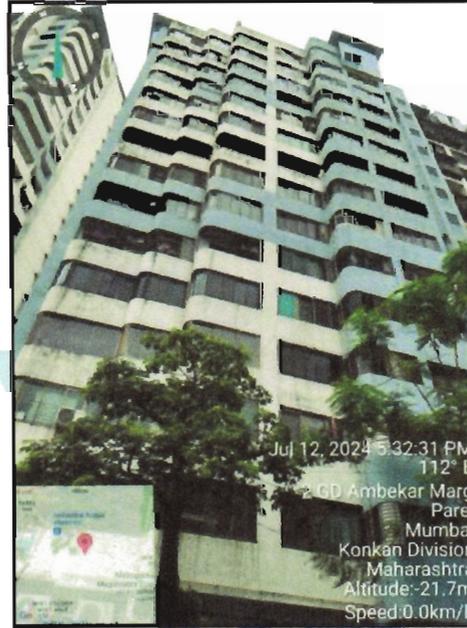


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Smt. Tejaswini Vijay Desai**

Residential Flat No. 702, 7<sup>th</sup> Floor, Wing - B, "**Bhavya Supreme Annex**", G. D. Ambedkar Marg ,  
Aacharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel  
Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, India.

Latitude Longitude : 18°59'59.3"N 72°50'48.1"E

### Intended User:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, Maharashtra  
400705



### 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](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 21

Vastu/Mumbai/07/2024/009874/2307248

16/6-252-PSH

Date: 16.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, Wing - B, "Bhavya Supreme Annex", G. D. Ambedkar Marg, Acharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, India belongs to **Smt. Tejaswini Vijay Desai**.

Boundaries of the property

North : Bhavya Supreme & Acharya Donde Marg  
South : Samata CHSL  
East : Samata 2 CHSL  
West : G.D. Ambedkar Marg

Considering various parameters recorded, 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 for this particular purpose at **₹ 1,54,80,575.00 (Rupees One Crore Fifty Four Lakhs Eighty Thousands Five Hundred And Seventy 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.16 15:50:02 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:

Encl.: Valuation report



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B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

Residential Flat No. 702, 7<sup>th</sup> Floor, Wing - B, "Bhavya Supreme Annex", G. D. Ambedkar Marg , Acharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, 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 Fair Market Value as on 16.07.2024 for Housing Loan Purpose.
1	Date of inspection	15.07.2024
3	Name of the owner / owners	<b>Smt. Tejaswini Vijay Desai</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 702, 7 <sup>th</sup> Floor, Wing - B, "Bhavya Supreme Annex", G. D. Ambedkar Marg , Acharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Vijay Desai (Owner's Husband) Contact No. 9967354576
6	Location, Street, ward no	Municipality Ward No - F/South Ward, G. D. Ambedkar Marg Village - Parel - Sewri Division, Parel Village District - Mumbai City
7	Survey / Plot No. of land	CTS No - 202 (Pt), 416, 417 (Pt), 240 (pt) & 423 (Pt) of Village - Parel - Sewri 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, 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. = 431.99 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 451.00 (Area As Per Index - II)
13	Roads, Streets or lanes on which the land is abutting	Village - Parel - Sewri Division, Parel Village District - Mumbai City, Pin - PIN Code - 400 012
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
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Smt. Tejaswini Vijay Desai
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Smt. Tejaswini Vijay Desai
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	39,000/- 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?		Information not available
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.
26	<b>SALES</b>		
37	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
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2009 (As Per Part 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 Branch to assess Fair Market Value as on 16.07.2024 for Residential Flat Residential Flat No. 702, 7<sup>th</sup> Floor, Wing - B, "Bhavya Supreme Annex", G. D. Ambedkar Marg , Acharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, India belongs to **Smt. Tejaswini Vijay Desai**.

### We are in receipt of the following documents::

1)	Copy of Agreement for sale Document No.5496/2009 Dated 08.03.2009 between Newlook Constructions Private Limited(The Developers) And Smt. Tejaswini Vijay Desai(The purchaser) (8 Pages from documents).
2)	Copy of Index - II Document No.5496/2009 Dated 08.03.2009 between Newlook Constructions Private Limited(The Developers) And Smt. Tejaswini Vijay Desai(The purchaser).
3)	Copy of Part Occupancy Certificate Document No.SRA / ENG / 1499 / FS / ML / AP dated 22/07/2009 issued by Slum Rehabilitation Authority (SRA) (Part O.C. is issued for Sale Resi. Wing - B of the composite bldg. No. 1 comprising of Ground + 14 upper floors only). .

### Location

The said building is located at Municipality Ward No - F/South Ward, Village - Parel - Sewri Division, Parel Village District - Mumbai City, PIN Code - 400 012. The property falls in Flat Zone. It is at a traveling distance 1.0 Km. from Sewri Railway Station.

### Building

The building under reference is having Ground + 16 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 7th is having 3 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 7<sup>th</sup>. The Composition of Residential Flat The composition of Residential



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Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 16th July 2024

The Built Up Area of the Residential Flat	:	451.00 Sq. Ft.
---	---	----------------

### Deduct Depreciation:

Year of Construction of the building	:	2009 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	451.00 Sq. Ft. X ₹ 3,000.00 = ₹ 13,53,000.00
Depreciation $\{(100 - 10) \times (15 / 60)\}$	:	22.50%
Amount of depreciation	:	₹ 3,04,425.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,28,417/- per Sq. M. i.e. ₹ 21,221/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,07,498/- per Sq. M. i.e. ₹ 19,277/- per Sq. Ft.
Value of property as on 16th July 2024	:	451.00 Sq. Ft. X ₹ 35,000 = ₹ 1,57,85,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 16th July 2024	:	₹ 1,57,85,000.00 - ₹ 3,04,425.00 = ₹ 1,54,80,575.00
Total Value of the property	:	₹ ₹ 1,54,80,575.00
The realizable value of the property	:	₹ 1,39,32,518.00
Distress value of the property	:	₹ 1,23,84,460.00
Insurable value of the property (451.00 X 3,000.00)	:	₹ 13,53,000.00
Guideline value of the property (451.00 X 19277.00)	:	₹ 86,93,927.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 702, 7<sup>th</sup> Floor, Wing - B, "Bhavya Supreme Annex", G. D. Ambedkar Marg, Acharya Donde Marg, Village - Parel - Sewri Division, Municipality Ward No. F/South Ward, Parel Village, District - Mumbai City, Mumbai, PIN Code - 400 012, State - Maharashtra, India for this particular purpose at **₹ 1,54,80,575.00 (Rupees One Crore Fifty Four Lakhs Eighty Thousands Five Hundred And Seventy Five Only)** as on 16th July 2024

### NOTES

- 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 **16th July 2024** is **₹ 1,54,80,575.00 (Rupees One Crore Fifty Four Lakhs Eighty Thousands**



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**Five Hundred And Seventy 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- VALUATION

I, hereby declare that

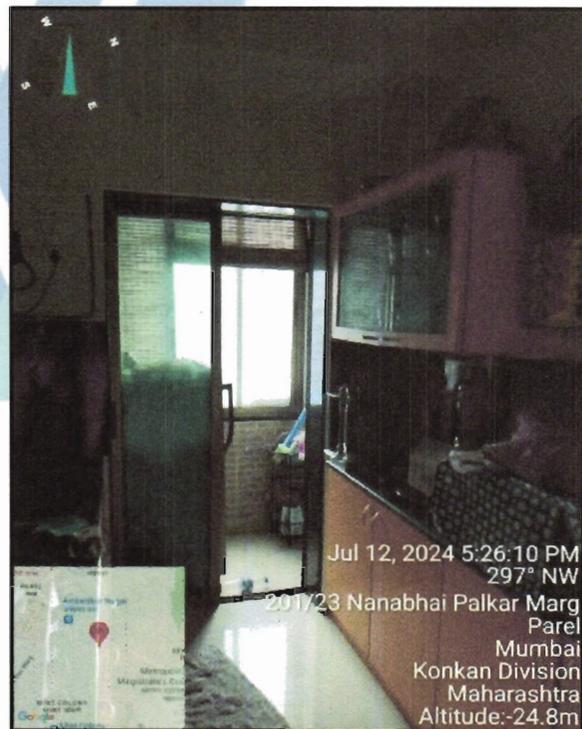
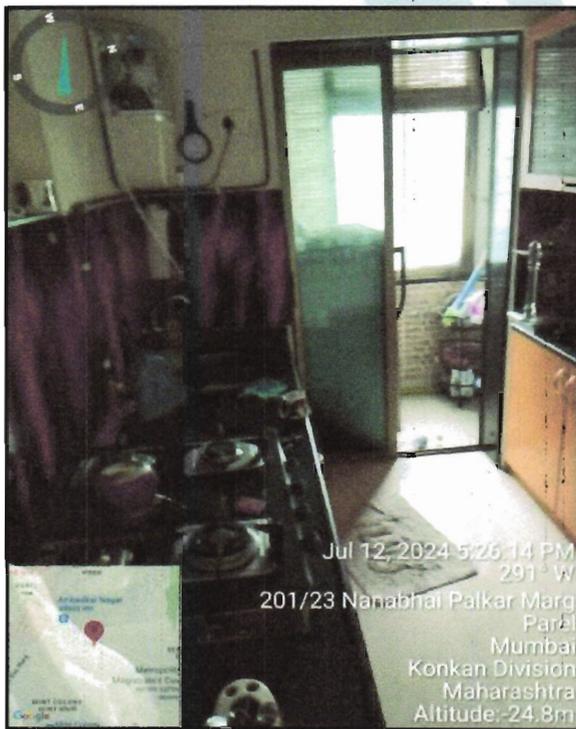
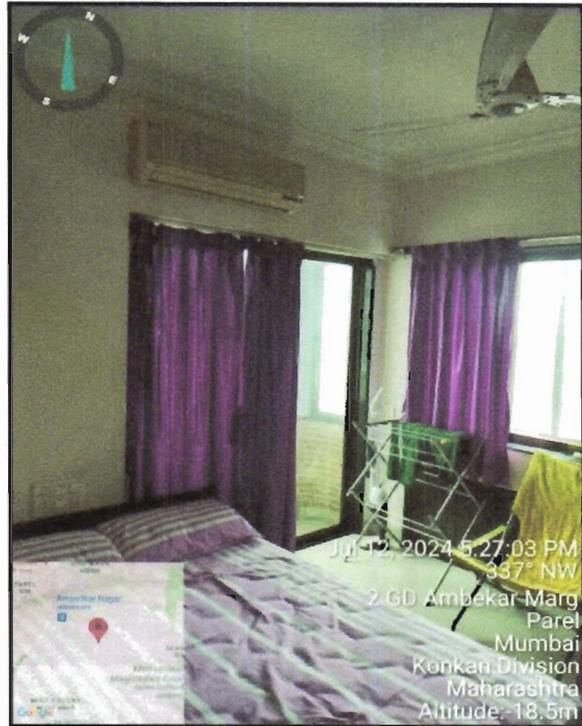
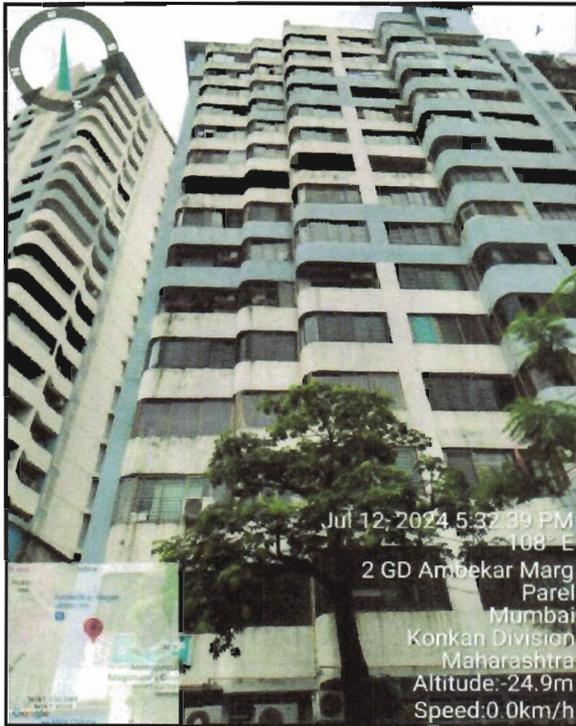
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

#### ANNEXURE TO FORM 0-1

	Technical details		Main Building
1	No. of floors and height of each floor	:	Ground + 16 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 7 <sup>th</sup> Floor
3	Year of construction	:	2009 (As Per Part Occupancy Certificate)
4	Estimated future life	:	45 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/ Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(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	: 2 Lifts										
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System										
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System										
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	: Chequered tiles 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

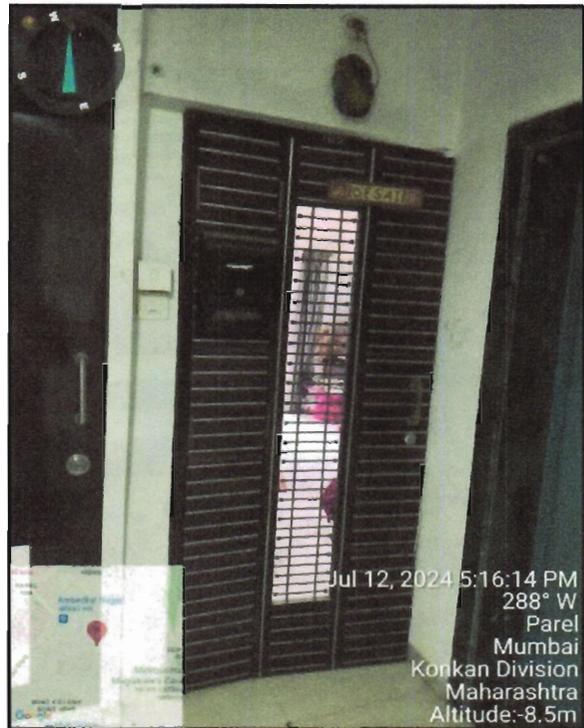
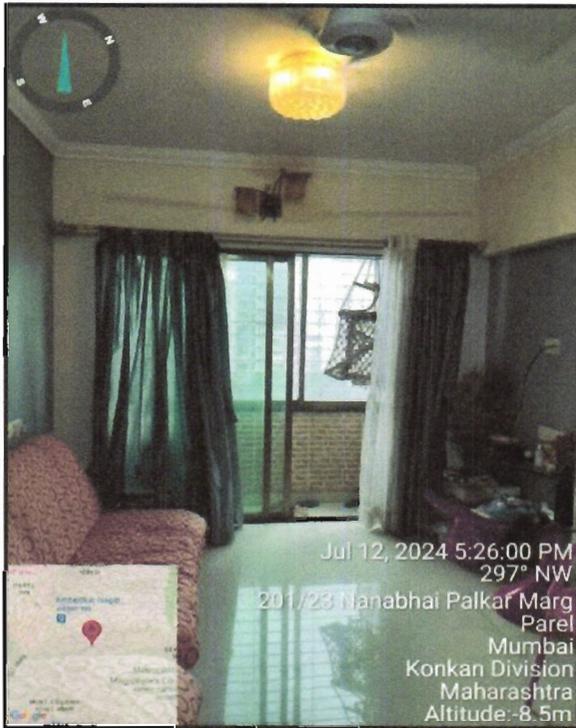


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## Actual Site Photographs



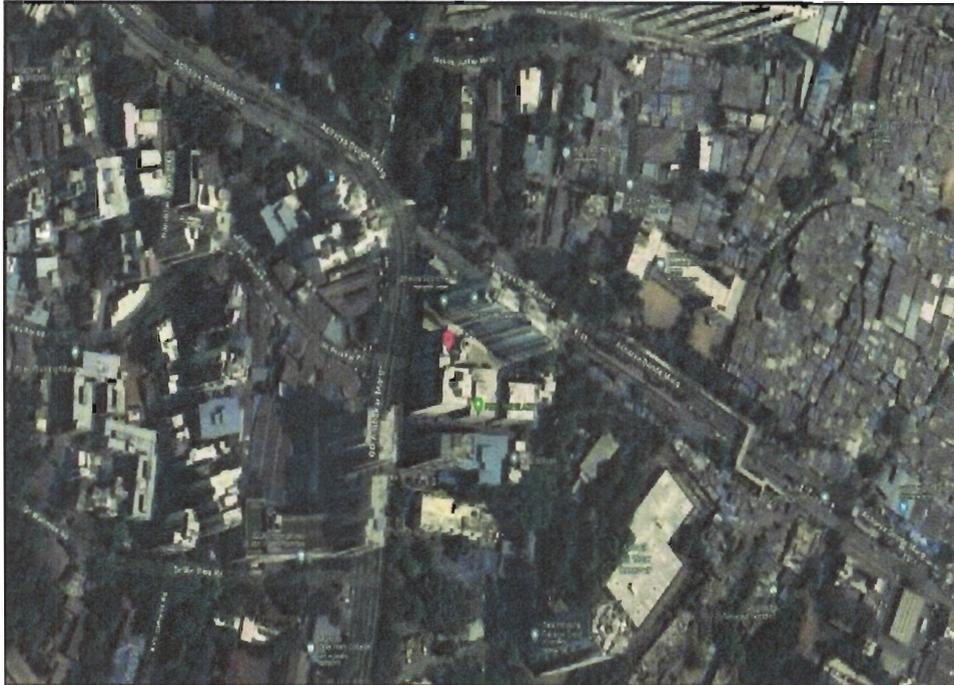
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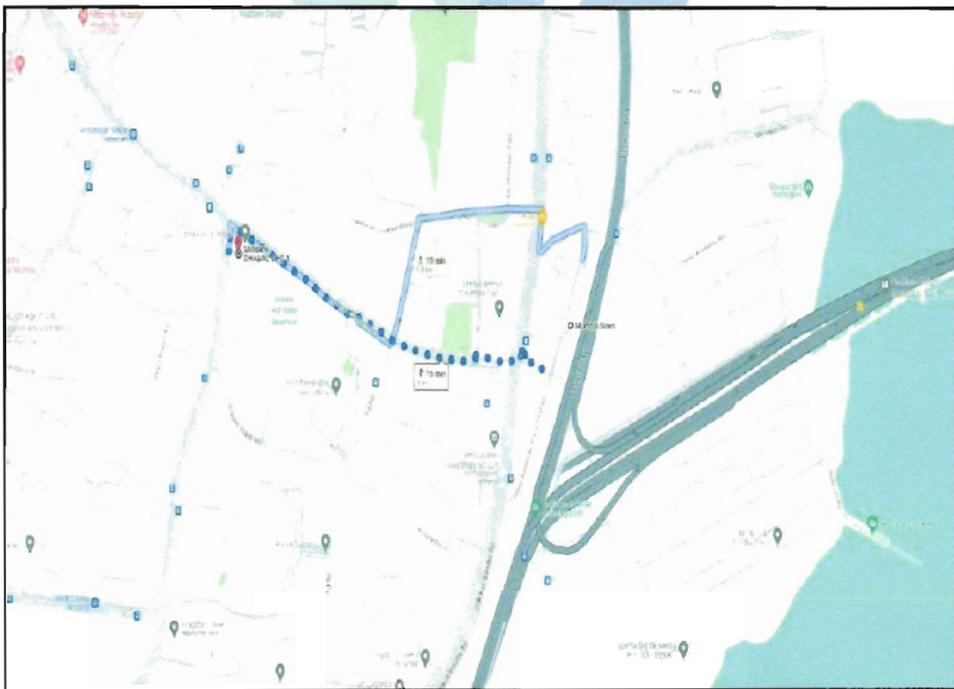
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## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 18°59'59.3"N 72°50'48.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Sewri - 1.0 Km.).

## 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**

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**Year** 2024-2025 **Language** English

**Selected District** Mumbai>Main

**Select Village** परळ,शिवडी डिक्लीजन

**Search By:**  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस टुकाने	औद्योगिक	एकक (Rs./)
Survey.No	11 81 -रस्ता : बाबासाहेब आंबेडकर मार्ग	120360	232840	289900	372300	232840 चौ. मीटर
Survey.No	11 84 -भुभाग : पूर्वस बॅरीस्टर नाथ पै मार्ग, टि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग,पश्चिमेस जी.डी.आंबेकर मार्ग,उत्तरेस जेरबाई वाडीया मार्ग यामधील भूभाग.	88960	217540	250170	271920	217540 चौ. मीटर
Survey.No	11 85 -भुभाग : पूर्वस विभाग हद्द, शिवडी स्टेशन कडून दक्षिणेकडे येणारा हिंदूस्थान लिक्कर कंपनीच्या पूर्वेकडील रस्ता,पश्चिमेस बीपीटी रेल्वे लाईन,दक्षिणेस विभाग हद्द.	32250	89750	148200	151400	118270 चौ. मीटर
Survey.No	11 86-भुभाग : हार्बर रेल्वे लाईनच्या पुर्वेकडील भाग, दक्षिणेकडे आचार्य दोंदे मार्ग शिवडी रेल्वे स्टेशन पर्यंत पुर्वेस समुद्र,उत्तरेस डिक्लीजन सीमा व पश्चिमेस हार्बर रेल्वे लाईन यामधील भुभाग.	30510	82100	121000	157800	111050 चौ. मीटर
Survey.No	11 83 -भुभाग : दक्षिणेस दत्ताराम लाड मार्ग व विभाग हद्द, पश्चिमेस बाबासाहेब आंबेडकर मार्ग व एस एस राव मार्ग, उत्तरेस जेरबाई वाडीया मार्ग व पुर्वेस जी.डी.आंबेकर मार्ग यामधील भुभाग.	88970	197240	226820	246550	197240 चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	217540			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	10877			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,28,417.00</b>	<b>Sq. Mtr.</b>	<b>21,221.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	88960			
The difference between land rate and building rate(A-B=C)	139,457.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>2,07,498.00</b>	<b>Sq. Mtr.</b>	<b>19,277.00</b>	<b>Sq. Ft.</b>

### 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:



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	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



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## Price Indicators

Property	Bhavya Supreme Annex, Lower Parel		
Source	magic bricks		
Floor	13th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	800.00	960.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹46,250.00	₹38,542.00	-

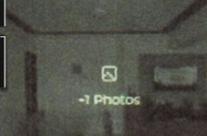
magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹3.70 Cr EMI - ₹1.67L | Get Loan offers from 34+ banks PREMIUM LOCALITY

2 BHK 1000 Sq-ft Flat For Sale Parel, Mumbai





🛏️ 2 Beds
🛁 2 Baths
🏡 1 Balcony
🚗 1 Covered Parking

🏠 Premium
🏡 Prime Locality

🌊 Private pool
👤 Bar/club

Carpet Area  
**800 sqft**  
₹46,250/sqft

Project  
**Bhavya Supreme**

Floor  
**13 (Out of 20 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Additional Rooms  
**1 Study Room**

Facing  
**East**

Lifts  
**2**

🟢 East Facing Property

[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 102 days ago

**More Details**

Price Breakup     **₹3.7 Cr | ₹18,50,000** Approx Registration Charges | ₹1



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Property	Bhavya Supreme Annex, Lower Parel		
Source	square yards		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	350.00	420.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,000.00	₹33,333.00	-

**square yards** Mumbai Buy Rent Projects Agents Services Reso Seller Rent Property Intelligence Login

8 Views Compare

**Near Parel Village**  
**1 Bedroom 350 Sq.Ft. Apartment in Parel Mumbai**  
 Listing ID #7281509  
**₹ 1.4 Cr.**

- 1 Bedroom+ Pooja Room
- Semi-Furnished
- 1 Bathroom
- 350 Sq Ft (Carpet Area)
- Road View
- 2nd Floor out of 15 Floors

Recently Added

1 Photos Map Dhruv Sunil Pa... Preferred Partner

**Valuation Report** ₹1999 ₹1499  
 • Estimated Market Value  
 • Rental Value  
 • Govt. Value  
 Get a comprehensive Valuation Report of any property  
[View Sample Report](#)

**Save Extra with 2 offers**

**Home Loan Offer**  
 ICICI, SBI, HDFC +5 More Banks  
 Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates. Greater Loan Eligibility, Instant Approval [Get Offer](#)

**More Offers**

Overview Furnishing Amenities Agent Overview Commute Time Parel Reviews

Property	Sudarshan CHSL., GD Ambedkar Road, Patel		
Source	square yards		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	430.00	516.00	-
Percentage		20%	-
Rate Per Sq. Ft.	₹38,372.00	₹31,977.00	-

The screenshot shows a real estate listing on the 'square yards' platform. The listing is for a 1-bedroom, 430 sq. ft. apartment in Parel, Mumbai, with a listing ID of #6668529. The price is ₹1.65 Cr. The listing includes details such as 1 bedroom, furnished, 2 bathrooms, 430 sq. ft. carpet area, community view, and 6th floor out of 8 floors. A recent registered sale is noted as ₹1.10 Cr. in Dec 2023. The listing also features a valuation report section, a 'Save Extra with 2 offers' section, and a 'Home Loan Offer' section. The agent's name is Amardeep Pur...

## Sale Instances

Property	Bhavya Supreme Annex, Lower Parel		
Source	Index no.2		
Floor	7th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	314.17	377.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹33,421.00	₹27,851.00	-

15/07/2024, 15:57

igr\_15484

15484450  
07-01-2024

सूची क्र.2

दुयम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 15484/2023

Note:-Generated Through eSearch  
Module.For original report please  
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	10500000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8063120.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ;सदनिका नं: 703, माळा नं: 7 वा मजला, बी-विंग, इमारतीचे नाव: भव्य सुप्रिम अँनेक्स, ब्लॉक नं: जी. डी. आंबेकर रोड, रोड, परेल व्हिलेज, मुंबई -400012, इतर माहिती: नोटिफिकेशन क्रमांक - शाशन आदेश क्र मुद्रांक - 2021/ अनों. सं. क. 12/ प्र. क्र. 107/ म -1(धोरण)दि. 31.3.2021 अन्वये महिलासाठी 1 टक्के सूट ( C.T.S. Number : 202(pt), 240, 416, 417(pt) & 423(pt) : )
(5) क्षेत्रफळ	35.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अर्जुनलाल जोगराज कुमावत वय:-59 पत्ता:-प्लॉट नं: 703/7, माळा नं: बी-विंग, इमारतीचे नाव: भव्य सुप्रिम अँनेक्स, ब्लॉक नं: जी. डी. आंबेकर रोड, रोड नं: परेल व्हिलेज, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AGCPM9479R 2): नाव:-गावर:देवी अर्जुनलाल कुमावत वय:-53 पत्ता:-प्लॉट नं: 703/7, माळा नं: बी-विंग, इमारतीचे नाव: भव्य सुप्रिम अँनेक्स, ब्लॉक नं: जी. डी. आंबेकर रोड, रोड नं: परेल व्हिलेज, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AGLPM4981B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रगती प्रशांत नार्वेकर वय:-57; पत्ता:-प्लॉट नं: 507, माळा नं: 5 वा मजला, इमारतीचे नाव: श्री साई रामर्थ को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: तांडेल मार्ग, सॅन्धुरी बाजार, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-ABZPN7322E
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15484/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	525000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	300000

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 1,54,80,575.00 (Rupees One Crore Fifty Four Lakhs Eighty Thousands Five Hundred And Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.16 15:50:20 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.:



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