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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Jaywant Bhupendra More**

Residential Flat No. 1001, 10th Floor, Wing - A, "**Gayatri SRA Co-Op. Hsg. Soc. Ltd.**", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 092, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'28.2"N 72°51'9.7"E

Intended User:

Cosmos Bank

DAHISAR (EAST) Glorias BRANCH

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),
Mumbai - 400 068

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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1001, 10th Floor, Wing - A, "**Gayatri SRA Co-Op. Hsg. Soc. Ltd.**", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India belongs to **Mr. Jaywant Bhupendra More**.

Boundaries of the property

North : Umeda Ashram Road
South : Narmada Sagar Apartment
East : Shimpoli Cross Road No. 1
West : Sharda 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 **₹ 48,06,440.00 (Rupees Forty Eight Lakhs Six Thousand Four Hundred And Forty 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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Regd. Office

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Residential Flat No. 1001, 10th Floor, Wing - A, "Gayatri SRA Co-Op. Hsg. Soc. Ltd.", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 07.12.2024 for Housing Loan Purpose.
1	Date of inspection	06.12.2024
3	Name of the owner / owners	Mr. Jaywant Bhupendra More
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 1001, 10 th Floor, Wing - A, "Gayatri SRA Co-Op. Hsg. Soc. Ltd.", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India. Contact Person : Mrs. Soni Chandu Patel (Seller) Contact No. 9930110498
6	Location, Street, ward no	Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1 Village - Borivali, Borivali (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 749, 749/1 of Village - Borivali
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	Carpet Area in Sq. Ft. = 278.69 (Area as per Site measurement) Carpet Area in Sq. Ft. = 269.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 322.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Borivali, Borivali (West) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 092
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller 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	Seller Occupied
	(ii) Portions in their occupation	Fully Seller 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	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 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2011 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, DAHISAR (EAST) Glorias Branch to assess Fair Market Value as on 07.12.2024 for Residential Flat No. 1001, 10th Floor, Wing - A, "**Gayatri SRA Co-Op. Hsg. Soc. Ltd.**", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 092, State - Maharashtra, Country - India belongs to **Mr. Jaywant Bhupendra More**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.16229 / 2024 Dated 17.10.2024 between Mrs. Soni Chandu Patel nee Soni Parshuram Taraviya (The Transferor) And Mr. Jaywant Bhupendra More (The Transferee).
2)	Copy of Occupancy Certificate No.SRA / ENG / 2154 / RC / ML / AP Dated 24.10.2011 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 092. The property falls in Residential Zone. It is at a traveling distance 850 M. from Borivali Railway Station.

Building

The building under reference is having Stilt + 10 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. 10th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 10th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.



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Valuation as on 7th December 2024

The Carpet Area of the Residential Flat	:	269.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2011 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	322.80 Sq. Ft. X ₹ 2,700.00 = ₹ 8,71,560.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$:	19.50%
Amount of depreciation	:	₹ 1,70,059.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,49,699/- per Sq. M. i.e. ₹ 13,907/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,38,524/- per Sq. M. i.e. ₹ 12,869/- per Sq. Ft.
Value of property	:	269.00 Sq. Ft. X ₹ 18,500 = ₹49,76,500.00
Total Value of property as on 7th December 2024	:	₹49,76,500.00

(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 7th December 2024	:	₹ 49,76,500.00 - ₹ 1,70,059.50 = ₹ 48,06,440.00
Total Value of the property	:	₹ 48,06,440.00
The realizable value of the property	:	₹43,25,796.00
Distress value of the property	:	₹38,45,152.00
Insurable value of the property (322.80 X 2,700.00)	:	₹8,71,560.00
Guideline value of the property (322.80 X 12869.00)	:	₹41,54,113.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1001, 10th Floor, Wing - A, "Gayatri SRA Co-Op. Hsg. Soc. Ltd.", Umeda Ashram Road, Opp. Rajda School, Shimpoli Road No. 1, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India for this particular purpose at **₹ 48,06,440.00 (Rupees Forty Eight Lakhs Six Thousand Four Hundred And Forty Only)** as on 7th December 2024

NOTES

- 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 **7th December 2024** is **₹ 48,06,440.00 (Rupees Forty Eight Lakhs Six Thousand Four Hundred And Forty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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

PART III- VALUATION

I, hereby declare that

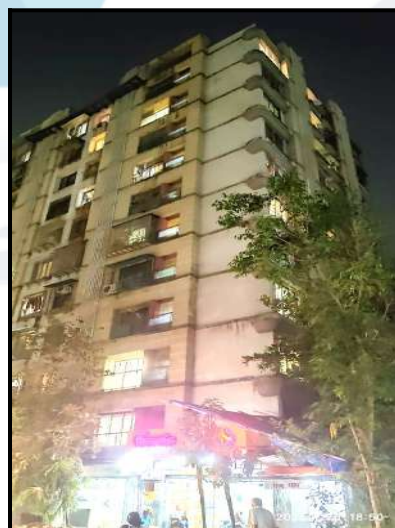
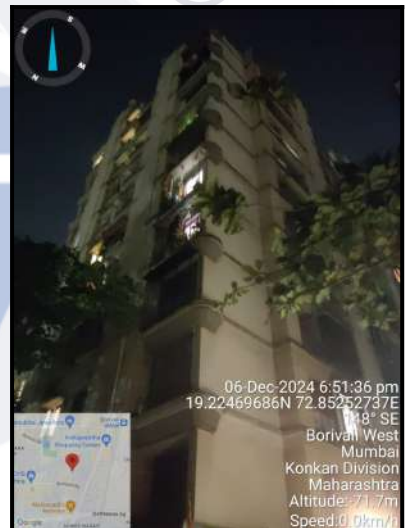
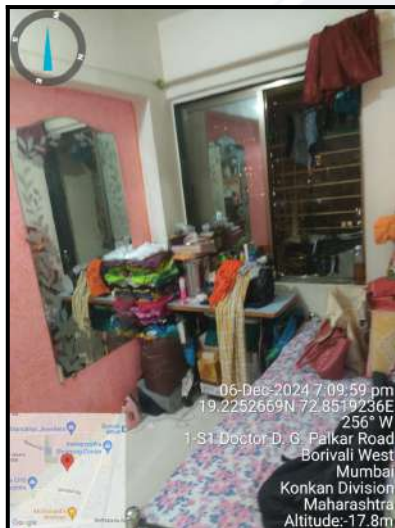
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

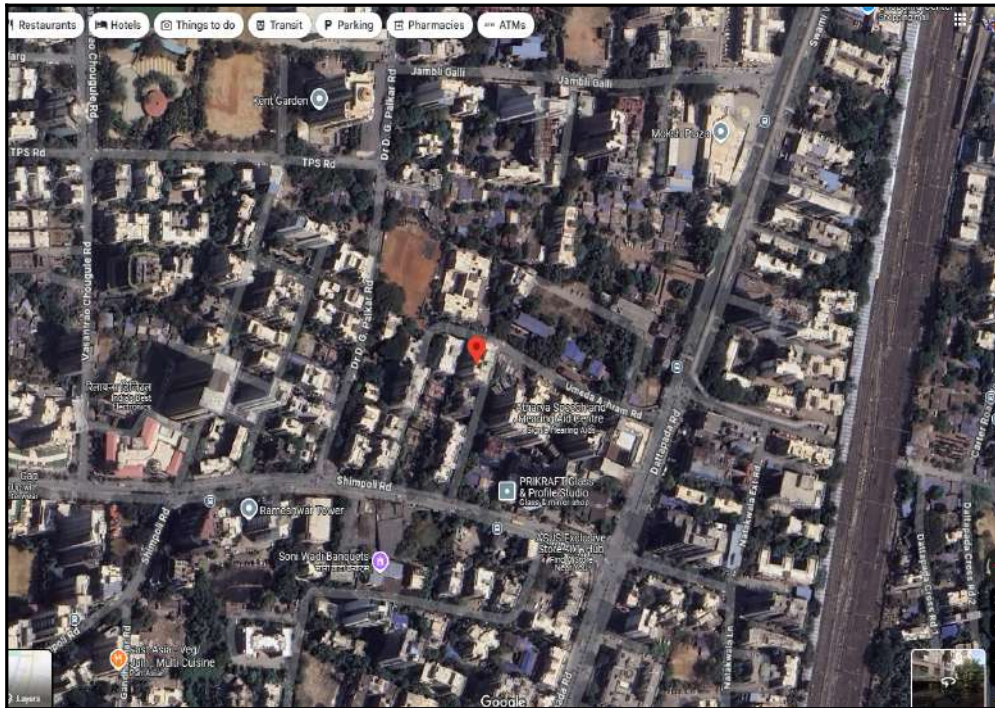
Technical details		Main Building	
1	No. of floors and height of each floor	:	Stilt + 10 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 10 th Floor
3	Year of construction	:	2011 (As per occupancy certificate)
4	Estimated future life	:	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 Solid flush door, Aluminium Sliding Windows .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No

Technical details		Main Building										
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed						
(i)	Internal wiring – surface or conduit											
(ii)	Class of fittings: Superior/Ordinary/Poor.											
15	<table border="1"> <tr> <td colspan="2">Sanitary installations</td> </tr> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	Sanitary installations		(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
Sanitary installations												
(i)	No. of water closets											
(ii)	No. of lavatory basins											
(iii)	No. of urinals											
(iv)	No. of sink											
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary										
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick										
18	No. of lifts and capacity	: 2 Lifts										
19	Underground sump – capacity and type of construction	: RCC Tank										
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace										
21	Pumps- no. and their horse power	: May be provided as per requirement										
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.										
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System										

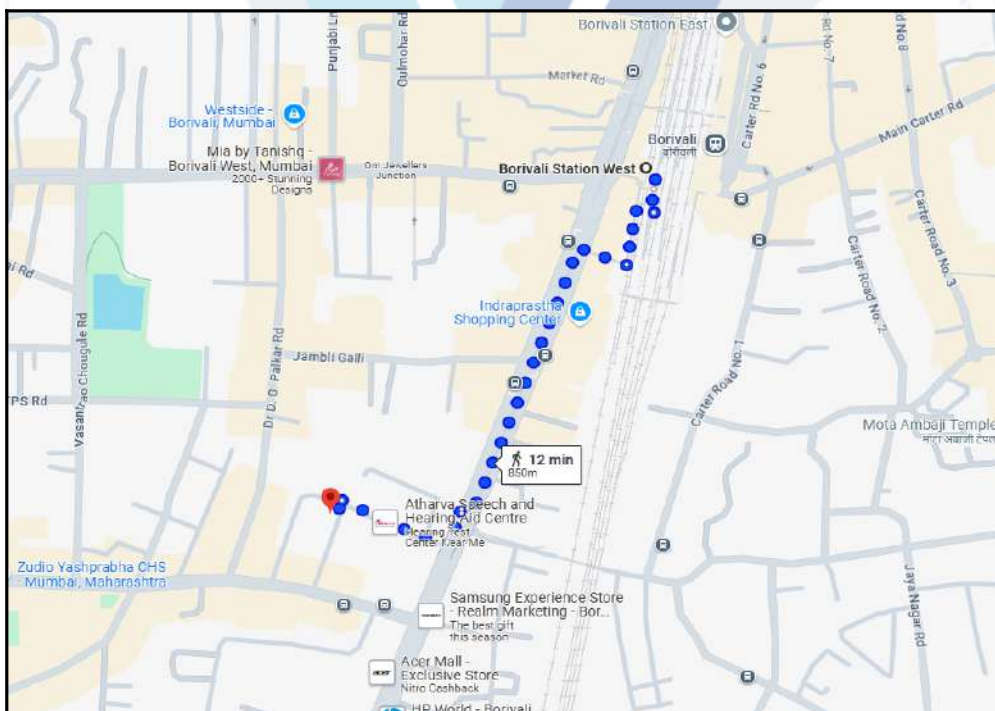
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°13'28.2"N 72°51'9.7"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Borivali - 850 M.).

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 Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
83/366-भुभाग: एस. व्ही. रोडच्या पश्चिमेकडे व लोकमान्य टिळक रोडच्या दक्षिणेकडील गावातील सर्व मिल्कती.	63740	142570	163950	205400	142570	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	142570			
Increase by 5% on Flat Located on 10 th Floor	7128.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,49,699.00	Sq. Mtr.	13,907.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	63740			
The difference between land rate and building rate(A-B=C)	85,958.50			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,38,524.00	Sq. Mtr.	12,869.00	Sq. Ft.

Multi-Storied building with Lift

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

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



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Depreciation Percentage Table

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



Price Indicators

Property	Shiv Ganesh Sai SRA CHSL., Borivali West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,446.00	₹17,038.00	-



Pay Rent
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Menu

1 BHK Flat In Shiv Ganesh Sai Sra Chs Lt...

Shimpoli, near Bramha Vishnu Mahesh Mandir

Loan Verified

₹ 55 Lacs

Negotiable

₹ 31,522/Month

Estimated EMI

322

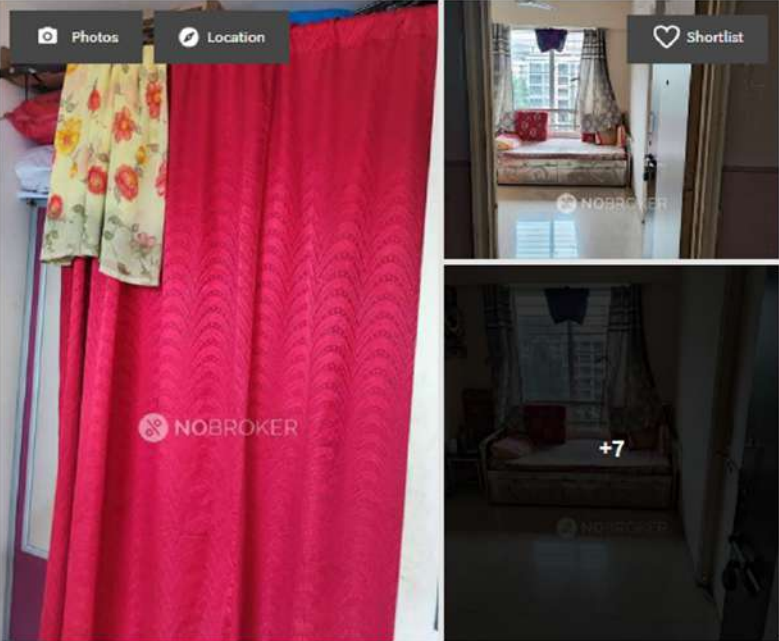
Sq.Ft

Need Home Loan ?

Apply Loan

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

Photos
Location
Shortlist



1 Bedroom <small>No. of Bedroom</small>	Aug 17, 2024 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Jan 30, 2025 <small>Possession</small>
NA <small>Balcony</small>	Shiv Ganesh Sai Sra... <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

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: Sukh Shanti Co. Op. Credit Society Ltd. | I.C. Colony | Sawant Yoga

SANCHAITI SUPERSPECIALITY HOSPITAL | Malad West

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	322 Sq.Ft	Carpet Area	269 Sq.Ft

Activity On This Property

820

Unique Views

7

Shortlists

32


Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators


Property	Shimpoli, Borivali West		
Source	magic bricks		
Floor	12th		
	Carpet	Built Up	Saleable
Area	270.00	324.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,222.00	₹18,519.00	-



magicbricks
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270 Sq-ft 1 BHK Flat For Sale in **Shimpoli, Mumbai**



1 Photos

1 Bed
1 Bath
Unfurnished

Carpet Area 270 sqft ₹ 22,222/sqft	Floor 12(Out of 22 Floors)	Transaction Type Resale
Status Ready to Move	Lifts 2	Furnished Status Unfurnished
Car Parking 10 Open	Type Of Ownership Co-operative Society	Age Of Construction 10 to 15 years

Contact Owner

Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹ 60 Lac
Booking Amount	₹ 1.0 Lac

Sale Instances

Property	Shimpoli Road, Borivali West		
Source	Index no.2		
Floor	10th		
	Carpet	Built Up	Saleable
Area	348.00	417.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,655.00	₹16,379.00	-

07/12/2024, 14:19		igr_17171	
17171367	सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 2
27-10-2024			दस्त क्रमांक : 17171/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोदणी : Regn:63m
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6840000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6312623.75		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1003, माळा नं: 10, इमारतीचे नाव: चैतन्य ओम शिवम(ओम शिवम प्रिमायसेस सी एस एल), ब्लॉक नं: बोरीवली पश्चिम मुम्बई 400092, रोड : रेयानीग्राम शिपोली रोड,, इतर माहिती: सोबत 1 कार पार्किंग,शासन आदेश क्र मुद्रांक-2021/अनौ सं.क्र.12/प्र.क्र.107/म-1(धोरण),दि 31/03/2021 अन्वये महिला खरेदीदारा करिता 1% मुद्रांक शुल्क सवलत देण्यात आली आहे.((C.T.S. Number : 777 ;))		
(5) क्षेत्रफळ	38.85 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:-चैतन्य एंटरप्रायसेसचे भागिदार राहुल एस वाडीकर तर्फे मुखत्यार अनंत शांताराम पवार वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राधाकुंज बंगलो, मेरी लॅंड कॉम्प्लेक्स, ब्लॉक नं: बोरीवली पश्चिम मुम्बई, रोड नं: आय सी कॉलनी, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AAQFC7460G		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कंचनबेन कनूभाय देसाई वय:-79; पत्ता:-प्लॉट नं: 1402, माळा नं: 14, इमारतीचे नाव: ओम समर्पण, ब्लॉक नं: बोरीवली पश्चिम,मुम्बई, रोड नं: शिपोली रोड, रयानी ग्राम, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-ABBPD1714G 2): नाव:-रोशनी पुलिन नाईक वय:-26; पत्ता:-प्लॉट नं: 1402, माळा नं: 14, इमारतीचे नाव: ओम समर्पण, ब्लॉक नं: बोरीवली पश्चिम मुम्बई, रोड नं: शिपोली रोड, रयानी ग्राम, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-BKGPN9463D		
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	17171/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	342000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Gayatri SRA CHSL., Borivali West		
Source	Index no.2		
Floor	9th		
	Carpet	Built Up	Saleable
Area	269.00	322.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,915.00	₹14,095.00	-

07/12/2024, 14:16		igr_12345	
12345388	सूची क्र.2		द्वयम निबंधक : सह टु.नि. बोरीवली 5
05-07-2024			दस्त क्रमांक : 12345/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : बोरीवली			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	4550000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4490940		
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 902, माळा नं: नौवा मजला,ए विंग, इमारतीचे नाव: गायत्री एस.आर.ए. को.ऑप.हौ.सो.ली., ब्लॉक नं: बोरीवली पश्चिम,मुंबई-400092, रोड : उमेदा आश्रम रोड,राजडा स्कूलचा समोर,शिपोली रोड 1, इतर माहिती: महाराष्ट्र शासन यांचा आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 4% मुद्रांक शुल्क भरण्यात आले व 1% मेट्रोसेस अधीभार भरला असून महिलांकरीता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे((C.T.S. Number : 749, 749A ;))		
(5) क्षेत्रफळ	30 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:-हर्षा जयेंद्र दोषी वय:-61 पत्ता:-प्लॉट नं: सदनिका नं. बी-35, माळा नं: -, इमारतीचे नाव: देव नगर को.ऑप.हौ.सो.ली., ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: ऑफ. न्यू साईबाबा नगर रोड, भाटिया स्कूलचा पाठीमागे, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:- AJWPD9716B		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीलम प्रकाशचंद्र लोढा वय:-45; पत्ता:-प्लॉट नं: सदनिका नं. ए/403, माळा नं: चौथा मजला, इमारतीचे नाव: संभव दर्शन को.ऑप.हौ.सो.ली., ब्लॉक नं: बोरीवली पश्चिम, मुंबई, रोड नं: जाम्बली गल्ली, जैन टेम्पलचा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:- AEBPR2117L		
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	12345/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	227500		
(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 **7th 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 **₹ 48,06,440.00 (Rupees Forty Eight Lakhs Six Thousand Four Hundred And Forty 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

