

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik**

Residential Flat No. 405, 4<sup>th</sup> Floor, Wing - B, "**Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.**", A.D. Marg  
, Village - Parel Sewree Division , Municipality Ward No. F/South, District - Mumbai , Sewree,  
Mumbai, PIN - 400 015, State - Maharashtra, India.

Latitude Longitude : 18°59'52.1"N 72°51'4.2"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

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- |  |  |   |   |
|--|--|---|---|
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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. 405, 4<sup>th</sup> Floor, Wing - B, "**Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.**", A.D. Marg, Village - Parel Sewree Division, Municipality Ward No. F/South, District - Mumbai, Sewree, Mumbai, PIN - 400 015, State - Maharashtra, India belongs to **Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik.**

Boundaries	:	Building	Flat
North	:	Acharya Donde Marg	Entrance
South	:	Slum Area	Passage
East	:	RBL Bank	Flat No. 406
West	:	Shree Datta Mandir	Flat No. 404

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 **₹ 91,63,152.00 (Rupees Ninety One Lakhs Sixty Three Thousands One Hundred And Fifty Two 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. 405, 4<sup>th</sup> Floor, Wing - B, "**Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.**", A.D. Marg, Village - Parel Sewree Division, Municipality Ward No. F/South, District - Mumbai, Sewree, Mumbai, PIN - 400 015, 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 14.09.2024 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	<b>Mr. Shridhar Govind Mahadik &amp; Mrs. Suvidha Shridhar Mahadik</b>
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	<b>Address:</b> Residential Flat No. 405, 4 <sup>th</sup> Floor, Wing - B, " <b>Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.</b> ", A.D. Marg, Village - Parel Sewree Division, Municipality Ward No. F/South, District - Mumbai, Sewree, Mumbai, PIN - 400 015, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Shridhar Govind Mahadik (Owner) Contact No. 8652695233
6	Location, Street, ward no	Municipality Ward No - F/South, A.D. Marg Village - Parel Sewree Division, District - Mumbai
7	Survey / Plot No. of land	CTS No - 172, 6/172 of Village - Parel Sewree Division
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	



12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 258.22 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 270.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 324.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Parel Sewree Division , District - Mumbai , Pin - PIN - 400 015
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik
	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 MHADA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,000.00 (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	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.

39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1993 (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.
	<b>Remark:</b> All the above areas are 4% 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.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch Branch to assess Fair Market Value as on 14.09.2024 for Residential Flat No. 405, 4<sup>th</sup> Floor, Wing - B, "**Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.**", A.D. Marg , Village - Parel Sewree Division , Municipality Ward No. F/South, District - Mumbai , Sewree, Mumbai, PIN - 400 015, State - Maharashtra, India belongs to **Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik.**

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

1)	Copy of Sale Deed No.6775 / 2018 Dated 30.05.2018 between Mr. Amritlal Panalal Soni (The Vendor) And Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik(The Purchasers).
2)	Copy of Electricity Bill Consumer No.519-173-096*1 dated 21.08.2024 in the name of Mr. Shridhar Govind Mahadik.

### Location

The said building is located at Municipality Ward No - F/South, Village - Parel Sewree Division District - Mumbai , PIN - 400 015. The property falls in Residential Zone. It is at a traveling distance 550 Mtrs. from Sewri Railway Station.

### Building

The building under reference is having Ground + 5 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. 4th Floor is having 6 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living



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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 wiring with concealed etc.

### Valuation as on 14th September 2024

The Carpet Area of the Residential Flat	:	270.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1993 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	31 Years
Cost of Construction	:	324.00 Sq. Ft. X ₹ 2,800.00 = ₹ 9,07,200.00
Depreciation $\{(100 - 10) \times (31 / 60)\}$	:	46.50%
Amount of depreciation	:	₹ 4,21,848.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,10,384/- per Sq. M. i.e. ₹ 10,255/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 93,141/- per Sq. M. i.e. ₹ 8,653/- per Sq. Ft.
Value of property as on 14th September 2024	:	270.00 Sq. Ft. X ₹ 35,500 = ₹95,85,000.00

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

<b>Fair value of the property as on 14th September 2024</b>	:	<b>₹ 95,85,000.00 - ₹ 4,21,848.00 = ₹ 91,63,152.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 91,63,152.00</b>
<b>The realizable value of the property</b>	:	<b>₹82,46,837.00</b>
<b>Distress value of the property</b>	:	<b>₹73,30,522.00</b>
<b>Insurable value of the property (324.00 X 2,800.00)</b>	:	<b>₹9,07,200.00</b>
<b>Guideline value of the property (324.00 X 8653.00)</b>	:	<b>₹28,03,572.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 405, 4<sup>th</sup> Floor, Wing - B, "Sewree Ashirwad Co-Op. Hsg. Soc. Ltd.", A.D. Marg, Village - Parel Sewree Division, Municipality Ward No. F/South, District - Mumbai, Sewree, Mumbai, PIN - 400 015, State - Maharashtra, India for this particular purpose at **₹ 91,63,152.00 (Rupees Ninety One Lakhs Sixty Three Thousands One Hundred And Fifty Two Only)** as on 14th September 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 **14th September 2024** is **₹ 91,63,152.00 (Rupees Ninety One Lakhs Sixty Three Thousands**



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**One Hundred And Fifty Two 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 + 5 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 4 <sup>th</sup> Floor
3	Year of construction	:	1993 (As per agreement)
4	Estimated future life	:	29 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 Masonry.
8	Partitions	:	6" Thk. Brick Masonry.
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



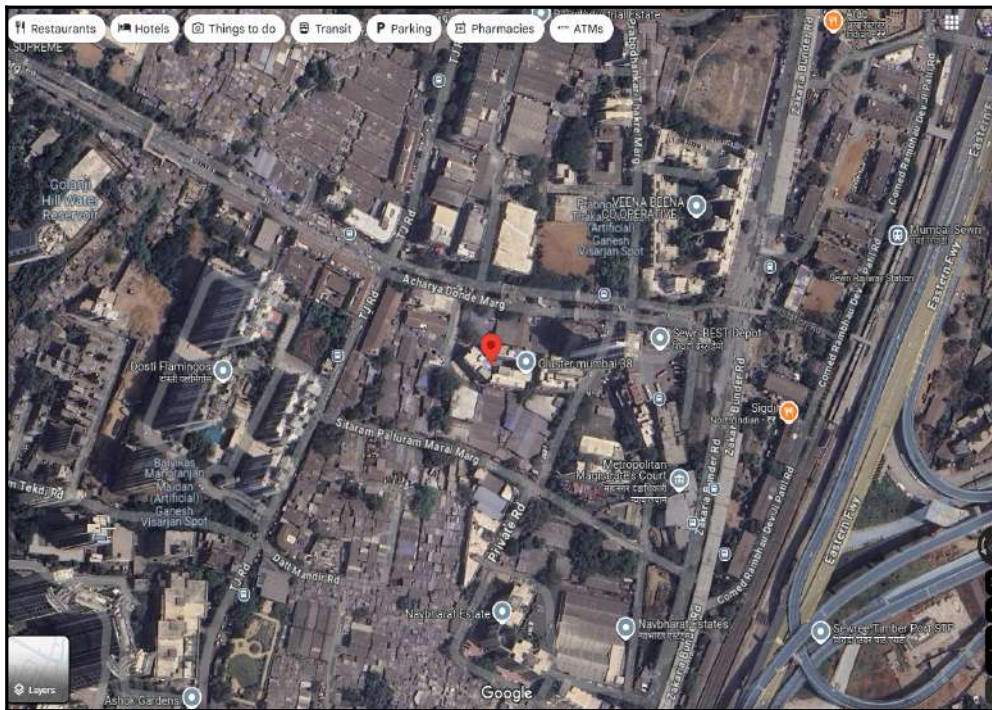
Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary										
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.										
18	No. of lifts and capacity	: Not Provided										
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

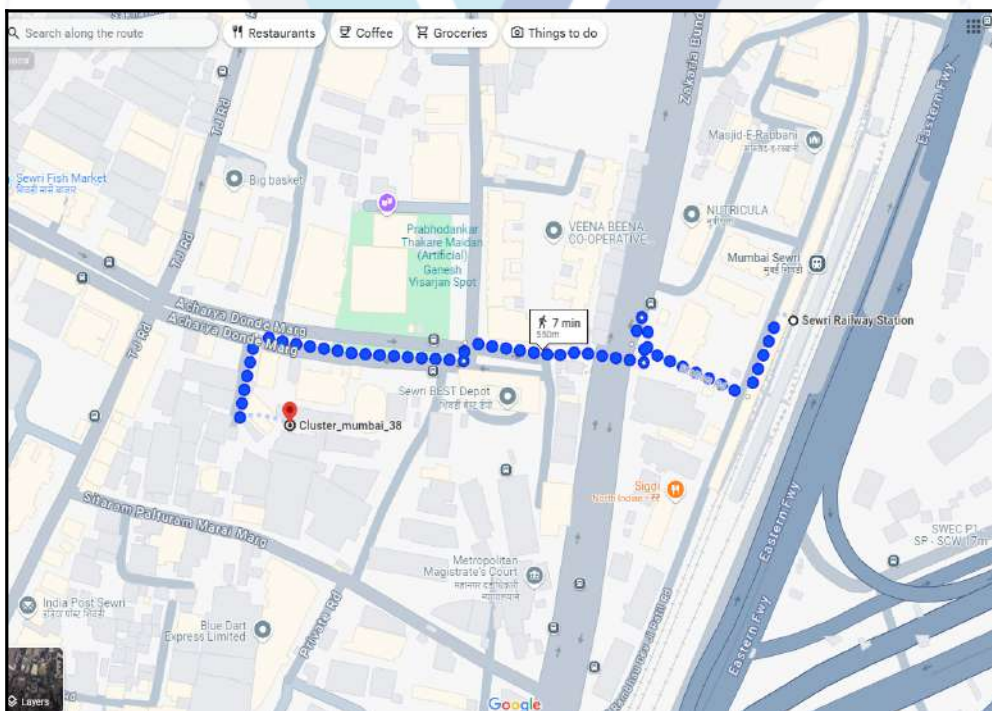




## Route Map of the property



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



**Longitude Latitude: 18°59'52.1"N 72°51'4.2"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Sewri - 550 Mtrs. ).

## Ready Reckoner Rate

DIVISION / VILLAGE : PAREL SEWRI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater <span style="color: blue;">Mumbai</span>					
Land Mark	Terrain: Rafi Ahmad Kidwai Road to the east, T. Jivraj Road to the West (P. Sawant Chowk), Acharya Donde Marg (King Edward Road) to the North. All the Area in this Portion.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/84A	54760	137980	161020	256400	141150
<b>CS No.</b> 1/165, 1/167, 1/168, 1/169, 1/172, 1/173, 1/178, 1/212, 1/216, 1/234, 1A/167, 1A/168, 1B/167, 1B/168, 1B-1/168, 1C/167, 1C/168, 1D/167, 1D/168, 1E/167, 1F/167, 2/147, 2/167, 2/169, 2/173, 2/216, 2A/216, 2B/172, 2C/172, 2D/172, 2F/172, 3/167, 3/172, 3A/147, 3A/167, 3B/167, 4/167, 4/172, 4B/147, 4B/167, 4C/167, 4D/167, 4E/167, 4F/167, 4G/167, 5/172, 5A/172, 5B/172, 5C/172, 5C-1/172, 5D/172, 5D-1/172, 5E/172, 5F/172, 5F-1/172, 5F-2/172, 5G/172, 5G-1/172, 5H/172, 5I/172, 5J/172, 6/172, 6A/172, 7/172, 8/172, 9/172, 10/172, 11/172, 12/172, 14/147, 22A/145, 22A/147, 32/147, 36/147, 46/147, 143/74, 147PT, 164, 165, 165, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 211, 212, 213, 214, 215, 237PT, 366/145, 426/145, 450, 453, 456, 853, 853, 857, 862						
<a href="#" style="color: blue; text-decoration: none;">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	137980			
Decrease by 20% on Flat Located on 4 <sup>th</sup> Floor	27596			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,10,384.00</b>	<b>Sq. Mtr.</b>	<b>10,255.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	54760			
The difference between land rate and building rate(A-B=C)	55,624.00			
Percentage after Depreciation as per table(D)	31%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>93,141.00</b>	<b>Sq. Mtr.</b>	<b>8,653.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%


### 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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	191.67	230.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹39,130.00	₹32,609.00	-



Pay Rent
Post Your Property
New
Trupti Parmani
Menu



**1 RK Flat In Sai Dam For Sale In Parel**  
Acharya Donde Marg near King Edward Memorial Hospital (KE...

**₹ 75 Lacs**  
Non-negotiable

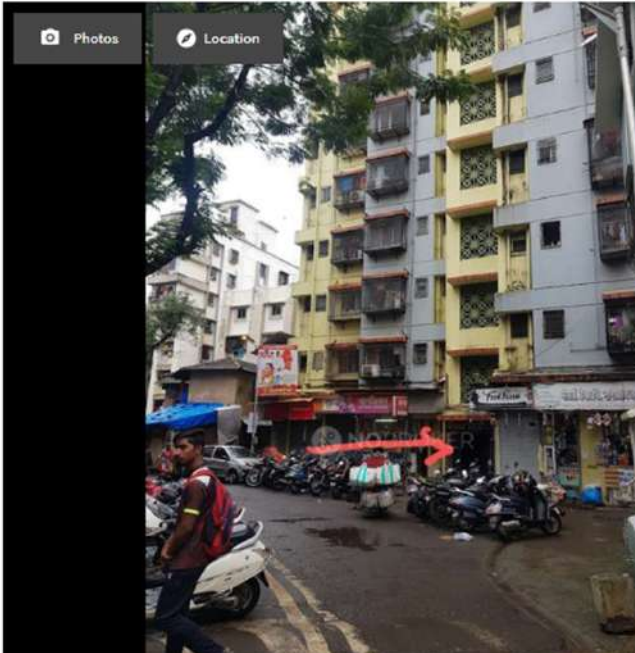
**₹ 42,985/Month**  
Estimated EMI

**230**  
Sq.Ft

Need Home Loan ?  
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Photos
Location
Shortlist



**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Bike**  
Parking

**May 22, 2024**  
Posted On

**Immediately**  
Possession

**Sai Dam**  
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: Peninsula Business Park High Street Phoenix ITC Grand Central A Luxury Collection Hotel INOX Nakahatra Mall Tata Memorial Hospital

**Overview**

<b>Age of Building</b> >10 Years	<b>Ownership Type</b> Self Owned
<b>Maintenance Charges</b> ₹6.5 Per Sq.Ft/M	<b>Flooring</b> NA
<b>Builtup Area</b> 230 Sq.Ft	<b>Furnishing Status</b> Semi <span style="border: 1px solid #00a651; padding: 2px 5px;">Furnish Now</span>
<b>Facing</b> South-West	<b>Floor</b> 4/8

**Activity On This Property**

**350**  
Unique Views

**3**  
Shortlists

**2**  
Contacted

Powered By: NBEstimate

**Similar Properties**

## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹36,000.00	₹30,000.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark 
Post property FREE

Home > Property in Mumbai > 1 RK in Mumbai > 1 RK in Parel Posted on Aug 09, 2024 | Ready to move

**₹81 Lac** @ 37,333 per sq.ft.  
Estimated EMI ₹64,695

**1RK 1Bath**  
Studio Apartment for Sale  
In Saidham Society, Parel, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://mahanera.maharashtra.gov.in/>

[Overview](#)   [Society](#)   [Owner Details](#)   [Explore Locality](#)   [Recommendations](#)   [Articles](#)

Contact Owner FREE

Shortlist

Property (8)   Society (2)

Photos (1/8)

**Area**  
Carpet area: 225 sq.ft. (20.9 sq.m.)

**Price**  
₹ 81 Lac  
@ 37,333 per sq.ft.

**Floor Number**  
6<sup>th</sup> of 7 Floors

**Property Age**  
10+ Year Old

**Configuration**  
1 Room, 1 Bathroom, No Balcony

**Address**  
Saidham Society  
Parel, Mumbai

**Overlooking**  
Main Road

**Places nearby** View All (50)

Parel, Mumbai

Charkop Market
Hanuman Temple
Amba Mata Mandir
Durgeshwari Temple
Hunuman Mandir
Mangal M →

**Why should you consider this property?**

Close to School
Close to Hospital
Close to Market
Gated Society
Corner Property
Close to Railway Station
Overlooking Main Road

Natural Light
Airy Rooms
Vitrified Flooring

Transaction Type: Resale   Property Ownership: Freehold   Flooring: Vitrified   Furnishing: Semifurnished

Gated Community: Yes   Corner Property: Yes   Water Source: Municipal corporati...   Power Backup: None

Property Code: K76780711  
[www.99acres.com/K76780711](http://www.99acres.com/K76780711)

**VASTUKALA**  
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
U/120 MH2010 PTC207809

## Sale Instances

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	180.00	216.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹33,333.00	₹27,778.00	-

9/12/24, 3:10 PM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
9887450	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3	
12-09-2024		दस्त क्रमांक : 9887/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
<b>गावाचे नाव : परेल-शिवडी</b>			
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल		
(2)मोबदला	6000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2769258.6		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी-218, माळा नं: 2 रा मजला,बी-विंग, इमारतीचे नाव: शिवडी आशिर्वाद को. ऑप. हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड : शिवडी,मुंबई-400015( ( C.T.S. Number : 172 ; ) )		
(5) क्षेत्रफळ	20.07 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:-संजय लक्ष्मण म्हसकर वय:-47 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी/218, आशिर्वाद को. ऑप. हाऊसिंग सोसायटी, आचार्य दोंदे मार्ग, शिवडी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-ALXPM5628E 2): नाव:-अश्विनी संजय म्हसकर वय:-43 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी/218, आशिर्वाद को. ऑप. हाऊसिंग सोसायटी, आचार्य दोंदे मार्ग, शिवडी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-AHRPJ7414P		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयदीप दत्तात्रय पाटणे वय:-29; पत्ता:-प्लॉट नं: बी-405, माळा नं: 4 था मजला , इमारतीचे नाव: अझाद नगर एस. आर. ए. को. ऑप. हौसिंग सोसायटी, ब्लॉक नं: अझाद नगर रहीवासी संघ , रोड नं: प्लॉट नं.237, आचार्य दोंदे मार्ग, शिवडी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-CBYPP2271H 2): नाव:-रचना जयदीप पाटणे लल्लापूर्वीचे नाव रचना कृष्णा पाटील वय:-29; पत्ता:-बी-405, 4 था मजला , अझाद नगर एस. आर. ए. को. ऑप. हौसिंग सोसायटी, अझाद नगर रहीवासी संघ , प्लॉट नं.237, आचार्य दोंदे मार्ग, शिवडी, मुंबई, शिवडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400015 पॅन नं:-ETTPP9933F		
(9) दस्तऐवज करून दिल्याचा दिनांक	13/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	14/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	9887/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनच्छेद :-	(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 **14th September 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 **₹ 91,63,152.00 (Rupees Ninety One Lakhs Sixty Three Thousands One Hundred And Fifty Two 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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