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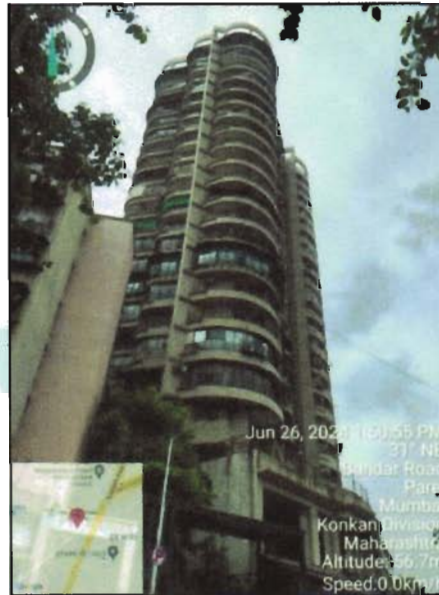
MSME Reg No: UDYAM-MH-18-0083617

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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. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala**

Residential Flat No. 2201, 22nd Floor, Wing – II, Building No. B, “**Krypton Twin Tower**”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country - India.

Latitude Longitude - 18°59'36.0"N 72°51'03.8"E

Valuation Done for:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Ggarden, Chembur (East), Mumbai - 400 071, 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 OPINION REPORT

The property bearing Residential Flat No. 2201, 22nd Floor, Wing – II, Building No. B, “Krypton Twin Tower”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country - India belongs to **Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala.**

Boundaries of the property.

North : Internal Road / Savla Compound
South : Sewri Cross Road
East : Zakeria Bunder Road
West : Krishna Building

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 **₹ 3,30,26,930.00 (Rupees Three Crore Thirty Lakhs Twenty-Six Thousand Nine Hundred Thirty 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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 10:47:16 +05'30'



Auth. Sign.



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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
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Valuation Report of Residential Flat No. 2201, 22nd Floor, Wing – II, Building No. B, “Krypton Twin Tower”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, 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 27.06.2024 for Banking Purpose						
2	Date of inspection	26.06.2024						
3	Name of the owner/ owners	Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala						
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available						
5	Brief description of the property	Address: Residential Flat No. 2201, 22 nd Floor, Wing – II, Building No. B, “Krypton Twin Tower”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country - India. Contact Person: Mr. Shabbir Rajkotwala (Owner) Contact No.: 9136465560						
9833 5145	Location, street, ward no	Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai						
	Survey/ Plot no. of land	C. S. No. 2/169 of Parel Sewri Division, F/South Ward of MCGM.						
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 Flat supported by documentary proof. Shape, dimension and physical features	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>1,319.00</td> </tr> <tr> <td>Dry Balcony Area</td> <td>56.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Carpet Area	1,319.00	Dry Balcony Area	56.00
Particulars	Area in Sq. Ft.							
Carpet Area	1,319.00							
Dry Balcony Area	56.00							

		<table border="1"> <tr> <td>Balcony Area</td> <td>46.00</td> </tr> <tr> <td>Garden Area</td> <td>75.00</td> </tr> <tr> <td>Total</td> <td>1,496.00</td> </tr> </table> <p>(Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 883.00 (Area as per Agreement for Sale)</p> <p>Built-up Area in Sq. Ft. = 971.00 (Carpet Area + 10%)</p>	Balcony Area	46.00	Garden Area	75.00	Total	1,496.00
Balcony Area	46.00							
Garden Area	75.00							
Total	1,496.00							
13	Roads, Streets or lanes on which the land is abutting	156, Zakeria Bunder Road						
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	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	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	NA
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 69,000.00 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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 Completion – 2018 (As per Full 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.
	Remark: As per Site Inspection, Actual total Carpet area 1,496.00 Sq. Ft. (Including Dry Balcony + Balcony + Garden Area) is more than Carpet area 883.00 Sq. Ft. mentioned in the Agreement provided to us. We have considered area mentioned in the Agreement.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 27.06.2024 for Residential Flat No. 2201, 22nd Floor, Wing – II, Building No. B, “**Krypton Twin Tower**”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country - India belongs to **Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala**.

We are in receipt of the following documents:

1	Copy of Agreement dated 21.04.2017 between M/s. Krypton Construction Private Ltd. (the Promoters / Developer) AND Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala (the Purchasers)
2	Copy of Full Occupancy Certificate No. EB/9981/FS/A dated 30.11.2018 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Property Tax Bill, Book No. FS0503550400034 for Assessment Year 2023-2024 dated 26.02.2024 in the name of Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala issued by MCGM.
4	Copy of Maintenance Receipt dated 02.02.2024 in the name of Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala issued by Krypton Tower CHS Ltd.
2	Copy of Share Certificate No. 103 Bearing Nos. 1031 to 1040 having 10 Shares of Rs. 50/- each dated 06.11.2019 in the name of Shri. Shabbir Rajkotwala issued by Krypton Towers Co-op. Hsg. Soc. Ltd.



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LOCATION:

The said building is located at bearing C. S. No. 2/169 of Parel Sewri Division, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a walkable distance of 650m. from Sewri railway station.

BUILDING:

The building under reference is having Ground + 3 Podium's + 4 to 22 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. 22nd Floor is having 2 Residential Flat. The building has 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 22nd Floor. The composition of residential flat consists of Living Room + Dining Area + 3 Bedrooms + Kitchen + 3 Toilets + Passage + Balcony + Dry Area + Dry Balcony Area + Garden Area (i.e., **3BHK + 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 27th June 2024

The Carpet Area of the Residential Flat	:	883.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per Full Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	06 Years
Cost of Construction	:	971.00 X 3,000.00 = ₹ 29,13,000.00
Depreciation $\{(100-10) \times 06 / 60\}$:	09.00%
Amount of depreciation	:	₹ 2,62,170.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,58,677.00 per Sq. M. i.e. ₹ 14,741.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,52,442.00 per Sq. M. i.e. ₹ 14,162.00 per Sq. Ft.
Prevailing market rate	:	₹ 37,700.00 per Sq. Ft.
Value of property as on 27.06.2024	:	883.00 Sq. Ft. X ₹ 37,700.00 = ₹ 3,32,89,100.00

(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)



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Depreciated fair value of the property as on 27.06.2024	:	₹ 3,32,89,100.00 (-) ₹ 2,62,170.00 ₹ 3,30,26,930.00
Total Value of the property	:	₹ 3,30,26,930.00
The realizable value of the property	:	₹ 2,97,24,237.00
Distress value of the property	:	₹ 2,64,21,544.00
Insurable value of the property	:	₹ 29,13,000.00
Guideline value of the property (971.00 X 14,162.00)	:	₹ 1,37,51,302.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2201, 22nd Floor, Wing – II, Building No. B, “**Krypton Twin Tower**”, “Krypton Towers Co-op. Hsg. Soc. Ltd.”, C. S. No. 2/169, Krishna Cotton Press Compound, 156, Zakeria Bunder Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country - India for this particular purpose at **₹ 3,30,26,930.00 (Rupees Three Crore Thirty Lakhs Twenty Six Thousand Nine Hundred Thirty Only)** as on **27th 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 **27th June 2024 is ₹ 3,30,26,930.00 (Rupees Three Crore Thirty Lakhs Twenty Six Thousand Nine Hundred Thirty 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:



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Podium's + 4 to 22 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 22 nd Floor
3.	Year of construction	2018 (As per Full Occupancy Certificate)
4.	Estimated future life	54 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 Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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



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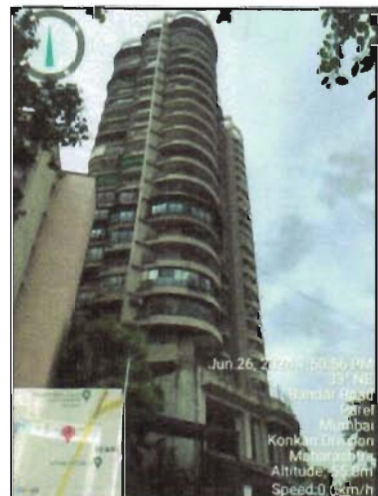
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Actual site photographs



Actual site photographs



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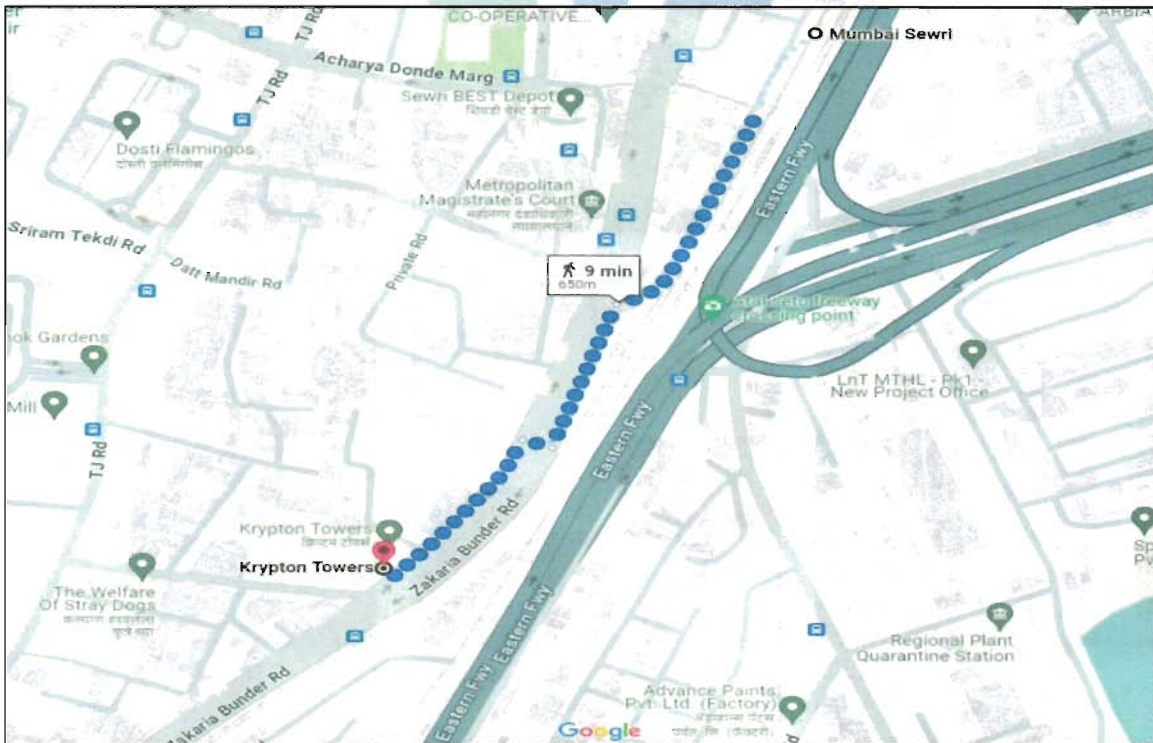
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Route Map of the property

Site u/r



Latitude Longitude - 18°59'36.0"N 72°51'03.8"E

Note: The Blue line shows the route to site travelling distance from nearest railway station (Sewri – 650m.)



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Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,37,980.00			
15% Increased on Flat located on 22 nd floors with lift	20,697.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,58,677.00	Sq. Mtr.	14,741.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	54,760.00			
The difference between land rate and building rate (A – B = C)	1,03,917.00			
Depreciation Percentage as per table (D) [100% - 06%] (Age of the Building – 06 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,52,442.00	Sq. Mtr.	14,162.00	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

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 2 BHK Flat In Monarch Gardens For Sale In Sewri
Near Station, Sewri-Wadala West, Sewri, Mumbai, Maharashtra, India

₹4.5 Crores Negotiable | ₹2.58 Lacs/Month Estimated EMI | 1,175 Sq Ft

2 Bedroom | 2 Bathroom | 2 Balcony | Bike and Car Parking

Jun 25, 2024 Posted On | Immediately Posted On | Monarch Gardens Apartment | Full Floor Balcony

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹8.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,175 Sq.Ft	Furnishing Status	Fully Furnished
Facing	East	Floor	1/18
Parking	Bike And Car	Gated Security	No

Activity On This Property

Similar Properties

2 BHK Flat in Pearl Aur...
Plot No. 700, Dinkar, Heber Rd
1.6 km away
Price Builtup Area

Property	Flat		
Source	NOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	979.00	1,175.00	1,410.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 45,965.00	₹ 38,298.00	₹ 31,915.00

Price Indicators

NOBROKER 2 BHK Flat In Dosti Flamingos For Sale In Sewri
 China Mill Compound, Tokerasi, Jivraj Road, Panel Seewree, Mumbai-400
 ₹ 2.95 Crores ₹ 1.69 Lacs/Month 967 Sq Ft
 Negotiable Estimated EMI Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Panel / 2bhk Flat for Sale in Panel / Property Details

Photos Location Shortlist

2 Bedroom 2 Bathroom NA Bike and Car

Apr 16, 2024 Immediately Dosti Flamingos Partial

Contact Schedule Visit

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Nearby: Peninsula Business Park ITC Grand Central A Luxury Collection Hotel Chitpa Cinema
 Jai Hind Mukta A2 Cinemas Tata Memorial Hospital

Overview

Age of Building >10 Years Ownership Type Self Owned
 Maintenance Charges ₹11.4 Per Sq.Ft/M Flooring Vitrified Tiles
 Builtup Area 967 Sq.Ft Carpet Area 690 Sq.Ft
 Furnishing Status Semi Furnish Now Facing West
 Floor 25/25 Parking Bike And Car
 Gated Security Yes

Activity On This Property

302 Unique Views 1 Shortlists 7 Contacted
 Powered By NBEstimate

Similar Properties

There are no Similar Properties

Property	Flat		
Source	BOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	690.00	828.00	994.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 42,754.00	₹ 35,628.00	₹ 29,678.00



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Sale Instance

4018450 26-02-2024 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 4018/2024 नोंदणी : Regn.63m
गावाचे नाव : परेल-शिवडी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	28700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	23905514.108	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सवर्निका नं: फ्लॉट नं. 4903, माळा नं: एकोणपन्नासावा मजला, इमारतीचे नाव: सेलेस्टीया स्पेसेस, टॉवर बी, ब्लॉक नं: सेलेस्टीया स्पेसेस को-ऑप हाऊसिंग सोसायटी ली, रोड : टोकरशी जिवराज रोड, शिवडी, मुंबई 400015, इतर माहिती: एरिया 78.11 चौ.मी. कारपेट, सोबत युटिलिटी एरिया 2.50 चौ.मी., सोबत 1 कार पार्किंग स्पेस नं. पी6-88, मूळ करारनामा दस्त क्र. बबई4/8819/2021, दिनांक 30/06/2021 रोजी निष्पादित असून मोबदला 2,85,60,000/- व बाजार मूल्य रु. 2,23,92,974.34/- यावर मुद्रांक शुल्क रु. 14,28,500/- भरलेले आहे. सबब दस्तावर मुं मु अर्ध 1958 आर्ट 5 जीए(2) नुसार मुद्रांक शुल्कात सवलत देण्यात आलेली आहे. त्यानुसार मूळ दस्तात अदा केलेले मुं.शु.रु.1428000/- वजा करून उर्वरित मुं.शु.रु.8500/- व मेट्रो सेस रु.287000/- सदर दस्तात समाविष्ट केलेले आहे (C.T.S. Number : 163 ;)	
(5) क्षेत्रफळ	78.11 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.-महेश निळकंठ परब वय:-44 पत्ता:-प्लॉट नं: 3/277, माळा नं:., इमारतीचे नाव: बी आय टी ब्लॉक, ब्लॉक नं: शेट मोती शाह लेन, भायखळा पोलीस स्टेशनजवळ, रोड नं: माझगाव मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-AHJPP2435N 2): नाव.-दिविका महेश परब वय:-35 पत्ता:-प्लॉट नं: 3/277, माळा नं:., इमारतीचे नाव: बी आय टी ब्लॉक, ब्लॉक नं: शेट मोती शाह लेन, भायखळा पोलीस स्टेशनजवळ, रोड नं: माझगाव मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-AAMPZ3636P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव.-अरविंद लवजी देसाई वय:-62; पत्ता:-प्लॉट नं: ए3/205, माळा नं:., इमारतीचे नाव: पुनम पार्क, ब्लॉक नं: दिनशा पेव्हीट लेन, लालबाग राजाजवळ, रोड नं: परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AABPD1401D 2): नाव:-हर्ष अरविंद देसाई वय:-36; पत्ता:-प्लॉट नं: ए3/205, माळा नं:., इमारतीचे नाव: पुनम पार्क, ब्लॉक नं: दिनशा पेव्हीट लेन, लालबाग राजाजवळ, रोड नं: परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AKSPD7921M	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	26/02/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	4018/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	295500	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	841.00	925.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 34,126.00	₹ 31,027.00	-

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th 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.



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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 neighbourhood 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 **₹ 3,30,26,930.00** (Rupees Three Crore Thirty Lakhs Twenty Six Thousand Nine Hundred Thirty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 10:47:44 +05'30'


Auth. Sign.



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