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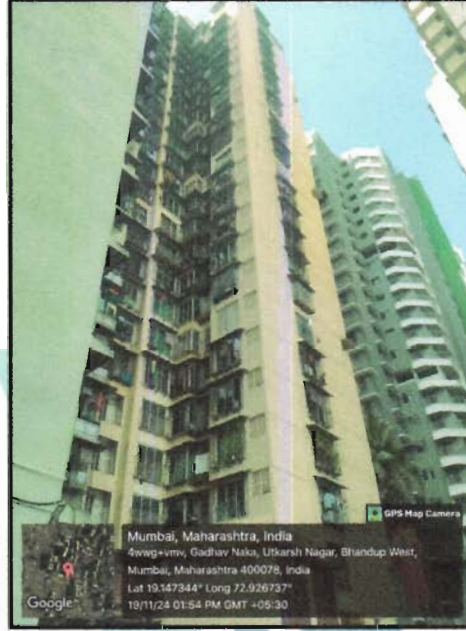
MSME Reg No: UDYAM-MH-18-0083617

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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 : **Mr. Ashok Sitaram Aher**

Residential Flat No. 306, 3rd Floor, "**Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd.**", Utkarsh Nagar, T.P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, PIN - 400 078, State - Maharashtra, Country - India.

Latitude Longitude : 19°8'51.4"N 72°55'35.5"E

Intended User:

Cosmos Bank

Amrutnagar Ghatkopar West

Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

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. 306, 3rd Floor, "**Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd.**", Utkarsh Nagar, T.P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, PIN - 400 078, State - Maharashtra, Country - India belongs to **Mr. Ashok Sitaram Aher.**

Boundaries of the property

North : Sainath Tower
South : Jamil Nagar Road
East : Slum Area
West : Jeevan Anand Apartment

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 **₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands Only).**

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

Hence certified

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

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: 2024.11.22 12:20:53 +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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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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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 21.11.2024 for Housing Loan Purpose.
1	Date of inspection	18.11.2024
3	Name of the owner / owners	Mr. Ashok Sitaram Aher
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. 306, 3 rd Floor, " Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd. ", Utkarsh Nagar, T.P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, PIN - 400 078, State - Maharashtra, Country - India. Contact Person : Mr. Ashok Sitaram Aher (Owner) Contact No. 9867264091
6	Location, Street, ward no	Municipality Ward No - S - Ward, Utkarsh Nagar, T.P. Road Village - Kanjur, Bhandup (West) District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Kanjur New Survey No - 31B(Part), 35A(Part)
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	



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12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 384.71 (Area as per Site measurement) Carpet Area in Sq. Ft. = 364.00 Dry Balcony Area Sq. Ft. = 21.00 Carpet Area in Sq. Ft. = 305.00 (Area As Per Society Letter) Built Up Area in Sq. Ft. = 335.50 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Village - Kanjur, Bhandup (West) Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 078
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Ashok Sitaram Aher

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Ashok Sitaram Aher
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	11,400.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: As per actual site measurement, the Actual Carpet Area is 384.00 Sq. Ft. (including Dry Balcony Area) is more than Carpet Area mentioned in the Society Letter is 305.00 Sq. Ft. Hence, we are considered the area as per Society Letter for the purpose of valuation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Amrutnagar GHatkopar West Branch to assess Fair Market Value as on 21.11.2024 for Residential Flat No. 306, 3rd Floor, "**Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd.**", Utkarsh Nagar, T.P. Road, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, PIN - 400 078, State - Maharashtra, Country - India belongs to **Mr. Ashok Sitaram Aher**.

We are in receipt of the following documents:

1)	Copy of Allotment Letter Dated 01.02.2021 between Slum Rehabilitation Authority(The Developers) And Mr. Ashok Sitaram Aher(The Allottee).
2)	Copy of Share Certificate No.6 dated 06.03.2023 in the name of Mr. Ashok Sitaram Aher issued by Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd..
3)	Copy of Part Occupancy Certificate No.SRA / ENG / 3912 / S / PL / AP Dated 25.10.2021 issued by Slum Rehabilitation Authority (SRA).
4)	Copy of Society Letter dated 21.11.2024 in the name of Mr. Ashok Sitram Aher issued by Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd .

Location

The said building is located at Municipality Ward No - S - Ward, Village - Kanjur, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 078. The property falls in Residential Zone. It is at a traveling distance Bhandup from 2.00 Km.



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Railway Station.

Building

The building under reference is having Stilt + 23 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. 3rd Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet + Store Room. 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. Electrical wiring with concealed etc.

Valuation as on 21st November 2024

The Carpet Area of the Residential Flat	: 305.00 Sq. Ft.
---	------------------

Deduct Depreciation:

Year of Construction of the building	: 2021 (As Per Part Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 3 Years
Cost of Construction	: 335.50 Sq. Ft. X ₹ 2,800.00 = ₹ 9,39,400.00
Depreciation $\{(100 -) X (3 / 60)\}$: 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	: ₹ 1,25,950/- per Sq. M. i.e. ₹ 11,701/- per Sq. Ft.
Guideline rate (after depreciate)	: N.A. Age of Property below 5 year
Value of property	: 305.00 Sq. Ft. X ₹ 18,000 = ₹54,90,000
Total Value of property as on 21st November 2024	: ₹54,90,000.00

(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 21st November 2024	: ₹ 54,90,000.00 - ₹ 0.00 = ₹ 54,90,000.00
Total Value of the property	: ₹ 54,90,000.00
The realizable value of the property	: ₹49,41,000.00
Distress value of the property	: ₹43,92,000.00
Insurable value of the property (335.50 X 2,800.00)	: ₹9,39,400.00
Guideline value of the property (335.50 X 11395.00)	: ₹38,23,023.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 306, 3rd Floor,



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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 **21st November 2024** is ₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details

Main Building

1	No. of floors and height of each floor	:	Stilt + 23 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	:	2021 (As Per Part Occupancy Certificate)
4	Estimated future life	:	57 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.



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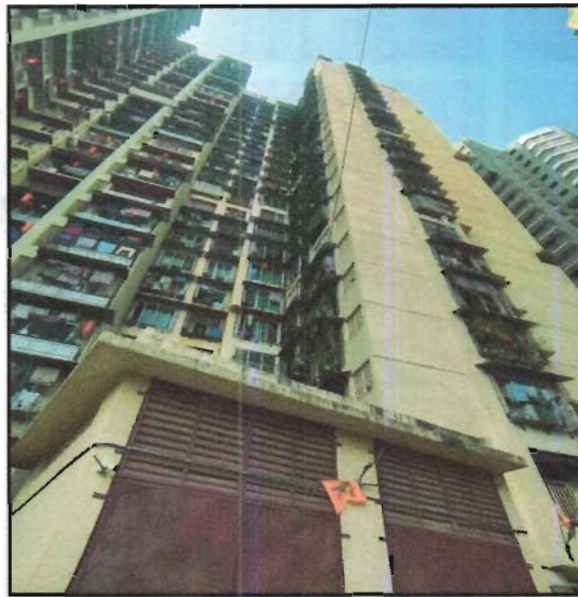
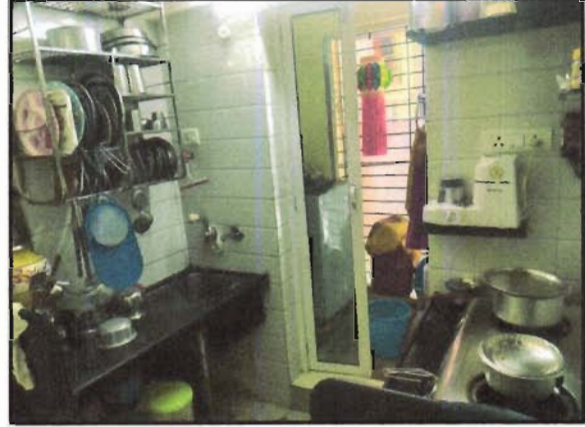
Technical details**Main Building**

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. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit										
(ii)	Class of fittings: Superior/Ordinary/Poor.										
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	:	As per Requirement
(i)	No. of water closets										
(ii)	No. of lavatory basins										
(iii)	No. of urinals										
(iv)	No. of sink										
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary								
17	Compound wall Height and length Type of construction	:	All external walls are 9" thick and partition walls are 6" thick.								
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								

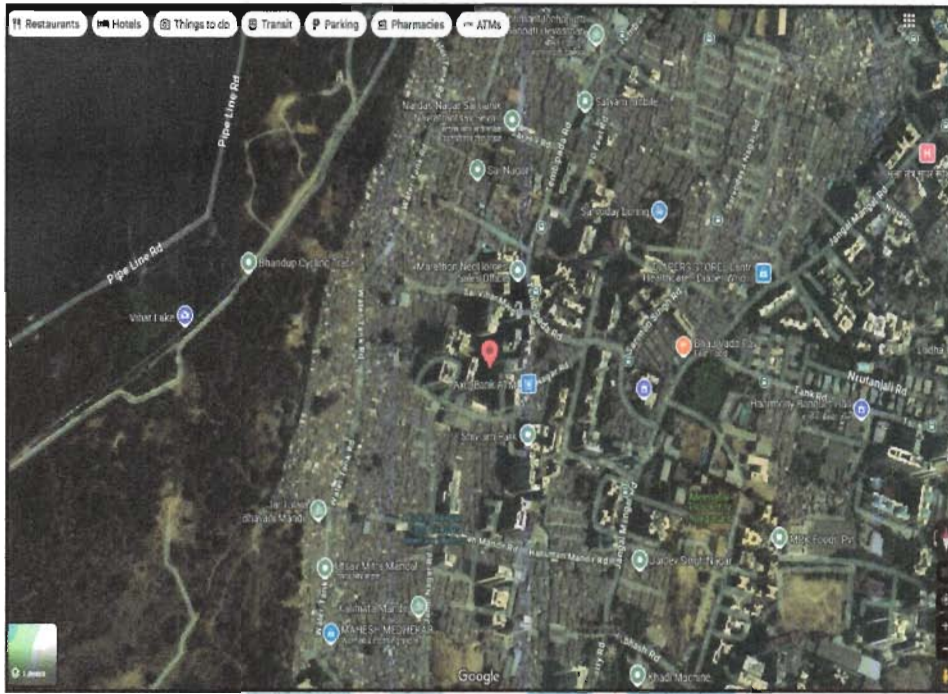
Actual Site Photographs



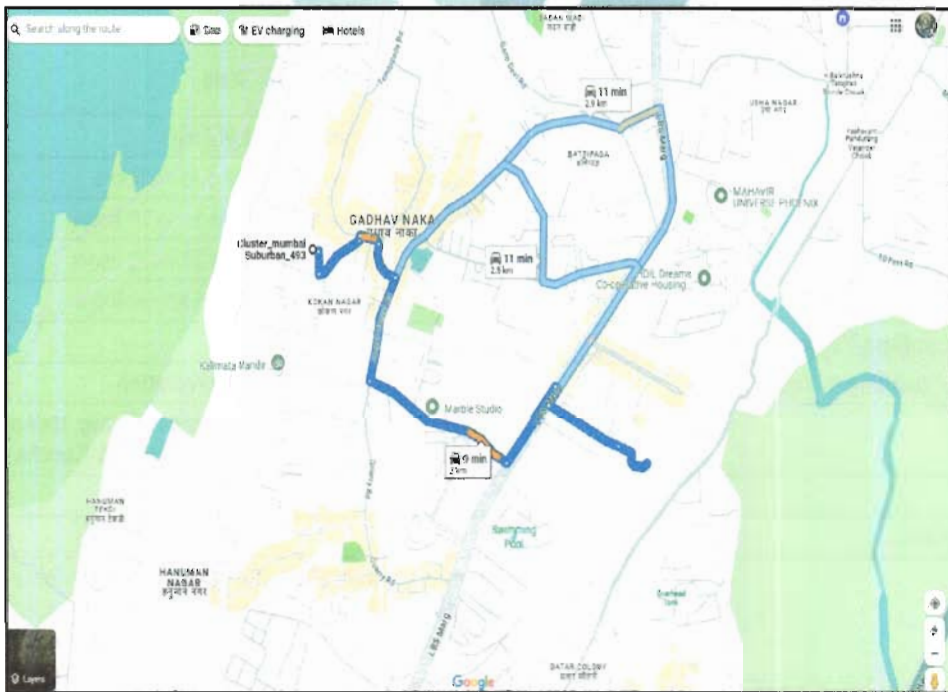
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°8'51.4"N 72°55'35.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (2.00 Km. - Bhandup).

Ready Reckoner Rate

DIVISION / VILLAGE - KANJUR 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: All the property on the Lal Bahadur Shastri Marg (LBS.Marg) of the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
120	120/547	60030	125950	144840	163200	125950
CTS No. 1, 2, 3, 4, 5, 6, 7, 6, 9, 10, 11, 12, 13, 14, 15, 16/2, 16/3, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 42A, 42C, 42D, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 61/1, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 100/9A, 100/13A, 100/13B, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 153, 154, 155, 156, 157, 158, 158A, 158B, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 216/1, 216/54, 216/55, 216/56, 216/57, 216/58, 216/59, 216/60, 216/61, 216/72, 216/97, 216/98, 216/99, 216/100, 216/101, 216/102, 216/103, 216/104, 216/105, 216/108, 216/109, 216/110.						

Stamp Duty Ready Reckoner Market Value Rate for Flat	125950			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,25,950.00	Sq. Mtr.	11,701.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	60030			
The difference between land rate and building rate(A-B=C)	65,920.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,22,654.00	Sq. Mtr.	11,395.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

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

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	295.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,446.00	₹18,587.00	-

NOBROKER

1 BHK Flat in New Navneet Sadan, Bhandup West For Sale

₹ 55 Lacs (Negotiable) | ₹ 31,522/Month (Estimated EMI) | 350 Sq. Ft.

1 Bedroom (No. of Bedroom)
1 Bathroom (No. of Bathroom)
 NA (Sector)
 Bike and Car (Parking)

Nov 7, 2024 (Posted On)
 Immediately (Possession)
 New Navneet Sada... (Apartment)
 Partial (Floor Status)

Overview

- Age of Building: 5-10 Years
- Maintenance Charge: ₹4.9 Per Sq. Ft./M
- Builtup Area: 350 Sq. Ft.
- Furnishing Status: Semi-Furnished
- Floor: 15/20
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: 269 Sq. Ft.
- Facing: North
- Parking: Bike And Car

Activity On This Property

116 Unique Views | 8 Shortlist | 6 Connected

Similar Properties

- 1 BHK Flat in Shree Swami Samart... (₹70 Lacs, 400 sqft)
- 1 BHK Flat in Shivneri Society For S... (₹70 Lacs, 400 sqft)



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.00	330.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,000.00	₹18,182.00	-

NOBROKER Post Your Property

1 BHK Flat In Shree Swami Samarth For Sale ₹ 60 Lacs ₹ 34,388/Month 400 Need Home Loan?

Near Shreegria Food Products Limited Loan Verified Negotiable Estimated EMI Sq Ft Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Bhandup West / 1bhk Flat for Sale in Bhandup West / Property Details

Photos Location

+10

Shortlist

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Sector

Car
Parking

Nov 13, 2024
Posted On

Immediately
Possession

Shree Swami Sama...
Apartment

Partial
Floor Spans

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NB Estimate [Check Now](#)

Neerby: SVC Bank Mulund East Railway Station Bus Stop Health And Fitness Studio
Aastha Health Care - Centre For Laparoscopic Weight Loss Surgery Cinepolis

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.0 Per Sq Ft/M	Flooring	Marble/Granite
Builtup Area	400 Sq.Ft	Carpet Area	300 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	East
Floor	0/7	Parking	Car
Deted Security	Yes		

Activity On This Property

37 Unique Views 0 Shortlists 0 Contacted
Powered By: NB Estimate

Similar Properties

1 BHK Flat In New Navneet Sadan F...
New Navneet Sadan
Price: ₹5 Lacs Builtup Area: 350 sqft

1 BHK Flat In New Navneet Sadan, ...
Near P.C. Road Bhandup West, Mumbai
Price: ₹5 Lacs Builtup Area: 350 sqft

NoBroker Services

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	197.00	216.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,387.00	₹14,897.00	-

11/2/24, 2:18 PM igr_24996

<p>24996391 07-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.</p>	<p>सूची क्र.2</p>	<p>दुयम निबंधक : सह दु.नि. कुर्ला 4 दस्ता क्रमांक : 24996/2023 नोदणी : Regn:83m</p>
<p>गावाचे नाव : कांजूर</p>		
(1) विलेखाचा प्रकार	करारनामा	
(2) प्लॉट क्रमांक	5168596	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की परतदार ते नमुद करावे)	4781379_262	
(4) भू.पापन पोर्टलिसत व परकमोक (असल्यास)	1) पोलिकेचे नाव: मुंबई मनपाइतर वर्णन: सुदक्षिण नं: 2207, माला नं: 22 चा मजला. इमारतीचे नाव: भेरियाँ निओस्काईस, बी.विंग, ब्लॉक नं: धशवंतचंदजी सारवंत विद्यामंदिरच्या समोर, रोड : उल्कर्ष नगर रोड, भांडुप. पश्चिम मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 30.01 चौ मी. कारपेट/रेरा प्रमाणे) ((C. T. S. Number : 31 pt.31/B.32.32/1To 3.33-pt.34 ;))	
(5) क्षेत्रफळ	30.01 चौ मीटर	
(6) आकारणी कित्या जुळी देण्यात आसेल तेव्हा.		
(7) दस्तऐवज करून देण-या विलेख देण-या या प्रकाराचे नाव कित्या दिवानी न्यायातयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिवादिचे नाव व घरा.	1). नाव- सुयोग देवतपर्स पॉम्पावतीने विनियार मनेतर आणि अधिकृत व्यक्ती श्री डारकानाथ के. राव पॉम्पावतीने कुलमुखार म्हणून दिवक पदुनायक वय-38 वता.-पॉर्ट नं: 4, पळी नं: हळपजला, इमारतीचे नाव: सी-विंग, रवि अघाटमेंट, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: पुरा पल रोड, मुलुंड-पश्चिम मुंबई-400080 - A.A.M.F.5835-5H, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-A.A.M.F.58354H	
(8) दस्तऐवज करून देण-या प्रकरणाचे व कित्या दिवानी न्यायातयाचा हुकुमनामा कित्या आदेश असल्यास, प्रतिवादिचे नाव व घरा	1). नाव- गणेश संभूराय पाटील वय-47, पला.-पॉर्ट नं: 1808, माला नं: - इमारतीचे नाव: जीवन ज्योत विलिग, सी-विंग, ब्लॉक नं: बाय सी पस बाळेच्या जवळ, रोड नं: उल्कर्ष नगर, भांडुप-पश्चिम, मुंबई-400078, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-A.C.L.2992068 2). नाव- अनिता गणेश पाटील वय-47, पला.-पॉर्ट नं: 1808, माला नं: - इमारतीचे नाव: जीवन ज्योत विलिग, सी-विंग, ब्लॉक नं: बाय सी पस बाळेच्या जवळ, रोड नं: उल्कर्ष नगर, भांडुप-पश्चिम, मुंबई-400078, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-B.P.G.P.81502L 3). नाव- अलिक गणेश पाटील वय:-34, पला.-पॉर्ट नं: 1808, माला नं: - इमारतीचे नाव: जीवन ज्योत विलिग, सी-विंग, ब्लॉक नं: बाय सी पस बाळेच्या जवळ, रोड नं: उल्कर्ष नगर, भांडुप-पश्चिम, मुंबई-400078, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-P.G.V.2886717K	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/12/2023	
(10) दस्ता नोदणी केल्याचा दिनांक	15/12/2023	
(11) अनुक्रमांक: क्षेत्र व वृत्त	24996/2023	
(12) बाजारभावप्रमाणे: मुद्रांक शुल्क	310200	
(13) बाजारभावप्रमाणे: नोदणी शुल्क	30000	
(14) शीट		
मुल्यांकनासाठी विधारात येतलेला तपशील:-		
मुद्रांक शुल्क आकारतात निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://saging.vastukala.co.in:8889/igr/Search/65967/672/314/3229607/302677 1/1

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	323.00	355.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹16,720.00	₹15,200.00	-

11/21/24, 2:18 PM		qr_24285	
24285391		सूची क्र.2	
05-01-2024		दुय्यम निबंधक : सह दु.नि. कुर्ला 4	
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		दस्त क्रमांक : 24285/2023	
		नोदणी :	
		Regn:63m	
गावाचे नाव : कांजूर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3690173		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2755534.1		
(4) भू-मापन,पौढहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 105, माळा नं: 1 ला मजला, इमारतीचे नाव: मेरिथोन निओस्काईस.ए-विंग, ब्लॉक नं: यशवंतचंदजी सावंत विद्यामंदिरच्या समोर, रोड : उत्कर्ष नगर रोड,भांडुप-पश्चिम मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 18.30 चौ.मी. कारपेटेरेस प्रमाणे), सोबत इतर बात्कनी क्षेत्र 4.37 चौ.मी.((C.T.S. Number : 31 pt.31/B.32.32/1To 3.33-pt.34 ;))		
(5) क्षेत्रफळ	18.30 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल किंवा			
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुयोग डेव्हलपर्स प्रा.लि.ने सिनियर मॅनेजर आणि अधिकृत व्यक्ती श्री द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार भाणू न दिपक पट्टनायक वय:-38 पत्ता:-प्लॉट नं: 4, माळा नं: तळमजला, इमारतीचे नाव: सी-विंग,रवि अपार्टमेंट , ब्लॉक नं: मुलुंड-पश्चिम , रोड नं: एस एल रोड, मुलुंड-पश्चिम,मुंबई-400080 - AAMFSS8354H, महाराष्ट्र, MUMBAI पिन कोड:-400080 पिन नं:-AAMFSS8354H		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सरस्वती तुषार बागवे वय:-40, पत्ता:-प्लॉट नं. रुम नं. 24, माळा नं. -, इमारतीचे नाव: चाळ नं. 3, ब्लॉक नं: छत्रपती नगर,हनुमान गल्ली, रोड नं: कांजूर विलेज रोड,भांडुप-पूर्व,मुंबई-400042, महाराष्ट्र, मुंबई. पिन कोड:-400042 पिन नं:-AYPPS2338N 2): नाव:-तुषार विठ्ठल बागवे वय:-44, पत्ता:-प्लॉट नं: रुम नं. 24, माळा नं. -, इमारतीचे नाव: चाळ नं. 3, ब्लॉक नं: छत्रपती नगर,हनुमान गल्ली, रोड नं: कांजूर विलेज,भांडुप-पूर्व,मुंबई-400042, महाराष्ट्र, मुंबई. पिन कोड:-400042 पिन नं:-AGHPB5361I		
(9) दस्तावेज करून दिल्याचा दिनांक	21/11/2023		
(10)दस्त नोदणी केल्याचा दिनांक	07/12/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	24285/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	221500		
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14)बेरा			
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 **21st 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ 54,90,000.00 (Rupees Fifty Four Lakhs Ninety Thousands Only).

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: 2024.11.22 12:21:05 +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

