

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Subash Jagannatham Dasari**

Residential Flat No. 811, 8<sup>th</sup> Floor, Wing - D, "**Prince Park (SRA)Co-op. Hsg. Soc. Ltd.**", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai; PIN - 400 017, State - Maharashtra, India.

Latitude Longitude : 19°3'1.9"N 72°51'37.4"E

### Intended User:

**Cosmos Bank**  
**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),  
Mumbai - 400 080, State - Maharashtra, Country - India.



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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 811, 8<sup>th</sup> Floor, Wing - D, "**Prince Park (SRA)Co-op. Hsg. Soc. Ltd.**", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai, PIN - 400 017, State - Maharashtra, India belongs to **Subash Jagannatham Dasari.**

Boundaries of the property

North : Slum Area & Commercial Shops  
South : Slum Area  
East : Internal Road  
West : Dharavi Bus Depot

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 **₹ 49,05,562.50 (Rupees Forty Nine Lakhs Five Thousand Five Hundred And Sixty 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.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.09 17:38:21 +05'30'

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. 811, 8<sup>th</sup> Floor, Wing - D, "Prince Park (SRA)Co-op. Hsg. Soc. Ltd.", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai, PIN - 400 017, 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 09.10.2024 for Housing Loan Purpose.
1	Date of inspection	09.10.2024
3	Name of the owner / owners	<b>Subash Jagannatham Dasari</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 811, 8 <sup>th</sup> Floor, Wing - D, "Prince Park (SRA)Co-op. Hsg. Soc. Ltd.", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai, PIN - 400 017, State - Maharashtra, India.  <b>Contact Person :</b> Ms. Vasanta Peguda (Owner's Sister) Contact No. 7715959066
6	Location, Street, ward no	Municipality Ward No - G/N, Kranti Nagar, Near Kala Killa Village - Dharavi Division, , District - Mumbai
7	Survey / Plot No. of land	CTS No - 461(pt), 501(Pt), 505(Pt), 667(pt) & 1/667(pt) of Village - Dharavi 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	<b>Carpet Area in Sq. Ft. = 261.24</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 269.00</b> <b>(Area As Per Allotment Letter)</b>  <b>Built Up Area in Sq. Ft. = 322.80</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Dharavi Division, , Taluka - Mumbai, District - Mumbai, Pin - PIN - 400 017
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?	Occupied by relative of owner
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied by relative of owner
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	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Occupied by relative of owner
	(ii)	Portions in their occupation	Fully Occupied by relative of owner
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	10,500.00 (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 – 2013 (As per 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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 09.10.2024 for Residential Flat No. 811, 8<sup>th</sup> Floor, Wing - D, "**Prince Park (SRA)Co-op. Hsg. Soc. Ltd.**", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai, PIN - 400 017, State - Maharashtra, India belongs to **Subash Jagannatham Dasari**.

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

1)	Copy of Notarized Agreement for Sale Dated 24.11.1994 between Mr. Adsul Popat M.(The Vendor) And Subash Jagannatham Dasari(The Purchaser).
2)	Copy of Share Certificate No.112bearing Nos. 556 to 560 having 5 Shares transferred dated 17/09/2023 in the name of Subash Jagannatham Dasari issued by Prince Park (S.R.A.) Co-op. Hsg. Soc. Ltd..
3)	Copy of Allotment Letter Dated 02.05.2018 between Trans India Group(The Owner) And Shri. Adsul Popat M.(The Allottee).
4)	Copy of Maintenance Receipt Dated 21.08.2024Document No. 334 in the name of Subash Gagannatham Dasar issued by Prince park (S.R.S.) Co-op. Hsg. Soc. Ltd..
5)	Copy of Part Occupancy Certificate No.SRA/ENG/2254/GN/ML/AP Dated 29.10.2013 issued by Slum Rehabilitation Authority (SRA).
6)	Copy of Approved Building Plan No.SRA/ENG/2254/GN/ML/AP Dated 11.01.2013 issued by Slum Rehabilitation Authority (SRA).

### Location

The said building is located at Municipality Ward No - G/N, Village - Dharavi Division, , Taluka - Mumbai, District - Mumbai, PIN - 400 017. The property falls in Residential Zone. It is at a traveling distance 900m from Sion Railway Station.

### Building

The building under reference is having Ground + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



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6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 8th Floor is having 14 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 8<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC. (i.e. 1 BJKH with WC & Bath) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 9th October 2024**

The Built Up Area of the Residential Flat	:	323.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2013 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	11 Years
Cost of Construction	:	322.80 Sq. Ft. X ₹ 2,500.00 = ₹ 8,07,000.00
Depreciation $\{(100 - 10) \times (11 / 60)\}$	:	16.50%
Amount of depreciation	:	₹ 1,33,237.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 92,043/- per Sq. M. i.e. ₹ 8,551/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 86,443/- per Sq. M. i.e. ₹ 8,031/- per Sq. Ft.
Value of property as on 9th October 2024	:	323.00 Sq. Ft. X ₹ 15,600 = ₹50,38,800.00

(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 9th October 2024	:	₹ 50,38,800.00 - ₹ 1,33,237.50 = ₹ 49,05,562.50
Total Value of the property	:	₹₹ 49,05,562.50
The realizable value of the property	:	₹₹44,15,006.00
Distress value of the property	:	₹₹39,24,450.00
Insurable value of the property (322.80 X 2,500.00)	:	₹₹8,07,000.00
Guideline value of the property (322.80 X 8031.00)	:	₹₹25,92,407.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 811, 8<sup>th</sup> Floor, Wing - D, "Prince Park (SRA)Co-op. Hsg. Soc. Ltd.", Kranti Nagar, Near Kala Killa, Village - Dharavi Division, Municipality Ward No. G/N, , Taluka - Mumbai, District - Mumbai, Dharavi, Mumbai, PIN - 400 017, State - Maharashtra, India for this particular purpose at **₹ 49,05,562.50 (Rupees Forty Nine Lakhs Five Thousand Five Hundred And Sixty Two Only)** as on 9th October 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 **9th October 2024** is **₹ 49,05,562.50 (Rupees Forty Nine Lakhs Five Thousand Five Hundred And Sixty 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 + 8 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 8 <sup>th</sup> Floor
3	Year of construction	:	2013 (As per occupancy certificate)
4	Estimated future life	:	49 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure
6	Type of foundations	:	R.C.C. Foundation
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified tiles flooring.



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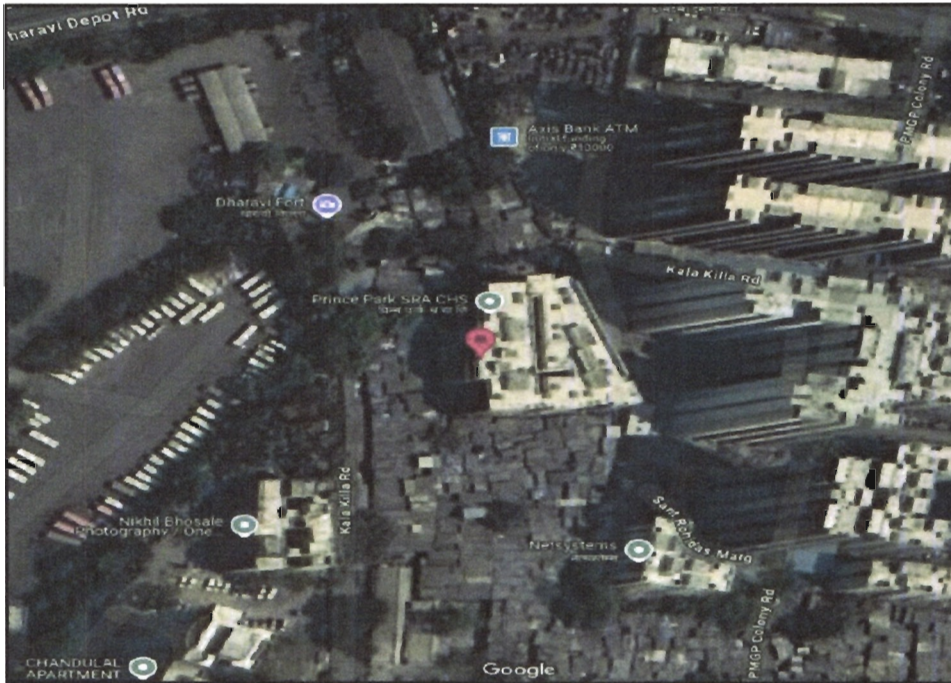
**Technical details****Main Building**

11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R.C.C. slab.
13	Special architectural or decorative features, if any	:	No
14	(i) Internal wiring – surface or conduit	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.		
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
(iv) No. of sink			
16	Class of fittings: Superior colored / superior white/ordinary.	:	Superior White
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

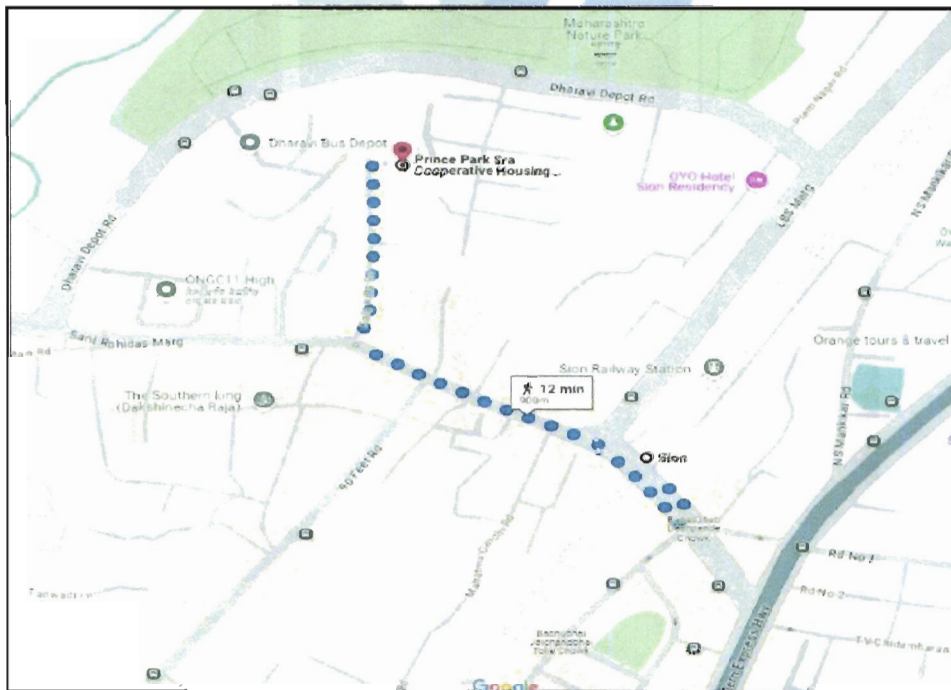
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°3'1.9"N 72°51'37.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Sion - 900m).

## Ready Reckoner Rate

DIVISION / VILLAGE : DHARAVI 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	Road: Dharavi Road					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1B	1B/122B	41130	87660	100810	115600	88910
<small>CS No. 1/327, 1/345, 1/503, 2PT, 2/5PT, 2/E, 63, 101, 293, 330, 343, 346, 347, 491, 501PT, 502, 503, 504, 505, 508, 509, 521, 526, 527, 528, 529, 530, 531, 532, 533, 536, 550, 625, 665, 678, 680, 681, 682</small>						
<span style="background-color: #2c3e50; color: white; padding: 2px;">Compare With Previous Year</span> <span style="float: right; color: #2c3e50;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	87660			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	4383			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>92,043.00</b>	<b>Sq. Mtr.</b>	<b>8,551.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	41130			
The difference between land rate and building rate(A-B=C)	50,913.00			
Percentage after Depreciation as per table(D)	11%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>86,443.00</b>	<b>Sq. Mtr.</b>	<b>8,031.00</b>	<b>Sq. Ft.</b>

### 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 <sup>†</sup>		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	245.83	295.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹22,373.00	₹18,644.00	-

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**1 BHK Flat In Prince Park For Sale In Dharavi, ...**

Resale Prince Park

**₹ 55 Lacs**

Negotiable

**₹ 31,522/Month**

Estimated EM: V

**295**

Sq.Ft

Need Home Loan ?

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Photos
Location

**Shortlist**

- 1 Bedroom**  
1 of Bedroom
- 1 Bathroom**  
1 of Bathroom
- NA**  
Balcony
- Car**  
Parking

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: SVC CO-OPERATIVE BANK LTD    Kalina    Community Service

P. D. Hinduja Hospital & Medical Research Centre    GTB Nagar Monorail Station

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.4 Per Sq.Ft/M	Flooring	NA
Builtup Area	295 Sq.Ft	Furnishing Status	Semi <span style="background-color: #28a745; color: white; padding: 2px 5px; font-size: 0.7em;">Furnish Now</span>
Facing	West	Floor	1/8
Parking	Car	Gated Security	Yes

**Activity On This Property**

**149**

Unique Views

**0**

Shortlists

**2**


Contacted

Powered By: NBEstimate


Chat

## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	416.67	500.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹19,200.00	₹16,000.00	-



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**1 BHK Flat in Kamaraj Nagar Chs Building For Sale t...**

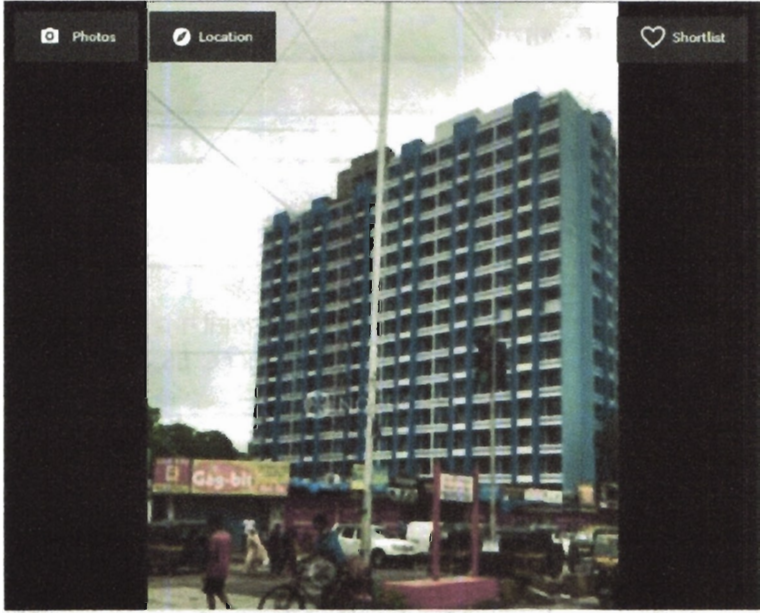
Mukund Nagar Chs, Kamaraj Nagar, Sion-Bandra Link Rd, Dharavi, M

₹ 80 Lacs    ₹ 45,851/Month    500    Need Home Loan ?

Non-negotiable    Estimated EMI M    Sq Ft    [Apply Loan](#)

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

Photos
Location
Shortlist



- 1 Bedroom**  
1 of Bedroom
- 1 Bathroom**  
1 of Bathroom
- NA**  
Saloon
- Bike and Car**  
Parking

**Get Owner Details**

- Sep 13, 2024**  
Posted On
- Immediately**  
Possession
- Kamaraj Nagar Chs ...**  
Apartment
- None**  
Power Backup

**Report what was not correct in this property**

Listed by Broker     Sold Out

Wrong Info

**Price trends by NBEstimate** [Check Now](#)

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM    Kalina    Community Service

P. D. Hinduja Hospital & Medical Research Centre    GTB Nagar Monorail Station

**Overview**


Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	500 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	West	Floor	2/15
Parking	Bike,And Car	Gated Security	Yes

**Activity On This Property**

70 Unique Views    1 Shortlists    5 Contacted

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**Similar Properties**



**1 BHK Flat In Kamaraj,...**

Dharavi, Mumbai

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,216.00	₹15,180.00	-

14131319

15-06-2024

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

### सूची क्र.2

दुयम निबंधक : सह दु.नि.मुंबई शहर 2

दस्ता क्रमांक : 14131/2024

नोटणी :

Regn:83m

### गावाचे नाव : धारावी

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो वही पट्टेदार ते नमुद करावे)	2886600
(4) भू-साधन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं.21,तळमजला,प्रिन्स पार्क एस.आर.ए.सी.एच.एस.लि.,क्रांती नगर,काला किल्ला,धारावी,मुंबई-400 017,(एरिया 269 चौ.फू. कारपेट)( C.T.S. Number : 502 part : )
(5) क्षेत्रफळ	30 चौ.मीटर
(6)आकारणी किंवा जुळी द्रष्ट्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुदिभा चंद्रकांत शिंदे वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं.21, तळमजला, प्रिन्स पार्क एस आर.ए. सी. एच. एस लि., क्रांती नगर, काला किल्ला, धारावी, मुंबई, ब्लॉक नं. -, सेठ नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-BAWPS0211J
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अलिता तिलकार भास्कर वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं.21, तळमजला, प्रिन्स पार्क एस आर.ए. सी. एच. एस लि., क्रांती नगर, काला किल्ला, धारावी, मुंबई, ब्लॉक नं. -, सेठ नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-CGBPN5487P 2): नाव:-किशोर चेल्लेराज नाहार वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं.21, तळमजला, प्रिन्स पार्क एस आर.ए. सी. एच. एस लि., क्रांती नगर, काला किल्ला, धारावी, मुंबई, ब्लॉक नं. -, सेठ नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-FAOPS5576J
(9) दस्तावेज करून दिल्याचा दिनांक	14/06/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	14/06/2024
(11)अनुक्रमांक.खंड न पृष्ठ	14131/2024
(12)बाजारभावामनाणे मुद्रांक शुल्क	294000
(13)बाजारभावामनाणे नोंदणी शुल्क	30000

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,613.00	₹13,011.00	-

14475509

08-01-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्ता क्रमांक : 14475/2023

नोंदणी .

Regn:63m

### गावाचे नाव : धारावी

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2886600
(4) भू-मापन, पोटहिससा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. सी-206.2 रा मजला, प्रिन्स पार्क (एस. आर. ए.) सी. एच. एस.) लिमिटेड, क्रांती नगर, काला किल्ला, धारावी, मुंबई - 400017 ( ( C.T.S. Number : 461(pt), 501(pt), 505(pt), 667(pt), 1/667(pt) : ) )
(5) क्षेत्रफळ	269 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सीता लक्ष्मण डोंईफोडे वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं: रूम नंबर ८१/२१, जिजाबाई चाळ, क्रांती नगर, धारावी, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-BFIIPD4330L
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कांचन सुभाष शर्मा वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं: रूम नंबर ३/६/७, गुरुदत्त कॉ-ऑप हौसिंग सोसायटी, काला किल्ला, धारावी, मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-EREP52758J
(9) दस्तावेज करून दिल्याचा दिनांक	04/10/2023
(10) दस्ता नोंदणी केल्याचा दिनांक	05/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14475/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	253000
(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 **9th 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 knowledgeably 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 **₹ 49,05,562.50 (Rupees Forty Nine Lakhs Five Thousand Five Hundred And Sixty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants  
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.  
org, c=IN  
Date: 2024.10.09 17:38:43 +05'30'

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

