



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna**

Residential Flat No. A-1803, 18th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India.

Latitude Longitude : 19°8'34.5"N 72°49'49.6"E

Intended User:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

Pratik Avenue, 1st 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. A-1803, 18th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 102, State - Maharashtra , Country - India belongs to **Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna .**

Boundaries of the property

North : Internal Road
South : Ashiyana CHSL
East : Wing - B
West : Sagar Apartment

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 **₹ 2,50,34,460.00 (Rupees Two Crore Fifty Lakhs Thirty Four Thousands Four Hundred And Sixty 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. A-1803, 18th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, 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 07.10.2024 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna
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. A-1803, 18 th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India. Contact Person : Mr. Naushad Khan (Agent) Contact No. 9594190484
6	Location, Street, ward no	Adarsh Nagar No. 1 Village - Oshiwara, Jogeshwari (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1(Part) of Village - Oshiwara
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	<p>Carpet Area in Sq. Ft. = 780.50 (Area as per Site measurement) Carpet Area in Sq. Ft. = 734.00 Balcony Area in Sq. Ft. = 29.00 Duct Area in Sq. Ft. = 17.00</p> <p>Carpet Area in Sq. Ft. = 825.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 990.00 (Carpet Area + 20%)</p> <p>All the above areas are 5% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Jogeshwari (West) Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 102
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. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna
	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 local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	53,300.00 (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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2011 (As per agreement)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, MRO-A1, Vile Parle (East) Branch Branch to assess Fair Market Value as on 07.10.2024 for Residential Flat No. A-1803, 18th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India belongs to **Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.17077 / 2024 Dated 03.10.2024 between Mrs. Sushila R. Gupta & Mr. Vishal R. Gupta(The Transferor) And Mr. Harish Madanlal Gadodiya & Mr. Ved Rohit Bubna (The Transferee).
----	--

Location

The said building is located at Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102. The property falls in Residential Zone. It is at a traveling distance 400 Mtrs. from Lower Oshiwara Metro Station.

Building

The building under reference is having Ground + 1 Podium + 22 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



purpose. 18th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 18th Floor The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + 3 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 7th October 2024

The Carpet Area of the Residential Flat	:	825.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2011 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	990.00 Sq. Ft. X ₹ 2,800.00 = ₹ 27,72,000.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$:	19.50%
Amount of depreciation	:	₹ 5,40,540.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,25,962/- per Sq. M. i.e. ₹ 20,993/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,10,453/- per Sq. M. i.e. ₹ 19,552/- per Sq. Ft.
Value of property as on 7th October 2024	:	825.00 Sq. Ft. X ₹ 31,000 = ₹ 2,55,75,000.00

(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 7th October 2024	:	₹ 2,55,75,000.00 - ₹ 5,40,540.00 = ₹ 2,50,34,460.00
Total Value of the property	:	₹ ₹ 2,50,34,460.00
The realizable value of the property	:	₹ 2,25,31,014.00
Distress value of the property	:	₹ 2,00,27,568.00
Insurable value of the property (990.00 X 2,800.00)	:	₹ 27,72,000.00
Guideline value of the property (990.00 X 19552.00)	:	₹ 1,93,56,480.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-1803, 18th Floor, Wing - A, Shiv Shivam, "Oshiwara Adarsh Co-Op. Hsg. Soc. Ltd. ", Adarsh Nagar No. 1, New Link Road , Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India for this particular purpose at **₹ 2,50,34,460.00 (Rupees Two Crore Fifty Lakhs Thirty Four Thousands Four Hundred And Sixty Only)** as on 7th October 2024

NOTES



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **7th October 2024** is **₹ 2,50,34,460.00 (Rupees Two Crore Fifty Lakhs Thirty Four Thousands Four Hundred And Sixty 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 + 1 Podium + 22 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 18 th Floor
3	Year of construction	:	2011 (As per agreement)
4	Estimated future life	:	47 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 + POP Finish.

Technical details		Main Building
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.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 3 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

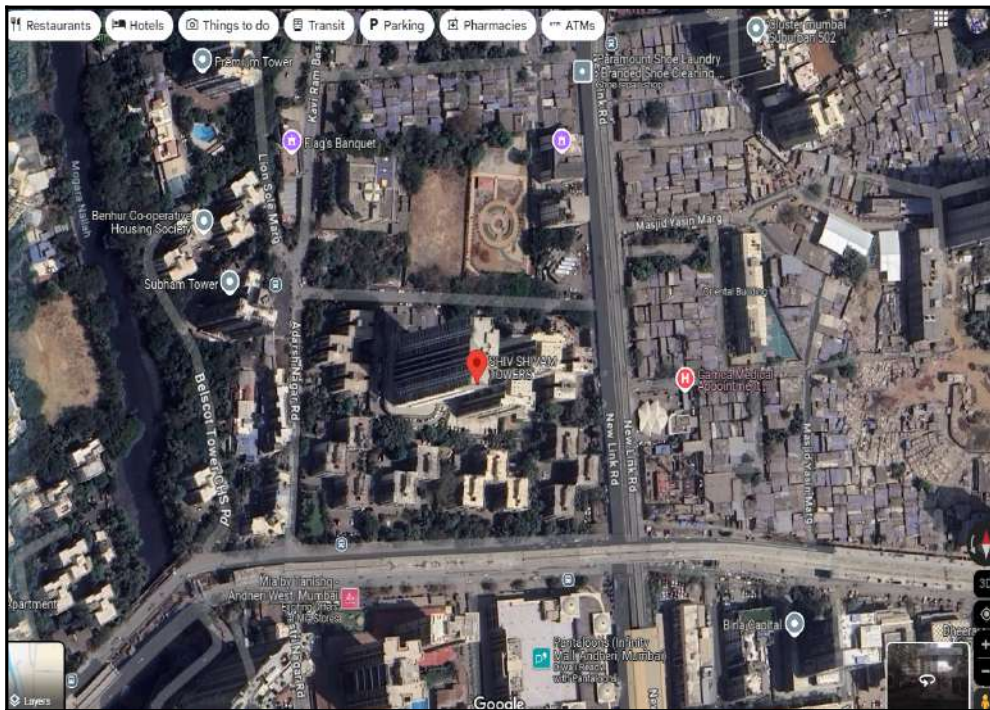
Actual Site Photographs



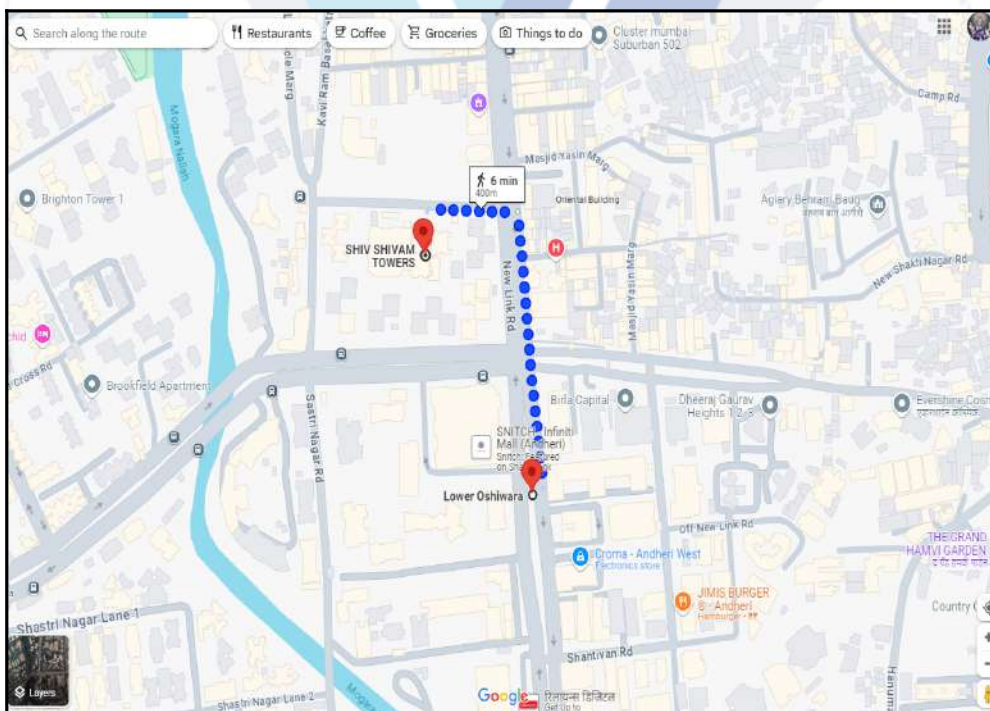
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°8'34.5"N 72°49'49.6"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Lower Oshiwara - 400 Mtrs.).

Ready Reckoner Rate


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

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन



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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
106660	205420	242570	275800	219880	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	205420			
Increase by 10% on Flat Located on 18 th Floor	20542			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,25,962.00	Sq. Mtr.	20,993.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	106660			
The difference between land rate and building rate(A-B=C)	119,302.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,10,453.00	Sq. Mtr.	19,552.00	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	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	295.83	355.00	426.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹31,099.00	₹25,915.00	₹21,596.00

NOBROKER | Pay Rent | Post Your Property | Sinu Surendran

1 RK Flat In Paradigm El Signora For Sale I... | Loan Verified | ₹92 Lacs Negotiable | ₹52,729/Month Estimated EMI | 355 Sq.Ft | Need Home Loan Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari west / 1rk Flat for Sale in Jogeshwari west / Property...

1 Bedroom | No. of Bedroom | Sep 3, 2024 | Posted On

1 Bathroom | No. of Bathroom | Immediately | Possession

NA | Balcony | Paradigm El Signora | Apartments

None | 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: VIJAYA BANK, GOREGAON WEST | Jogeshwari West | Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | Goregaon (East)

Overview

- Age of Building: Newly Constructed
- Maintenance Charges: ₹5.6 Per Sq.Ft/M
- Builtup Area: 355 Sq.Ft
- Facing: West
- Parking: None
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Furnishing Status: Semi **Furnish Now**
- Floor: 10/23
- Coted Security: Yes

NoBroker Services

NoBroker Support

18TH JULIO, 2024

NoBroker: Hi, I can help you find a preferred house. What is your buying budget? | 10:59 AM

NoBroker: Hi, I can help you find a preferred house. What is your buying budget? | 11:21 AM



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	800.00	960.00	1,152.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,125.00	₹27,604.00	₹23,003.00

99acres Buy | Enter Locality / Project / Society / Landmark | Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Jogeshwari > Flats in Adarsh Nagar > 2 BHK Flats in Adarsh Nagar

Posted on Aug 21, 2024

₹2.65 Cr @ 20,384 per sq.ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 in Lashkaria Green Height, Adarsh Nagar, Jogeshwari

Estimated EMI ₹ 2,11,657

RERA STATUS: NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Videos (1) | **Property (9)** | **Society (5)**

Area
 Super Built up area 1300 sq.ft. (130.77 sq.m.)
 Carpet area: 800 sq.ft. (74.32 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 3 Balconies with Others

Price
 ₹ 2.65 Crore
 @ 20,384 per sq.ft. (Negotiable) View Price Details

Address
 Lashkaria Green Height
 Adarsh Nagar, Jogeshwari

Floor Number
 12th of 23 Floors

Facing
 North

Overlooking
 Others, Main Road

Property Age
 5 to 10 Year Old

Places nearby
 112, Adarsh Nagar, Jogeshwari

Crystal Plaza | Infinity Mall Car Parking | Ambey Maatha Mandir | Noor Masjid | Hanuman Temple | Bank

Why you should consider this property?

Key Highlights of the property

- ✓ North Facing
- ✓ Close to Hospital
- ✓ Close to Metro Station
- ✓ Close to Market

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Marble | Furnishing: Furnished
 Gated Community: Yes | Corner Property: Yes | Parking: 1 Covered | WheelChair Friendly: Yes

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	825.23	990.28	1,188.34
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹26,175.00	₹21,812.00	₹18,177.00

14884513 29-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 14884/2024 नोंदणी : Regn:03m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	21600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	20693100	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं.:सदनिका नं.बी/904, माळा नं: 9 वा मजला,प्लॉट नं.1 ते 180, इमारतीचे नाव: शिव शिवम, ब्लॉक नं: ओशिवरा,जोगेश्वरी पश्चिम,मुंबई - 400102, रोड : आदर्श नगर नं.1, न्यू लिंक रोड, इतर माहिती: ओशिवरा आदर्श को-ऑप ही सो लि.((C.T.S. Number : 1(pt) ;))	
(5) क्षेत्रफळ	92.00 चौ.मीटर	
(6)आकारणी किंवा जुडी ट्रेप्यात 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:-बबिता रामचंद्र राजपूत वय:-52 पत्ता:-प्लॉट नं: सदनिका नं.बी/904, माळा नं: 9 वा मजला,प्लॉट नं.1 ते 180, इमारतीचे नाव: शिव शिवम,ओशिवरा आदर्श को-ऑप ही सो लि., ब्लॉक नं: ओशिवरा,जोगेश्वरी पश्चिम,मुंबई , रोड नं: आदर्श नगर नं.1, न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AAFPR3142R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गजेश लाभचंद्र जैन वय:-41; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: ब्रुकफील्ड सोसायटी, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: ओल्ड लोखंडवाता कॉम्प्लेक्स रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ADCPJ4746M 2): नाव:-अंकिता जैन वय:-36; पत्ता:-प्लॉट नं: सदनिका नं.502, माळा नं: -, इमारतीचे नाव: ब्रुकफील्ड सोसायटी, ब्लॉक नं: अंधेरी पश्चिम,मुंबई, रोड नं: ओल्ड लोखंडवाता कॉम्प्लेक्स रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AULPDS049F	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14884/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1296000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	825.33	990.39	1,188.47
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,716.00	₹23,930.00	₹19,942.00

8641322 13-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 8641/2024 नोंदणी : Regn:83m
गावाचे नाव : ओशिवरा		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	23700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21883842.42	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1102,बी विंग, माळा नं: 11 वा मजला, शिव शिवम टॉवर, इमारतीचे नाव: ओशिवरा आदर्श को.ऑप.हो.सोसा.लि., ब्लॉक नं: प्लॉट नं. 1 ते 180,आदर्श नगर नं. 1,न्यू लिंक रोड, रोड : ओशिवरा,जोगेश्वरी प. मुंबई 400102., इतर माहिती: सदनिकेचे एकुण क्षेत्र 825 चौरस फूट कारपेट.31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक-2021/अ.नै.स.क्र.12/व्य.क्र 107 /म-1(धोरण) व दि. 26 मे 2023 (असाधारण क्र 208) अन्वये सुधारीत धोरण या नुसार दस्तऐवजास महिला खरेदीदारास 1% मुद्रांक शूल्काची सवलत देण्यात आली आहे..((C.T.S. Number : 1/A ;))	
(5) क्षेत्रफळ	92.01 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:-रवि मोतीलाल हिरानी वय:-51 पत्ता:-प्लॉट नं: सदनिका क्र. 1102, बी विंग, माळा नं: 11 वा मजला , इमारतीचे नाव: ओशिवरा आदर्श को.ऑप.हो.सोसा.लि., ब्लॉक नं: प्लॉट नं. 1 ते 180, आदर्श नगर नं. 1, न्यू लिंक रोड , रोड नं: ओशिवरा, जोगेश्वरी प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-AAUPH3770J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेह - लता वय:-60; पत्ता:-प्लॉट नं: ए-1/173-ए, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जनक पुरी, अ.पो. पीलर नं. 613, जनकपुरी ए-3 , रोड नं: वेन्ट दिल्ली, दिल्ली, दिल्ली, पश्चिम दिल्ली. पिन कोड:-110058 पॅन नं:-AFGPL8321N	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8641/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1185000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	825.23	990.28	1,188.34
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹27,507.00	₹22,923.00	₹19,102.00

7298512

19-05-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 7298/2024

नोंदणी :

Regn:03m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21882752
(4) भू-मापन,पोटोहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी /604, माळा नं: सहावा मजला,शिव शिवम बिल्डिंग, इमारतीचे नाव: ओशिवरा आदर्श को- ऑप. ही. सोसा. लि., ब्लॉक नं: जोगेश्वरी पश्चिम,मुंबई - 400102, रोड : आदर्श नगर नं. 1,न्यू लिंक रोड,ओशिवरा((C.T.S. Number : 1 (pt) ;))
(5) क्षेत्रफळ	92 चौ.मीटर
(6) आकारणी किंवा जुळी 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:-प्रीतम कौर ए. मोखा AYTPM2286P वय:-68 पत्ता:-प्लॉट नं: बी /604, माळा नं: सहावा मजला, शिव शिवम बिल्डिंग, इमारतीचे नाव: ओशिवरा आदर्श को- ऑप. ही. सोसा. लि., ब्लॉक नं: जोगेश्वरी पश्चिम, मुंबई, रोड नं: आदर्श नगर नं. 1, न्यू लिंक रोड, ओशिवरा, महाराष्ट्र, MUMBAI. पिन कोड:-400102 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशांत पांडे वय:-35; पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: आयरिस, सी विंग, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: ऑप. सिल्हर सरिता, नेक्स्ट टू जेपी इन्फ्रा, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AZGPP1580M 2): नाव:-श्रद्धा पांडे वय:-35; पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: आयरिस, सी विंग, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: ऑप. सिल्हर सरिता, नेक्स्ट टू जेपी इन्फ्रा, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-DPCPS9363N
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	10/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7298/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1362000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	
मुत्पांकनासाठी 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 **7th October 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.

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 **₹ 2,50,34,460.00 (Rupees Two Crore Fifty Lakhs Thirty Four Thousands Four Hundred And Sixty 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

