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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 : **Smt. Priyanka Prakash Kadam**

Residential Flat No. 1007, 10th Floor, Building No 2, Wing - A, "**Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.**", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum , District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, State - Maharashtra, India.

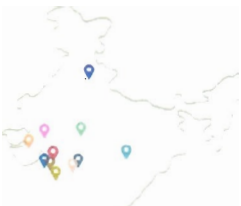
Latitude Longitude : 19°1'1.8"N 72°51'18.5"E

Intended User:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050,
State - Maharashtra, Country - India.



Our Pan India Presence at:

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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Regd. Office

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

☎️ +91 2247495919

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Vastu/Mumbai/07/2024/009978/2307320

20/13-324-JASH

Date: 20.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1007, 10th Floor, Building No 2, Wing - A, "**Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.**", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum, District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, State - Maharashtra, India belongs to **Smt. Priyanka Prakash Kadam**.

Boundaries of the property

North : Bhairav Mandir Road / Sumantai Mhatre Road
South : Auxilium Convent High School / Internal Road
East : Sunshine Infinity Tower
West : Katrak Road

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 **₹ 66,43,604.00 (Rupees Sixty Six Lakhs Forty Three Thousands Six Hundred And Four 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: 2024.07.20 18:01:28 +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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Residential Flat No. 1007, 10th Floor, Building No 2, Wing - A, "Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum , District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, 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 20.07.2024 for Bank Loan Purpose.
1	Date of inspection	19.07.2024
3	Name of the owner / owners	Smt. Priyanka Prakash Kadam
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	Address: Residential Flat No. 1007, 10 th Floor, Building No 2, Wing - A, "Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum , District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, State - Maharashtra, India. Contact Person : Smt. Priyanka Prakash Kadam (Owner) Contact No. 9773766729
6	Location, Street, ward no	Behind Wadala Market Village - (Division) Dadar - Naigaum , District - Mumbai
7	Survey / Plot No. of land	Village - (Division) Dadar - Naigaum , Plot No - 286 to 294 & 294(A)
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	Total Carpet Area in Sq. Ft. = 622.77 (Flat No. 1006 & 1007) (Area as per Site measurement) Carpet Area in Sq. Ft. = 269.00 (Area As Per Declaration Cum Confirmation Deed) Built Up Area in Sq. Ft. = 322.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - (Division) Dadar - Naigaum , District - Mumbai, Pin - PIN - 400 031
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.
	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 - Smt. Priyanka Prakash Kadam
	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 SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Priyanka Prakash Kadam
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,000.00 (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?	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	SALES	
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 flat 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2018 (As per 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.
<p>Remark:</p> <p>1) As per Site Inspection, Residential Flat No. 1006 & 1007 are internally amalgamated by removing common wall between both living rooms.</p> <p>2) Two flats are internally amalgamated to form a single flat with separate entrances. For the purpose of valuation, we have considered area of flat No. 1007 as per documents provided to us.</p> <p>4) Each Flat Consisting 1 BHK.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch Branch to assess Fair Market Value as on 20.07.2024 for Residential Flat No. 1007, 10th Floor, Building No 2, Wing - A, "Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum , District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, State - Maharashtra, India belongs to **Smt. Priyanka Prakash Kadam**.

We are in receipt of the following documents:

1)	Copy of Declaration Cum Confirmation Deed Dated 06.01.2018 between Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.(The Society) And Priyanka Prakash Kadam(The Member).
2)	Copy of Letter Of Possession Dated 01.08.2018 Addressed to Smt. Priyanka Prakash Kadam, Regarding giving possession of Residential Flat No. 1007 on 10th Floor in Wing 'A' of Sanyukta Ekjut Co-op. Hsg. Soc. Ltd. Rehabilitation Building No. 2 issued by Grace Erectors.
3)	Copy of Maintenance Bill No. 4343 dated 15.01.2024 in the name of Priyanka Prakash kadam issued by Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd..
4)	Copy of Share Certificate No. 0021 bearing Nos. 0101 to 0105 having 5 Shares of Rs. 50/- each dated 25.10.2006 in the name of Smt. Priyanka Prakash Kadam issued by Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd. .



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5)	Copy of Full Occupation Certificate No. SRA / ENG / 1723 / FN / ML / AP Dated 01.08.2018 issued by Slum Rehabilitation Authority (SRA).
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Location

The said building is located at bearing Plot No - 286 to 294 & 294(A) in Village - (Division) Dadar - Naigaum District - Mumbai, PIN - 400 031. The property falls in Residential Zone. It is at a traveling distance 500m from Wadala Road Railway Station.

Building

The building under reference is having Ground + 13 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 Normal. The building is used for Residential purpose. 10th floor is having 12 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 10th floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Toilet + WC. (Flat Nos. 1006 & 1007 are internally merged to form a single flat, composition of each flat is 1 BHK) This Residential Flat is Vitrified tile flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 20th July 2024

The Carpet Area of the Residential Flat	:	269.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	322.80 Sq. Ft. X ₹ 2,800.00 = ₹ 9,03,840.00
Depreciation $\{(100 - 10) \times (6 / 60)\}$:	9.00%
Amount of depreciation	:	₹ 81,396.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,04,782/- per Sq. M. i.e. ₹ 19,025/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,98,169/- per Sq. M. i.e. ₹ 18,411/- per Sq. Ft.
Value of property as on 20th July 2024	:	269.00 Sq. Ft. X ₹ 25,000 = ₹ 67,25,000.00

(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 20th July 2024	:	₹ 67,25,000.00 - ₹ 81,396.00 = ₹ 66,43,604.00
Total Value of the property	:	₹ ₹ 66,43,604.00
The realizable value of the property	:	₹ 59,79,244.00
Distress value of the property	:	₹ 53,14,883.00



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Insurable value of the property (322.80 X 2,800.00)	:	₹9,03,840.00
Guideline value of the property (322.80 X 18411.00)	:	₹59,43,071.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1007, 10th Floor, Building No 2, Wing - A, "Sanyukta Ekjut SRA Co-op. Hsg. Soc. Ltd.", Sewree - Wadala Scheme No. 57(N), Plot No. 286 to 294 & 294(A), Behind Wadala Market, Katrak Road, Village - (Division) Dadar - Naigaum , District - Mumbai, Wadala (West), Mumbai, PIN - 400 031, State - Maharashtra, India for this particular purpose at **₹ 66,43,604.00 (Rupees Sixty Six Lakhs Forty Three Thousands Six Hundred And Four Only)** as on 20th July 2024

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 **20th July 2024** is **₹ 66,43,604.00 (Rupees Sixty Six Lakhs Forty Three Thousands Six Hundred And Four 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 + 13 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 10 th Floor
3	Year of construction	:	2018 (As per occupancy certificate)
4	Estimated future life	:	54 Years Subject to proper, preventive periodic maintenance & structural repairs



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Technical details**Main Building**

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 flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tile flooring.
11	Finishing	:	Cement Plastering + POP Finish.
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 plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.		
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.	:	Superior Colored
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	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC 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	:	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



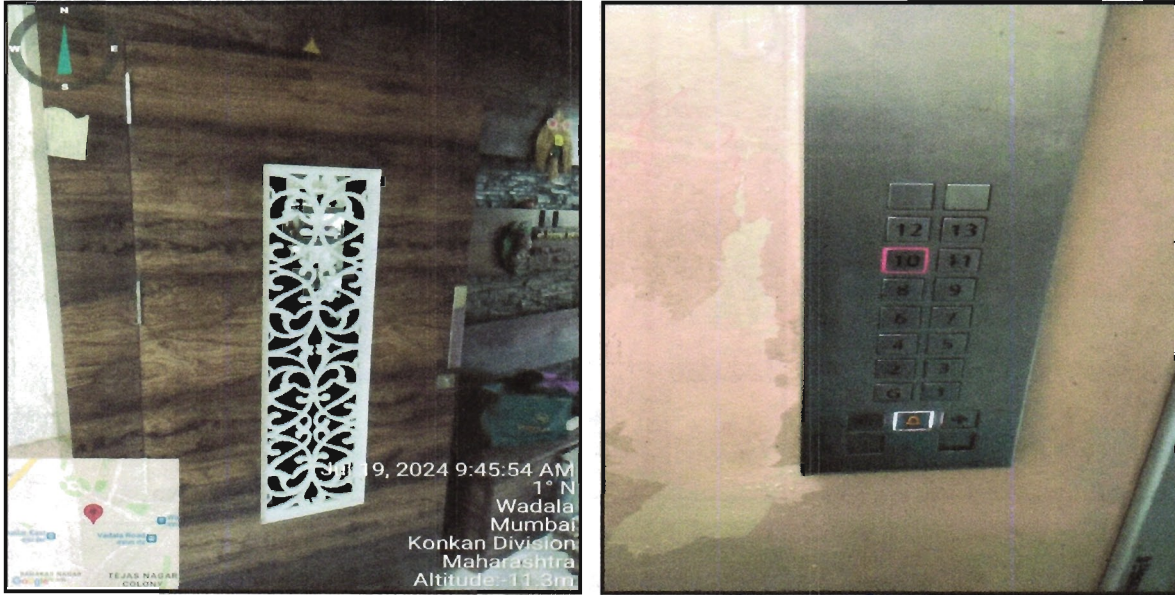
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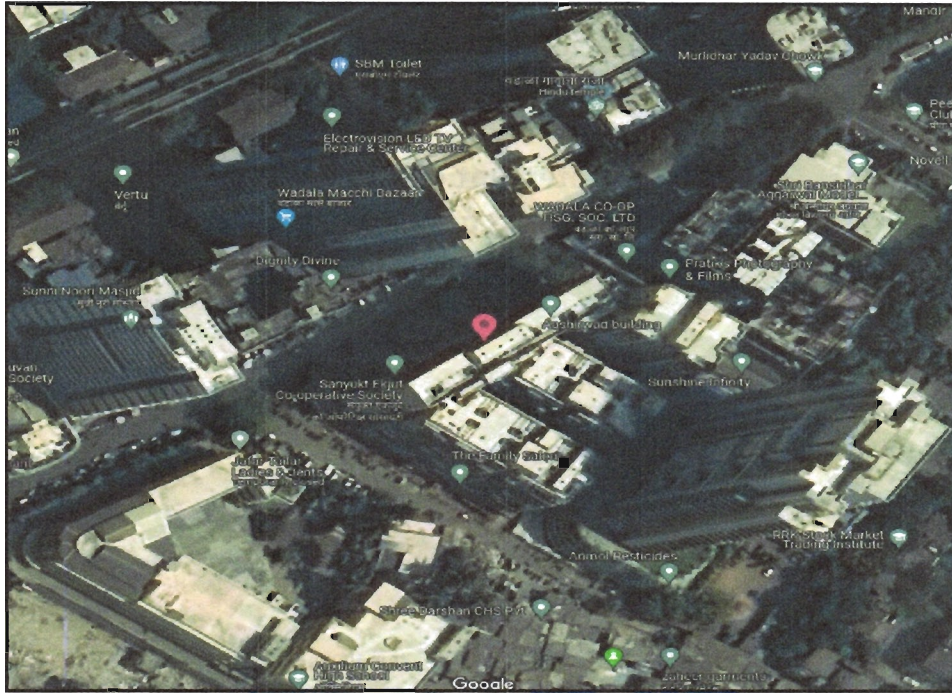
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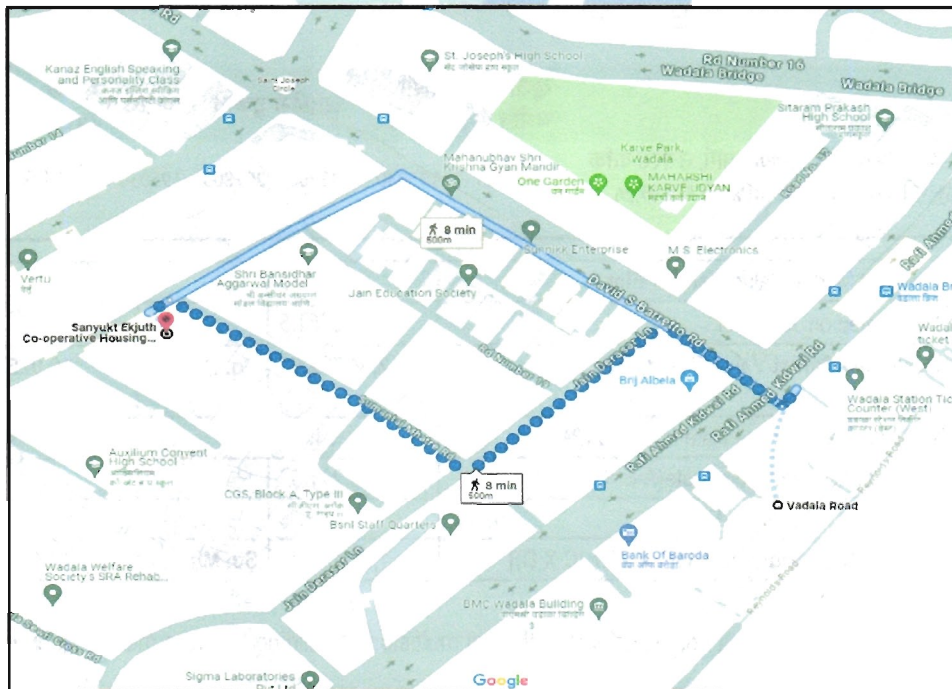
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°1'1.8"N 72°51'18.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Wadala Road - 500m).

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)

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Year: 2024-2025 Language: English

Selected District: MumbaiMain

Select Village: दादर नायगाव डिव्हिजन

Search By: Survey No. Location

Enter Survey No: 294 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
14/102-E-भूभाग :पश्चिमेस जि. डि. आंबेकर मार्ग, उत्तरेस वर्तक रोड(रोड क्र.16), पूर्वेस नाडकर्णी रोड,दक्षिणेस रोड क्र.26.	94570	195030	237000	297800	195030	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	195030			
Increase by 5% on Flat Located on 10 th Floor	9751.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,04,782.00	Sq. Mtr.	19,025.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	94570			
The difference between land rate and building rate(A-B=C)	110,211,50			
Percentage after Depreciation as per table(D)	6%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,98,169.00	Sq. Mtr.	18,411.00	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
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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	RK Apartment, GD Ambedkar Road, Wadala		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	300.00	360.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,000.00	₹20,833.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

1 BHK Flat In Rk Apartment For Sale In Wada...

Tilak Rd near Dr Ambedkar College of Commerce & Economics

₹ 75 Lacs

Non-negotiable

₹ 42,985/Month

Estimated EMI

300

Sq Ft

Need Home Loan?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dadar tt road / 1bhk Flat for Sale in Dadar tt road / Property De ...

Photos
Location

+5

1 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

1

Balcony

Bike

Parking

Apr 2, 2024

Posted On

Immediately

Possession

Rk Apartment

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 NBEstimate

Check Now

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station

Mahikari Dadar Centre, Matoshree Heights R. D. Hinduja Hospital & Medical Research Centre

Overview

🏠 Age of Building 5-10 Years

🔧 Maintenance Charges ₹3.3 Per Sq.Ft/M

👤 Ownership Type Self Owned

🏠 Flooring NA

Activity On This Property

494

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Property	Sanyukta Ekjut CHSL., Wadala		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,000.00	₹20,000.00	-

NOBROKER

1 RK Flat in Sanyukta Ekjut For Sale In Wadala
Wadala, Mumbai

₹ 70 Lacs (Negotiable) | ₹ 40,120/Month (Estimated EMI) | 350 Sq Ft

Need Home Loan? [Apply Loan](#)

1 Bedroom (No. of Bedroom) | Feb 5, 2024 (Posted On)

1 Bathroom (No. of Bathroom) | Immediately (Possession)

NA (Balcony) | Sanyukta Ekjut (Apartment)

Bike Parking | 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: Big Bazaar, INDX Nakshatra Mall, Plaza Cinema, Chitra Cinema, Tata Memorial Hospital

Overview

- Age of Building: >10 Years
- Ownership Type: Self Owned
- Maintenance Charges: ₹1.4 Per Sq.Ft/M
- Flooring: Cement

Activity On This Property

Unique Views: 0 | Shortlists: 0 | Contacted: 0

Powered By: NBEstimate



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Sale Instances

Property	Sanyukta Ekjut CHSL., Wadala		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,740.00	₹20,617.00	-

19/07/2024, 11.36

lgr_6501

6501319 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 6501/2024 नोदणी : Regn:63m
गावाचे नाव : दादर-नायगाव		
(1) विलेखाचा प्रकार	बक्षीसपत्र	
(2) मोबदला	0	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6655110	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं.609.सहावा मजला,ए-विंग,संयुक्त एकजूट एसआरए को - ऑप. हौ. सोसायटी लिमिटेड.,वडाळा मार्केटच्या मागे,प्लॉट नं.286 ते 294 आणि 294 ए,कात्रक रोड,वडाळा वेस्ट,मुंबई(क्षेत्र 269.00 चौ. फुट कारपेट)((Plot Number : 286 to 294 and 294A ;))	
(5) क्षेत्रफळ	269 चौ फूट	
(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:-भगवानदास गोविंद परमार - वय:-73 पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: ए-001, शांती सदन को - ऑप. हौ. सोसायटी, बोरी नाका, मोरा रोड, उरण, रायगड, बॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(), पिन कोड:-400702 पॅन नं:-BVWPP3419C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रजनीकांत भगवानदास परमार - वय:-47; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: ए-505,कलश रेसिडेन्सी, सीएचएस लि. प्लॉट नं. 10, सेक्टर-04, करंजाडे, पनवेल, बॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(), पिन कोड:-410206 पॅन नं:-AKEPP4787D	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	6501/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	66800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200	
(14)शेरा		

Property	Vithoba Rakhumai CHSL., Wadala		
Source	Index no.2		
Floor	19th		
	Carpet	Built Up	Saleable
Area	351.00	421.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,924.00	₹18,270.00	-

19/07/2024, 11:32

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13890450

02-07-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 13890/2024

नोंदणी .

Regn:63m

गावाचे नाव : दादर-नायगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7695298.71
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1901, माळा नं: 19 वा मजला, ए विंग, इमारतीचे नाव: विठोबा रखुमाई को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: वडाळा पश्चिम, मुंबई - 400031, रोड : कात्रक रोड, इतर माहिती: सदनिकेचे क्षेत्र 32.61 चौ मीटर (झोन 14/102 ई) (C.T.S. Number : 578 आणि 579 न्यू सी एस नंबर 1040 ;)
(5) क्षेत्रफळ	32.61 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:-मेसर्स बी पी गंगर कंस्ट्रक्शन प्रायव्हेट लिमिटेड चे संचालक उमा सुब्बुरामन तर्फे कुलमुखत्यार म्हणून विकास बाळासाहेब कोंडे वय:- पत्ता:-प्लॉट नं: ऑफिस 33, माळा नं: 3 रा मजला, इमारतीचे नाव: तोडी बिल्डिंग, ब्लॉक नं: लोअर परेल मुंबई, रोड नं: मधुरादास मिल कंपाउंड, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAACB2078C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद दानिश मोहम्मद अलिम खान वय:-23; पत्ता:-प्लॉट नं: सदनिका क्र - बी 1001, माळा नं: 10 वा मजला, बी विंग, इमारतीचे नाव: परिवार साफल्य, ब्लॉक नं: डी जी महाजनी मार्ग, रोड नं: शिवडी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-IOAPK1646L
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13890/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	462000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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 **₹ 66,43,604.00 (Rupees Sixty Six Lakhs Forty Three Thousands Six Hundred And Four Only).**

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.20 18:01:41 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.:

