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## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Bharti Bhagwan Bagwe**

Residential Flat No. 618, 6<sup>th</sup> Floor, Building No 2/B, "Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, India.

Latitude Longitude : 19°7'57.4"N 72°51'54.7"E

### Intended User:

**Cosmos Bank**

**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

### Our Pan India Presence at :

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

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2024/012648/2309592  
13/12-290-JASH  
Date: 13.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 618, 6<sup>th</sup> Floor, Building No 2/B, "Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, India belongs to **Mrs. Bharti Bhagwan Bagwe**.

Boundaries	:	Building	Flat
North	:	Road	Lift
South	:	Sunni Qabrastan & masjid	Flat No. 617
East	:	Slum Area	Marginal Space
West	:	Building No. 1	Lobby

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 **₹ 41,32,845.00 (Rupees Forty One Lakhs Thirty Two Thousands Eight Hundred And Forty Five Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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Residential Flat No. 618, 6<sup>th</sup> Floor, Building No 2/B, "Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 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 13.12.2024 for Bank Loan Purpose.
1	Date of inspection	11.12.2024
3	Name of the owner / owners	<b>Mrs. Bharti Bhagwan Bagwe</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. 618, 6 <sup>th</sup> Floor, Building No 2/B, "Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, India. <b>Contact Person :</b> Mrs. Bharti Bhagwan Bagwe (Owner) Contact No. 8879854143
6	Location, Street, ward no	Meghwadi Village - Majas, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 160(pt), 162(pt), 175(pt) 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. = 224.54 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Personal Contract)  Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 060
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?	Owner Occupied - Mrs. Bharti Bhagwan Bagwe
	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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Bharti Bhagwan Bagwe
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,000.00 (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?	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 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 flat 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 – 2011 (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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 618, 6<sup>th</sup> Floor, Building No 2/B, "**Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.**", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, India belongs to **Mrs. Bharti Bhagwan Bagwe**.

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

1)	Copy of Alternate Agreement Document No.- Dated 28.05.2006 between M/s. Tywala Builders And Developers Partnership Association(The Developers) And Shri. Bhagwan Vishram Bagwe(The Member).
2)	Copy of Part Occupancy Certificate No. SRA/Eng/2036/KE/MHL/AP Dated 14.07.2011 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Share Certificate No. 305 bearing Nos. 1521 to 1525 having 5 Shares of Rs. 50/- each transferred dated 15/10/2024 in the name of Mrs. Bharti Bhagwan Bagwe by Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd..
4)	Copy of Possession Letter Dated 15.10.2010 in the name of Bhagwan Vishram Bagwe for Flat No. 618 of Rehabilitation Building No. 2/B at Indira Nagar Jogeshwari SRA Co-op. Hsg. Soc. Ltd., issued by Tainwala Builders & Developers..
5)	Copy of Death Certificate of Bhagwan Vishram Bagwe dated 26/07/2022 issued by Municipal Corporation of Greater Mumbai..
6)	Copy of Affidavit Cum NOC Dated 16.12.2022 by Smt. Bharati Bhagwan Bagwe, Mr. Rupesh Bhagwan Bagwe, Mr. Mahesh Bhagwan Bagwe, Mr. Ganesh Bhagwan Bagwe, Mrs. Priti Prashant Gawas & Smt. Karuna Kalpesh Bagwe..

### **Location**

The said building is located at Village - Majas, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060. The property falls in Residential Zone. It is at a traveling distance 2 km. from Mogra Metro Station.

### **Building**

The building under reference is having Ground + 7 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 Normal. The building is used for Residential purpose. 6th Floor is having 28 Residential Flat. The building is having 2 lifts.

### **Residential Flat:**



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The Residential Flat under reference is situated on the 6<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + 2 Passage + WC + Bathroom.(it is 1 RK flat) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 13th December 2024**

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	2011 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,700.00 = ₹ 7,29,000.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$	:	19.50%
Amount of depreciation	:	₹ 1,42,155.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,62,446/- per Sq. M. i.e. ₹ 15,092/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,51,428/- per Sq. M. i.e. ₹ 14,068/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 19,000 = ₹42,75,000
Total Value of property as on 13th December 2024	:	₹42,75,000.00

(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 13th December 2024	:	₹ 42,75,000.00 - ₹ 1,42,155.00 = ₹ 41,32,845.00
Total Value of the property	:	₹ 41,32,845.00
The realizable value of the property	:	₹37,19,561.00
Distress value of the property	:	₹33,06,276.00
Insurable value of the property (270.00 X 2,700.00)	:	₹7,29,000.00
Guideline value of the property (270.00 X 14068.00)	:	₹37,98,360.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 618, 6<sup>th</sup> Floor, Building No 2/B, "Indira Nagar (Jogeshwari) S.R.A. Co-op. Hsg. Soc. Ltd.", Meghwadi, Majas Road, Village - Majas, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 060, State - Maharashtra, India for this particular purpose at **₹ 41,32,845.00 (Rupees Forty One Lakhs Thirty Two Thousands Eight Hundred And Forty Five Only)** as on 13th December 2024

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value



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of the property as on **13th December 2024** is **₹ 41,32,845.00 (Rupees Forty One Lakhs Thirty Two Thousands Eight Hundred And Forty Five Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**


I, hereby declare that

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

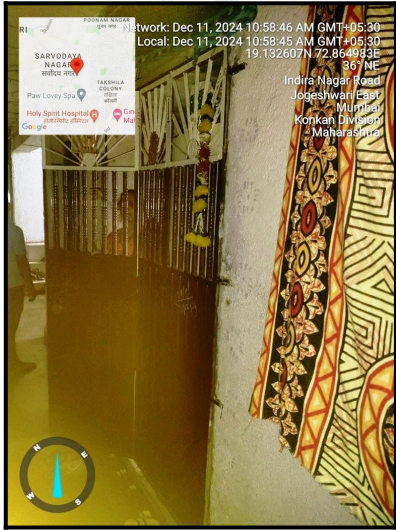
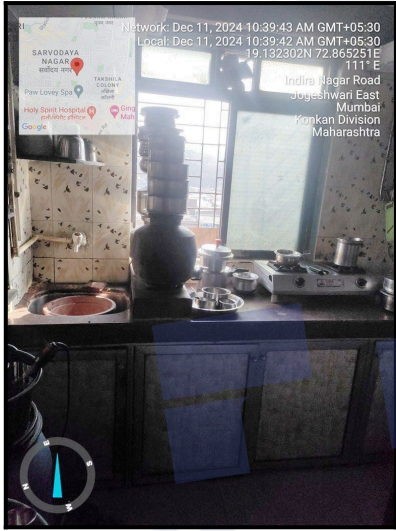
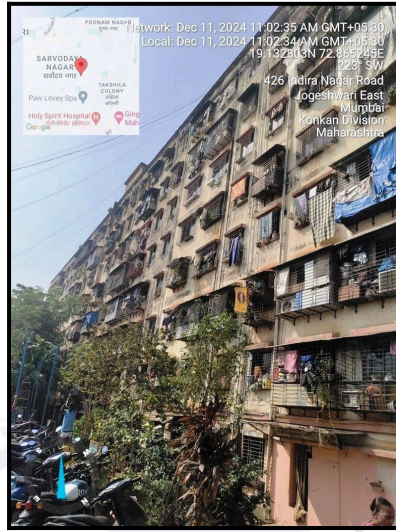
**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 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	: 2011 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 47 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 flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

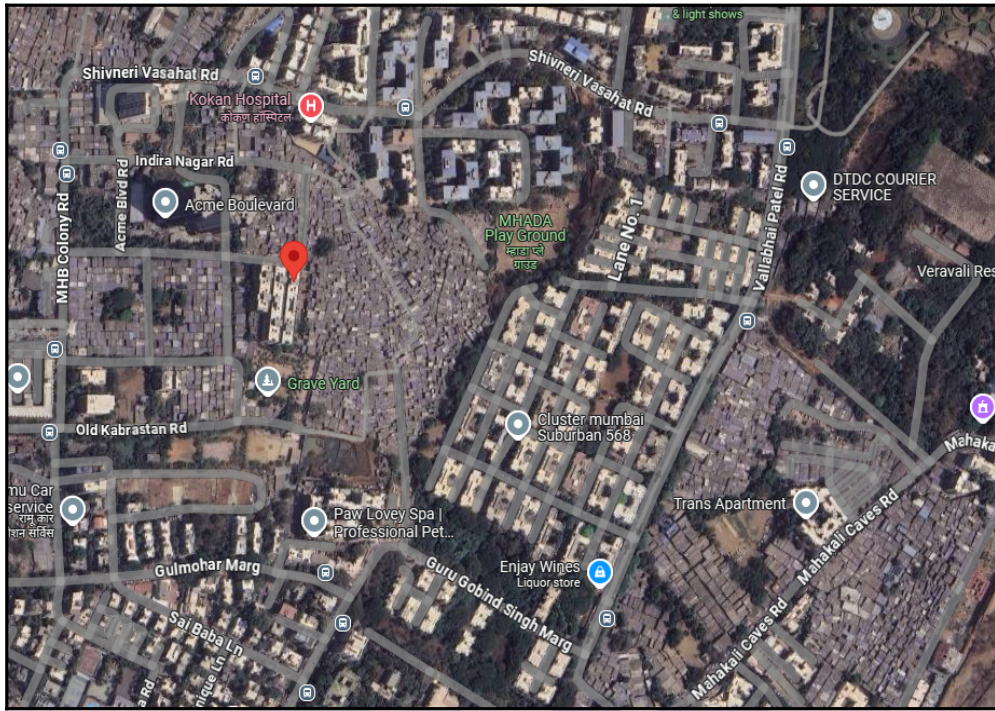
**Technical details****Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	
17	Compound wall Height and length Type of construction		:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		:	2 Lifts 
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC Tank on Terrace
21	Pumps- no. and their horse power		:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		:	Connected to Municipal Sewerage System

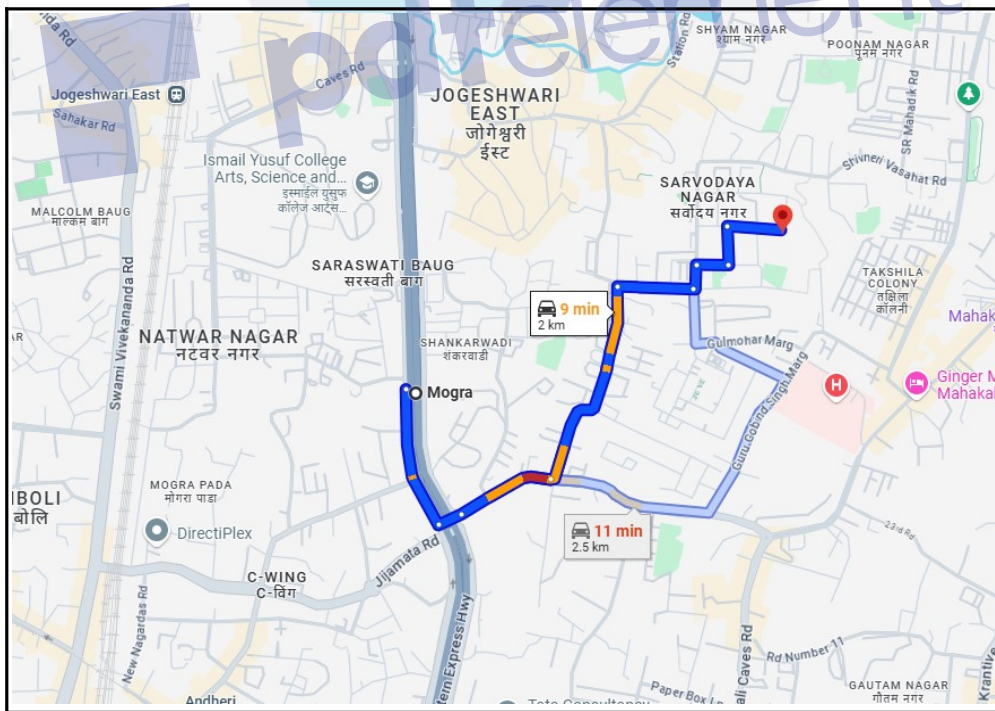
# Actual Site Photographs



# Route Map of the property



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



Longitude Latitude: 19°57.4"N 72°51'54.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Mogra-2 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 )

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[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
53/251 - भूभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पुर्वेस शिरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिणोत्तर 18.30 मि.रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौ. सि.टी.एस. मीटर नंबर
53/252C - भूभाग:उत्तरेस मूल्यदर विभाग 53/252 ची हद्द, पूर्वेस महाकाली गुफा मार्ग व अंशतः हा गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शिरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी. रुंद विकास योजना रस्ता.	77690	154710	185180	201850	166840	चौ. सि.टी.एस. मीटर नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	154710			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	7735.5			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,62,446.00</b>	<b>Sq. Mtr.</b>	<b>15,092.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	77690			
The difference between land rate and building rate(A-B=C)	84,755.50			
Percentage after Depreciation as per table(D)	13%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,51,428.00</b>	<b>Sq. Mtr.</b>	<b>14,068.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors

b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

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



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## Price Indicators

Property	Indira Nagar SRA CHSL., Jogeshwari East		
Source	Nobroker.com		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	208.33	250.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,160.00	₹16,800.00	-

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Sign up
Log in
Menu

**1 RK Flat In Indira Nagar Sra Chs For Sal...**

4VJ7+X3C, Meghwadi, Indira Nagar, Jogeshwari East, ...

Loan Verified

₹ 42 Lacs

Negotiable

₹ 24,072/Month

Estimated EMI

250

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 / Propert...

Photos
Location

Shortlist
+4

**1 Bedroom**

No. of Bedroom

Oct 20, 2024

Posted On

**1 Bathroom**

No. of Bathroom

Immediately

Possession

**NA**

Balcony

Indira Nagar Sra Chs

Apartment

**Bike**

Parking

Partial

Power Backup

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: VIJAYA BANK, GOREGAON WEST | Jogeshwari West | Ashtangayoga

Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute | Goregaon (East)

**Overview**

<p> Age of Building &gt;10 Years</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges ₹2.4 Per Sq.Ft/M</p>	<p> Flooring Vitrified Tiles</p>
<p> Builtup Area 250 Sq.Ft</p>	<p> Furnishing Status Semi <span style="background-color: #00a651; color: white; padding: 2px 5px;">Furnish Now</span></p>

**Activity On This Property**

230

Unique Views

10

Shortlists

11

Contacted


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## Price Indicators

Property	Indira Nagar, Jogeshwari East		
Source	square yards		
Floor	Middle		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	208.33	250.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹21,120.00	₹17,600.00	-

**square yards**
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📍 Map

A

**Ashish Vengurlekar**

🔒 Owner

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Listing ID #7710805

## ₹ 44 L

- 🛏️ 1 RK
- 🛋️ Semi-Furnished
- 🚿 1 Bathroom
- 📏 250 Sq.Ft. (Built-up Area)
- 🏢 7th Floor out of 7 Floors

📞

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## Sale Instances

Property	Kokan kinara SRA, jogeshwari East		
Source	Index no.2		
Floor	2nd		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

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17120514

25-09-2024

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

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 17120/2024

नोदणी :

Regn:63m

### गावाचे नाव : मजास

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4430216.57
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका क्र 205,2 रा मजला,कोकण किनारा एसआरए को ऑप हौ सो ली,बिल्डींग नं 9,कोकण नगर,जोगेश्वरी पूर्व मुंबई 400060,....सदनिकेचे एकूण क्षेत्र 225 चौ फुट कारपेट( ( C.T.S. Number : 170,171(PT),175(PT) ; ) )
(5) क्षेत्रफळ	25.09 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कांची गोविंदराज शेठ्टीयार वय:-68 पत्ता:-प्लॉट नं: 205 , माळा नं: 2 रा मजला , इमारतीचे नाव: कोकण किनारा एसआरए को ऑप हौ सो ली,बिल्डींग नं 9, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-FUJPS2565A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश सदानंद दळवी वय:-42; पत्ता:-प्लॉट नं: 2/27 , माळा नं: -, इमारतीचे नाव: साई कृपा चाळ , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-AIPPD9517J 2): नाव:-अवनी नितेश दळवी वय:-42; पत्ता:-प्लॉट नं: 2/27 , माळा नं: -, इमारतीचे नाव: साई कृपा चाळ , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:-ASJPP3478L
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2024
(10)दस्त नोदणी केल्याचा दिनांक	25/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	17120/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000

## Sale Instances

Property	Kokan Areshwar SRA, Jogeshwari East		
Source	Index no.2		
Floor	4th		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-

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19016514	<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि. अंधेरी 7
04-11-2024			दस्त क्रमांक : 19016/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : मजास</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4452973.2		
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सदनिका क्र 405,4 था मजला,कोकण अरेश्वर एसआरए को ऑप हौ सो ली,बिल्डींग नं 10,ए/विंग,कोकण नगर,जोगेश्वरी पूर्व मुंबई 400060,....सदनिकेचे एकूण क्षेत्र 225 चौ फुट कारपेट( ( C.T.S. Number : 170,171(PT),175(PT) ; ) )		
(5) क्षेत्रफळ	25.09 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महादेव सखाराम पेडणेकर वय:-50 पत्ता:-प्लॉट नं: 405 , माळा नं:4 था मजला , इमारतीचे नाव: कोकण अरेश्वर एसआरए को ऑप हौ सो ली,बिल्डींग नं 10,ए/विंग , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AMAPP9520E 2): नाव:-आकांक्षा एम सातार्डेकर वय:-51 पत्ता:-प्लॉट नं: रूम नं 9 , माळा नं: - , इमारतीचे नाव: मंजूलाबाई चाळ , ब्लॉक नं: कांदिवली पूर्व मुंबई , रोड नं: अशोक नगर,हायवे जवळ,बानडोंगरी , महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-DVTPS2128Q 3): नाव:-चंद्रकांत सखाराम पेडणेकर वय:-47 पत्ता:-प्लॉट नं: 405, माळा नं: 4 था मजला , इमारतीचे नाव: कोकण अरेश्वर एसआरए को ऑप हौ सो ली,बिल्डींग नं 10,ए/विंग , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AMVPP4966B		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कांचन के पटेल वय:-51; पत्ता:-प्लॉट नं: 713 , माळा नं: 7 वा मजला , इमारतीचे नाव: कोकण अरेश्वर एसआरए को ऑप हौ सो ली,बिल्डींग नं 10,सी/विंग , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-CEVPP9872A 2): नाव:-धर्मेश कांतीलाल पटेल वय:-26; पत्ता:-प्लॉट नं: 713 , माळा नं: 7 वा मजला , इमारतीचे नाव: कोकण अरेश्वर एसआरए को ऑप हौ सो ली,बिल्डींग नं 10,सी/विंग , ब्लॉक नं: जोगेश्वरी पूर्व मुंबई , रोड नं: कोकण नगर , महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-DWPPP7526A		
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	30/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	19016/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270000		
(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 **13th 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 knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## 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 **₹ 41,32,845.00 (Rupees Forty One Lakhs Thirty Two Thousands Eight Hundred And Forty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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



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