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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. Vijay Chandrakant Rane & Mrs. Anjali Vijay Rane**

Residential Flat No. 901, 9<sup>th</sup> Floor, "**Aavass Classic**", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, State - Maharashtra, India.

Latitude Longitude : 19°15'12.6"N 72°51'24.7"E

### Intended User:

**Cosmos Bank**

**DAHISAR (EAST) Glorias BRANCH**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),  
Mumbai - 400 068

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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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. 901, 9<sup>th</sup> Floor, "**Aavass Classic**", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, State - Maharashtra, India belongs to **Mr. Vijay Chandrakant Rane & Mrs. Anjali Vijay Rane**.

Boundaries of the property

North : Aishwarya Enclave CHSL  
South : Shreenath Bhuvan Building  
East : Nicolas Wadi CHSL  
West : Yashwantrao Tavde 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 **₹ 89,85,600.00 (Rupees Eighty Nine Lakhs Eighty Five Thousands Six Hundred 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. AM161706-3

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

Encl.: Valuation report

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Residential Flat No. 901, 9<sup>th</sup> Floor, "Aavass Classic", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, 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 28.11.2024 for Housing Loan Purpose.
1	Date of inspection	12.11.2024
3	Name of the owner / owners	<b>Mr. Vijay Chandrakant Rane &amp; Mrs. Anjali Vijay Rane</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. 901, 9 <sup>th</sup> Floor, "Aavass Classic", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, State - Maharashtra, India. <b>Contact Person :</b> Swarnalata Menon (Tenant) Contact No. 9870309309
6	Location, Street, ward no	Yashwantrao Tawade Road Village - Dahisar, Dahisar (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 692 & 692/1 to 19 of Village - Dahisar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 430.26 (Area as per Site measurement) Carpet Area in Sq. Ft. = 416.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 457.60 (Carpet Area + 10%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Dahisar, Dahisar (West) Taluka - Borivali, District - Mumbai Suburban, Pin - PIN - 400 068
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?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - Details not available Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,700.00 (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		<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>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2020 (As per site information)
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, DAHISAR (EAST) Glorias BRANCH Branch to assess Fair Market Value as on 28.11.2024 for Residential Flat No. 901, 9<sup>th</sup> Floor, "**Aavass Classic**", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, State - Maharashtra, India belongs to **Mr. Vijay Chandrakant Rane & Mrs. Anjali Vijay Rane**.

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

1)	Copy of Agreement For Sale No.10198/2022 Dated 13.07.2022 between Mrs. Damayantiben Mansuklal Chauhan & Mr. Mansukhlal Ramubhai Chauhan(The Seller) And Mr. Vijay Chandrakant Rane & Mrs. Anjali Vijay Rane(The purchaser).
2)	Copy of Commencement Certificate No.SRA / ENG / 2682 / RN / PL / AP Dated 29.03.2014 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Approved Building Plan No.SRA / ENG / 2682 / RP / PL / AP Dated 01.01.2016 issued by Slum Rehabilitation Authority (SRA).

### Location

The said building is located at Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 068. The property falls in Residential Zone. It is at a traveling distance 1 Km from Dahisar Railway Station.

### Building

The building under reference is having Ground + 19 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. 9th Floor is having 3 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The Residential Flat under reference is situated on the 9<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 28th November 2024

The Carpet Area of the Residential Flat	:	416.00 Sq. Ft.
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### Deduct Depreciation:



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Year of Construction of the building	:	2020 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	457.60 Sq. Ft. X ₹ 2,500.00 = ₹ 11,44,000.00
Depreciation $\{(100 - ) \times (4 / 60)\}$	:	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	:	₹ 1,34,978/- per Sq. M. i.e. ₹ 12,540/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	416.00 Sq. Ft. X ₹ 21,600 = ₹89,85,600
Total Value of property as on 28th November 2024	:	₹89,85,600.00

(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 28th November 2024	:	₹ 89,85,600.00 - ₹ 0.00 = ₹ 89,85,600.00
Total Value of the property	:	₹ 89,85,600.00
The realizable value of the property	:	₹80,87,040.00
Distress value of the property	:	₹71,88,480.00
Insurable value of the property (457.60 X 2,500.00)	:	₹11,44,000.00
Guideline value of the property (457.60 X 0.00)	:	₹55,70,365.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 901, 9<sup>th</sup> Floor, "Aavass Classic", Yashwantrao Tawade Road, Village - Dahisar, Dahisar (West), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 068, State - Maharashtra, India for this particular purpose at **₹ 89,85,600.00 (Rupees Eighty Nine Lakhs Eighty Five Thousands Six Hundred Only)** as on 28th 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 **28th November 2024** is **₹ 89,85,600.00 (Rupees Eighty Nine Lakhs Eighty Five Thousands Six Hundred 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 + 19 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 9 <sup>th</sup> Floor				
3	Year of construction	: 2020 (As per site information)				
4	Estimated future life	: 56 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(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.	:	Superior Colored
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	:	2 Lifts
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

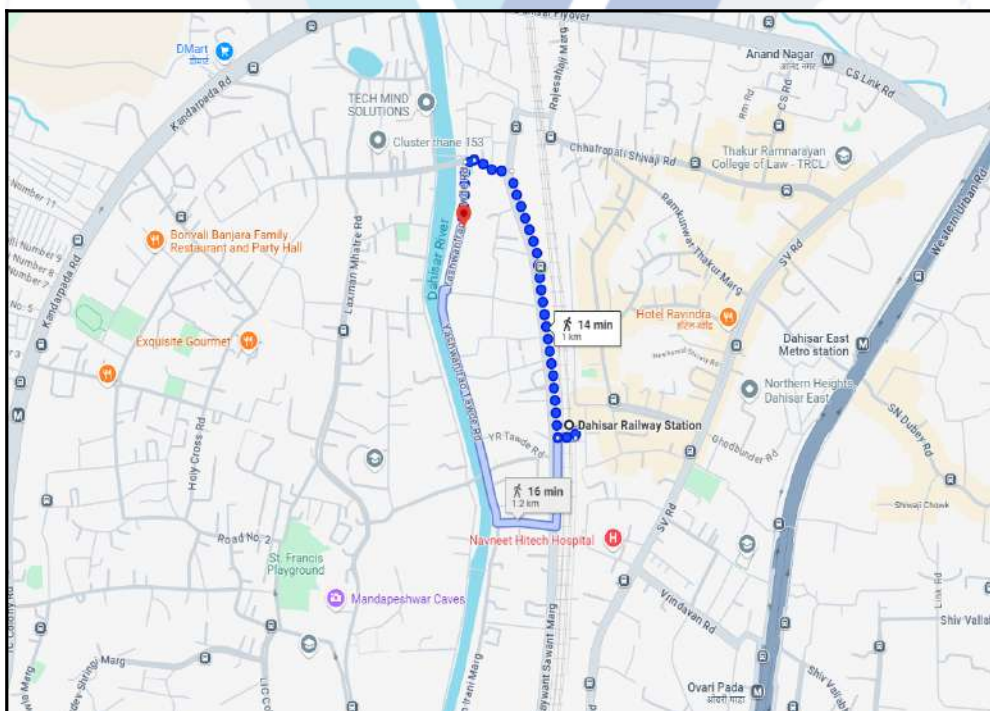
# Actual Site Photographs



## Route Map of the property



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



**Longitude Latitude: 19°15'12.6"N 72°51'24.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dahisar - 1 Km).

## Ready Reckoner Rate

DIVISION / VILLAGE : DAHISAR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater  Mumbai					
Land Mark	Terrain: Link Road to the North, Railway Line to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
89	89/409	55950	128550	147840	173500	122450
581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 607X, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 632X, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 676X, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 714A, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776,						
⇌ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	128550			
Increase by 5% on Flat Located on 9 <sup>th</sup> Floor	6427.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,34,978.00</b>	<b>Sq. Mtr.</b>	<b>12,540.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	55950			
The difference between land rate and building rate(A-B=C)	79,027.50			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>0.00</b>	<b>Sq. Mtr.</b>	<b>0.00</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	14th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	418.00	501.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹22,727.00	₹18,962.00	-

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Home > Property in Mumbai > Dahisar West > Apartment in Dahisar West > 1 BHK > 665 Sq-Ft
Posted on: Aug 07, 24 Property ID: 74238045

**₹95.0 Lac** EMI - ₹43k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Aavaas Classic, Dahisar West, Mumbai

1 Bed | 2 Baths | Unfurnished

Carpet Area <b>418 sqft</b> ₹22727/sqft	Project <b>Aavaas Classic</b>	Floor <b>14(Out of 19 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Facing <b>North</b>
Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>Less than 5 years</b>

✔ Newly Constructed Property

Contact Owner
Check Availability

**Contact Owner**

**Nishant Thakar** -91-7700000000

Check Availability

**More Details**

Price Breakup	₹95 Lac
Address	1401, Aavaas Classic, Dahisar West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹42847 <span style="font-size: 0.8em;">①</span> <a href="#">Apply for Home Loan</a>
Type of Ownership	Co-operative Society
Age of Construction	Less than 5 years

Contact Owner

**About Project** Explore Project →

**Aavaas Classic**

Price

Call For Price

## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	386.36	425.00	510.00
<b>Percentage</b>	-	10%	20%
<b>Rate Per Sq. Ft.</b>	₹22,000.00	₹20,000.00	₹16,667.00

magicbricks
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Home » Property in Mumbai » Dahisar West » Apartment in Dahisar West » 1BHK » 510 Sq-ft Posted on: Nov 24, 24

**₹85.0 Lac** EMI - ₹38k | [Get Loan offers from 34+ banks](#)

1 BHK Flat For Sale in Anita CHSL, Dahisar West, Mumbai

1 Bed | 2 Baths | Unfurnished

Super Built-Up Area  
510 sqft - ₹16,667/sqft

Transaction Type  
Resale

Project  
[Anita CHSL](#)

Status  
Ready to Move

Floor  
1(Out of 4 Floors)

Furnished Status  
Unfurnished

[Contact Owner](#)

[Get Phone No.](#)

Last contact made 1 day ago

### More Details

Price Breakup ₹85 Lac

Address Dahisar West, Mumbai - Western Mumbai, Maharashtra

Furnishing Unfurnished

[Contact Owner](#)

### About Project

Anita CHSL

Price  
Call For Price

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Borivalli, Kandivilli | Chatkopar, Chembur, Kuria | Goregaon, Malad | Vikhroli, Mulund, Kaniurmarg, Bhandup | Mira Road

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	18th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	460.00	552.19	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹20,435.00	₹17,023.00	-

3494388 23-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 3494/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7254076.5	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1802, माळा नं: 18, इमारतीचे नाव: आवास क्लासिक सीएचएस लिमिटेड, ब्लॉक नं: दहिसर पश्चिम मुम्बई 400068, रोड : यशवंतराव तावडे रोड( ( C.T.S. Number : 692 and 692/1 to 19, ; ) )	
(5) क्षेत्रफळ	51.30 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:-बिंदु जी कांचन वय:-56 पत्ता:-प्लॉट नं: 1802, माळा नं: 18, इमारतीचे नाव: आवास क्लासिक सोसायटी , ब्लॉक नं: दहिसर पश्चिम , रोड नं: यशवंतराव तावडे रोड , महाराष्ट्र, MUMBAI पिन कोड:-400068 पॅन नं:-ACPPK3048P 2): नाव:-गंगाधर एम कांचन वय:-69 पत्ता:-प्लॉट नं: 1802, माळा नं: 18, इमारतीचे नाव: आवास क्लासिक सीएचएस , ब्लॉक नं: दहिसर पश्चिम , रोड नं: यशवंतराव तावडे रोड , महाराष्ट्र, MUMBAI पिन कोड:-400068 पॅन नं:-AAFPK7703H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य उदय लोलयेकर वय:-29; पत्ता:-प्लॉट नं: डी/1, माळा नं: , इमारतीचे नाव: सुशमा सोसायटी , ब्लॉक नं: दहिसर पश्चिम , रोड नं: म्हात्रेवाडी , महाराष्ट्र, MUMBAI पिन कोड:-400068 पॅन नं:-AMKPL9518Q 2): नाव:-ज्योति दिलीप सोलंकी वय:-29; पत्ता:-प्लॉट नं: डी/1, माळा नं: , इमारतीचे नाव: सुशमा सोसायटी , ब्लॉक नं: दहिसर पश्चिम , रोड नं: म्हात्रेवाडी , महाराष्ट्र, MUMBAI पिन कोड:-400068 पॅन नं:-FTJPS1977P	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3494/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	564000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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	5th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	416.00	499.34	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹18,029.00	₹15,020.00	-

3931388 29-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5 दस्त क्रमांक : 3931/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6261629.42	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 501, माळा नं: 5, इमारतीचे नाव: आवास क्लासिक सीएचएस, ब्लॉक नं: दहिसर वेस्ट मुंबई 400068, रोड : यशवंतराव तावडे रोड(( C.T.S. Number : 692 and 692/1 to 19 ; ))	
(5) क्षेत्रफळ	46.39 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेंव्हा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रवीण बीशान जाधव वय:-41 पत्ता:-प्लॉट नं: 501, माळा नं: 5, इमारतीचे नाव: आवास क्लासिक सीएचएस लिमिटेड , ब्लॉक नं: दहिसर पश्चिम , रोड नं: यशवंतराव तावडे रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AFKPI6008G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजीव शुक्ला वय:-58; पत्ता:-प्लॉट नं: 9, माळा नं: ., इमारतीचे नाव: कुंचा श्याम दास, ब्लॉक नं: अलाहाबाद , रोड नं: स्वरूप रानी पार्क बादशाही मंठी , उत्तर प्रदेश, ALLAHABAD. पिन कोड:-211003 पॅन नं:-AAYP54257M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3931/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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 **28th 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 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.



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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 **₹ 89,85,600.00 (Rupees Eighty Nine Lakhs Eighty Five Thousands Six Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

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



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