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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Shailesh Sevantil Madhani**

Residential Flat No. E/103, 1st Floor, Wing - E, Neelambuj in Kamal Apartment, "Hormazd Co-Op. Hsg. Soc. Ltd. ", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067, State - Maharashtra, Country - India.

Latitude Longitude : 19°11'54.2"N 72°50'33.4"E

Intended User:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

81-001, 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. E/103, 1st Floor, Wing - E, Neelambuj in Kamal Apartment, "Hormazd Co-Op. Hsg. Soc. Ltd. ", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Shailesh Sevantilal Madhani**.

Boundaries of the property

North : Arvind Building
South : Shankar Lane
East : Internal Road
West : Adarsh Dairy Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 88,90,750.00 (Rupees Eighty Eight Lakhs Ninety Thousands Seven Hundred And Fifty 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: 2024.11.09 10:33:22 +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/87/2022-23

Encl.: Valuation report

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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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Residential Flat No. E/103, 1st Floor, Wing - E, Neelambuj in Kamal Apartment, "**Hormazd Co-Op. Hsg. Soc. Ltd.**", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067, State - Maharashtra, Country - 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 08.11.2024 for Housing Loan Purpose.
1	Date of inspection	02.11.2024
3	Name of the owner / owners	Mr. Shailesh Sevantilal Madhani
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	Address: Residential Flat No. E/103, 1 st Floor, Wing - E, Neelambuj in Kamal Apartment, " Hormazd Co-Op. Hsg. Soc. Ltd. ", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067, State - Maharashtra, Country - India. Contact Person : Mr. Shailesh Sevantilal Madhani (Owner) Contact No. 9820224848
6	Location, Street, ward no	Mistree Colony Village - Valnai, Kandivali (West)
7	Survey / Plot No. of land	Village - Valnai New Survey No - 78
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 443.85 (Area as per Site measurement) Carpet Area in Sq. Ft. = 416.00 Enclosed Balcony Area in Sq. Ft. = 27.00 Built Up Area in Sq. Ft. = 530.00 (Area As Per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Village - Valnai, Kandivali (West)Pin - PIN - 400 067

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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,400.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1978 (As Per Society Letter)
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: Estimated future life 18 Years as per structural stability report Subject to proper, preventive periodic maintenance & structural repairs	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 08.11.2024 for Residential Flat No. E/103, 1st Floor, Wing - E, Neelambuj in Kamal Apartment, "Hormazd Co-Op. Hsg. Soc. Ltd. ", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Shailesh Sevantilal Madhani**.

We are in receipt of the following documents:

1)	Copy of Gift Deed Dated 05.06.2017 between Mr. Sevantilal Nathalal Madhani & Mrs. Pushpaben Sevantilal Madhani (The Donor) And Mr. Shailesh Sevantilal Madhani(The donee).
2)	Copy of Share Certificate No.259 transferred dated 20.06.2017 issued by Hormazd Co-Op. Hsg. Soc. Ltd.
3)	Copy of Structural Stability Report Dated 08.11.2024Vide No .UCVLLP/Neelambuj-Kamal CHSL/Pvt./6118 issued by M/s.Universal Consultants & Valuers LLP.

Location

The said building is located at Village - Valnai, Kandivali (West)PIN - 400 067. The property falls in Residential Zone. It is at a traveling distance 1.4 Km. from Kandivali Railway Station.

Building

The building under reference is having Ground + 4 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. 1st Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

Valuation as on 8th November 2024

The Built Up Area of the Residential Flat	:	530.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	: 1978 (As Per Society Letter)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 46 Years
Cost of Construction	: 530.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,25,000.00
Depreciation $\{(100 - 10) \times (46 / 60)\}$: 69.00%
Amount of depreciation	: ₹ 9,14,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,65,880/- per Sq. M. i.e. ₹ 15,411/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,24,650/- per Sq. M. i.e. ₹ 11,580/- per Sq. Ft.
Value of property	: 530.00 Sq. Ft. X ₹ 18,500 = ₹98,05,000
Total Value of property as on 8th November 2024	: ₹98,05,000.00

(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 8th November 2024	: ₹ 98,05,000.00 - ₹ 9,14,250.00 = ₹ 88,90,750.00
Total Value of the property	: ₹ 88,90,750.00
The realizable value of the property	: ₹80,01,675.00
Distress value of the property	: ₹71,12,600.00
Insurable value of the property (530.00 X 2,500.00)	: ₹13,25,000.00
Guideline value of the property (530.00 X 11580.00)	: ₹61,37,400.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. E/103, 1st Floor, Wing - E, Neelambuj in Kamal Apartment, "Hormazd Co-Op. Hsg. Soc. Ltd. ", Mistree Colony, Shankar Lane, Village - Valnai, Kandivali (West), PIN - 400 067,, State - Maharashtra, Country - India for this particular purpose at **₹ 88,90,750.00 (Rupees Eighty Eight Lakhs Ninety Thousands Seven Hundred And Fifty Only)** as on 8th November 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 **8th November 2024** is **₹ 88,90,750.00 (Rupees Eighty Eight Lakhs Ninety Thousands Seven Hundred And Fifty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

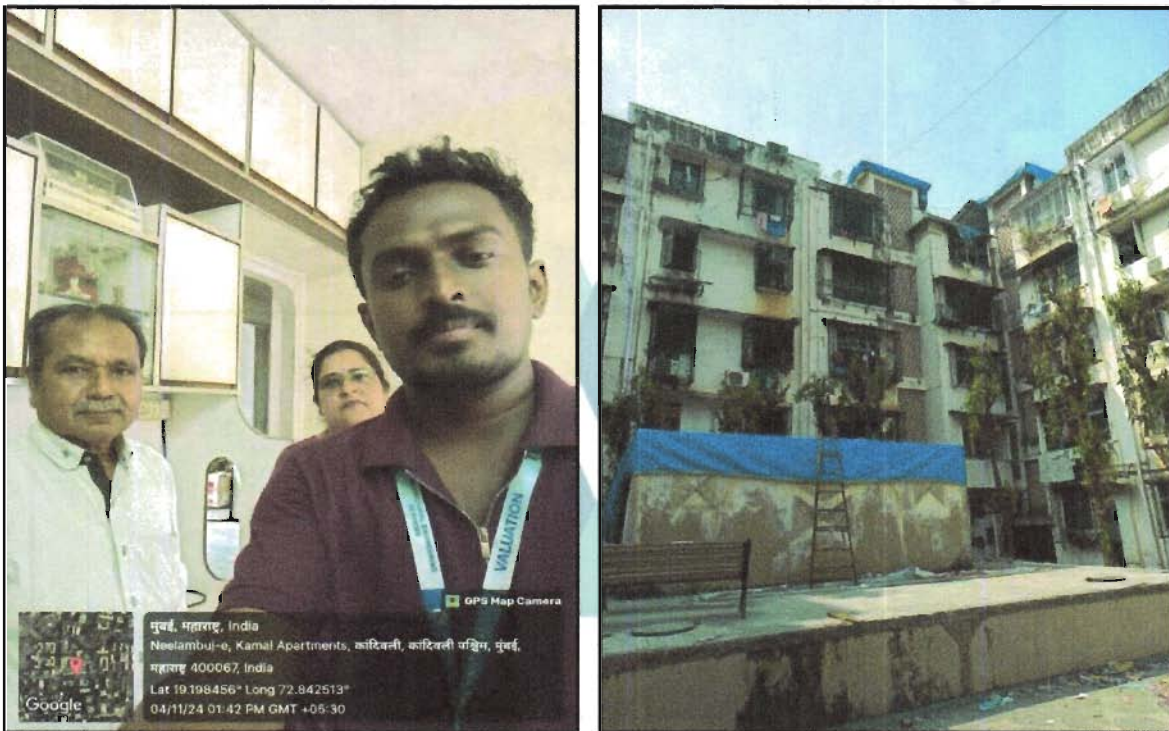
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor				
3	Year of construction	: 1978 (As Per Society Letter)				
4	Estimated future life	: 18 Years as per structural stability report Subject to proper, preventive periodic maintenance & structural repairs.				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

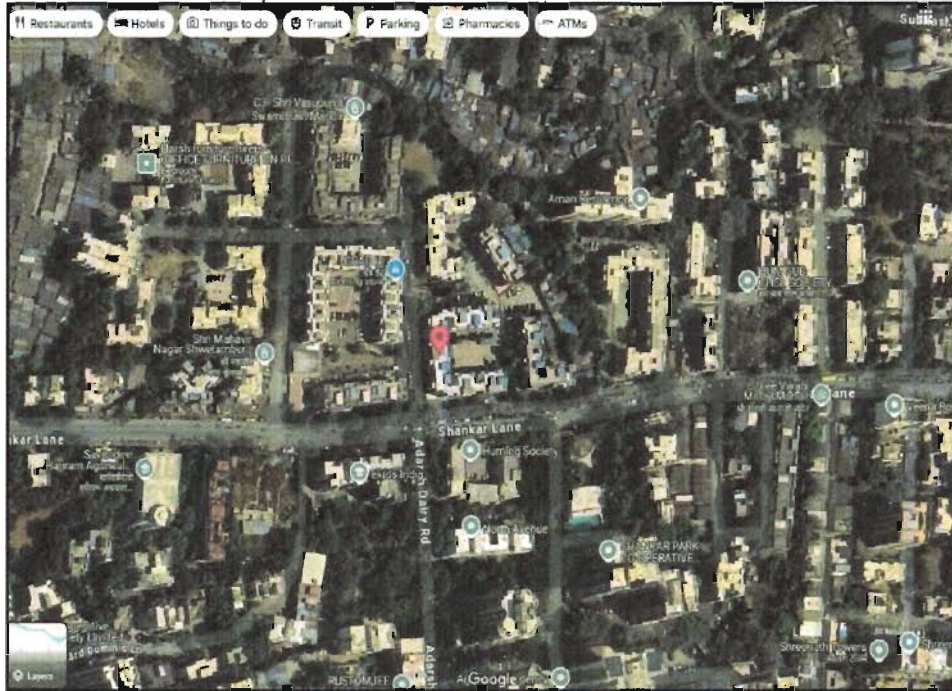
Technical details**Main Building**

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.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity		:	Not Provided
19	Underground sump – capacity and type of construction		:	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

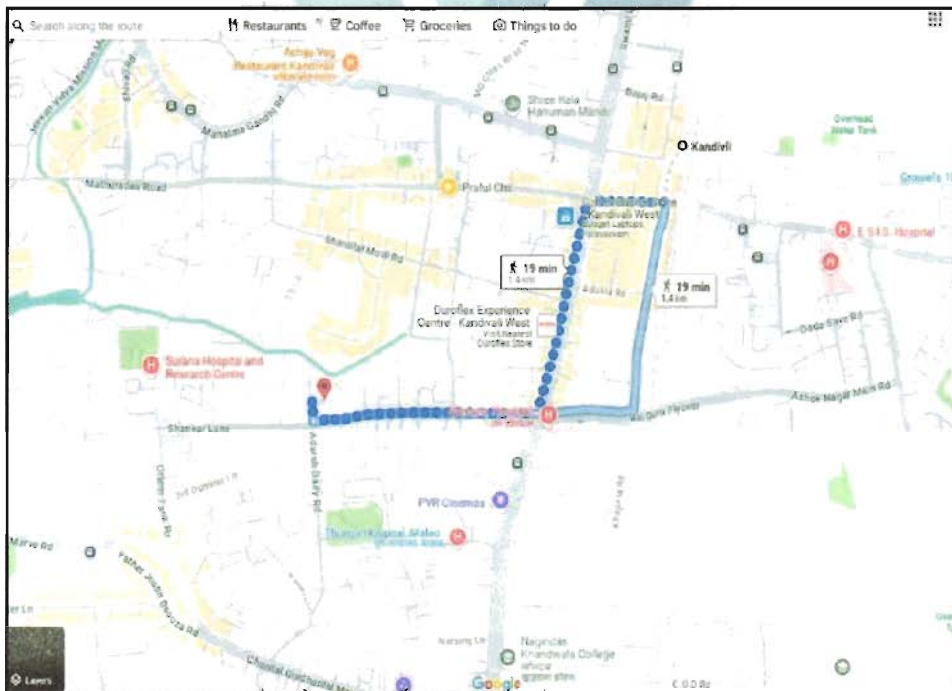
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°11'54.2"N 72°50'33.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 1.4 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: वळणई (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 78 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
70/327-भुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.	76250	165880	190760 207350 165880	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	165880			
Decrease by 5% on Flat Located on 1 st Floor	8294			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,57,586.00	Sq. Mtr.	14,640.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	76250			
The difference between land rate and building rate(A-B=C)	81,336.00			
Percentage after Depreciation as per table(D)	46%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,24,650.00	Sq. Mtr.	11,580.00	Sq. Ft.

Building not having lift

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

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%

c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	560.00	672.00	806.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹27,321.00	₹22,768.00	₹18,973.00

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

Posted on Oct 05, 2024

₹1.53 Cr @ 27,321 per sq.ft. **2BHK 1Bath**
 Estimated EMI ₹1,22,302 Flat/Apartment for Sale

RERA STATUS NOT AVAILABLE Website: https://mahurea.maharashtra.gov.in/

Overview Society Owner Details Price Trends Society Reviews Explore Locality >

Property (13) Society (1)

- Area:** Carpet area: 560 sq.ft. (52.00 sq.m.)
- Price:** ₹1.53 Crore @ 27,321 per sq.ft. (Negotiable)
- Floor Number:** Ground of 4 Floors
- Overlooking:** Main Road, Park/Garden
- Configuration:** 2 Bedrooms, 1 Bathroom, No Balcony
- Address:** Kamal Apartment, Kandivali West, Mumbai
- Facing:** East
- Property Age:** 10+ Year Old

Places nearby Kandivali West, Mumbai

Orlem Market | Shri Karja Devi Mata Mandir | Shankar Mandir | BAPS Shri Swaminarayan Mandir | Rbl bank AT

Transaction Type: Resale | Property Ownership: Freehold | Furnishing: Furnished | Gated Community: Yes
 Parking: 1 Open | Pet Friendly: Yes | Water Source: Municipal corporati... | Power Backup: None

Property Code: 276092725
 www.99acres.com/276092725

About Property
 Address: Kandivali West, Mumbai



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	450.00	540.00	648.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,556.00	₹21,296.00	₹17,747.00

99acres Buy ▾ Enter Locality Project Society Landm 🔍 Post property 📄 👤 ⋮

Posted on Oct 17, 2024

₹1.15 Cr @ 25,555 per sq.ft. **1BHK 2Baths** Contact Owner 📞

Estimated EMI ₹91,851 Flat/Apartment for Sale Shortlist

RERA STATUS NOT AVAILABLE Website: https://maharera.maharashtra.gov.in/

Overview Society Owner Details Price Trends Society Reviews Explore Locality →

Property (9) Society (12)

Area
Super Built up area 575 sq.ft
3142 sq.m
Carpet area: 450 sq.ft (41.81 sq.m)

Configuration
1 Bedroom , 2 Bathrooms, No Balco

Price
₹ 1.15 Crore
@ 25,555 per sq.ft. (Negotiable)

Address
Atul Blue Empire complex
Kandivali West, Mumbai

Floor Number
5th of 7 Floors

Facing
South

Property Age
10+ Year Old

Places nearby View All

B-503, Kandivali West, Mumbai

Charkop metro station Orfem Market Shri Vitthal Mandir State bank of india ATM Idbi bank ATM K

Why should you consider this property?

Close to Metro Station Close to School Close to Hospital Close to Market Pet Friendly 24*7 Water On-Call Maintenance Staff

Veng. Shudh Vastu Compliant Parking Available Modular Kitchen Fitness Center/ Gym Club/ Community Center Spartex Flooring

Transaction Type: Resale Property Ownership: Freehold Furnishing: Semifurnished

gated Community: Yes Parking: 1 Oper Pet-Friendly: Yes Water Source: 24*7 Water



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.04	360.05	432.06
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,997.00	₹16,664.00	₹13,887.00

2899389

08-02-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि. बोरीवली 6

दस्ता क्रमांक 2899/2024

नोंदणी :

Regn 03m

गावाचे नाव : वळणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ले नमुद करावे)	5548686
(4) भू. मापन, पोटसिक्का व घरक्रमांक(अस्तव्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र.ए/002, माळा नं: तळ मजला, इमारतीचे नाव: पंकज कांदिवली हॉर्मिड को-ऑप ही.सो.ली., ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड : कमल अपार्टमेंट शंकर लेन, इतर माहिती: 31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अने.सं.क्र.12/व्य.क्र.107/म-1(धोरण)या नुसार दस्तऐवजात महिला खरेदिदारास मुद्रांक शुल्काची सवलत देण्यात आलेली आहे((C.T.S Number : 17 & 23 ;))
(5) क्षेत्रफळ	33.45 चौ.मीटर
(6) आकारणी किंवा जुडी टोपल अनेक लेखा	
(7) दस्तऐवज करून देणा-या/प्राप्त करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ठरुमनामा किंवा आदेश अस्तव्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव :-योगेन चंद्रकांत ठक्कर वय:-43 पत्ता :-प्लॉट नं: सदनिका क्र.ए/304, माळा नं: . इमारतीचे नाव: विल्डींग न.3 पारस नगर, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- ABWPT1000E 2): नाव :-विमलाबेन चंद्रकांत ठक्कर वय:-71 पत्ता:-प्लॉट नं: सदनिका क्र.ए/502, माळा नं: . इमारतीचे नाव: विल्डींग न.5 पारस नगर, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- ACFPT3454L 3): नाव :-पिप्पा योगेन ठक्कर वय:-34 पत्ता :-प्लॉट नं: सदनिका क्र.ए/304, माळा नं: . इमारतीचे नाव: विल्डींग न.3 पारस नगर, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- CBQPK0380N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा ठरुमनामा किंवा आदेश अस्तव्यास, प्रतिवादिचे नाव व पत्ता	1): नाव :-विभूती विद्याल रोड वय:-41, पत्ता:-प्लॉट नं: सदनिका क्र.701, माळा नं: . इमारतीचे नाव: श्री निकुंज को-ऑप.ही.सो.ली., ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: एस. वी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:- BIBPS6475H
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2899/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) स्रोत	
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	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	275.00	330.00	396.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,000.00	₹15,000.00	₹12,500.00

2822367 17-02-2024 Note -Generated Through eSearch Module:For original report please contact concern SRO office	सूची क्र.2	दुकान निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 2822/2024 नोटणी : Regn:83m
गावाचे नाव : वळणई		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4950000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4811075.22	
(4) भू. मापन, प्लॉटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका क्रमांक-302,3 रा माळा बी विंग,पंकज इन कांदिवली होर्मसुड कॉ-ऑप होसिंग सोसायटी लिमिटेड कमल अपार्टमेंट,शंकर लेन,कांदिवली वेस्ट. मुंबई-400067 सदनिकेचे क्षेत्रफळ-330 चौ.फुट. बिल्डअप.(इतर वर्णन सदर दस्तात नमुद केलेल्या प्रमाणे). (C.T.S. Number : 77A & 23.)	
(5) क्षेत्रफळ	30.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेजा		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश अस्त्यास,प्रतिवादिचे नाव व घसा.	1): नाव -लता वदकांत मेहता वप:-62 घसा:-प्लॉट नं. 302, माळा नं. 3 रा माळा बी विंग, इमारतीचे नाव-पंकज इन कांदिवली होर्मसुड कॉ-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली वेस्ट, रोड नं: कमल अपार्टमेंट, शंकर लेन, महाराष्ट्र, मुंबई. पिन कोड -400067 पॅन नं:-AQFPM1336G	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा सुकुमनामा किंवा आदेश अस्त्यास, प्रतिवादिचे नाव व घसा	1): नाव -विजेता विभास ओझा वप:-41; घसा:-प्लॉट नं.रुम नं-4, माळा नं:- इमारतीचे नाव-साईनाथ निवास, ब्लॉक नं: मालाड वेस्ट, रोड नं: ओर्सेम टक रोड, निघर मेट ट्रेसा स्कूल, जोतिराम कपाडउठ, ओर्सेम, महाराष्ट्र, मुंबई. पिन कोड-400064 पॅन नं:-AAZPO1534A 2): नाव: विघात किरीटभाई ओझा वप:-44, घसा:-प्लॉट नं.रुम नं-4, माळा नं: इमारतीचे नाव-साईनाथ निवास, ब्लॉक नं: मालाड वेस्ट, रोड नं: ओर्सेम टक रोड, निघर मेट ट्रेसा स्कूल, जोतिराम कपाडउठ ओर्सेम, महाराष्ट्र, मुंबई. पिन कोड-400064 पॅन नं:-AAJPO2326A	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024	
(10)दस्त नोटणी केलेल्याचा दिनांक	16/02/2024	
(11)अनुक्रमांक,खत व पृष्ठ	2822/2024	
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	297000	
(13)बाजारभावाप्रमाणे नोटणी शुल्क	30000	
(14)सौरा		
मुल्याकनासाठी विचारात घेतलेला तपशील:-		
मुद्राक 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 **8th November 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.



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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 **₹ 88,90,750.00 (Rupees Eighty Eight Lakhs Ninety Thousands Seven Hundred And Fifty 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: 2024.11.09 10:33:33 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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