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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. Vikas Suresh Khanvilkar**

Residential Flat No. 605, 6<sup>th</sup> Floor, "Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Soc. Ltd. ",  
Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai  
Suburban, PIN - 400 060, State - Maharashtra, India.

Latitude Longitude : 19°8'22.0"N 72°51'35.0"E

### Intended User:

**Cosmos Bank**

**Sakinaka Andheri East Branch**

102, Trade Corner, Sakinaka Junction Andheri East Mumbai 400072



### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| 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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/11/2024/012562/2309276

30/17-361-PRBS

Date: 29.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 605, 6<sup>th</sup> Floor, "Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Soc. Ltd. ", Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State - Maharashtra, India belongs to **Mr. Vikas Suresh Khanvilkar**.

Boundaries of the property

North : Jogeshwari Vikhroli Link Road  
South : Internal Road  
East : Raj Tower  
West : Internal 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 **₹ 81,93,564.00 (Rupees Eighty One Lakhs Ninety Three Thousands Five Hundred And Sixty Four 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.30 14:42:05 +05'30'

  
Auth. Sign.

Director



**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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📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur  
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Residential Flat No. 605, 6<sup>th</sup> Floor, "**Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Soc. Ltd.**", Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, 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 29.11.2024 for Housing Loan Purpose.
1	Date of inspection	28.11.2024
3	Name of the owner / owners	<b>Mr. Vikas Suresh Khanvilkar</b>
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	<b>Address:</b> Residential Flat No. 605, 6 <sup>th</sup> Floor, " <b>Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Soc. Ltd.</b> ", Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State - Maharashtra, India. <b>Contact Person :</b> Mr. Sanket Pagare (Tenant ) Contact No. 9004197787
6	Location, Street, ward no	Samarth Nagar Village - Majas, Jogeshwari (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 365, 365/1 to 365/18 of Village - Majas
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. = 374.12</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 474.00</b> <b>(Area As Per Article of Agreement)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Majas, Jogeshwari (East) Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 060



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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 - Mr. Sanket Pagare
	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 - As per SRA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Sanket Pagare
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	23,000/- Present 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 – 2007 (Approx.)
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> At the time of site visit, building external renovation work is in progress.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Sakinaka Andheri East Branch Branch to assess Fair Market Value as on 29.11.2024 for Residential Flat No. 605, 6<sup>th</sup> Floor, "Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Spc. Ltd. ", Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State - Maharashtra, India belongs to **Mr. Vikas Suresh Khanvilkar**.

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

1)	Copy of Article of Agreement Dated 14.01.2006 between M/s. Sonal Contractors Pvt. Ltd. (The Developers) And Mr. Vikas Suresh Khanvilkar (The Purchaser).
2)	Copy of Commencement Certificate No.SRA / ENG / 1525 / KE / PL / AP Dated 25.10.2005 issued by Slum Rehabilitation Authority (SRA).

### Location

The said building is located at Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060. The property falls in Residential Zone. It is at a traveling distance 1.00 Km. from Jogeshwari Metro Station.

### Building

The building under reference is having 1 basement + Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 6th Floor is having 5 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is 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 29th November 2024

The Built Up Area of the Residential Flat	:	474.00 Sq. Ft.
-------------------------------------------	---	----------------

### Deduct Depreciation:

Year of Construction of the building	:	2007 (Approx.)
Expected total life of building	:	60 Years



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Age of the building as on 2024	: 17 Years
Cost of Construction	: 474.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,27,200.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$	: 25.50%
Amount of depreciation	: ₹ 3,38,436.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,43,073/- per Sq. M. i.e. ₹ 13,292/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,27,080/- per Sq. M. i.e. ₹ 11,806/- per Sq. Ft.
Value of property	: 474.00 Sq. Ft. X ₹ 18,000 = ₹85,32,000
Total Value of property as on 29th November 2024	: ₹85,32,000.00

(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 29th November 2024	: ₹ 85,32,000.00 - ₹ 3,38,436.00 = ₹ 81,93,564.00
Total Value of the property	: ₹ 81,93,564.00
The realizable value of the property	: ₹73,74,208.00
Distress value of the property	: ₹65,54,851.00
Insurable value of the property (474.00 X 2,800.00)	: ₹13,27,200.00
Guideline value of the property (474.00 X 11806.00)	: ₹57,01,746.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 605, 6<sup>th</sup> Floor, "Sonal Paradise / Sonal Siddhi Co-Op. Hsg. Soc. Ltd. ", Samarth Nagar, Anand Nagar, Village - Majas, Jogeshwari (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State - Maharashtra, India for this particular purpose at **₹ 81,93,564.00 (Rupees Eighty One Lakhs Ninety Three Thousands Five Hundred And Sixty Four Only)** as on 29th 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 **29th November 2024** is **₹ 81,93,564.00 (Rupees Eighty One Lakhs Ninety Three Thousands Five Hundred And Sixty Four 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	: 1 basement + Ground + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 <sup>th</sup> Floor				
3	Year of construction	: 2007 (Approx.)				
4	Estimated future life	: 43 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, 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.					



**Technical details****Main Building**

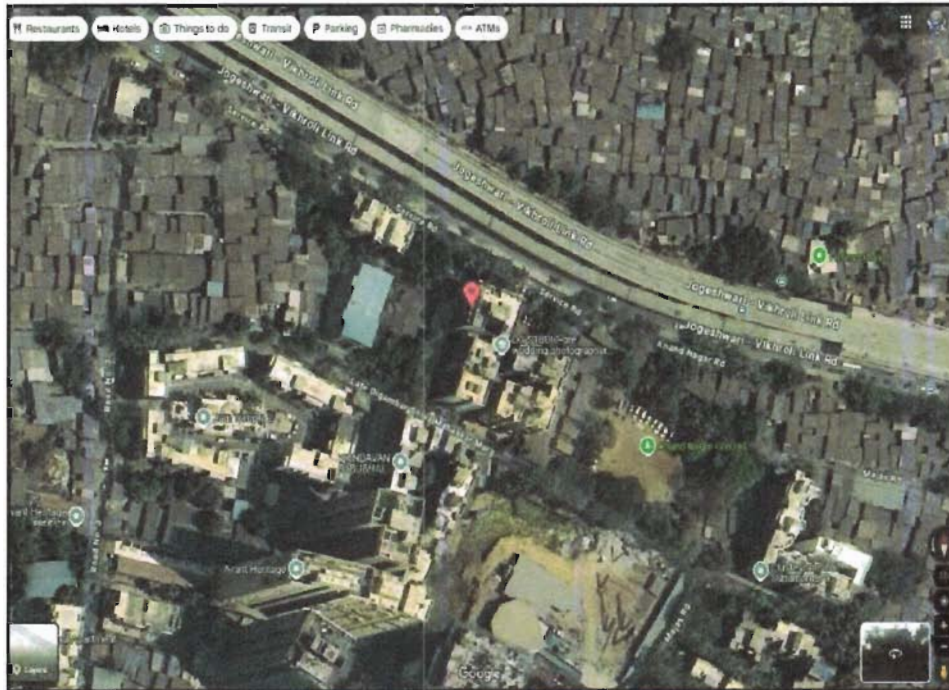
15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity		:	1Lift
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°8'22.0"N 72°51'35.0"E

**Note:** The Blue line shows the route to site distance from nearest Metro Station (Jogeshwari - 1.00 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: मजास ( अंधेरी )

Search By:  Survey No.  Location

Enter Survey No: 365 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
53.251 -भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पूर्वेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिपोत्तर 18.30 मि. रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	136260			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	6813			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,43,073.00</b>	<b>Sq. Mtr.</b>	<b>13,292.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63110			
The difference between land rate and building rate(A-B=C)	79,963.00			
Percentage after Depreciation as per table(D)	20%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,27,080.00</b>	<b>Sq. Mtr.</b>	<b>11,806.00</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



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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



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## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	291.67	350.00	420.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹25,714.00	₹21,429.00	₹17,857.00

The screenshot displays a property listing on the Housing.com website. The main listing is for a 1 BHK Flat in Heera Complex, Majas Wadi, Jogeshwari East, Mumbai, priced at ₹75.0 L. Key details include an EMI starting at ₹39,72 K, an average price of ₹21.43 K/sq.ft, and a built-up area of 350 sq.ft. The property is ready to move and is located on a higher floor of 7. Nearby amenities include a school (Jogeshwari Gufa Municipal School) and a hospital (Ashish Eye Hospital), both within 2 minutes. The listing also features a 'Request Photos' button and a 'Contact Owner' button. A highlighted note mentions it's an 'Awesome! Better priced property in this area'.



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## Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	360.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹22,000.00	₹18,333.00	₹15,278.00

**NOBROKER** Post Your Property

**1 RK Flat In Sonal Siddhi Chs For Sale In Jogeshwari East** ₹ 55 Lacs Negotiable ₹ 31,522/Month Estimated EMI 300 Sq Ft Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Jogeshwari East / 1rk Flat for Sale in Jogeshwari East / Property Details

**1 Bedroom** Jun 9, 2024

**1 Bathroom** Immediately

**NA** Sonal Siddhi Chs

**Bike** None

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: VJAYA BANK, GOREGAON WEST, Jogeshwari West  
Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute, TECNO Narol Naka Metro Station

### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.7 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	300 Sq.Ft	Carpet Area	225 Sq.Ft
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	East
Floor	5/7	Parking	Bike
Dated Security	Yes		

NoBroker Services

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	329.17	395.00	474.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹24,911.00	₹20,759.00	₹17,300.00

9589512

13-04-2024

Note -Generated Through eSearch

Module.For original report please contact

concern SRO office

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 9589/2021

नोंदणी :

Regn:63m

### गावाचे नाव : मजास

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8200000
(3) बाजारभाव(भाडेघट्ट्याच्या बाबतितघट्टाकार आकारणी ट्रेतो की घट्टेदार ते नमुद करावे)	6472707.2
(4) भू-मापन,पोटहिस्सा व घरकमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: गाव मोजे मजास,पेथील सदनिका क्र ए/3,तळ मजला,क्षेत्र 395 चौ फूट म्हणजे क्षेत्र 36.71 चौ मी बिल्ट अप,जोगेश्वरी गुंफा दर्शन को -ऑप हौ सो लि,मजास वाडी,समर्थ नगर,जोगेश्वरी पूर्व( ( C.T.S. Number : 40, 41, 42 ; ) )
(5) क्षेत्रफळ	36.71 चौ.मीटर
(6)आकारणी किंवा जुडी टेंपणात 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:- विलास शांताराम सावंत वय:-65 पत्ता:-प्लॉट नं: बी/24, माळा नं: तळ मजला, इमारतीचे नाव: गुंफा दर्शन सोसायटी, ब्लॉक नं: समर्थ नगर, मजास रोड, रोड नं: जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AGZPS8688R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश श्रीकृष्ण पावसकर वय:-48; पत्ता:-प्लॉट नं: 1/2, माळा नं: - इमारतीचे नाव: कुरेची चाळ, ब्लॉक नं: समर्थ नगर, मजास रोड, रोड नं: भटवाडी, जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AGOPP6617J
(9) दस्तऐवज करून दिल्याचा दिनांक	11/10/2021
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2021
(11)अनुक्रमांक,खड व पृष्ठ	9589/2021
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	410000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सौरा	
मुल्याकनासाठी विचारात घेतलेला तपशील:-:	
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	225.06	270.07	324.08
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹19,995.00	₹16,662.00	₹13,885.00

12390513

17-07-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 12390/2024

नोदणी :

Regn 83m

#### गावाचे नाव : मन्नास

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4157413
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 25, ए विंग, माळा नं: 2रा मजला, बिल्डिंग न. आर /04, इमारतीचे नाव: अंगारिका सी एच एस लिमिटेड, अजगावकर प्लॉट, ब्लॉक नं: जोगेश्वरी ईस्ट मुंबई - 400060, रोड : वेस्टर्न एक्सप्रेस हाईवे, साई सिद्धी कॉम्प्लेक्स( ( C.T.S. Number : 50(PT), 51(PT), 52(PT) ; ) )
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6) आकारणी किंवा जुळी 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:- देव नारायण पांडे वय:- 86 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कंसापूर, प्रतापगड, उत्तर प्रदेश, रोड नं: -, उत्तर प्रदेश, PRATAPGARH. पिन कोड:- 230136 पॅन नं:- GCYPP3394C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संतोष उत्ताराम शिंदे वय:- 39; पत्ता:- प्लॉट नं: रुम नं 9, माळा नं: तळ मजला, इमारतीचे नाव: नवनीत सी एच एस लि., ब्लॉक नं: बांरिवली वेस्ट, मुंबई, रोड नं: प्लॉट नं. 164, गौराई खाडी, गौराई -2, महाराष्ट्र, MUMBAI. पिन कोड:- 400092 पॅन नं:- BNSPS3241P 2): नाव:- सान्वी संतोष शिंदे वय:- 36; पत्ता:- प्लॉट नं: रुम नं 03, माळा नं: -, इमारतीचे नाव: 33/ए, दुधगंगा बिल्डिंग, ब्लॉक नं: एस आर पी एफ कॅम्प, गोरगाव ईस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400065 पॅन नं:- BJQPK8580F
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खर्च व प्लूट	12390/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्याकनासाठी विद्यारात 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 **29th 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 **₹ 81,93,564.00 (Rupees Eighty One Lakhs Ninety Three Thousands Five Hundred And Sixty Four 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: 2024.11.30 14:42:21 +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

