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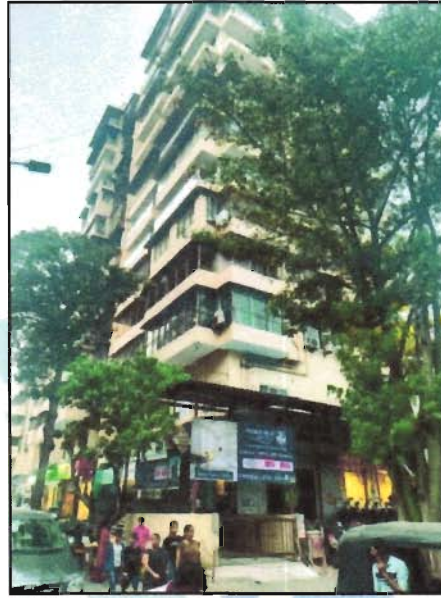
MSME Reg No: UDYAM-MH-18-0083617

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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: **Shri. Batuklal Shah & Smt. Jyoti Batuklal Shah (Flat No. 203) & Mr. Kumar Batuklal Shah (Flat No. 204)**

Residential Amalgamated Flat Nos. 203 & 204, 2<sup>nd</sup> Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086  
State - Maharashtra, Country - India.

Latitude Longitude - 19°05'43.7"N 72°54'42.2"E

### Intended User:

**Cosmos Bank**

**Amrut Nagar Ghatkopar (West) Branch**

Rekha Apartment CHSL, Amrut Nagar, Ghatkopar (West), Mumbai - 400 086  
State - Maharashtra, Country - India.

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- |              |          |             |             |
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### Regd. Office

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

📞 +91 2247495919

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## VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat Nos. 203 & 204, 2<sup>nd</sup> Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India belongs to **Shri. Batuklal Shah & Smt. Jyoti Batuklal Shah (Flat No. 203) & Mr. Kumar Batuklal Shah (Flat No. 204)**.

Boundaries of the property.

North : Modern Apartment  
South : Garden Lane  
East : Internal Road  
West : Internal Road

Considering various parameters recorded, 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 for ₹ **2,35,57,272.00 (Rupees Two Crore Thirty Five Lakh Fifty Seven Thousand Two Hundred Seventy Two Only)**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.17 10:26:16 +05'30'

Auth. Sign.



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**Valuation Report of Residential Amalgamated Flat Nos. 203 & 204, 2<sup>nd</sup> Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086, 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 the Fair Market Value as on 17.12.2024 for Banking Purpose
2	Date of inspection	15.11.2024 & 19.11.2024
3	Name of the owner/ owners	<b>Shri. Batuklal Shah &amp; Smt. Jyoti Batuklal Shah (Flat No. 203) &amp; Mr. Kumar Batuklal Shah (Flat No. 204)</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Flat No. 203 - Joint Ownership Flat No. 204 - Single Ownership  Details of share of owner not available.
5	Brief description of the property	<b>Address:</b> Residential Amalgamated Flat Nos. 203 & 204, 2 <sup>nd</sup> Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Kumar Batuklal Shah (Owner of Flat No. 204) Contact No. 9320705000
6	Location, street, ward no	Garden Lane, LBS Marg, L & N Ward, Ghatkopar (West), Mumbai
	Survey/ Plot no. of land	Plot No. 9, 10 & 11, CTS No. 2256(pt), 102(pt) & 124(pt) of Village - Ghatkopar – Kiroli
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	



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<b>Area as per actual site measurement of amalgamated Flat No. 203 &amp; 204</b>			
<b>Particulars</b>		<b>Carpet Area in Sq. Ft.</b>	
Carpet Area		1,240.00	
Balcony Area		153.00	
<b>Total</b>		<b>1,393.00</b>	
<b>Area as per Agreement for Sale / Index II are as under:</b>			
<b>Flat No.</b>	<b>RERA Carpet Area in Sq. Ft.</b>	<b>Loading</b>	<b>Built-up Area in Sq. Ft.</b>
203	472.00	10%	519.00
204	458.00	10%	504.00
<b>TOTAL</b>	<b>930.00</b>		<b>1,023.00</b>
13	Roads, Streets or lanes on which the land is abutting	Garden Lane, LBS Marg, L & N Ward, Ghatkopar (West), Mumbai	
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	
21	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	Furnish technical details of the building on a	Attached	

	separate sheet (The Annexure to this form may be used)	
24	Is the building owner occupied/ tenanted/ both?	Owners Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(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?	N.A.
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	N. A.

	of rent?	
	<b>SALES</b>	
38	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
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Amalgamated Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2016 (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.
	<p><b>Remark:</b></p> <ol style="list-style-type: none"> <li>1) Flat Nos. 203 &amp; 204 are merged with single entrance. As per Sale Plan Flat No. 203 and 204 was 1 BHK each converted into Living + Dinning + 3 Bedrooms + Toilet + Bath. As per site information kitchen is in the Flat No. 203.</li> <li>2) As per Index II of Flat No. 204 Old Carpet of Room No. 15 was 608.00 Sq. Ft., Open Terrace 378.00 Sq. Ft. New area allotted is RERA Carpet area 458.00. Sq. Ft.</li> <li>3) As per Index II of Flat No. 203 Old Carpet of Room No. 15 was 608.00 Sq. Ft., Open Terrace 378.00 Sq. Ft. New area allotted is RERA Carpet area 472.00 Sq. Ft.</li> <li>4) Ownership documents of Flat No. 203 are not provided for our verification. We have considered the ownership of the flat as per Index II.</li> <li>5) As per Property Tax Annexure Carpet area of Flat No. 203 is 680.00 Sq. Ft. and balcony area 80.00 Sq. Ft. aggregating 760.00 Sq. Ft. Property Tax Annexure for Flat No. 204 not provided.</li> <li>6) Total carpet area of Flat Nos. 203 &amp; 204 as per measurement is 1,393.00 Sq. Ft. and as per agreement is 930.00 Sq. Ft. For the purpose of valuation we have considered the area as per Agreement.</li> <li>7) Occupancy Certificate not issued for the building.</li> <li>8) Society not yet formed.</li> </ol>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Amrut Nagar Ghatkopar (West) Branch to assess fair market value as on 17.12.2024 for Residential Amalgamated Flat Nos. 203 & 204, 2<sup>nd</sup> Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State – Maharashtra, Country – India. belongs to **Shri. Batuklal Shah & Smt. Jyoti Batuklal Shah (Flat No. 203) & Mr. Kumar Batuklal Shah (Flat No. 204).**

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

1	Copy of Gift Deed dated 19/08/2020 between Shri Batuklal Nandlal Shah & Smt. Jyoti Batuklal Shah (the Donors) AND Mr. Kumar Batuklal Shah (the Donee) – Flat No. 204
2	Copy of Index II dated 27/12/2019 of between M/s. Avi Housing (Developer), Someshwar Co-Op. Hsg. Soc. Ltd. (Society) and Shri Batuklal Nandlal Shah & Smt. Jyoti Batuklal Shah (Member / Purchaser) Flat No. 203
3	Copy of Commencement Certificate No. CE / 6533 / BPES / AN dated 05.07.2016 issued by MCGM.
4	Copy of Approved Building Plan No. CE / 6533 / BPES / AN dated 28/06/2016 issued by MCGM.
5	Copy of Property Tax, SAC No. NX1006640460041 dated 6/05/2022 issued by MCGM for Flat No. 203.

### LOCATION:

The said building is constructed on land bearing Plot Nos. 9, 10 & 11 at CTS No. 2256(pt), 102(pt) & 124(pt) of Village - Ghatkopar - Kiroli, Taluka – Kurla & within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a travelling distance of 1.3 km. from Ghatkopar Metro station.

### BUILDING:

The building under reference is having Basement + Ground + Podium + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential cum commercial purpose. 2<sup>nd</sup> Floor is having 4 Residential Flat. The building is having 2 lifts.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. As per site inspection Flat No. 203 & 204 are internally amalgamated to form a single flat with single entrance door. It consists of 3 Bedrooms + Living Room + Kitchen + Dining Area + 4 Toilets + Passage + Balcony Area (i.e. **3 BHK**). The residential flat is finished with Italian Marble flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, concealed electrification & concealed plumbing, Cement plastering with POP finish.



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**Valuation as on 17<sup>th</sup> December 2024**

Particular	:	Flat No. 203	Flat No. 204
<b>Built up area</b>	:	<b>519.00 Sq. Ft.</b>	<b>504.00 Sq. Ft.</b>
Year of Construction of the building	:	2016 (As per Site Information)	2016 (As per Site Information)
Expected total life of building	:	60 Years	60 Years
Age of the building as on 2024	:	08 years	08 years
Cost of Construction	:	519.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,53,200.00	504.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,11,200.00
Depreciation $\{(100-10) \times 8 / 60\}$	:	₹ 12,00%	₹ 12,00%
Amount of depreciation	:	₹ 1,74,384.00	₹ 1,69,344.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,20,350.00 per Sq. M. i.e. ₹ 11,181.00 per Sq. Ft.	₹ 1,20,350.00 per Sq. M. i.e. ₹ 11,181.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,14,767.00 per Sq. M. i.e. ₹ 10,662.00 per Sq. Ft.	₹ 1,14,767.00 per Sq. M. i.e. ₹ 10,662.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,700.00 per Sq. Ft.	₹ 25,700.00 per Sq. Ft.
<b>Value of property as on 17.12.2024</b>	:	<b>472.00 Sq. Ft. X 25,700.00 = ₹ 1,21,30,400.00</b>	<b>458.00 Sq. Ft. X 25,700.00 = ₹ 1,17,70,600.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated Value of the property</b>	:	₹ 1,21,30,400.00 (-) ₹ 1,74,384.00 = ₹ 1,19,56,016.00	₹ 1,17,70,600.00 (-) ₹ 1,69,344.00 = ₹ 1,16,01,256.00
<b>Total Value of the property</b>		<b>₹ 1,19,56,016.00</b>	<b>₹ 1,16,01,256.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,07,60,414.00</b>	<b>₹ 1,04,41,130.00</b>
<b>Distress value of the property</b>	:	<b>₹ 95,64,813.00</b>	<b>₹ 92,81,005.00</b>
<b>Insurable value of the property</b>	:	₹ 14,53,200.00	₹ 14,11,200.00
<b>Flat No. 203 = 519.00 Sq. Ft. X ₹ 2,800.00</b>			
<b>Flat No. 204 = 504.00 Sq. Ft. X ₹ 2,800.00</b>			
<b>Guideline value of the property</b>		₹ 55,33,578.00	₹ 53,73,648.00
<b>Flat No. 203 = 519.00 Sq. Ft. X ₹ 10,662.00</b>			
<b>Flat No. 204 = 504.00 Sq. Ft. X ₹ 10,662.00</b>			
<b>Total value of the Flat No. 203 &amp; 204</b>	:	<b>₹ 2,35,57,272.00</b>	

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Amalgamated Flat Nos. 203 & 204, 2nd Floor, 'A' Wing, "Avis Vraj-A-Paradise", Plot No. 9, 10 & 11, Someshwar Premises Co-op. Hsg. Soc. Ltd., Garden Lane, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India. for this particular purpose at **₹ 2,35,57,272.00 (Rupees Two Crore Thirty Five Lakh Fifty Seven Thousand Two Hundred Seventy Two Only) as on 17<sup>th</sup> December 2024.**



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**NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **17<sup>th</sup> December 2024 is ₹ 2,35,57,272.00 (Rupees Two Crore Thirty Five Lakh Fifty Seven Thousand Two Hundred Seventy Two Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

**PART III- DECLARATION**

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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Basement + Ground + Podium + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2016 (As per Site Information)
4.	Estimated future life	52 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" thick.
8.	Partitions	6" thick brick wall



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9	Doors and Windows		Teak wood door frame with flush shutters 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	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		2 Lift (s)
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C 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



## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'43.7"N 72°54'42.2"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Ghatkopar – 1.3 km.)




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## 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** घाटकोपर - किरोड - कुर्ली

**Search By**  Survey No.  Location

**Enter Survey No** 2256 Search

उपविभाग	प्लॉट जमीन	निवासी सदनिका	नोंदणी क्रमांक	कॉम्प्लेक्स	एकक (Rs./)	Attribute
103/487 - बुधवार: बालवहादुर भाऊजी मारगळ्या उपनगरीय वा साबाबा सर्व बुधवार.	50560	120350	138400	160430	120350	बॉ. मीटर वि.टी.एस सेक्टर.

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,20,350.00			
No Increase, Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,20,350.00</b>	<b>Sq. Mtr.</b>	<b>11,181.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	50,560.00			
The difference between land rate and building rate (A – B = C)	69,790.00			
Depreciation Percentage as per table (D) [100% - 08%] (Age of the Building – 08 Years)	92%			
<b>Rate to be adopted after considering depreciation</b>	<b>1,14,767.00</b>	<b>Sq. Mtr.</b>	<b>10,662.00</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

**Table – D: 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	Avi Vraj A Paradise		
Source	<a href="https://housing.com">Housing.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	317.00	348.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 30,801.00	₹ 28,001.00	-

The screenshot displays a real estate listing on Housing.com for 'Avi Vraj A Paradise'. Key details include:

- Price:** ₹97.64 L - 2.07 Cr | ₹30.8 K/sq.ft
- EMI:** starts at ₹48,47 K
- Area:** 317 - 672 sq.ft. (Carpet Area) sizes
- Location:** Ghatkopar West, Central Mumbai Suburbs, Mumbai
- Project Details:** 1, 2 BHK Apartments Configurations, Possession Starts: Jun, 2021, Avg. Price: ₹30.8 K/sq.ft.
- Features:** Includes a 'Request Photos' button and a 'Contact Seller' button.
- Map:** Shows the property location with nearby landmarks like 'Hind High School' and 'Sarvodaya Hospital'.
- Overview:** Lists project size (1 Building - 72 units) and launch date (Jun, 2015).



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## Price Indicators

Property	Flat		
Source	<u>NOBROKER</u>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	451.00	496.10	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq. Ft.</b>	₹ 31,042.00	₹ 28,220.00	-

**Avis Vraj A Paradise**  
By Avi Housing Mumbai in Ghatkopar West

₹98.43 L onwards

Request a Call Back

OVERVIEW LOCATION BUY RENT

Total Project Area: 0.40 Acres  
Total Units: 72 Units  
BHK: 1, 2 BHK  
Area: 316 - 760 sq.ft.

Price Range: ₹ 98.43 L - 2.36 Cr  
Property Type: Apartment  
Launched Date: Sep-2017

RERA ID: PS1880012724

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans
1 BHK Apartment <small>Availability: Sold out</small>	NA	316 - 451 sq.ft. <small>(15.36 - 4.9 acft)</small>	₹ 98.43 L - 1.40 Cr	NA
2 BHK Apartment <small>Availability: Sold out</small>	NA	531 - 760 sq.ft. <small>(24.27 - 17.41 acft)</small>	₹ 1.65 Cr - 2.36 Cr	NA



## Sale Instance

Property	Avis Vraj-A-Paradise		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	331.00	364.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 24,526.00	₹ 22,296.00	-

S720520 02-04-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 8720/2024 नोंदणी Regn.63m
<b>गावाचे नाव : घाटकोपर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8118000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4699022.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa इतर वर्णन :सदनिका नं: 404, माळा नं: 4 था मजला.बी विंग, इमारतीचे नाव: अविस व्रज ए पॅराडाईज, ब्लॉक नं: गार्डन लेन,संधानी इस्टेट, रोड : एल.बी.एस. मार्ग,घाटकोपर(पश्चिम),मुंबई-400086, इतर माहिती: मौजे घाटकोपर किरोळ,सदनिकेचे क्षेत्रफळ 331 चौ फूट रेरा कारपेट, सी टी एस नं:-02 पार्ट,123 पार्ट,124 पार्ट मौजे-घाटकोपर व सी टी एस नं -2265 पार्ट मौजे-घाटकोपर किरोळ,( ( C.T.S. Number : 2265 (Part) ; ) )	
(5) क्षेत्रफळ	331 चौ.फूट	
(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:-मिलन प्रफुलकुमार पंचमिया वय:-49 पत्ता:-प्लॉट नं: 7, माळा नं: विल्डिंग नं 3, इमारतीचे नाव: स्वामी लीला शाह को ऑफ हो सो लिमिटेड, ब्लॉक नं: गार्डन लेन, संधानी इस्टेट, घाटकोपर पश्चिम, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400086 पॅन नं:-AGHPP9447P	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौरभ दिनेशकुमार त्रिपाठी वय:-34; पत्ता:-प्लॉट नं: रूम नं 14, माळा नं: , इमारतीचे नाव: गणेशवाडी चाळ क्र. 7, ब्लॉक नं: भटवाडी, आर.बी. कदम रोड, भटवाडी पोलीस स्टेशन जवळ, बर्वे नगर, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400084 पॅन नं:-AICPT1191K 2): नाव:-रिचा सौरभ त्रिपाठी वय:-34; पत्ता:-प्लॉट नं: रूम नं 14, माळा नं: , इमारतीचे नाव: गणेशवाडी चाळ क्र. 7, ब्लॉक नं: भटवाडी, आर.बी. कदम रोड, भटवाडी पोलीस स्टेशन जवळ, बर्वे नगर, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400084 पॅन नं:-CDHPT2230B 3): नाव:-रिना दिनेश त्रिपाठी वय:-41; पत्ता:-प्लॉट नं: रूम नं 14, माळा नं: , इमारतीचे नाव: गणेशवाडी चाळ क्र. 7, ब्लॉक नं: भटवाडी, आर.बी. कदम रोड, भटवाडी पोलीस स्टेशन जवळ, बर्वे नगर, रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400084 पॅन नं:-AGOPT6479N	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8720/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	487100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sale Instance

Property	Avis Vraj-A-Paradise		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	458.00	503.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 24,017.00	₹ 21,834.00	-

4486369	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1
14-01-2024		दस्त क्रमांक : 4486/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : घाटकोपर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11000000	
(3) बाजारभावाप्रमाणे भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7375588.31	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट क्र. 1004, माळा नं: 10 वा मजला ए विंग, इमारतीचे नाव: अविस् व्रज ए पॅराडाईस, ब्लॉक नं: घाटकोपर(वेस्ट),मुंबई 400086, रोड : गार्डन लेन,एल.बी.एस. मार्ग, इतर माहिती: विध वन कार पार्किंग स्पेस ऑन बेसमेंट:पोडीयम,विलेज घाटकोपर किरोल,तालुका कुर्ला,दस्तात नमूद केल्याप्रमाणे(( C.T.S. Number : 102 (pt), 123 (pt), 124 (pt) of Village Ghatkopar and C. T. S. No. 2265 (pt) of Village Ghatkopar Kirol ; ) )	
(5) क्षेत्रफळ	458 चौ.फूट	
(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:-राधा कन्हैयालाल चांदवानी वय:-77 पत्ता:-प्लॉट नं: फ्लॉट क्र. 11, माळा नं: .. इमारतीचे नाव: बिल्डींग नं. 8, स्वामी लीला शाह सोसायटी, ब्लॉक नं: घाटकोपर (वेस्ट) मुंबई, रोड नं: संघानी इस्टेट, गार्डन लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AGTPC0803G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-सिमा राजविलास सोमकुवर वय:-45; पत्ता:-प्लॉट नं: प्लॉट नं. 137, माळा नं: .. इमारतीचे नाव: मनीष लेआऊट, स्वावलंबी नगर, ब्लॉक नं: नागपुर, रोड नं: .. महाराष्ट्र, NAGPUR. पिन कोड:-440022 पॅन नं:-AOWPD2315R	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	16/03/2022	
(11)अनुक्रमांक खंड व पृष्ठ	4486/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	550000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **17<sup>th</sup> December 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 **₹ 2,35,57,272.00 (Rupees Two Crore Thirty Five Lakh Fifty Seven Thousand Two Hundred Seventy Two Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.17 10:26:37 +05'30'

Auth. Sign.

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



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