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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. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar**

Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroi, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India.

Latitude Longitude : 19°4'41.7"N 72°54'43.4"E

Intended User:

**Cosmos Bank
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "**Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.**", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Mr. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar.**

Boundaries of the property

North : Shiv Sai CHSL
South : Vallabh Baug Lane
East : Greenland Building
West : Shanthidoot CHSL

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 **₹ 86,37,408.00 (Rupees Eighty Six Lakhs Thirty Seven Thousands Four Hundred And Eight 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: 2024.12.13 15:27:33 +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



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA
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Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroi, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, 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 Housing Loan Purpose.
1	Date of inspection	02.12.2024
3	Name of the owner / owners	Mr. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Mr. Narshibhai Virambhai Ayar (98%) & Mrs. Saviben Narshibhai Ayar(2%)
5	Brief description of the property	Address: Residential Flat No. 404, 4 th Floor, Building No 143, Wing - A, "Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroi, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India. Contact Person : Mr. Madhav Ayar (Owner's Son) Contact No. 9833679269
6	Location, Street, ward no	Vallabh Baug Lane Extn. Village - Ghatkopar - Kiroi, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 5740 (Part), Final Plot No. 352(P), TPS III of Village - Ghatkopar - Kiroi
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	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 384.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 390.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 468.00 (Carpet Area + 20%) All the above areas are within 2% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Ghatkopar - Kiroi, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 075
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. Narshibhai Virambhai Ayar
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Narshibhai Virambhai Ayar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,300.00 (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 – 2017 (As per agreement)
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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 13.12.2024 for Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "**Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.**", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India belongs to **Mr. Narshibhai Virambhai Ayar.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3888/2018 Dated 22.03.2018 between Smt. Amita Jitendra Damani(The Transferor) And Mr. Narshibhai Virambhai Ayar & Mrs. Saviben Narshibhai Ayar(The transferee).
2)	Copy of Commencement Certificate No.CE / 5896 / BPES / AN Dated 05.05.2017 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 075. The property falls in Residential Zone. It is at a traveling distance 1.2 Km from Ghatkopar Railway 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



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6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, 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	:	390.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	7 Years
Cost of Construction	:	468.00 Sq. Ft. X ₹ 2,800.00 = ₹ 13,10,400.00
Depreciation $\{(100 - 10) \times (7 / 60)\}$:	10.50%
Amount of depreciation	:	₹ 1,37,592.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,46,260/- per Sq. M. i.e. ₹ 13,588/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,40,738/- per Sq. M. i.e. ₹ 13,075/- per Sq. Ft.
Value of property	:	390.00 Sq. Ft. X ₹ 22,500 = ₹87,75,000
Total Value of property as on 13th December 2024	:	₹87,75,000.00

(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	:	₹ 87,75,000.00 - ₹ 1,37,592.00 = ₹ 86,37,408.00
Total Value of the property	:	₹ 86,37,408.00
The realizable value of the property	:	₹77,73,667.00
Distress value of the property	:	₹69,09,926.00
Insurable value of the property (468.00 X 2,800.00)	:	₹13,10,400.00
Guideline value of the property (468.00 X 13075.00)	:	₹61,19,100.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Building No 143, Wing - A, "Pantnagar Shram Saphalya Co.-Op. Hsg. Soc. Ltd.", Pant Nagar, Vallabh Baug Lane Extn., Village - Ghatkopar - Kiroli, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN Code - 400 075, State - Maharashtra, India for this particular purpose at **₹ 86,37,408.00 (Rupees Eighty Six Lakhs Thirty Seven Thousands Four**



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Hundred And Eight 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 of the property as on **13th December 2024** is **₹ 86,37,408.00 (Rupees Eighty Six Lakhs Thirty Seven Thousands Four Hundred And Eight 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 4 th Floor
3	Year of construction	: 2017 (As per agreement)
4	Estimated future life	: 53 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 Masonry.
8	Partitions	: 6" Thk. Brick Masonry.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Vitrified Tile Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	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



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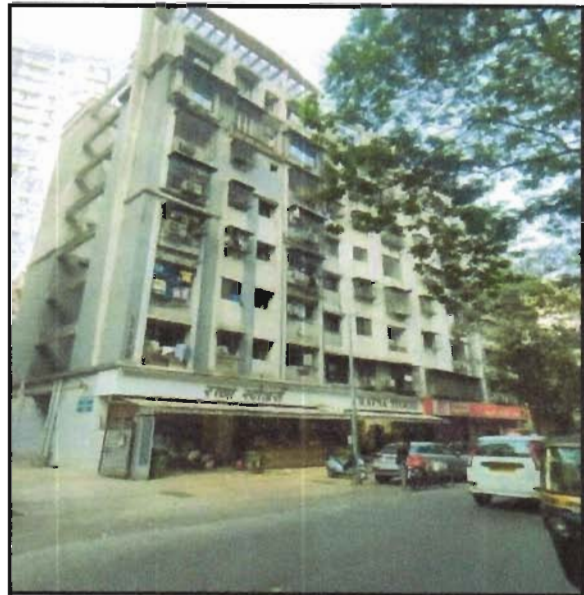
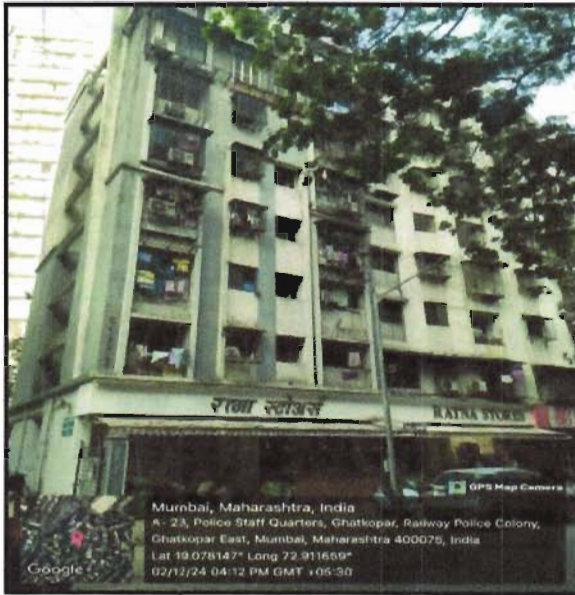
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Actual Site Photographs



Actual Site Photographs



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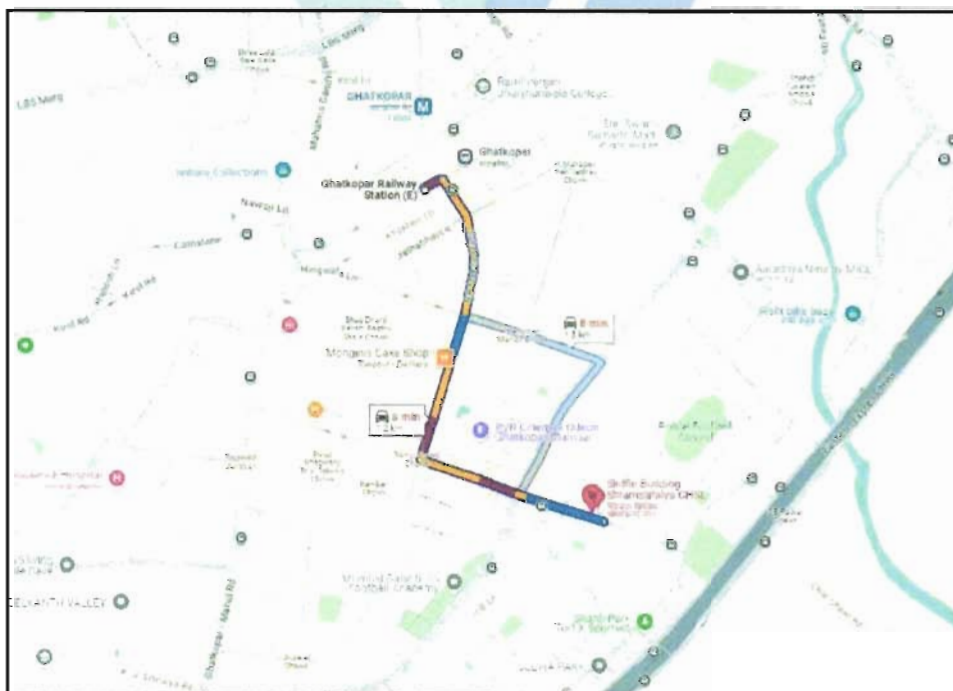
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Route Map of the property




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



Longitude Latitude: 19°4'41.7"N 72°54'43.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 1.2 Km).

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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Year 2024-2025 **Language** English

Selected District MumbaiSubUrban

Select Village घाटकोपर - किरोळ - कुर्ला

Search By Survey No. Location

Enter Survey No 5740 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
103 491.A - भुभाग: पूर्वेस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस अन्न रेल्वे.	67380	146260	168200	222900	146260	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	146260			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,46,260.00	Sq. Mtr.	13,588.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67380			
The difference between land rate and building rate(A-B=C)	78,880.00			
Percentage after Depreciation as per table(D)	7%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,40,738.00	Sq. Mtr.	13,075.00	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



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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	magic brjcks		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	324.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,333.00	₹17,778.00	₹14,815.00

The screenshot displays a real estate listing on the Magicbricks website. At the top, there are navigation options: Buy, Rent, Sell, and Home Loans. The listing is for a 1 BHK flat for sale in Shram Safalya, Kandivli West, Mumbai, priced at ₹48.0 Lac. Key details include a carpet area of 225 sqft, 1 bed, 1 bath, and an unfurnished condition. The developer is Atul Projects. A banner below the listing encourages users to 'Join Prime to unlock details', which is exclusively available for Prime members. Below the banner, there are sections for 'About Magicbricks' and 'Properties in India'. The 'About Magicbricks' section highlights its status as the largest platform connecting property buyers and sellers, with over 2 crore monthly visitors and 15 lakh active property listings. The 'Properties in India' section lists various cities like New Delhi, Mumbai, Chennai, Noida, Gurgaon, Bangalore, and Ahmedabad. At the bottom, there are social media icons and a footer with the Vastukala logo and contact information.



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Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	216.00	259.20	311.04
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹20,833.00	₹17,361.00	₹14,468.00

magicbricks Buy Rent Sell Home Loans

₹45.0 Lac EMI - ₹20k [Get pre-approved loan](#)

1 BHK Flat For Sale in Shram Safalya, Kandivali West, Mumbai

1 Bed 1 Bath Unfurnished

Carpet Area: 216 sqft - ₹20,833/sqft

Floor: 6 (Out of 7 Floors)

Furnished Status: Unfurnished

Age Of Construction: 10 to 15 years

Developer: [Atul Projects](#)

Project: [Shram Safalya](#)

Transaction Type: **Resale**

Status: **Ready to Move**

[Contact Owner](#) [Get Phone No.](#)

More Details:

Price Breakup: ₹45 Lac

Address: Kandivali West, Mumbai - Western Mumbai, Maharashtra

Furnishing: Unfurnished

Age of Construction: 10 to 15 years

[Contact Owner](#)

About Project [Explore Project →](#)

Shram Safalya by Atul Projects

Price: Call For Price

[Follow Project](#) [Compare Projects](#)

Hotspots in Mumbai

Borivili, Kandivili, Chhatkopar, Chembur, Kurla, Colaba, Malad, Vikhroli, Mulund, Kanjurmargin, Bhandup, Mira Road.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	383.00	459.60	551.52
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,582.00	₹16,319.00	₹13,599.00

22413370

25-10-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्ता क्रमांक : 22413/2024

नोंदणी

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6012382.95
(4) भू-मापन, पोटॅन्सिअल व घरकामांक(असल्यास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन -सदनिका नं. 704, सी विंग, माळा नं. 7 वा मजला, इमारतीचे नाव: प्रथमेश दर्शन, ब्लॉक नं. पंत नगर, व्हिलेज घाटकोपर किरोळ, रोड : घाटकोपर पूर्व मुंबई-400075, इतर माहिती: सदनिकेचे क्षेत्र 383 चौ. फुट रेरा कार्पेट.31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अने.सं.क्रं.12/व्य.क्रं.107/म-1 धोरण यानुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आलेली आहे. इतर वर्णन दस्तात नमूद केल्याप्रमाणे इतर वर्णन दस्तात नमूद केल्याप्रमाणे ((Final Plot Number : 275 PART, CTS NO. 5706 ;))
(5) क्षेत्रफळ	39.15 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले क्षेत्र.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जयदीप महालक्ष्मी कंस्ट्रक्शन (जे डी) चे भागीदार जितेंद्र राजपरा तर्फे मुखत्यार मधुकर जाधव वच:- 54 पत्ता:- प्लॉट नं: सी-2/6, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: माजेक नगर, पंजाबी लेन, रोड नं: बोरीवडी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABAJ4913F 2): नाव:- जयदीप महालक्ष्मी कंस्ट्रक्शन (जे डी) चे भागीदार करसन वेलजी पटेल तर्फे मुखत्यार मधुकर जाधव वच:- 54 पत्ता:- प्लॉट नं: सी-2/6, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: माजेक नगर, पंजाबी लेन, रोड नं: बोरीवडी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABAJ4913F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयश्री निलेश गडा वच:- 47, पत्ता:- प्लॉट नं: 803, बी विंग, माळा नं:-, इमारतीचे नाव: तिलक गणेश को ऑप हो, ब्लॉक नं: किरिकॉन एनक्लेव्ह विलिज नं. 58, रोड नं: वेंबूर, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:- AXFPC6475P
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खर्च व पट्ट	22413/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	375000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुद्रांकनामासाठी विद्यमान ऐतरेय तपशील:-	
मुद्रांक 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	-		
	Carpet	Built Up	Saleable
Area	419.04	502.85	603.42
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,969.00	₹18,307.00	₹15,256.00

22387370

25-10-2024

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

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 22387/2024

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखना प्रकार	करारनामा
(2) मोबदला	9205700
(3) बाजारभाव (भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देणे की घट्टेदार ते नमुद करावे)	7156906.17
(4) भू. मापन, पोटहिसा व धरकमांक (असल्यास)	1) घालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 605,6 वा मजला, ए - विंग, दृष्टी एमराल्ड, पंत नगर, घाटकोपर पूर्व, मुंबई -400075 (क्षेत्रफळ 38.93 चौ मी. कारपेट व सोबत एक कारपार्किंग स्पेस बेसमेंट 3 अप्पर स्टॉक) (C.T.S Number : 190/1 to 190/8, 190/9 (pt.) ;)
(5) क्षेत्रफळ	38.93 चौ मीटर
(6) आकारणी किंवा जुटी ट्रेप्यात असेल तेखा.	
(7) दस्तऐवज करून देणा-या/विपून ठेवणा-या पक्षकाराचे नाव किंवा ठिकाणी न्यायालयाचा त्रुकुमनामा किंवा आदेश असल्यास प्रतिबन्दिचे नाव व पत्ता.	1): नाव - मेसर्स समर्थ दृष्टी टेक्नोलॉजिज तर्फे भागीदार अशोक हरिदास जगदाळे तर्फे कु.मु. किराण वगळव उपा: -52 पत्ता - प्लॉट नं जी-1, माळा नं: इमारतीचे नाव: टर्मिनस 9, ब्लॉक नं: विलेपार्ले स्टेशन जवळ, नेहरू रोड, रोड नं: विलेपार्ले मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ABJFS4361C
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा ठिकाणी न्यायालयाचा त्रुकुमनामा किंवा आदेश असल्यास, प्रतिबन्दिचे नाव व पत्ता	1): नाव:- किरण सुभाष शेंद्रे तर्फे कुलमुखत्यार सुजला सुभाष शेंद्रे बघ:-62, पत्ता: प्लॉट नं: 302, माळा नं: 3, इमारतीचे नाव: शांती कुज अपार्टमेंट, ब्लॉक नं: प्लॉट नं.ए -58, सेक्टर नं.23, रोड नं: नेरळ, नवी मुंबई नेरळ रोड -3, ठार्ले, महाराष्ट्र, ठार्ले. पिन कोड:-400706 पॅन नं:-FYNPS2830C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खंठ व पृष्ठ	22387/2024
(12) बाजारभावामागे मुद्रांक शुल्क	552342
(13) बाजारभावामागे नोंदणी शुल्क	30000
(14) रोरा	
मुद्रांकनासाठी 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 **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 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.

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 86,37,408.00 (Rupees Eighty Six Lakhs Thirty Seven Thousands Four Hundred And Eight 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: 2024.12.13 15:28:07 +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



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