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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre**

Residential Flat No. 309, 3rd Floor, "**Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd.**", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, State - Maharashtra, India.

Latitude Longitude : 19°6'48.9"N 72°50'22.4"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 309, 3rd Floor, "Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd.", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, State - Maharashtra, India belongs to **Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mhatre**.

Boundaries of the property

North	: Poonam Pearl Building
South	: Green Court Building & Azad Lane Road
East	: Mayfair Garden 1 CHSL
West	: Juhu Lane Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 41,27,625.00 (Rupees Forty One Lakhs Twenty Seven Thousands Six Hundred And Twenty Five 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 :

- | | | | |
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|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Residential Flat No. 309, 3rd Floor, "**Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd.**", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, 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 27.09.2024 for Bank Loan Purpose.
1	Date of inspection	26.09.2024
3	Name of the owner / owners	Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre
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. 309, 3 rd Floor, " Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd. ", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, State - Maharashtra, India. Contact Person : Mr. Rohan Nagesh Mhatre (Owner) Contact No. 8169664180
6	Location, Street, ward no	C. D. Burfiwala Road Village - Vile Parle, Andheri (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 489 (Pt), 511 (Pt), 512 (Pt) of Village - Vile Parle
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. = 206.59 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Gift Deed) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Vile Parle, Andheri (West) Taluka - Andheri, District - Mumbai Suburban, Pin - 400058
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. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	9,000.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential 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 – 2005 (As Per Part Occupancy Certificate)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 27.09.2024 for Residential Flat No. 309, 3rd Floor, "Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd.", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, State - Maharashtra, India belongs to **Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre.**

We are in receipt of the following documents:

1)	Copy of Gift Deed Dated 13.01.2024 between Mrs. Hemlata Nagesh Mahtre(The Donor) And Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre(The donee).
2)	Copy of Society Share Certificate Document No.043 Dated 09.05.2024 And Mr. Rohan Nagesh Mhatre & Mr. Rohit Nagesh Mahtre(The donee)issued by Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd..
3)	Copy of Part Occupancy Certificate No.SRA / ENG / 811 / KW / PL / AP Dated 11.04.2005 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058. The property falls in Residential Zone. It is at a traveling distance 1.2 Km from Andheri Railway Station.

Building

The building under reference is having Ground + 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. 3rd Floor is having 16 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is Living Room + Kitchen + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open-Conduit plumbing with Casing Capping Electrical wiring etc.

Valuation as on 27th September 2024

The Built Up Area of the Residential Flat	:	270.00 Sq. Ft.
-------------------------------------------	---	----------------



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Deduct Depreciation:

Year of Construction of the building	:	2005 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,500.00 = ₹ 6,75,000.00
Depreciation $\{(100 - 10) \times (19 / 60)\}$:	28.50%
Amount of depreciation	:	₹ 1,92,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,94,940/- per Sq. M. i.e. ₹ 27,401/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,66,662/- per Sq. M. i.e. ₹ 24,774/- per Sq. Ft.
Value of property as on 27th September 2024	:	270.00 Sq. Ft. X ₹ 16,000 = ₹43,20,000.00

(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 27th September 2024	:	₹ 43,20,000.00 - ₹ 1,92,375.00 = ₹ 41,27,625.00
Total Value of the property	:	₹ ₹ 41,27,625.00
The realizable value of the property	:	₹37,14,863.00
Distress value of the property	:	₹33,02,100.00
Insurable value of the property (270.00 X 2,500.00)	:	₹6,75,000.00
Guideline value of the property (270.00 X 24774.00)	:	₹66,88,980.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 309, 3rd Floor, "Juhu Azadnagar SRA Co-Op. Hsg. Soc. Ltd.", C. D. Burfiwala Road, Village - Vile Parle, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, 400058, State - Maharashtra, India for this particular purpose at **₹ 41,27,625.00 (Rupees Forty One Lakhs Twenty Seven Thousands Six Hundred And Twenty Five Only)** as on 27th 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 **27th September 2024** is **₹ 41,27,625.00 (Rupees Forty One Lakhs Twenty Seven Thousands Six Hundred And Twenty Five 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.



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PART III- VALUATION

I, hereby declare that

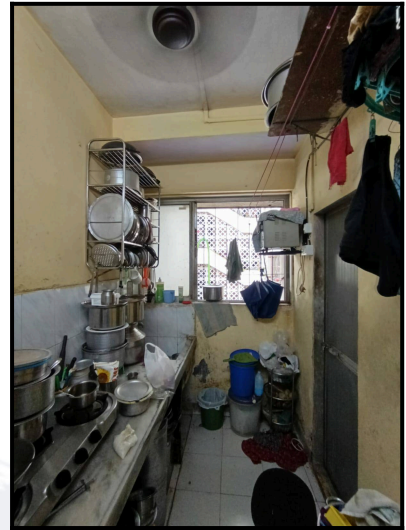
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 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 3 rd Floor				
3	Year of construction	: 2005 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 41 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, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
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.	: Open-Conduit plumbing with Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	
17	Compound wall Height and length Type of construction	:	
18	No. of lifts and capacity	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

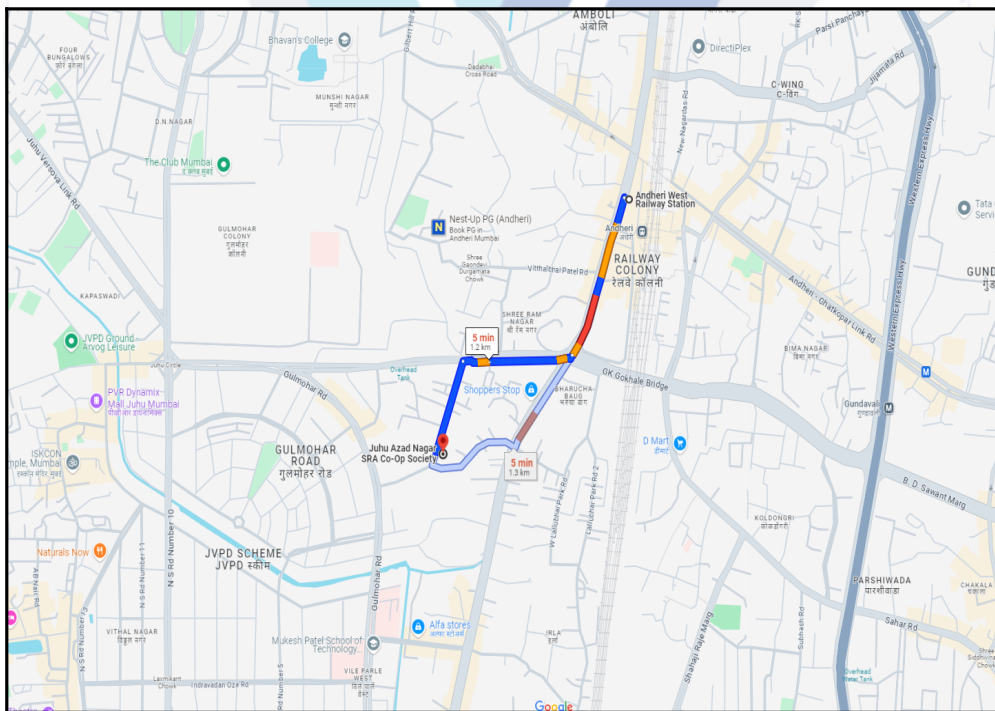
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°6'48.9"N 72°50'22.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Andheri - 1.2 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : VILE PARLE WEST 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 Mumbai					
Land Mark	Terrain: Village Boundary to the North, Swami Vivekanand Road (S.V. Road), to the East, Vaikunthlal Mehta Marg to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
37	37/190	153550	294940	339180	368670	294940
362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 401, 402, 404, 408, 411, 412, 413, 418, 420, 421, 422, 423, 425, 430, 434, 435, 438, 439, 444, 446, 447, 448, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 498, 499, 500, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 540, 542, 544, 545, 546, 547, 548, 549, 550, 551, 555, 556, 557, 558, 559, 560, 599, 660, 661, 662, 664, 668, 669, 670, 678, 679, 700, 701, 702, 703						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	294940			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,94,940.00	Sq. Mtr.	27,401.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	153550			
The difference between land rate and building rate(A-B=C)	141,390.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,66,662.00	Sq. Mtr.	24,774.00	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	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

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[Post Your Property](#)
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[Log in](#)

1 RK Flat In Juhu Azad Nagar Chs For Sale In Vi...
Gulmohar Road near Irla Masjid

₹ 45 Lacs
Negotiable

₹ 25,791/Month
Estimated EMI

225
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Juhu / 1rk Flat for Sale in Juhu / Property Details

Photos
Location

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Balcony

None
Parking

Jul 7, 2024
Posted On

Immediately
Possession

Juhu Azad Nagar Chs
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: HDFC Bank | Jogeshwari West | Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute
TECNO Marol Naka Metro Station | SunCity Mukta A2 Cinemas, Vile Parle (East)

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹4.4 Per Sq.Ft/M	Flooring Cement
Builtup Area 225 Sq.Ft	Furnishing Status Unfurnished Furnish Now
Facing East	Floor 7/7
Parking None	Gated Security Yes

Activity On This Property

1027
Unique Views

1
Shortlists

0
Contacted

Powered By : NBEstimate

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.17	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,074.00	₹16,729.00	-

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[Sign up](#)
[Log in](#)

Resale

1 RK Flat In Apartment For Sale In Juhu

Nehru Nagar Near HDFC Bank

₹ 45 Lacs

Negotiable

₹ 25,791/Month

Estimated EMI

269

Sq.Ft

Need Home Loan ?

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Photos
Location

Shortlist

1 Bedroom <small>No. of Bedroom</small>	May 24, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Apartment <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

[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: [Sardar Patel Technology Business Incubator T2](#) [SunCity Mukta A2 Cinemas Vile Parle](#) [Alfa Stores](#)

[Reliance SMART](#) [Meeti Coral](#)

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹0.0 Per Sq.Ft/M	Flooring NA
Builtup Area 269 Sq.Ft	Furnishing Status Unfurnished Furnish Now
Facing West	Floor 4/7
Parking None	Gated Security Yes

Activity On This Property

309

Unique Views

4

Shortlists

10

Contacted

Powered By: NBEstimate

Similar Properties

1 RK Flat In Juhu Azad...

Gulmohar Road near Irla Masjid

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,889.00	₹14,074.00	-

5778513

09-01-2024

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 : 5778/2023

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6761504.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 310,3 रा मजला,बिल्डिंग जुहू आझाद नगर एस. आर. ए. सी एच लि सी डी बर्फीवाला रोड अंधेरी वेस्ट मुंबई 400058.((C.T.S. Number : 489,511,512 ;))
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनोज कुमार नन्हेलाल केसरवानी - वय:-47 पत्ता:-प्लॉट नं: 310, माळी नं: 3रा मजला , इमारतीचे नाव: जुहू आझादनगर (एस आर ए) सी. एच. एस. लि., ब्लॉक नं: अंधेरी वेस्ट, रोड नं: सी .डी. बर्फीवाला रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AKNPK5139R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नूरजहाँ मोहम्मद शेख - वय:-32; पत्ता:-प्लॉट नं: 105, माळी नं: 1ला मजला , इमारतीचे नाव: जुहू आझादनगर (एस आर ए) सी. एच. एस. लि., ब्लॉक नं: अंधेरी वेस्ट, रोड नं: सी .डी. बर्फीवाला रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-DLUPS2890N
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5778/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	408000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th 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 **₹ 41,27,625.00 (Rupees Forty One Lakhs Twenty Seven Thousands Six Hundred And Twenty Five 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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