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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 : **Dhananjay Nandu Adsul & Varsha Dhananjay Adsul**

Residential Flat No. 605, 6<sup>th</sup> Floor, Building No 50, "**Gurukrupa Divyam**", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar , Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India.

Latitude Longitude : 19°5'10.8"N 72°54'53.6"E

### Intended User:

**Cosmos Bank**

**Kalyan Khadakpada Branch**

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan  
West 421301

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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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**

🌐 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 605, 6<sup>th</sup> Floor, Building No 50, "**Gurukrupa Divyam**", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Dhananjay Nandu Adsul & Varsha Dhananjay Adsul**.

### Boundaries of the property

North : Internal Road / Chandan Pride Building  
South : Internal Road  
East : Pant Nagar Colony Road  
West : Suprabhat CHSL

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 **₹ 98,67,000.00 (Rupees Ninety Eight Lakhs Sixty Seven Thousands 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



Residential Flat No. 605, 6<sup>th</sup> Floor, Building No 50, "Gurukrupa Divyam ", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar , Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, 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	20.10.2024
3	Name of the owner / owners	<b>Dhananjay Nandu Adsul &amp; Varsha Dhananjay Adsul</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. 605, 6 <sup>th</sup> Floor, Building No 50, "Gurukrupa Divyam ", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar , Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India.  <b>Contact Person :</b> Mrs. Varsha Dhananjay Adsul (Owner) Contact No. 9022235945
6	Location, Street, ward no	Municipality Ward No - N, Village - Ghatkopar , District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 186 (Part) of Village - Ghatkopar New Survey No - 236 A
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	<p><b>Carpet Area in Sq. M. = 406.31</b>  <b>(Area as per Site measurement)</b>  <b>Carpet Area in Sq. Ft. = 379.00</b>  <b>Flowerbed Area in Sq. Ft. = 27.00</b></p> <p><b>Carpet Area in Sq. Ft. = 401.00</b>  <b>Balcony Area in Sq. Ft. = 28.00</b>  <b>Carpet Area in Sq. Ft. = 429.00</b>  <b>(Area As Per Agreement for sale)</b></p> <p><b>Built Up Area in Sq. Ft. = 471.90</b>  <b>(Carpet Area + 10%)</b></p>
13	Roads, Streets or lanes on which the land is abutting	Village - Ghatkopar , Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 075
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 - Dhananjay Nandu Adsul & Varsha Dhananjay Adsul
	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 - Dhananjay Nandu Adsul & Varsha Dhananjay Adsul
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,600.00 (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 – 2024 (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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 24.10.2024 for Residential Flat No. 605, 6<sup>th</sup> Floor, Building No 50, "**Gurukrupa Divyam**", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Dhananjay Nandu Adsul & Varsha Dhananjay Adsul**.

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

1)	Copy of Agreement for sale No.16074/2022 Dated 08.09.2022 between M/s. Gurukrupa Group Builders And Developers LLP(The Developers) And Dhananjay Nandu Adsul & Varsha Dhananjay Adsul(The purchaser).
2)	Copy of Commencement Certificate No.MH / EE /(BP) / GM / MHADA - 1 / 974 / 2022 / CC / 1 / New Dated 09.03.2022 issued by Maharashtra Housing And Area Development Authority.
3)	Copy of Occupancy Certificate No.MH / EE /(B.P.) / GM / MHADA - 1 / 974 / 2024 Dated 24.06.2024 issued by Maharashtra Housing And Area Development Authority.
4)	Copy of RERA Certificate No.P51900034398 Dated 05.04.2022 issued by Maharashtra Real Estate Regulatory Authority.



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**Location**

The said building is located at Municipality Ward No - N, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 075. The property falls in Residential Zone. It is at a traveling distance 600M from Ghatkopar Railway Station.

**Building**

The building under reference is having Stilt + 16 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. 6th Floor is having 7 Residential Flat. The building is having 4 lifts.

**Residential Flat:**

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is Italian Marble Flooring, Teak Wood Door frame with Solid door with safety door, 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	:	429.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2024 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	471.90 Sq. Ft. X ₹ 3,000.00 = ₹ 14,15,700.00
Depreciation $\{(100 - ) X (0 / 60)\}$	:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,45,803/- per Sq. M. i.e. ₹ 13,546/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property as on 24th October 2024	:	429.00 Sq. Ft. X ₹ 23,000 = ₹98,67,000.00

(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 24th October 2024</b>	:	<b>₹ 98,67,000.00 - ₹ 0.00 = ₹ 98,67,000.00</b>
<b>Total Value of the property</b>	:	<b>₹₹ 98,67,000.00</b>
<b>The realizable value of the property</b>	:	<b>₹88,80,300.00</b>
<b>Distress value of the property</b>	:	<b>₹78,93,600.00</b>
<b>Insurable value of the property (471.90 X 3,000.00)</b>	:	<b>₹14,15,700.00</b>
<b>Guideline value of the property (471.90 X 13546.00)</b>	:	<b>₹63,92,357.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 605, 6<sup>th</sup> Floor, Building No 50, "Gurukrupa Divyam", Proposed redevelopment of existing building No. 50, known as Pant Nagar Dnyandeep



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Co-Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar , Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India for this particular purpose at **₹ 98,67,000.00 (Rupees Ninety Eight Lakhs Sixty Seven Thousands 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 **₹ 98,67,000.00 (Rupees Ninety Eight Lakhs Sixty Seven Thousands 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

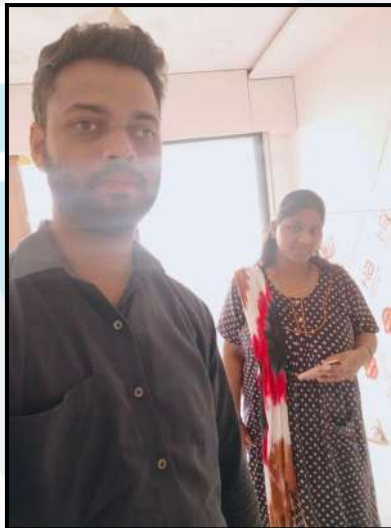
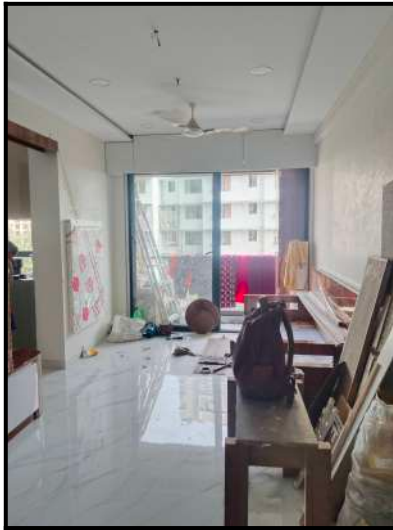
#### Main Building

1	No. of floors and height of each floor	:	Stilt + 16 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 <sup>th</sup> Floor
3	Year of construction	:	2024 (As per occupancy certificate)
4	Estimated future life	:	60 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.

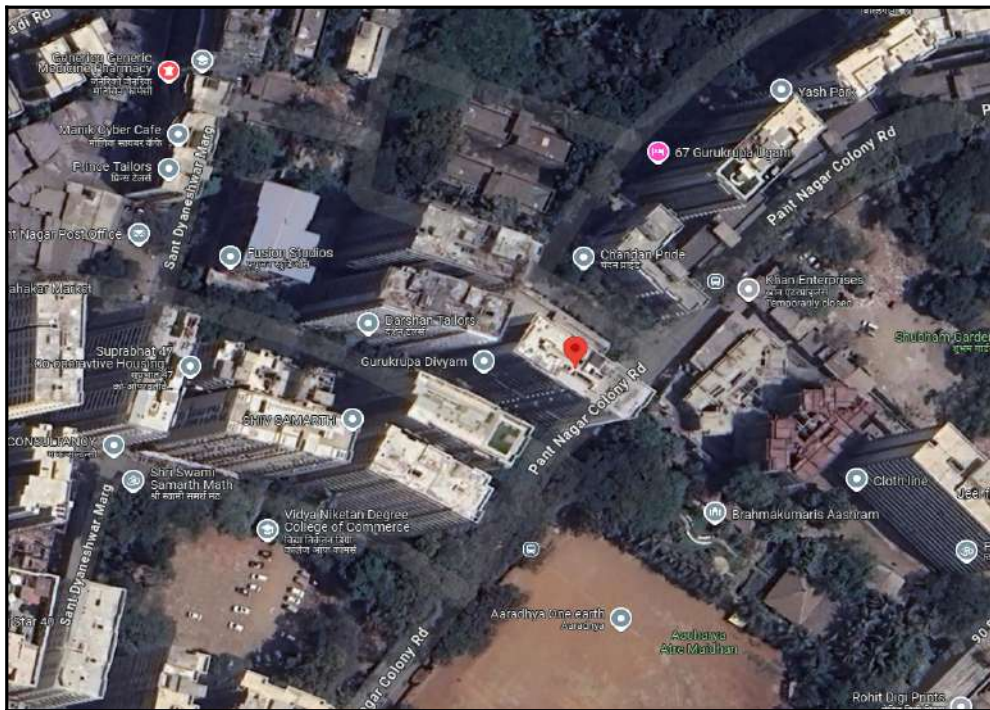


Technical details		Main Building								
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .								
10	Flooring	: Italian Marble Flooring.								
11	Finishing	: Cement Plastering with POP false Ceiling.								
12	Roofing and terracing	: 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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <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>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary								
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 4 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								

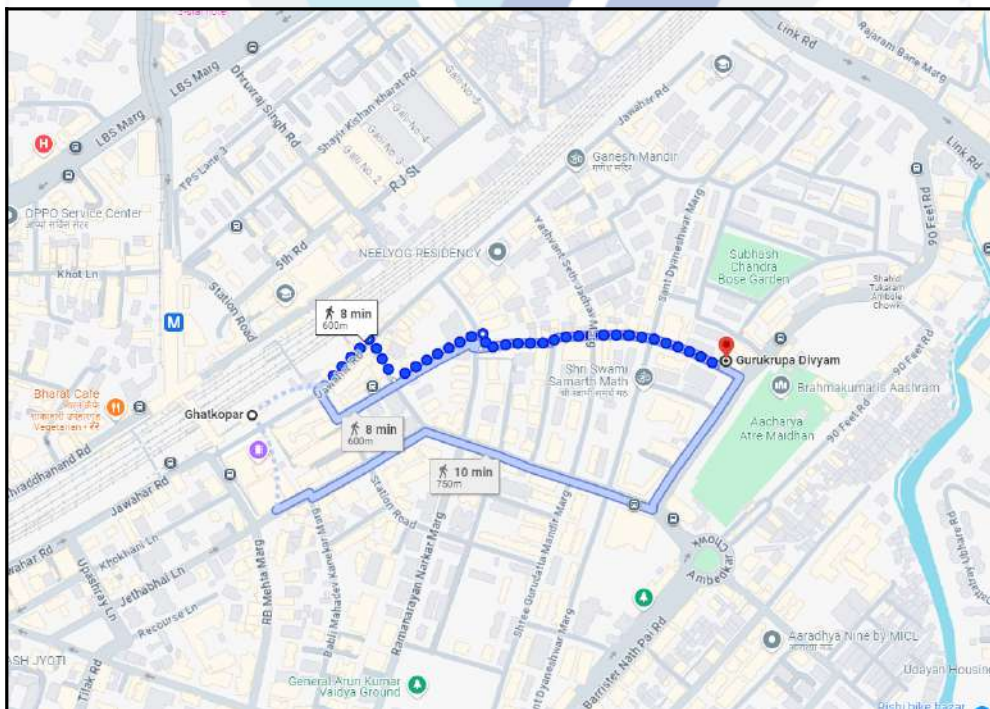
## Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°5'10.8"N 72°54'53.6"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 600M).

## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



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Valuation
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### Valuation For Urban Area

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

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other
 Division Name:  [Help on Division](#)

District Name: 
Zone Name:

Attribute: 
SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
72100	138860	159690	223700	138860	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	138860			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	6943			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,45,803.00</b>	<b>Sq. Mtr.</b>	<b>13,546.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	72100			
The difference between land rate and building rate(A-B=C)	73,703.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,45,803.00</b>	<b>Sq. Mtr.</b>	<b>13,546.00</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		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	656.00	721.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹26,524.00	₹24,113.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.74 Cr EMI - ₹78k | [Get pre-approved loan](#)

2 BHK 1049 Sq-ft Flat For Sale [Pant Nagar, Mumbai](#)

2 Beds | 2 Baths | 2 Balconies | Unfurnished

Carpet Area 656 sqft ₹26,524/sqft	Developer <a href="#">Gurukrupa Realcon</a>	Project <a href="#">Gurukrupa Divyam</a>
Floor 14 (Out of 16 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.
Last contact made 3 days ago

### More Details

Price Breakup      ₹1.74 Cr | ₹8,70,000    Approx. Registration Charges | ₹5,000    Monthly

Booking Amount      ₹2.0 Lac

RERA ID                P51900034398

Address                Ghatkopar East, Mumbai, Pant Nagar, Mumbai - Central Mumbai, Maharashtra

Landmarks            Asha Maternity General Hospital K.V.K Chatkopar Sarvajanik School

Furnishing             Unfurnished

Flooring                Vitrified

[View all details ▾](#)

**Description:** Gurukrupa Divyam Majesty is equipped with various resident centric amenities that includes Gymnasium, Power Backup, Cricket Pitch, Cycling Jogging Track these are some avenues fo... [Read more](#)

Contact Agent

## Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	584.00	642.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹26,027.00	₹23,661.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.52 Cr** EMI - ₹ 69k | [Get Loan offers from 34+ banks](#)

2 BHK 934 Sq-ft Flat For Sale [Pant Nagar, Mumbai](#)

2 Beds | 2 Baths | 2 Balconies | Unfurnished

**Carpet Area**  
584 sqft ~  
₹26,027/sqft

**Floor**  
14 (Out of 16 Floors)

**Facing**  
East

**Developer**  
[Gurukrupa Realcon](#)

**Transaction Type**  
New Property

**Lifts**  
2

**Project**  
[Gurukrupa Divyam](#)

**Status**  
Ready to Move

**Furnished Status**  
Unfurnished

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

**Price Breakup** ₹1.52 Cr | ₹7,60,000 Approx. Registration Charges | ₹3,500 Monthly

**Booking Amount** ₹2.0 Lac

**RERA ID** P51900034398

**Address** Chhatkopar East, Mumbai, Pant Nagar, Mumbai - Central Mumbai, Maharashtra

**Landmarks** Asha Maternity General Hospital K.V.K Ghatkopar Sarvajanik School

**Furnishing** Unfurnished

**Flooring** Vitrified

[View all details ▾](#)

**Description:** Gurukrupa Divyam Majesty is equipped with various resident centric amenities that includes Gymnasium, Power Backup, Cricket Pitch, Cycling Jogging Track these are some avenues fo... [Read more](#)

Contact Agent

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	584.00	642.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,247.00	₹20,225.00	-



6600390 28-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 6600/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12228571	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9263372.404	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 901, माळा नं: 9 वा मजला,बिल्डिंग नं.50,गुरुकृपा दिव्यम, इमारतीचे नाव: पंतनगर ज्ञानदीप को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं: पंतनगर,घाटकोपर पूर्व, रोड : मुंबई 400075. इतर माहिती: मौजे घाटकोपर,सर्वे नं.236 ए.सदनिकेचे क्षेत्रफळ 50.05 चौ.मीटर व बाल्कनी चे क्षेत्रफळ 4.24 चौ.मीटर एकूण क्षेत्रफळ 54.29 चौ.मीटर रेरा कारपेट.(( C.T.S. Number : 186 Part : ))	
(5) क्षेत्रफळ	54.29 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:-मेसर्स गुरुकृपा ग्रुप बिल्डर्स अँड डेव्हलपर्स एलएलपी चे भागीदार महेश लिरा वेरात तर्फे मुखत्यार म्हणुन ऋषिकुमार डी. कुनपारा वय:-28 पत्ता:-प्लॉट नं: शॉप नं.सी-106 , माळा नं: तळ मजला, इमारतीचे नाव: वाशी प्लाझा, ब्लॉक नं: प्लॉट नं.80/81, सेक्टर 17, वाशी, नवी मुंबई, रोड नं. , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAWFG6624L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रूपेश ईश्वर पाणिग्रही वय:-32, पत्ता:-प्लॉट नं: प्लॉट नं.108 , माळा नं: , इमारतीचे नाव: साई छाया बिल्डिंग नं.1, ब्लॉक नं: पंत नगर, मराठी विद्यालय समोर, घाटकोपर पूर्व, मुंबई, रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-CKPPP9781E 2): नाव:-ईश्वर काशीनाथ पाणिग्रही वय:-62, पत्ता:-प्लॉट नं: प्लॉट नं.108 , माळा नं: , इमारतीचे नाव: साई छाया बिल्डिंग नं.1,पंत नगर, मराठी विद्यालय समोर, घाटकोपर पूर्व, मुंबई, ब्लॉक नं: घाटकोपर पूर्व , रोड नं: /, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ANXPP6352J	
(9) दस्तऐवज करून दित्याचा दिनांक	22/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6600/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	733800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	592.00	651.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,173.00	₹18,339.00	-



12031390  
08-01-2024

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

**सूची क्र.2**

दुय्यम निबंधक : सह दु.नि. कुर्ला 3  
दस्त क्रमांक : 12031/2023  
नोंदणी :  
Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11238095
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9896254.73
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 904,बिल्डिंग नं. 50, माळा नं: 9 वा मजला,गुरुकृपा दिव्यम, इमारतीचे नाव: पंतनगर ज्ञानदीप को.ऑप.हौ.सो.लि., ब्लॉक नं: पंतनगर, रोड : घाटकोपर पुर्व,मुंबई 400075, इतर माहिती: . मौजे घाटकोपर,सिटीएस नं 186 पार्ट,सर्वे नं. 236 ए,फ्लॉट क्षेत्र 52.52 चौ. मिटर.व बाल्कनी क्षेत्र 2.47 चौ. मिटर. एकुण 54.99 चौ. मिटर. रेरा कारपेट--- एक कार पार्किंग स्पेस सहित(( C.T.S. Number : 186 पार्ट, ; ) )
(5) क्षेत्रफळ	60.49 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 -मेसर्स गुरुकृपा ग्रुप बिल्डर्स अँड डेव्हलपर्स एलएलपी चे भागीदार महेश लिरा वेरात तर्फे मुखत्यार राजेश अनंत कारभारी वय:-52 पत्ता:-फ्लॉट नं. शॉप नं.सी-106, माळा नं: तळ मजला, इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: फ्लॉट नं.80/81, सेक्टर 17, वाशी, नवी मुंबई, रोड नं. , महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAWFG6624L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -परगत सिंह गुरमीत सिंह सूरि वय:-30; पत्ता:-फ्लॉट नं. रूम नं 3611,चाळ नं 280, , माळा नं:-, इमारतीचे नाव: ग्रुप नं 2,आस्था हॉस्पिटल जवळ , ब्लॉक नं: टागोर नगर,विक्रोळी पूर्व मुंबई , रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-EKPPS4227A 2): नाव -ईंदरदीप कौर परगत सिंह सूरि वय:-28; पत्ता:-फ्लॉट नं: रूम नं 3611,चाळ नं 280, , माळा नं:-, इमारतीचे नाव: ग्रुप नं 2,आस्था हॉस्पिटल जवळ , ब्लॉक नं: टागोर नगर,विक्रोळी पूर्व मुंबई , रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ADNPI0983L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12031/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	674300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)चौरा	
मुत्यांकनासाठी 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 **₹ 98,67,000.00 (Rupees Ninety Eight Lakhs Sixty Seven Thousands 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

