	:	₹ 1,23,81,796.80
Distress value of the property	:	₹ 1,10,06,042.00
Insurable value of the property (744.00 X 2,800.00)	:	₹ 20,83,200.00
Guideline value of the property (744.00 X 14,884.00)	:	₹ 1,10,73,696.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, Wing – A, "Corolla Jewel", Plot – A, Samant Nagar, Mitha Nadi, Marol Military Road, Village – Tungve, Andheri (East), Mumbai – 400 072, State - Maharashtra, Country – India for this particular purpose at **₹ 1,37,57,552.00 (Rupees One Crore Thirty Seven Lakh Fifty Seven Thousand Five Hundred Fifty Two Only)** as on **21st June 2024**.



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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 **21st June 2024 is ₹ 1,37,57,552.00 (Rupees One Crore Thirty Seven Lakh Fifty Seven Thousand Five Hundred Fifty Two 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

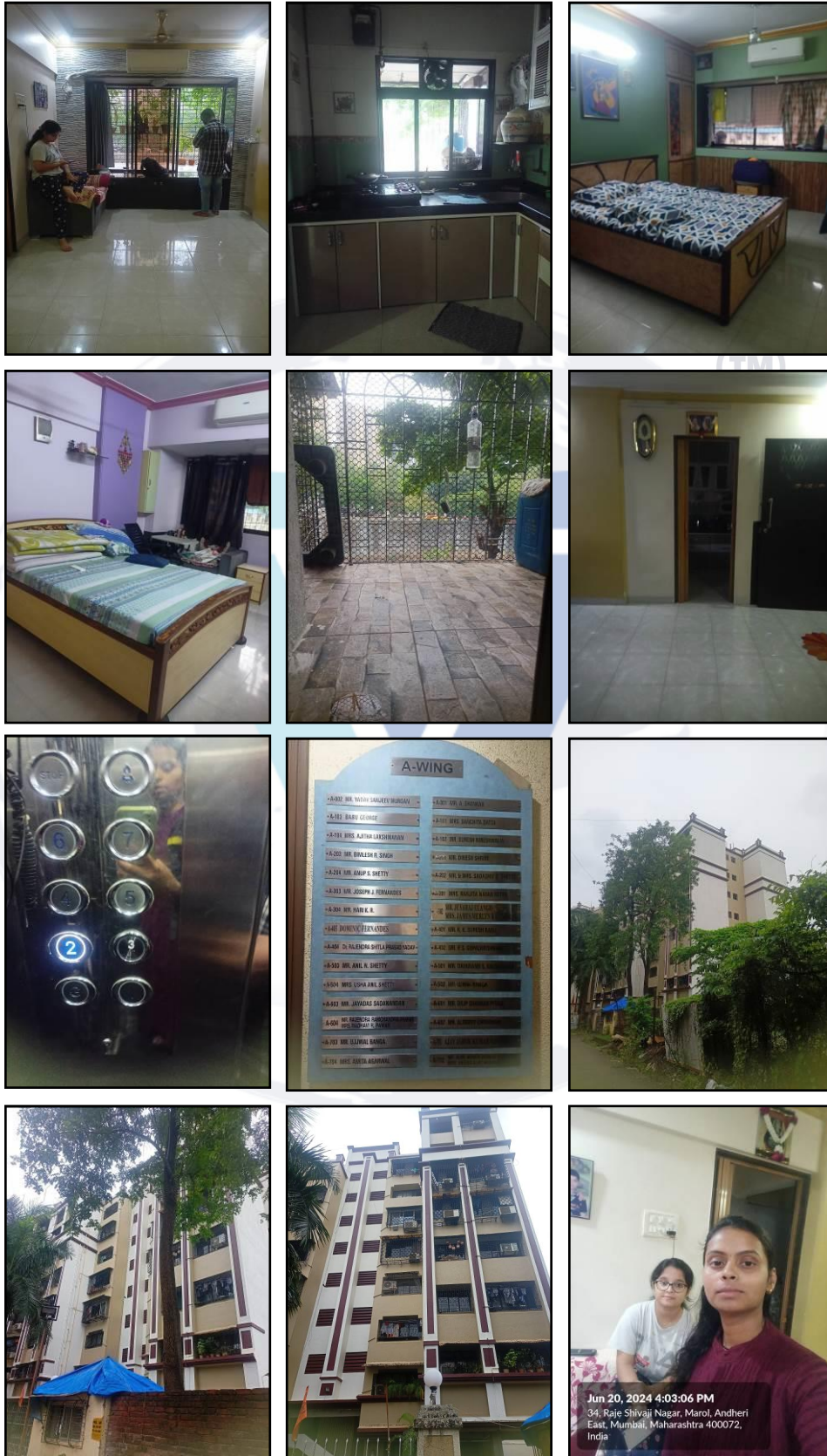
I hereby declare that

- (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

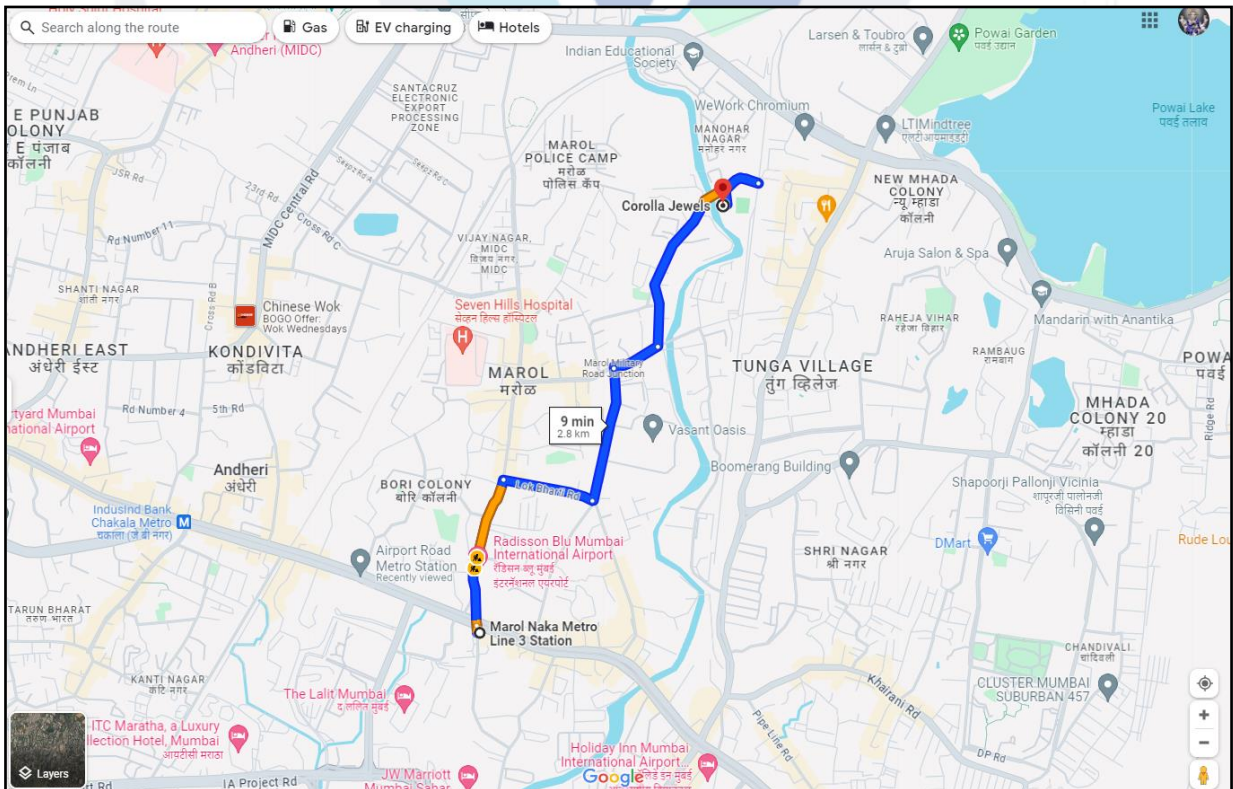
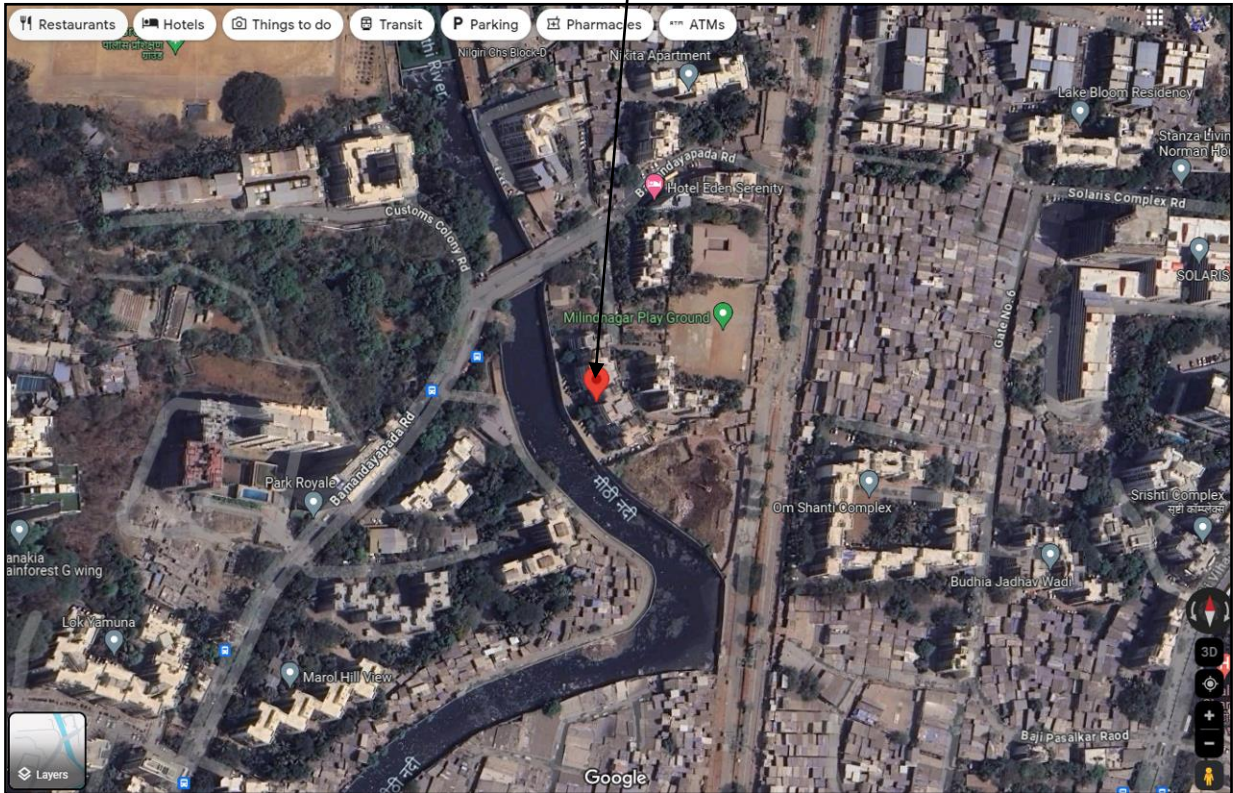
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	1998 (Approx.)
4	Estimated future life	34 Years Subject to 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 with POP finished
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	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	1 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	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°07'22.2"N 72°53'16.2"E

Note: The Blue line shows the route to site from nearest Metro station (Marol Naka – 2.8 Km.)





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Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	श्रीद्योगिक	एकक (Rs./)	Attribute
117/544-धुभाग: तुंगवा गावातील सर्व मिळकती.	104490	179790	206760	225690	182140	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,79,790.00			
No Increase by Flat located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,79,790.00	Sq. Mtr.	16,703.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,490.00			
The difference between land rate and building rate (A – B = C)	75,300.00			
Depreciation Percentage as per table (D)	74%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,60,212.00	Sq. Mtr.	14,884.00	Sq. Ft.

Multi-Storied building with Lift

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

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

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

HOUSING.COM Buy in Mumbai

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 2 BHK Flat

2 BHK Flat

By PRIDE GROUP
Pride Park Royale, Marol, Andheri East, Mumbai

₹2.15 Cr EMI starts at ₹1.07 Lacs
₹21.08 K/sq.ft

Hall

Hall

Hall + 29 more

1020 sq.ft Built Up Area | ₹21.08 K/sq.ft Avg. Price | 3 Year Old Age of property | Ready to move Possession status | Middle of 18 floors | East facing Facing | Unfurnished Furnishing

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY >

Property Highlights

- Gated Community
- Lift
- Community Hall
- Power Backup

Why 2 BHK Flat in Military Road, Andheri East for sale - Mumbai | Housing.com?

- Gated Community
- Community Hall
- Lift
- Power Backup

Great choice! Nice neighborhood around

Contact Seller

Soumiya Shetty
Housing Expert Pro
+9195119.....

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

HOUSING.COM Buy in Mumbai

Home / Mumbai / Andheri East / Apartment for Sale in Andheri East / 3 BHK Flat

3 BHK Flat

By PRIDE GROUP
Pride Park Royale, Marol, Andheri East, Mumbai

₹2.6 Cr EMI starts at ₹1.29 Lacs
₹20.00 K/sq.ft

Hall

Hall

Kitchen + 22 more

1300 sq.ft Built Up Area | ₹20 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Higher of 17 floors | South facing Facing | Unfurnished Furnishing

OVERVIEW PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A >

Property Highlights

- Internet/Wi-Fi
- Swimming Pool
- Sauna and Steam Room
- Gymnasium

Why 3 BHK Flat in Marol Andheri East, Andheri East for sale - Mumbai | Housing.com?

- Internet/Wi-Fi
- Sauna and Steam Room
- Swimming Pool
- Gymnasium

Great choice! Better priced property in this area

Contact Seller

HousingPro
Housing Expert Pro
+9177770.....

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

Price Indicators

1 BHK Flat
By JANGID GROUP
Jangid Meadows, Marol, Andheri East, Mumbai

₹95.0 L EMI starts at ₹47.16 K
₹21.11 K/sq.ft

450 sq.ft Built Up Area | **₹21.11 K/sq.ft** Avg. Price | **1 BHK** Configuration | **5th Jun, 2024** Possession status | **Lower** of 23 floors | **North facing** Facing | **Fully Furnished** Furnishing

Special Highlights

- Gated Community
- Restaurants/Cafeterias
- Gymnasium
- Community Hall

Why 1 BHK Flat in Marol Maroshi Road Near Bamandypada Andheri East, Andheri East for sale - Mumbai | Housing.com?

- Gated Community
- Restaurants/Cafeterias
- Gymnasium
- Community Hall

Contact Seller
Awesomel! Better priced property in this area

Avayes
Housing Expert Pro
+9197739.....

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

Sales Instance

1196370 08-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 1196/2023 नोंदणी : Regn:63m
गावाचे नाव : तुंगवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8322731.64	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 604,ए विंग, माळा नं: सहावा, इमारतीचे नाव: कोरोल्ला ज्वेल को-ऑप. हौ. सो. लि., ब्लॉक नं: बामणदयापाडा,ऑफ मिलिटरी रोड,, रोड : तुंगवा,मुंबई - 400 072, इतर माहिती: क्षेत्रफळ 410 चौ. फूट कार्पेट((C.T.S. Number : 20 and 21 ;))	
(5) क्षेत्रफळ	45.72 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:-रोनाल्ड सॅल्वाडोर सालीस वय:-59 पत्ता:-प्लॉट नं: 604, ए विंग, माळा नं: सहावा , इमारतीचे नाव: कोरोल्ला ज्वेल को-ऑप. हौ. सो. लि., ब्लॉक नं: बामणदयापाडा, मिलिटरी रोड, रोड नं: मरोळ, तुंगवा, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAKPS5566R 2): नाव:-सुनिता रोनाल्ड सालीस तर्फे कुमु रोनाल्ड सॅल्वाडोर सालीस वय:-59 पत्ता:-प्लॉट नं: 604, ए विंग, माळा नं: सहावा , इमारतीचे नाव: कोरोल्ला ज्वेल को-ऑप. हौ. सो. लि., ब्लॉक नं: बामणदयापाडा, मिलिटरी रोड, रोड नं: मरोळ, तुंगवा, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AUMPS1962M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेंद्र रामचंद्र पवार वय:-53; पत्ता:-प्लॉट नं: 13/ए/307, माळा नं: तिसरा, इमारतीचे नाव: श्री राम दर्शन सोसायटी , ब्लॉक नं: चांदिवली म्हाडा कॉलनी,साकीनाका पोलीस स्टेशनच्या जवळ , रोड नं: साकीनाका, अंधेरी पूर्व, मुंबई, महाराष्ट्र, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ADTPP0704G 2): नाव:-माधवी आर. पवार वय:-53; पत्ता:-प्लॉट नं: 13/ए/307, माळा नं: तिसरा, इमारतीचे नाव: श्री राम दर्शन सोसायटी , ब्लॉक नं: चांदिवली म्हाडा कॉलनी,साकीनाका पोलीस स्टेशनच्या जवळ, रोड नं: साकीनाका, अंधेरी पूर्व, मुंबई, महाराष्ट्र, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ASFP5473K	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1196/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	504000	
(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	

Sales Instance

8818370 10-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 2 दस्त क्रमांक : 8818/2020 नोंदणी : Regn:63m
गावाचे नाव : तुंगवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12573124.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 403,ए विंग, माळा नं: चौथा, इमारतीचे नाव: करोला ज्वेल को-ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: विलेज तुंगवा,अंधेरी पूर्व,मुंबई 400 072, रोड : बामनदया पाडा,मिलिटरी रोड, इतर माहिती: क्षेत्रफळ 69.03 चौ. मी. बांधीव(619 चौ. फूट चटई)विभागाचे नाव तुंगवा,उपविभागाचे नाव 117/544,दर 1,82,140/- ((C.T.S. Number : 20 & 21 ;))	
(5) क्षेत्रफळ	69.03 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:-विनसेंट थॉमस वय:-50 पत्ता:-403, ए विंग, चौथा, करोला ज्वेल को-ऑपरेटिव हाउसिंग सोसायटी लिमिटेड, बामनदया पाडा, विलेज तुंगवा, अंधेरी पूर्व, मिलिटरी रोड, साकीनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-ARZPP5503D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉमनिक फर्नांडीस वय:-44; पत्ता:-सी/7, -, कैलाश पुरम, साकीनाका, -, साकीनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AAIPF9041N	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/11/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	02/11/2020	
(11)अनुक्रमांक,खंड व पृष्ठ	8818/2020	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000	
(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 **21st 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 knowledgeable 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 **₹ 1,37,57,552.00 (Rupees One Crore Thirty Seven Lakh Fifty Seven Thousand Five Hundred Fifty Two 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.