

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sunil Laxmilal Jain & Mrs. Sapna Sunil Jain**

Residential Flat No. 702, 7th Floor, "The Udichi Co-op. Hsg. Soc. Ltd.", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India.

Latitude Longitude : 19°6'12.6"N 72°50'44.8"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

Our Pan India Presence at :

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

Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, "The Udichi Co-op. Hsg. Soc. Ltd.", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India belongs to **Mr. Sunil Laxmilal Jain & Mrs. Sapna Sunil Jain.**

Boundaries of the property

North	: Thanawala Road
South	: Vishnu Prasad Society
East	: Date Bungalow CHSL
West	: Under Construction Building

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 **₹ 2,66,90,776.00 (Rupees Two Crore Sixty Six Lakhs Ninety Thousands Seven Hundred And Seventy Six 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.**

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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

 www.vastukala.co.in



Residential Flat No. 702, 7th Floor, "The Udichi Co-op. Hsg. Soc. Ltd.", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, 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 29.07.2024 for Bank Loan Purpose.
1	Date of inspection	23.07.2024
3	Name of the owner / owners	Mr. Sunil Laxmilal Jain & Mrs. Sapna Sunil Jain
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. 702, 7 th Floor, "The Udichi Co-op. Hsg. Soc. Ltd.", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India. Contact Person : Mr. Sunil Laxmilal Jain (Owner) Contact No. 9819085367
6	Location, Street, ward no	Municipality Ward No - K/East, Paranjape Scheme 'A', (Private), Thanawala Lane Village - Vile Parle, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 567/A, 567/1 & 2 of Village - Vile Parle, Plot No - 16
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 843.11 (Area as per Site measurement) Carpet Area in Sq. Ft. = 776.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 931.20 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 057
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 - Mr. Sunil Laxmilal Jain
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sunil Laxmilal Jain
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	56,600.00 (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 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 – 2012 (As per site information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 29.07.2024 for Residential Flat No. 702, 7th Floor, "**The Udichi Co-op. Hsg. Soc. Ltd.**", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India belongs to **Mr. Sunil Laxmilal Jain**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.10893/2010 Dated 17.09.2010 between M/s. Lakshmi Builders And Developers(The Developers) And Mr. Sunil Laxmilal Jain & Mrs. Sapna Sunil Jain(The Purchasers).
2)	Copy of Commencement Certificate No. CE/9332/WS/Ak Dated 19.09.2009 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Society Maintenance Bill No. 16 Dated 29.04.2024in the name of Mr. S. L. Jain issued by Udichi Co-op. Hsg. Soc. Ltd..
4)	Copy of Share Certificate No. 16bearing Nos. 76 to 80 having 5 Shares of Rs. 50/- each dated 15/10/2013 in the name of Mr. Sunil Laxmilal Jain issued by The Udichi Co-op. Hsg. Soc. Ltd. .
5)	Copy of Property Tax No. KE0306080050016 Dated 26.02.2024.

Location

The said building is located at bearing Plot No - 16 inMunicipality Ward No - K/East, Village - Vile Parle, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057. The property falls in Residential Zone. It is at a traveling distance 450m from Vile Parle Railway Station.

Building



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



The building under reference is having Stilt + 7 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 Floor is having 2 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage.+ Balcony Area This Residential Flat is Vitrified tiles 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 29th July 2024

The Carpet Area of the Residential Flat	:	776.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	931.20 Sq. Ft. X ₹ 2,800.00 = ₹ 26,07,360.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 4,69,224.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,26,643/- per Sq. M. i.e. ₹ 21,056/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,12,498/- per Sq. M. i.e. ₹ 19,742/- per Sq. Ft.
Value of property as on 29th July 2024	:	776.00 Sq. Ft. X ₹ 35,000 = ₹2,71,60,000.00

(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 29th July 2024	:	₹ 2,71,60,000.00 - ₹ 4,69,224.00 = ₹ 2,66,90,776.00
Total Value of the property	:	₹ ₹ 2,66,90,776.00
The realizable value of the property	:	₹2,40,21,698.00
Distress value of the property	:	₹2,13,52,621.00
Insurable value of the property (931.20 X 2,800.00)	:	₹26,07,360.00
Guideline value of the property (931.20 X 19742.00)	:	₹1,83,83,750.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, "The Udichi Co-op. Hsg. Soc. Ltd.", Krishna Kunj, TPS No. II, Plot No. 16, Paranjape Scheme 'A', (Private), Thanawala Lane, Off. V. S. Khandekar Marg, Village - Vile Parle, Municipality Ward No. K/East, Taluka - Andheri, District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India for this particular purpose at **₹ 2,66,90,776.00 (Rupees Two Crore Sixty Six Lakhs Ninety Thousands Seven Hundred And Seventy Six Only)** as on 29th July 2024



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **29th July 2024** is **₹ 2,66,90,776.00 (Rupees Two Crore Sixty Six Lakhs Ninety Thousands Seven Hundred And Seventy Six 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	:	Stilt + 7 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 th Floor
3	Year of construction	:	2012 (As per site information)
4	Estimated future life	:	48 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 flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Technical details**Main Building**

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	:	1Lift
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



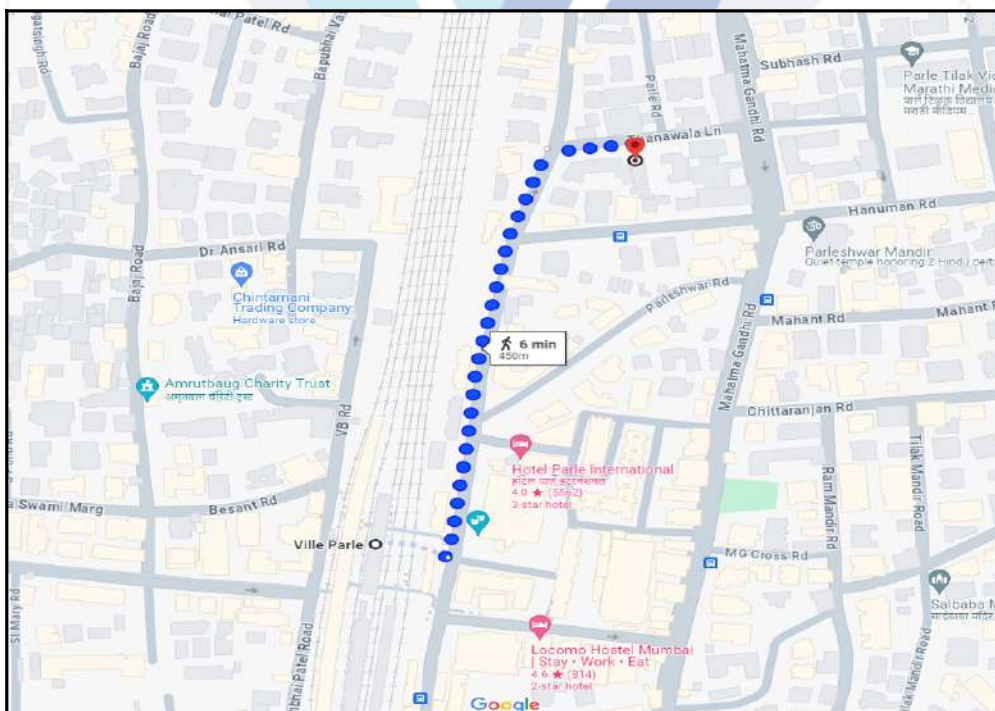
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°6'12.6"N 72°50'44.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vile Parle - 450m).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रुतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230	315900	215850	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	215850			
Increase by 5% on Flat Located on 7 th Floor	10792.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,26,643.00	Sq. Mtr.	21,056.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	108770			
The difference between land rate and building rate(A-B=C)	117,872.50			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,12,498.00	Sq. Mtr.	19,742.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors

b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	720.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹34,400.00	₹28,667.00	₹23,889.00

The screenshot shows the 'square yards' website interface for 'Paranjape Schemes Geetanjali'. It features a navigation bar with options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', and 'Resources'. The main content area is divided into several sections:

- Overview:** Displays two apartment listings:
 - 1 BHK 558 Sq. Ft. Apartment: 1 Bedroom + 2 Bathrooms + 1 Kitchen. Carpet area: 558 Sq. Ft., Price: ₹ 1.92 Cr.
 - 1 BHK 500 Sq. Ft. Apartment: 1 Bedroom. Carpet area: 500 Sq. Ft., Price: ₹ 1.72 Cr.
- Paranjape Schemes Geetanjali - Price List:** A table listing various unit types and their prices.

Unit Type	Area	Price*
1 BHK 558 Sq. Ft. Apartment	558 Sq. Ft. (Carpet)	₹ 1.92 Cr
1 BHK 500 Sq. Ft. Apartment	500 Sq. Ft. (Carpet)	₹ 1.72 Cr
2 BHK 752 Sq. Ft. Apartment	752 Sq. Ft. (Carpet)	₹ 2.59 Cr
2 BHK 861 Sq. Ft. Apartment	861 Sq. Ft. (Carpet)	₹ 2.28 Cr
- Paranjape Schemes Geetanjali Price Insights:** Includes a 'Project Summary' showing 1 Resale transaction with a Gross Sales Value of ₹ 3 Cr. It also features a 'Project Sales Trend' chart showing the number of transactions and average rate per sq. ft. over time.

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	760.00	912.00	1,094.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹37,500.00	₹31,250.00	₹26,042.00

The screenshot shows a property listing on the 99acres website. The main heading is "2BHK 2Baths Flat/Apartment for Sale" located at "301 Parle Pearl CHS, G B Indulkar Road, Paranjape Nagar, Vile Parle". The price is listed as ₹2.85 Cr @ 37,500 per sq.ft. with an estimated EMI of ₹2,27,631. The listing is marked as "Verified" and "Platinum".

Key details from the listing include:

- Area:** Carpet area: 760 sq.ft. (70.61 sq.m.)
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony
- Price:** ₹ 2.85 Crore @ 37,500 per sq.ft. (Negotiable)
- Address:** 301 Parle Pearl CHS, G B Indulkar Road Paranjape Nagar, Vile Parle
- Floor Number:** 3rd of 6 Floors
- Facing:** North
- Property Age:** 10+ Year Old

Additional features shown include "Videos (1)", "Property (19)", and "Places nearby" such as Ram Mandir, Saibaba Temple, Datta Mandir, Jain Temple, Dr. Kirits Nursing Home-Vile Parle, and Dr. Sanjanw. Key highlights of the property are listed as North Facing, Air Conditioned, 24*7 Water, and Feng Shui/ Vaastu Compliant.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,024.40	1,229.28	1,475.14
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹29,090.00	₹24,242.00	₹20,201.00

13142514 21-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<h3>सूची क्र.2</h3>	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 13142/2024 नोंदणी : Regn:63m
<h4>गावाचे नाव : विलेपार्ले</h4>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	29800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24143098.03	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: कमर्शियल युनिट नं 101, माळा नं: 1 ला मजला,ए विंग, इमारतीचे नाव: गाला केस्ट, ब्लॉक नं: विले पार्ले पूर्व,मुंबई, रोड : परांजपे बी स्कीम रोड क्र 1, इतर माहिती: सोबत बेसमेंट मध्ये एक मेकॅनिकल कारपार्किंग स्पेस((C.T.S. Number : 712 ;))	
(5) क्षेत्रफळ	95.17 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-करिष्मा रीप्ल्टी चे भागीदार विपीन गाला तर्फे मुखत्यार मयुर कुळकर्णी वय:- पत्ता:-प्लॉट नं: 435, माळा नं: -, इमारतीचे नाव: नवनीत भवन, ब्लॉक नं: दादर प, मुंबई, रोड नं: भवानी शंकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAMFK4691H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निधी मल्होत्रा वय:-38; पत्ता:-प्लॉट नं: 10-ए,, माळा नं: -, इमारतीचे नाव: विना नगर,मॉडेल टाऊन, ब्लॉक नं: गेट नं 3,बालराजेश्वर रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ANBPM4031B	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	13142/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1788000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) रोरा		
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 no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	439.26	527.11	632.53
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹32,782.00	₹27,319.00	₹22,766.00

12597514

13-07-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 12597/2024

नोंदणी :

Regn:83m

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12674872.03
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Mo.no.pa. इतर वर्णन :सदनिका नं: कमर्शियल युनिट नं 103, माळा नं: 1 ला मजला,बी विंग, इमारतीचे नाव: गाला केस्ट, ब्लॉक नं: विले पार्ले पूर्व,मुंबई, रोड : परांजपे बी स्कीम रोड क्र 1, इतर माहिती: सोबत बेसमेंट मध्ये एक मेकॅनिकल कारपार्किंग स्पेस((C.T.S. Number : 712 ;))
(5) क्षेत्रफळ	48.97 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:-करिष्मा रीपलीचे भागीदार विधीन गाला तर्फे मुखत्यार मयुर कुळकर्णी वय:- पत्ता:-प्लॉट नं: 435, माळा नं: -, इमारतीचे नाव: नवनीत भवन, ब्लॉक नं: दादर घ, मुंबई, रोड नं: भवानी शंकर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAMFK4691H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूजा हर्ष पनानी वय:-32; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: श्री चैतन्य कुंज, ब्लॉक नं: नियर पार्ले टिळक स्कूल, रोड नं: सुभाष रोड,विलेपार्ले पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-EDOPS6755R
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12597/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	864000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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 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 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **₹ 2,66,90,776.00 (Rupees Two Crore Sixty Six Lakhs Ninety Thousands Seven Hundred And Seventy Six Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

