

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade**

Residential Flat No. 601, 6th Floor, Building No B, "**Rudra Sagar**", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India.

Latitude Longitude : 19°10'22.8"N 72°57'57.5"E

Intended User:

Cosmos Bank
Mulund East

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "**Romell Vasanti**", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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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. 601, 6th Floor, Building No B, "**Rudra Sagar**", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade.**

Boundaries	:	Building	Flat
North	:	Garden	Flat No. 607
South	:	Mahatma Phule Road	Staircase
East	:	Open Plot	Lift
West	:	Sagar Prasad CHSL	Flat No. 601

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 **₹ 1,10,06,325.00 (Rupees One Crore Ten Lakhs Six Thousand Three 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

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Residential Flat No. 601, 6th Floor, Building No B, "Rudra Sagar", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, 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 24.10.2024 for Housing Loan Purpose.
1	Date of inspection	23.10.2024
3	Name of the owner / owners	Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade
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. 601, 6 th Floor, Building No B, "Rudra Sagar", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India. Contact Person : Mr. Abhijeet Sadashiv Dabhade (Owner) Contact No. 9819152033
6	Location, Street, ward no	Municipality Ward No - 'T' Ward, Gavanpada Village - Mulund (East), District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 158/8 of Village - Mulund (East)
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. = 463.60 (Area as per Site measurement) Carpet Area in Sq. Ft. = 495.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 594.00 (Carpet Area + 20%) All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 081
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. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	23,700.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 24.10.2024 for Residential Flat No. 601, 6th Floor, Building No B, "**Rudra Sagar**", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.6571/2012 Dated 07.08.2012 between Smt. Deepashri S. Jadhav(The Vendor) And Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade(The Purchasers)(three pages from documents).
2)	Copy of Occupancy Certificate No. CE/2242/BPES/AT Dated 07.09.2007 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Share Certificate No. 179 bearing Nos. 1041 to 1050 having 10 Shares of Rs. 50/- each transferred dated 07/08/2012 in the name of Mr. Abhijeet Sadashiv Dabhade & Mrs. Rashmi Abhijeet Dabhade issued by Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd..

Location

The said building is located at Municipality Ward No - 'T' Ward, Village - Mulund (East), Taluka - Kurla, District - Mumbai



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Suburban, PIN - 400 081. The property falls in Residential Zone. It is at a traveling distance 1.1 km from Mulund 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 Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 2 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + 2 Living Room + Kitchen + 2 Toilet + Passage.(i.e. 1 BHK with 2 toilets) 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 24th October 2024

The Carpet Area of the Residential Flat	:	495.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	594.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,85,000.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$:	25.50%
Amount of depreciation	:	₹ 3,78,675.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,997/- per Sq. M. i.e. ₹ 13,006/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,27,676/- per Sq. M. i.e. ₹ 11,862/- per Sq. Ft.
Value of property as on 24th October 2024	:	495.00 Sq. Ft. X ₹ 23,000 = ₹ 1,13,85,000.00

(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)

Fair value of the property as on 24th October 2024	:	₹ 1,13,85,000.00 - ₹ 3,78,675.00 = ₹ 1,10,06,325.00
Total Value of the property	:	₹ ₹ 1,10,06,325.00
The realizable value of the property	:	₹99,05,693.00
Distress value of the property	:	₹88,05,060.00
Insurable value of the property (594.00 X 2,500.00)	:	₹14,85,000.00
Guideline value of the property (594.00 X 11862.00)	:	₹70,46,028.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6th Floor,



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Building No B, "**Rudra Sagar**", Mulund Sagar Prasad Co-op. Hsg. Soc. Ltd., Gavanpada, Village - Mulund (East), Municipality Ward No. 'T' Ward, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India for this particular purpose at **₹ 1,10,06,325.00 (Rupees One Crore Ten Lakhs Six Thousand Three Hundred And Twenty Five Only)** as on 24th 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 **24th October 2024** is **₹ 1,10,06,325.00 (Rupees One Crore Ten Lakhs Six Thousand Three 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.

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

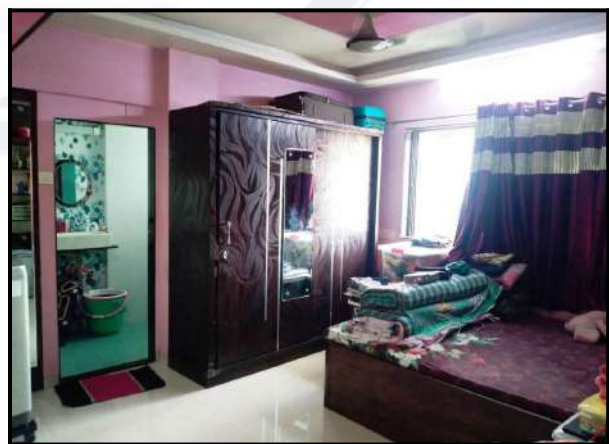
Technical details

Main Building

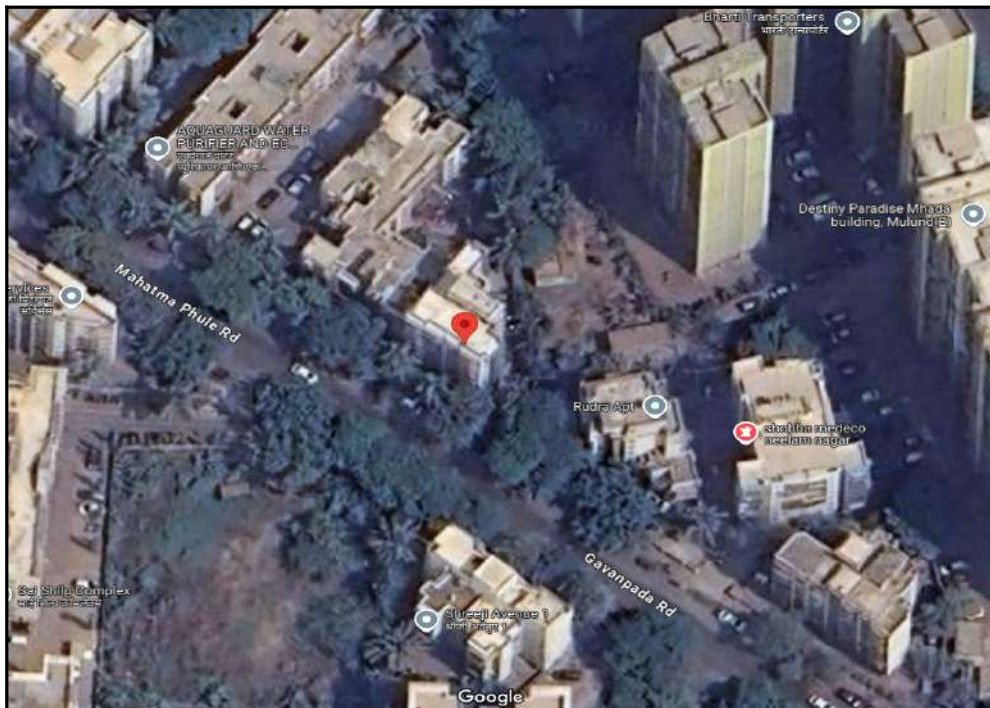
1	No. of floors and height of each floor	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 6 th Floor
3	Year of construction	:	2007 (As per occupancy certificate)
4	Estimated future life	:	43 Years Subject to proper, preventive 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.

Technical details		Main Building
8	Partitions	: 6" Thk. Brick Masonry.
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified tiles flooring.
11	Finishing	: Cement Plastering + POP Finish.
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	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 1Lift
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

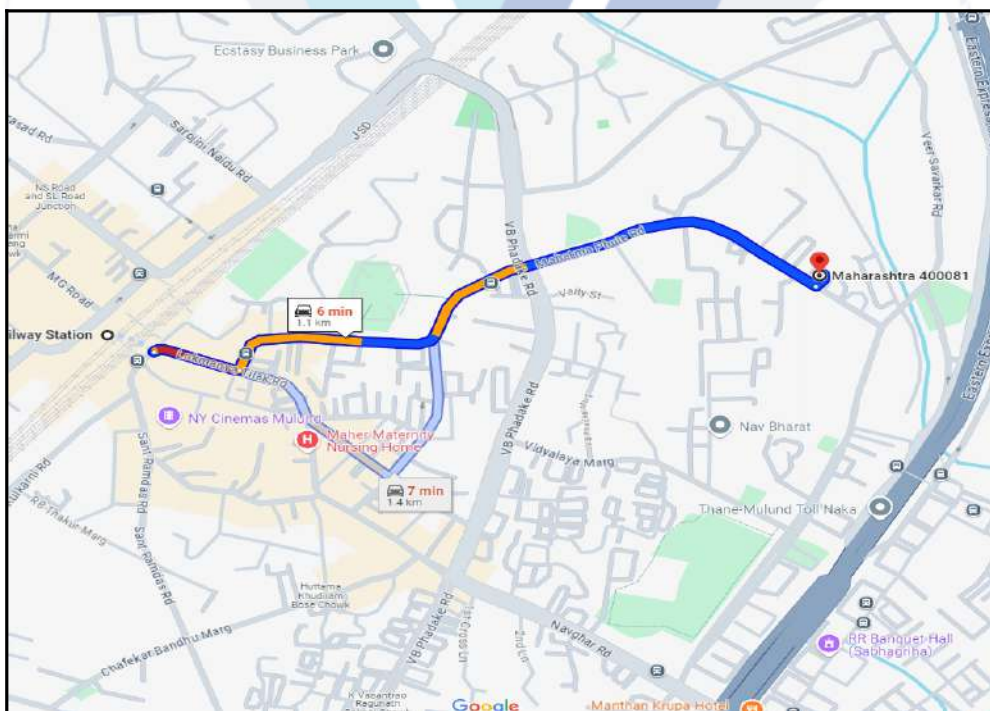
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°10'22.8"N 72°57'57.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 1.1 km).

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

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Valuation Rules User Manual
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Feedback

Year	Annual Statement of Rates						Language
20242025							English
Selected District	मुंबई(उपनगर)						
Select Village	मुलुंड (पू) - कुर्ली						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	158						Search
उपविभाग	चुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
124/570 -भुभाग: रेल्वे लाईन व पूर्वे द्रुतगती मार्ग यामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	133330			
Increase by 5% on Flat Located on 6 th Floor	6666.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,39,997.00	Sq. Mtr.	13,006.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67520			
The difference between land rate and building rate(A-B=C)	72,476.50			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,27,676.00	Sq. Mtr.	11,862.00	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



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Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	715.00	858.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,175.00	₹20,979.00	-

Pay Rent
Post Your Property
Sign up
Login
Menu

Photos
Location

2 BHK Flat In Devdatta Tower For Sale...

Near Mukund Society, Mahatma Phule Road, Gava...

₹ 1.8 Crores

Negotiable

₹ 1.03

Lacs/Month

Estimated EMI

1,000

Sq.Ft

Need Home Loan ?

Apply Loan

2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

NA

Balcony

Car

Parking

Sep 30, 2024

Posted On

Immediately

Possession

Devdatta Tower

Apartment

Partial

Power Backup

Contact

Schedule Visit

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Bank Of Baroda Mulund East Railway Station Bus Stop Yash Paradise Gym

Jupiter Hospital Thane Gold Cinema, Thane

Overview

Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹4.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,000 Sq.Ft	Carpet Area	715 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	North

Activity On This Property

🔍 139

Unique Views

❤️ 1

Shortlists

📞 2

Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat In Dhanu

Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	630.00	756.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,603.00	₹20,503.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.55 Cr EMI - ₹70k | Can I afford it?

2 BHK 650 Sq-ft Flat For Sale Mulund East, Mumbai

2 Beds | 2 Baths | Semi-Furnished

Carpet Area 630 sqft ₹24,603/sqft	Project <u>Sainath Heights</u>	Floor 4(Out of 13 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room
Facing East	Lifts 2	Furnished Status Semi-Furnished

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.55 Cr ₹7,75,000 Approx. Registration Charges ₹3,500 Monthly
Booking Amount	₹2.0 Lac
Address	Neelam Nagar, Mulund East, Mulund East, Mumbai - Central Mumbai, Maharashtra
Landmarks	near Bhandup railway station
Furnishing	Semi-Furnished
Flooring	Vitrified
Type of Ownership	Freehold

[View all details ▾](#)

Description: Property is close to railway station upcoming metro station and school

Contact Agent

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	653.00	783.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,337.00	₹16,947.00	-



23609391
20-10-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4
दस्त क्रमांक : 23609/2024
नोंदणी :
Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9176103.925
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 407, माळा नं: 4 था मजला, इमारतीचे नाव: विंग बी,साईनाथ वृंदावन, ब्लॉक नं: मुलुंड पूर्व,मुंबई - 400081, रोड : गव्हाणपाडा रोड,नीलम नगर, इतर माहिती: पोटियम मध्ये एक मेकॅनिकल स्टेकेबल कारपार्किंग स्पेस सहित,सदर मिळकतीचे मौजे मुलुंड पूर्व,सी टी एस नं. 11,19/1/1बी,40ए व 40बी,सदनिकेचे क्षेत्रफळ 653 चौ. फूट कारपेट म्हणजेच 60.65 चौ मीटर कारपेट रेशा प्रमाणे व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 11, 19/1/1बी , 40ए व 40बी ;))
(5) क्षेत्रफळ	66.76 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:-साईनाथ विहाना रियल्टी एल एल पी चे भागीदार प्रतिक के कटारिया तर्फे कबुलीजवाबाकरिता कु मु म्हणून निलेश एल रायकुंडलिया उर्फ ठक्कर वय:-42 पत्ता:-फ्लॉट नं: ऑफिस नं. 101/102 , माळा नं: 1 ला मजला , इमारतीचे नाव: साईनाथ हाऊस, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: बी पी क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ACDFS6990C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-के आर चिदंबरेश्वरन वय:-73; पत्ता:-फ्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: डॉलर्स कॅफर्टस, ब्लॉक नं: बेंगलोर , नॉर्थ बेंगळुरू, कर्नाटक, रोड नं: 562/1, 1 ला मेन रोड , 1ला क्रॉस, आरएमव्ही 2री स्टेज , संजयनगर, कर्नाटक, BANGALORE. पिन कोड:-560094 पॅन नं:-AHZPC2405R 2): नाव:-मालती - चिदंबरेश्वरन वय:-67; पत्ता:-फ्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: डॉलर्स कॅफर्टस, ब्लॉक नं: बेंगलोर , नॉर्थ बेंगळुरू, कर्नाटक, रोड नं: 562/1, 1 ला मेन रोड , 1ला क्रॉस, आरएमव्ही 2री स्टेज , संजयनगर, कर्नाटक, BANGALORE. पिन कोड:-560094 पॅन नं:-ARPPC1300H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	23609/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	750000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	304.00	364.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,724.00	₹17,270.00	-



23288391
20-10-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 4
दस्त क्रमांक : 23288/2024
नोंदणी :
Regn.63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4737464.64
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 502, माळा नं: 5 वा मजला बिल्डिंग नं 4/ए. इमारतीचे नाव: डेस्टिनी प्राईड को-ऑप.हौ.सोसा.लि., ब्लॉक नं: गव्हाणपाडा, रोड : मुलुंड पूर्व,मुंबई -400081, इतर माहिती: एकूण क्षेत्र 28.20 चौ मीटर कारपेट.((C.T.S. Number : 145 ;))
(5) क्षेत्रफळ	33.84 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:-शैशवी नितिन टणक . वय:-42 पत्ता:-फ्लॉट नं: फ्लॉट नं. 62 , माळा नं: -, इमारतीचे नाव: राधेश्याम अयार्टमेंटस , ब्लॉक नं: व्हूह लैन , रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ADXPT3752A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्ञानेश्वर धाकू कदम वय:-41; पत्ता:-फ्लॉट नं: रूम नं.सी /04,फ्लॉट-32 , माळा नं: -, इमारतीचे नाव: मंगलमूर्ती सी.एच.एस , ब्लॉक नं: म्हाडा कॉलनी, रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-BHUPK6712K 2): नाव:-दर्शना ज्ञानेश्वर कदम वय:-41; पत्ता:-फ्लॉट नं: रूम नं.सी /04,फ्लॉट-32, माळा नं: -, इमारतीचे नाव: मंगलमूर्ती सी.एच.एस, ब्लॉक नं: म्हाडा कॉलनी , रोड नं: मुलुंड पूर्व,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AOQP82593F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23288/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	378000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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 **₹ 1,10,06,325.00 (Rupees One Crore Ten Lakhs Six Thousand Three 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

