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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile**

Residential Flat No. 505, 5th Floor, Wing - B, "Parasnath Darshan Co-Op. Hsg. Soc. Ltd.", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India.

Latitude Longitude : 19°4'51.7"N 72°53'37.2"E

Intended User:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 505, 5th Floor, Wing - B, "**Parasnath Darshan Co-Op. Hsg. Soc. Ltd.**", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India belongs to **Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile**.

Boundaries	:	Building	Flat
North	:	Nathani Road	Marginal Space
South	:	Slum Area	Passage
East	:	Internal Road	Passage & Lift
West	:	Alexandria Apartment	Flat No. 504

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 **₹ 89,64,000.00 (Rupees Eighty Nine Lakhs Sixty Four Thousands 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

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Residential Flat No. 505, 5th Floor, Wing - B, "Parasnath Darshan Co-Op. Hsg. Soc. Ltd.", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 24.07.2024 for Housing Loan Purpose.
1	Date of inspection	23.07.2024
3	Name of the owner / owners	Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile
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. 505, 5 th Floor, Wing - B, "Parasnath Darshan Co-Op. Hsg. Soc. Ltd.", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India. Contact Person : Sudhir Harishchandra Chile (Owner) Contact No. 9136768384
6	Location, Street, ward no	Village - Kirol, Vidhyavihar (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 617, 618, 619, 630 & 631(Part) of Village - Kirol
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. = 447.95 (Area as per Site measurement) Carpet Area in Sq. Ft. = 450.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 540.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kirol, Vidhyavihar (West) Taluka - Kurla , District - Mumbai Suburban , Pin - PIN - 400 086
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 - Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile
	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 - Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	19,700.00 (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 – 2000 (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, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 24.07.2024 for Residential Flat No. 505, 5th Floor, Wing - B, "**Parasnath Darshan Co-Op. Hsg. Soc. Ltd.**", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, Country - India belongs to **Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10668 / 2009 Dated 17.11.2009 between M/s. Nadkar & Dharamashi Developers (The Builder) And Shri. Sudhir Harishchandra Chile (The Purchaser).
2)	Copy of Society Share Certificate No.53 Dated 27.11.2024 And Sudhir Harishchandra Chile, Shweta S. Chile & Harishchandra Z. Chile (The Purchasers) issued by .

Location

The said building is located at Village - Kirol, Vidhyavihar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086. The property falls in Residential Zone. It is at a traveling distance 800 Mtrs. from Vidhya Vihar Railway Station.

Building

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 Normal. The building is used for Residential purpose. 5th Floor is having 5 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical



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wiring with concealed etc.

Valuation as on 24th July 2024

The Carpet Area of the Residential Flat	:	450.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2000 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	24 Years
Cost of Construction	:	540.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,50,000.00
Depreciation $\{(100 - 10) \times (24 / 60)\}$:	36.00%
Amount of depreciation	:	₹ 4,86,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,54,865/- per Sq. M. i.e. ₹ 14,387/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,637/- per Sq. M. i.e. ₹ 12,322/- per Sq. Ft.
Value of property as on 24th July 2024	:	450.00 Sq. Ft. X ₹ 21,000 = ₹94,50,000.00

(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 24th July 2024	:	₹ 94,50,000.00 - ₹ 4,86,000.00 = ₹ 89,64,000.00
Total Value of the property	:	₹ ₹ 89,64,000.00
The realizable value of the property	:	₹80,67,600.00
Distress value of the property	:	₹71,71,200.00
Insurable value of the property (540.00 X 2,500.00)	:	₹13,50,000.00
Guideline value of the property (540.00 X 12322.00)	:	₹66,53,880.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 505, 5th Floor, Wing - B, "Parasnath Darshan Co-Op. Hsg. Soc. Ltd.", Kirol Kurla Road, Near Credit Line Showroom, Village - Kirol, Vidhyavihar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India for this particular purpose at **₹ 89,64,000.00 (Rupees Eighty Nine Lakhs Sixty Four Thousands Only)** as on 24th 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 **24th July 2024** is **₹ 89,64,000.00 (Rupees Eighty Nine Lakhs Sixty Four Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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

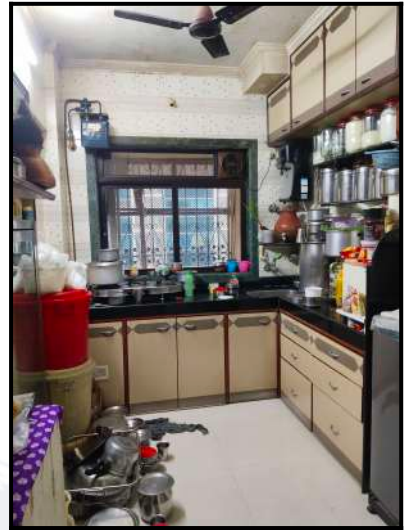
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

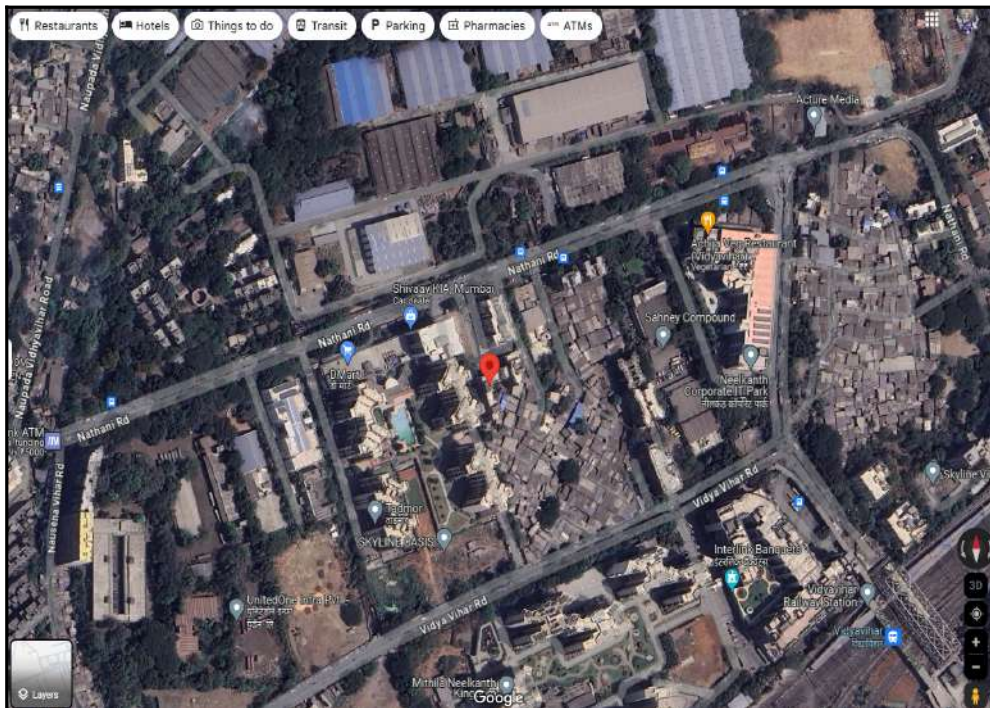
	Technical details		Main Building
1	No. of floors and height of each floor	:	Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th Floor
3	Year of construction	:	2000 (As per site information)
4	Estimated future life	:	36 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 with M. S. Grills, .
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

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	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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.	:								
17	Compound wall Height and length Type of construction	:								
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								

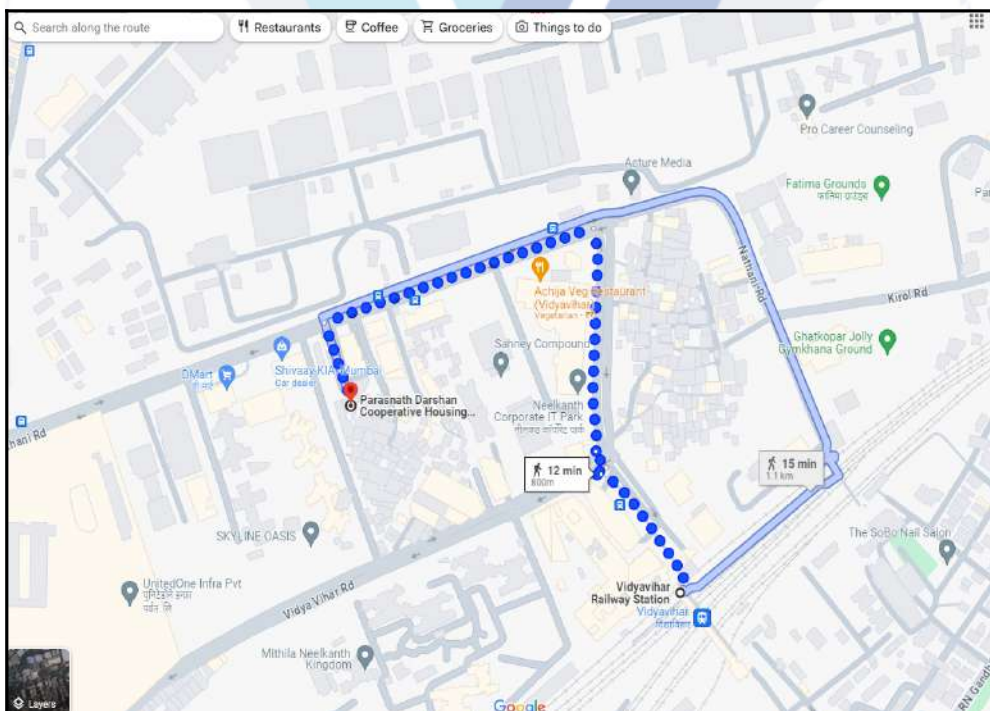
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property




Longitude Latitude: 19°4'51.7"N 72°53'37.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vidhya Vihar - 800 Mtrs.).

Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details
 Select Type: Development Agreement Tenant Occupied Other
 Division Name: Mumbai Help on Division
 District Name: मुंबई(उपनगर) Zone Name: 194.तेरान - कुरो
 Attribute: इतर SubZone Name: 1041459भुम्बा: उतरस र

Open Land	Residence	Office	Shop	Industry	Unit
62250	147490	169610	184380	147490	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	147490			
Increase by 5% on Flat Located on 5 th Floor	7374.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,54,865.00	Sq. Mtr.	14,387.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	62250			
The difference between land rate and building rate(A-B=C)	92,614.50			
Percentage after Depreciation as per table(D)	24%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,32,637.00	Sq. Mtr.	12,322.00	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

Price Indicators


Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,222.00	₹18,519.00	-

The screenshot shows a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of ₹1 Cr @ 22,222 per sq.ft. and an estimated EMI of ₹79,870. The property is located in New Parasnath Darshan, Khalai Village, Vidyavihar, Mumbai. Key details include: Carpet area: 450 sq.ft. (41.81 sq.m.), Configuration: 1 Bedroom, 1 Bathroom, No Balcony, Price: ₹1 Crore @ 22,222 per sq.ft. (Negotiable), Address: New Parasnath Darshan, Khalai Village, Vidyavihar, Mumbai, Floor Number: 3rd of 7 Floors, Facing: East, Overlooking: Main Road, and Property Age: 10+ Year Old. The listing also includes a "RERA STATUS" of "NOT AVAILABLE" and a "Send Feedback" button.

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	458.00	550.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹21,834.00	₹18,182.00	-



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



1 BHK Flat In Shree Ambika Darshan Apartment For S...
Kirod Road, Khalai Village, Vidya Vihar West, Ghatkopar West, Mumbai, ...

₹ 1 Crore
Negotiable

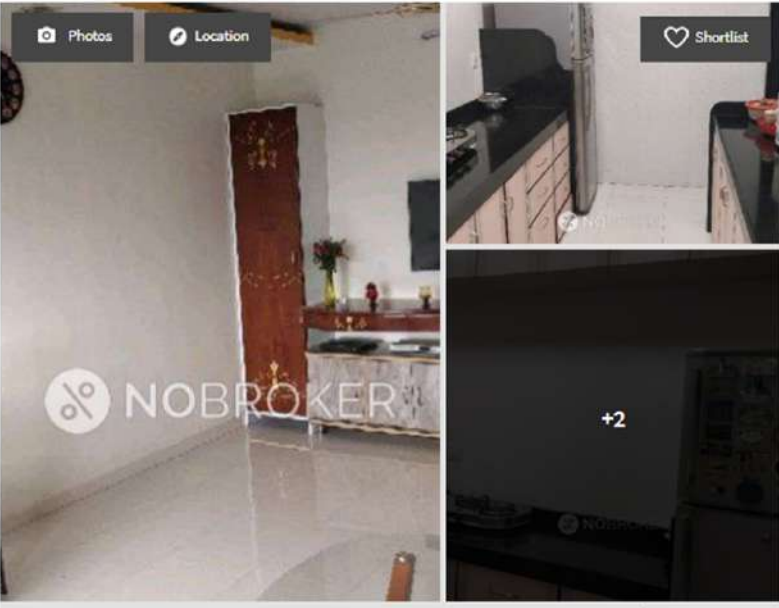
₹ 57,314/Month
Estimated EMI

550
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Vidyavihar / 1bhk Flat for Sale in Vidyavihar / Property Details

Photos
Location



[Shortlist](#)

1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Balcony

Bike and Car
Parking

Mar 22, 2024
Posted On

Immediately
Possession

Shree Ambika Dars...
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 Mumbai Ghatkopar | Kalina | Community Service | Apollo Spectra Hospital
TECNO Marol Naka Metro Station

Overview

<p> Age of Building: 5-10 Years</p>	<p> Ownership Type: Self Owned</p>
<p> Maintenance Charges: ₹4.5 Per Sq.Ft/M</p>	<p> Flooring: Vitrified Tiles</p>
<p> Builtup Area: 550 Sq.Ft</p>	<p> Furnishing Status: Semi Furnish Now</p>
<p> Facing: North</p>	<p> Floor: 5/6</p>
<p> Parking: Bike And Car</p>	<p> Gated Security: No</p>

Activity On This Property

0

Unique Views

0


Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

 **1 BHK Flat In New Para...**
State Bank of India
Within 5 km

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	383.00	460.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,684.00	₹13,891.00	-



14054370

28-02-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 14054/2023

नोंदणी :

Regn: 63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमूद करावे	4347162
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 501, माळा नं: 5 वा मजला, इमारतीचे नाव: ए विंग, न्यू पारसनाथ दर्शन कॉ ऑप हौ सो लि, ब्लॉक नं: खालाई व्हिलेज, विद्याविहार पश्चिम, रोड : किरोळ कुर्ला रोड, इंदिरा नगर, मुंबई - 400086 (C.T.S. Number : 617 ;)
(5) क्षेत्रफळ	460 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:-सुरेश गणपती जाधव वय:-53 पत्ता:-फ्लॉट नं: फ्लॉट नं. 501 , माळा नं: 5 वा मजला, इमारतीचे नाव: न्यू पारसनाथ दर्शन, ब्लॉक नं: खालाई व्हिलेज, विद्याविहार पश्चिम , रोड नं: किरोळ कुर्ला रोड, इंदिरा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AEDPJ7499F 2): नाव:-आशा सुरेश जाधव वय:-48 पत्ता:-फ्लॉट नं: फ्लॉट नं. 501 , माळा नं: 5 वा मजला, इमारतीचे नाव: न्यू पारसनाथ दर्शन, ब्लॉक नं: खालाई व्हिलेज, विद्याविहार पश्चिम , रोड नं: किरोळ कुर्ला रोड, इंदिरा नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AFLPJ6985P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशुतोष सुनिल सांगले वय:-23; पत्ता:-फ्लॉट नं: रूम नं.5 , माळा नं: ., इमारतीचे नाव: अस्कर विला , ब्लॉक नं: फातिमा हायस्कुल जवळ, विद्याविहार पश्चिम , रोड नं: किरोळ व्हिलेज , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-LCBPS0894N 2): नाव:-मंजू सुनिल सांगले वय:-46; पत्ता:-फ्लॉट नं: रूम नं.5 , माळा नं: 5 वा मजला, इमारतीचे नाव: अस्कर विला , ब्लॉक नं: फातिमा हायस्कुल जवळ, विद्याविहार पश्चिम, रोड नं: किरोळ व्हिलेज , महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AJXPT9071G
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14054/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
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 **24th 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.



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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 **₹ 89,64,000.00 (Rupees Eighty Nine Lakhs Sixty Four Thousands 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



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