

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nilesh Sohanlal Shobhawat & Mrs. Varsha Nilesh Shobhawat**

Residential Flat No. 201, 2nd Floor, "**Sujatha Apartment Co-op. Hsg. Soc. Ltd.**", Final Plot No. 437,
TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028,
State – Maharashtra, Country – India

Latitude Longitude - 19°00'57.6"N 72°50'11.1"E

Intended User:

Cosmos Bank

Dadar Branch


Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 201, 2nd Floor, "Sujatha Apartment Co-op. Hsg. Soc. Ltd.", Final Plot No. 437, TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Nilesh Sohanlal Shobhawat & Mrs. Varsha Nilesh Shobhawat.**

Boundaries of the property.

North	:	Baburao Parulekar Marg
South	:	Navneet Education Limited
East	:	Shardashram (The Dadar CHSL)
West	:	Shiv Putra 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 **₹ 3,42,27,495.00 (Rupees Three Crore Forty Two Lakh Twenty Seven Thousand Four Hundred Ninety Five Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Auth. Sign.




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**Valuation Report of Residential Flat No. 201, 2nd Floor, "Sujatha Apartment Co-op. Hsg. Soc. Ltd.",
Final Plot No. 437, TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai,
PIN Code – 400 028, 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 02.07.2024 for Banking Purpose
2	Date of inspection	02.07.2024
3	Name of the owner/ owners	Mr. Nilesh Sohanlal Shobhawat & Mrs. Varsha Nilesh Shobhawat
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	Address: Residential Flat No. 201, 2 nd Floor, "Sujatha Apartment Co-op. Hsg. Soc. Ltd.", Final Plot No. 437, TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India Contact Person: Mr. Nilesh Sohanlal Shobhawat (Owner) Contact No.: 9821116106
6	Location, street, ward no	G/North Ward, Baburao Parulekar Marg, Dadar (West), Mumbai
7	Survey/ Plot no. of land	Final Plot No. 437, TPS No. IV of Mahim Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 716.00 Dry Balcony Area in Sq. Ft. = 18.00 Total Carpet Area in Sq. Ft. = 734.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 702.00 (Area as per Agreement for Sale)

		Built up Area in Sq. Ft. = 843.00 (Area as per Index – II)
13	Roads, Streets or lanes on which the land is abutting	Baburao Parulekar Marg, Dadar (West), Mumbai
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	₹ 85,000/- 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	N. A.

	up on, the basis of arriving at the land rate	
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of commencement of construction – 1999 (As per Commencement Certificate) Year of Completion – 2001 (As per Agreement)
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.
	<u>Remark:</u>	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 02.07.2024 for Residential Flat No. 201, 2nd Floor, “Sujatha Apartment Co-op. Hsg. Soc. Ltd.”, Final Plot No. 437, TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Nilesh Sohanlal Shobhawat & Mrs. Varsha Nilesh Shobhawat.**

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 05.05.2011 b/w. Shri. Rajesh Kapurchand Morbia & Smt. Leena Rajesh Morbia (Vendors) and Mr. Nilesh Sohanlal Shobhawat & Mrs. Varsha Nilesh Shobhawat (Purchaser)
2.	Copy of Commencement Certificate Document No. EEBPC / 6590 / GN / A dated 01.06.1999 issued by Municipal Corporation of Greater Mumbai
3.	Copy of Society Share Certificate Document No. 6 dated 22.10.2011 in the name of Nilesh S. Shobhawat & Varsha N. Shobhawat

LOCATION:

The said building is located at Final Plot No. 437, TPS No. IV of Mahim Division, G/North Ward, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 750 Mt. from Dadar railway station.

BUILDING:

The building under reference is having Stilt + 6 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 2 Residential Flat. 1 Lift is provided in building.



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Residential Flat:

The property is a Residential Flat located on 2nd Floor. The composition of Residential Flat is having 2 Bedrooms + Living Room + Dining Area + Kitchen + 2 Toilets + Dry Balcony Area (i.e. **2BHK flat**). The residential Flat is finished with Italian Marble flooring, Teak wood door frame with Solid flush door & Powdered Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 02nd July 2024

The Carpet Area of the Residential Flat	:	702.00 Sq. Ft.
The Built up Area of the Residential Flat	:	843.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2001 (As per Agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	23 Years
Cost of Construction	:	843.00 Sq. Ft. X ₹ 3,000.00 = ₹ 25,29,000.00
Depreciation $\{(100-10) \times 23\}/60$:	34.50%
Amount of depreciation	:	₹ 8,72,505.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,15,620.00 per Sq. M. i.e. ₹ 20,032.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,88,101.00 per Sq. M. i.e. ₹ 17,475.00 per Sq. Ft.
Prevailing market rate	:	₹ 50,000.00 per Sq. Ft.
Value of property as on 02.07.2024	:	702.00 Sq. Ft. X ₹ 50,000.00 = ₹ 3,51,00,000.00

(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 02.07.2024	:	₹ 3,51,00,000.00 - ₹ 8,72,505.00 = ₹ 3,42,27,495.00
Value of the property	:	₹ 3,42,27,495.00
The realizable value of the property	:	₹ 3,08,04,746.00
Distress value of the property	:	₹ 2,73,81,996.00
Insurable value of the property	:	₹ 25,29,000.00
Guideline Value of the property	:	₹ 1,47,31,425.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, "**Sujatha Apartment Co-op. Hsg. Soc. Ltd.**", Final Plot No. 437, TPS No. IV, Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 3,42,27,495.00 (Rupees Three Crore Forty Two Lakh Twenty Seven Thousand Four Hundred Ninety Five Only) as on 02nd July 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 **02nd July 2024 is ₹ 3,42,27,495.00 (Rupees Three Crore Forty Two Lakh Twenty Seven Thousand Four Hundred Ninety Five 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**

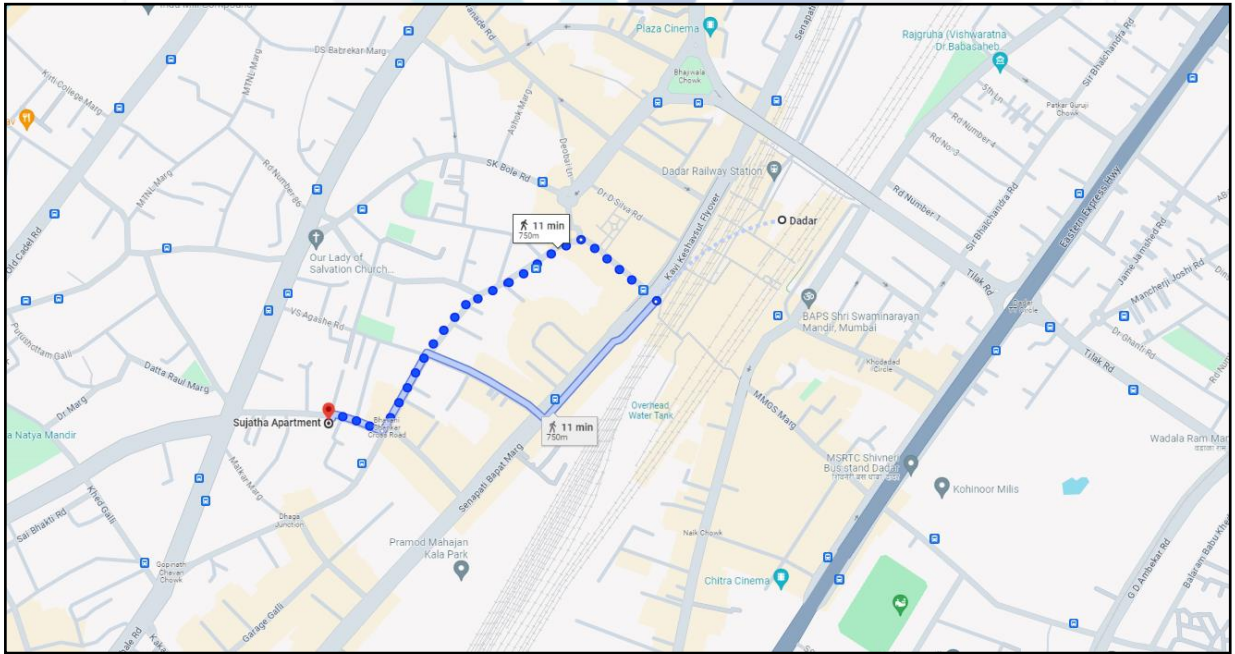
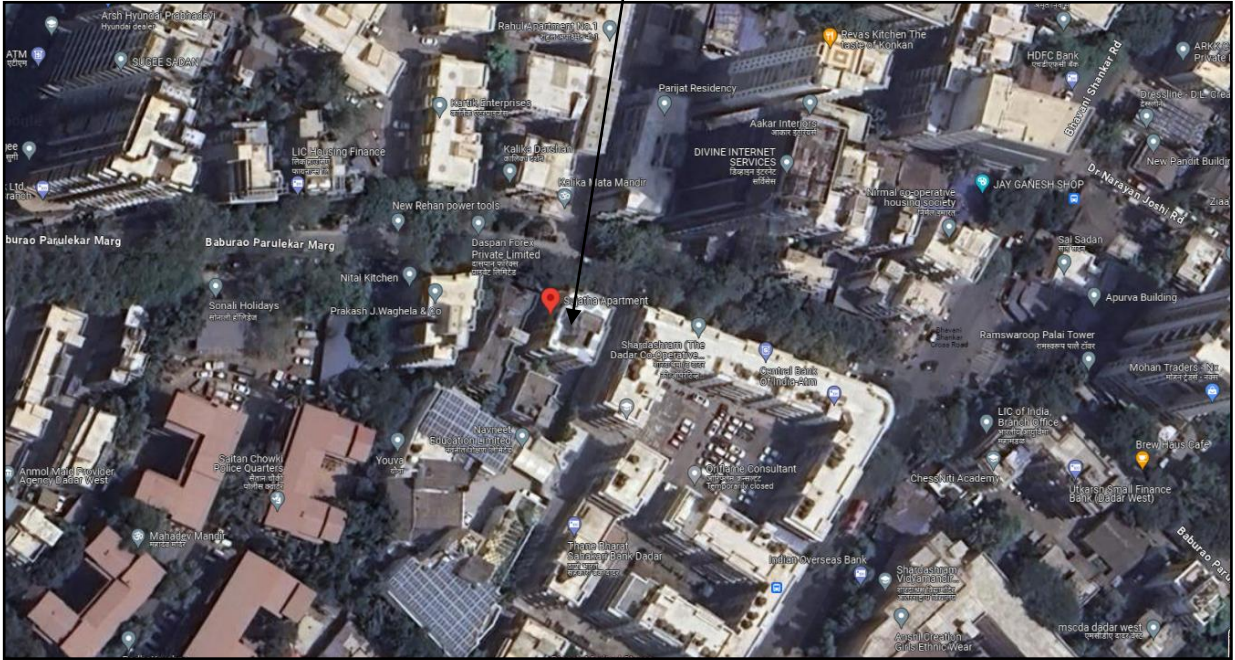
1.	No. of floors and height of each floor	Stilt + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	2001 (As per Agreement)
4.	Estimated future life	37 Years Subject to proper, preventive periodic 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 Solid flush door & Powdered Coated Aluminium sliding windows
10.	Flooring	Italian Marble flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification Concealed plumbing
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	As per Requirement
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	Stilt Car Parking, Cemented road in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°00'57.6"N 72°50'11.1"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 750 Mt.)



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Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM 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 Mumbai					
Land Mark	Terrain: The Portion between Sitladevi Temple Road to the South, Western Railway Line to the East, Mahim Bay to the North and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/119	95970	215620	247970	269530	215620
TPS III, MAHIM, FP No. 374, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 499, 500, 501, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 523, 524, 525, 526, 527, 532, 533, 534,						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,15,620.00			
No Increase, Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,15,620.00	Sq. Mt.	20,032.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	95,970.00			
The difference between land rate and building rate (A – B = C)	1,19,650.00			
Depreciation Percentage as per table (D)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,88,101.00	Sq. Mt.	17,475.00	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

Price Indicators

99acres
Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Dadar > Flats in Dadar West > 3 BHK Flats in Dadar West

Posted on May 14, 2024 | Ready to move

₹4.75 Cr

@ 48,469 per sq.ft.
Estimated EMI ₹3,79,384

3BHK 3Baths

Flat/Apartment for Sale
in Mehta Arihant Tower, Dadar West, Mumbai

REGISTRATION No: P51900031107 | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality

Property (17)

Area
Carpet area: 980 sq.ft. (91.04 sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, No Balcony with Pooja Room, Store Room, Study Room, Servant Room

Price
₹4.75 Crore+ Govt Charges & Tax @ 48,469 per sq.ft. (All inclusive, Negotiable)

Address
Mehta Arihant Tower
Dadar West, Mumbai

Floor Number
18th of 22 Floors

Facing
North

Overlooking
Pool, Others, Park/Garden, Club, Main Road

Property Age
1 to 5 Year Old

Places nearby Higher, Dadar West, Mumbai View All (50)

Gajanan Maharaj Temple
SWAMI SAMARTHA MAHARAJAS MATH
Bank of India ATM
Indian bank ATM
Shree Vard

NOBROKER
Pay Rent | Post Your Property

2 BHK Flat In Dsk Trilok Apartments For Sale In Dadar West

Dadar West, Mumbai

₹3.5 Crores
Negotiable

₹2.01 Lacs/Month
Estimated EMI

925
Sq.Ft

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

Photos
Location

2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Jun 22, 2024

Posted On

Immediately

Possession

Dsk Trilok Apartments

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NB Estimate

Nearby: Lower Parel | Matunga | Curry Road | Cotton Green Railway Station | Bandra

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹8.6 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	925 Sq.Ft	Carpet Area	750 Sq.Ft

Activity On This Property

49 Unique Views | 1 Shortlist


Similar Properties


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Price Indicators



[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)




2 BHK Flat In Avishkar Empress For Sale In Dadar

12, Krushnaji Waman Chitale Rd, Omkar Society, Dadar West, Dad...

₹ 3 Crores

Negotiable

₹ 1.72

Lacs/Month

Estimated EMI

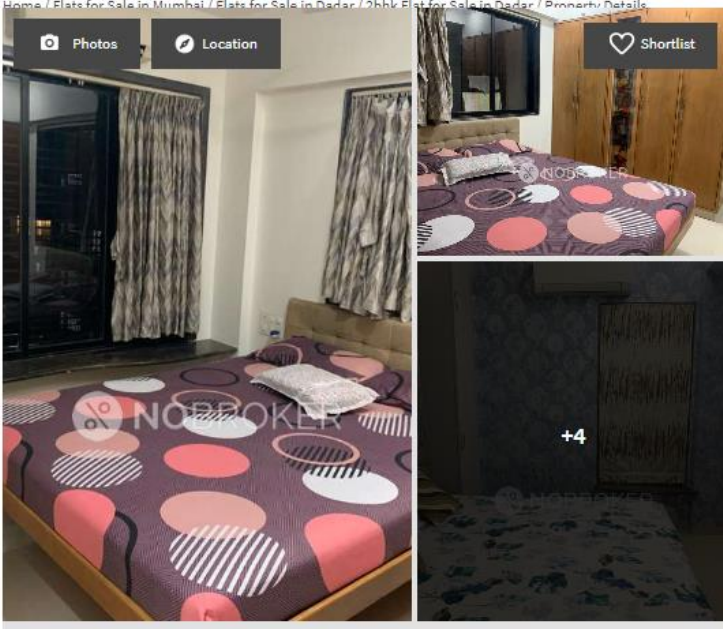
800

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Photos
Location



2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

NA

Balcony

None

Parking

May 15, 2024

Posted On

Immediately

Possession

Avishkar Empress

Apartment

Full

Power Backup

[Get Owner Details](#)

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 | Big Bazaar | INOX Nakshatra Mall | Plaza Cinema

Tata Memorial Hospital

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.0 Per Sq.Ft/M	Flooring	Cement
Builtup Area	800 Sq.Ft	Carpet Area	622 Sq.Ft

Activity On This Property

🔍 108

Unique Views

❤️ 0

Shortlists


📞 1

Contacted

Powered By: NBEstimate

Similar Properties

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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC23789

Sale Instances

7654509 17-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 7654/2024 नोदणी : Regn:63m
गावाचे नाव : लोअर परेल		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	37000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	30231011.16	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.601,माळा नं. 6 वा मजला,जीवनदीप को ऑप हौसिंग सोसायटी लिमिटेड,दादर(वेस्ट),बाबुराव परुळेकर मार्ग,ऑफ.गोखले रोड,दादर पश्चिम,मुंबई - 400028. सदनिकेचे क्षेत्र 971 चौ.फूट कारपेट,टेरेस क्षेत्र 265 चौ.फूट कारपेट आणि टॉयलेट क्षेत्र 34 चौ. फूट कारपेट व सोबत सोसायटीच्या कपाउंड मधील एक वाहनतळ नं.एस-4 व इतर माहिती दस्तोत नमुद केल्याप्रमाणे,((C.T.S. Number : 1254 ; Final Plot Number : 402 TPS IV Mahim ;))	
(5) क्षेत्रफळ	141.63 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह्युकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंजली दीपक अमरापुरकर वय:-60 पत्ता:-प्लॉट नं: 903 , माळा नं: 9 वा , इमारतीचे नाव: पर्ले रेसिडेन्सी, ब्लॉक नं: प्रभादेवी , रोड नं: सयानी रोड , महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AADPA5363M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा ह्युकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपाली प्रकाश उरणकर वय:-40; पत्ता:-प्लॉट नं: 705, माळा नं: 7, इमारतीचे नाव: 21/26 सुगी सदन , ब्लॉक नं: दादर पश्चिम , रोड नं: बाबुराव परुळेकर मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-BDDPK4098K 2): नाव:-सचिन महादेव काणेकर वय:-47; पत्ता:-प्लॉट नं: 705, माळा नं: 7 वा , इमारतीचे नाव: 21/26 सुगी सदन , ब्लॉक नं: दादर पश्चिम , रोड नं: बाबुराव परुळेकर मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AHDPK2458E	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024	
(10)दस्त नोदणी केल्याचा दिनांक	10/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7654/2024	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	2220000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रीक 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 **02nd July 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 ₹ **3,42,27,495.00** (Rupees Three Crore Forty Two Lakh Twenty Seven Thousand Four Hundred Ninety Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.