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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 : **Ransingh Dhan Singh & Mrs. Parvati R. Singh**

Residential Flat No. 203, 2nd Floor, Wing - B, "**Sunita Anand Palace**", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°11'9.0"N 72°56'51.2"E

Intended User:

Cosmos Bank
Mulund East

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, 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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - B, "**Sunita Anand Palace**", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India belongs to **Ransingh Dhan Singh & Mrs. Parvati R. Singh.**

Boundaries	:	Building	Flat
North	:	Internal Road	Compound Wall
South	:	Commercial Shop	Flat No. 201 & 202
East	:	Chawl	Flat No. 204 & Staircase
West	:	Bal Rajeshwar Marg	Lift

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 **₹ 1,00,75,824.00 (Rupees One Crore Seventy Five Thousands Eight Hundred And Twenty Four Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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. 203, 2nd Floor, Wing - B, "Sunita Anand Palace", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, 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 19.12.2024 for Housing Loan Purpose.
1	Date of inspection	08.12.2024
3	Name of the owner / owners	Ransingh Dhan Singh & Mrs. Parvati R. Singh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 203, 2 nd Floor, Wing - B, "Sunita Anand Palace", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India. Contact Person : Mrs. Parvati R. Singh (Owner) Contact No. 9833556580
6	Location, Street, ward no	Municipality Ward No - T - Ward, Bal Rajeshwar Road District - Mumbai Suburban District
7	Survey / Plot No. of land	CTS No - 630, 630/1 to 28 of New Survey No - 353/1 B
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. = 426.51 (Area as per Site measurement) Carpet Area in Sq. Ft. = 444.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 532.80 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Taluka - Kurla , District - Mumbai Suburban District, Pin - PIN Code - 400 080
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 - Ransingh Dhan Singh & Mrs. Parvati R. Singh
	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 / MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Ransingh Dhan Singh & Mrs. Parvati R. Singh
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	21,700.00 (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 – 2008 (As per Possession Letter)
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: 1. At the time of visit, Building external repairs and renovation work is in progress. 2. As the property under consideration is Flat Nos. B/203. But as per Approved Plan, it is shown as Flat No. 5. Hence, Revised Approved Plan / Society Letter showing renumbering is recommended.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 19.12.2024 for Residential Flat No. 203, 2nd Floor, Wing - B, "**Sunita Anand Palace**", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla , District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India belongs to **Ransingh Dhan Singh & Mrs. Parvati R. Singh**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.4453/2006 Dated 19.07.2006 between M/s. Delight Constructions(The Builder) And Ransingh Dhan Singh & Mrs. Parvati R. Singh(The purchaser).
2)	Copy of Approved Building Plan Document No.SRA / ENG / 976 / T / PL / AP dated 13.01.2005 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Share Certificate Document No.10 Dated 12.08.2012in the name of Shri. Ransingh Dhan Singh & Parvati R. Singh.
4)	Copy of Builder Possession Letter Document No.- Dated 14.11.2006.
5)	Copy of Commencement Certificate Document No.SRA / ENG / 976 / T / PL / AP Dated 30.03.2005 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Municipality Ward No - T - Ward, , Mulund (West), Taluka - Kurla , District - Mumbai Suburban District, PIN Code - 400 080. The property falls in Residential Zone. It is at a traveling distance 2.4 Km. from Mulund Railway Station.



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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. 2nd Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 7 Passage + Bathroom. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door Frame With Flush Shutters, Powder Coated Aluminium Sliding, Concealed Plumbing with Conduit & Concealed Electrical wiring etc.

Valuation as on 19th December 2024

The Carpet Area of the Residential Flat	:	444.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Possession Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	532.80 Sq. Ft. X ₹ 2,800.00 = ₹ 14,91,840.00
Depreciation $\{(100 - 10) \times (16 / 60)\}$:	24.00%
Amount of depreciation	:	₹ 3,58,176.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,51,460/- per Sq. M. i.e. ₹ 14,071/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,38,964/- per Sq. M. i.e. ₹ 12,910/- per Sq. Ft.
Value of property	:	444.00 Sq. Ft. X ₹ 23,500 = ₹1,04,34,000
Total Value of property as on 19th December 2024	:	₹1,04,34,000.00

(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 19th December 2024	:	₹ 1,04,34,000.00 - ₹ 3,58,176.00 = ₹ 1,00,75,824.00
Total Value of the property	:	₹ 1,00,75,824.00
The realizable value of the property	:	₹90,68,242.00
Distress value of the property	:	₹80,60,659.00
Insurable value of the property (532.80 X 2,800.00)	:	₹14,91,840.00
Guideline value of the property (532.80 X 12910.00)	:	₹68,78,448.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, Wing - B, "Sunita Anand Palace ", Sunita Anand Co-op. Hsg. Soc. Ltd., Bal Rajeshwar Road, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla , District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India



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for this particular purpose at ₹ 1,00,75,824.00 (Rupees One Crore Seventy Five Thousands Eight Hundred And Twenty Four Only) as on 19th 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 **19th December 2024** is **₹ 1,00,75,824.00 (Rupees One Crore Seventy Five Thousands Eight Hundred And Twenty Four Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: 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 2 nd Floor				
3	Year of construction	: 2008 (As per Possession Letter)				
4	Estimated future life	: 44 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 Aluminium Sliding, .				
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				
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 Conduit & Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(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

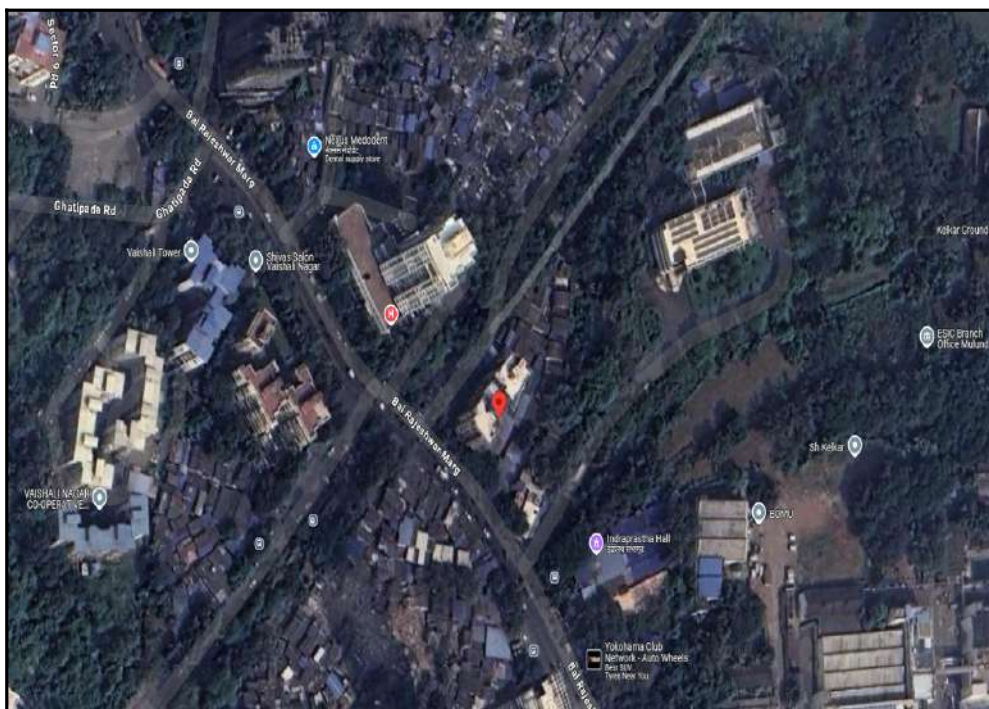
Actual Site Photographs



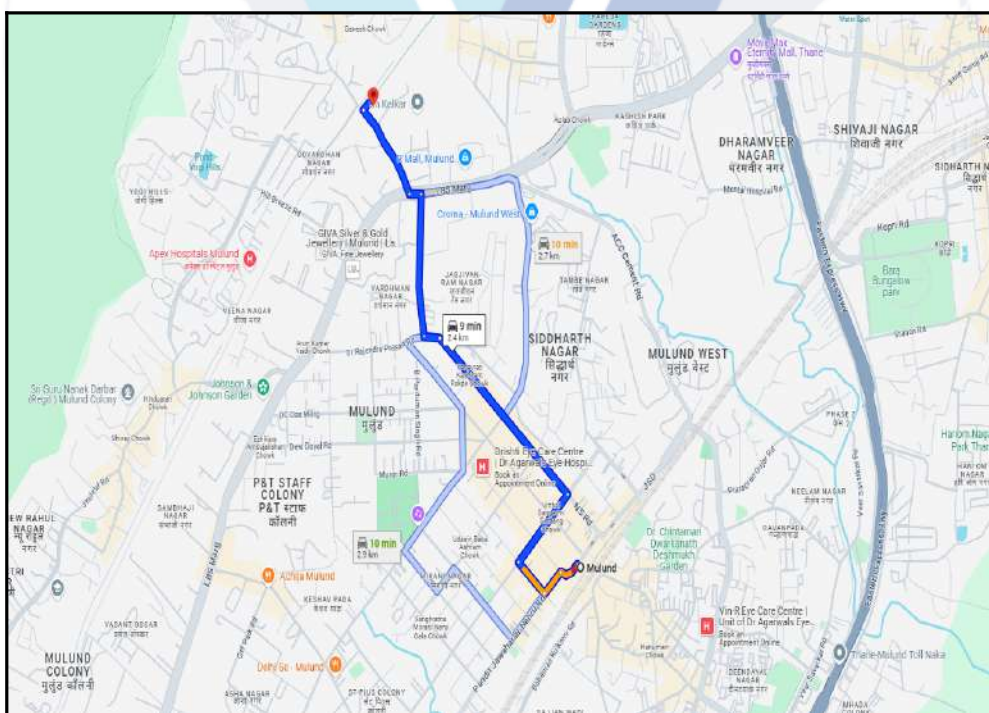
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°11'9.0"N 72°56'51.2"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 2.4 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: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/566 -भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील सर्व मिल्कती.	73360	151460	174180	189330	151460	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	151460			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,51,460.00	Sq. Mtr.	14,071.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	73360			
The difference between land rate and building rate(A-B=C)	78,100.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,38,964.00	Sq. Mtr.	12,910.00	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



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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	Sunita Anand Palace, Mulune West		
Source	https://www.99acres.com/		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	613.00	735.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,850.00	₹19,032.00	-



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Menu



2 BHK Flat In Sunita Anand Palace For Sale I...

Mulund West, Mulund, Mumbai

₹ 1.4 Crores

Negotiable

₹ 80,240/Month

Estimated EMI

873

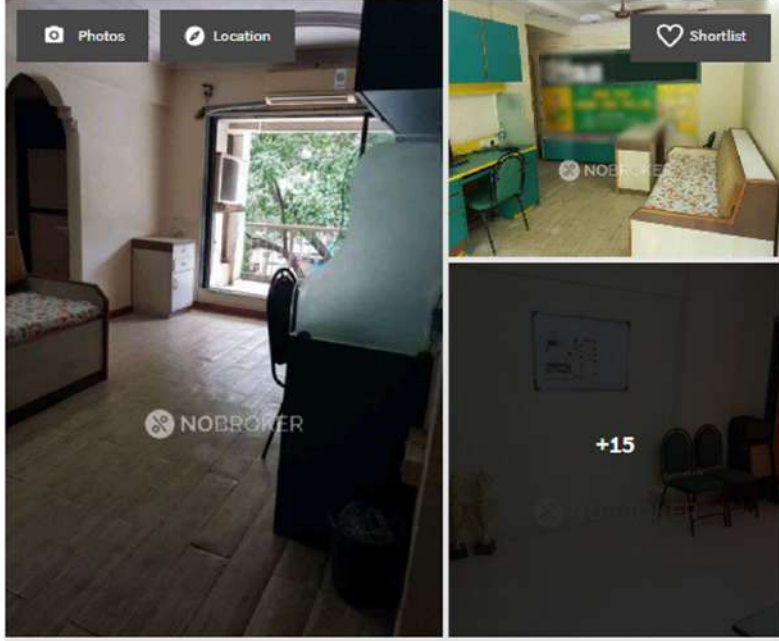
Sq.Ft

Need Home Loan ?

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Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2bhk Flat for Sale in Mulund west / Property Det...

Photos
Location
Shortlist



2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

2

Balcony

None

Parking

Jun 19, 2024

Posted On

Immediately

Possession

Sunita Anand Palace

Apartment

None


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: New India Co-Operative Bank Limited Vasant Vihar Mulund East Railway Station Bus Stop

Jupiter Hospital Thane Gold Cinema, Thane Dr. Chintamani Dwarakanath Deshmukh Garden

Overview

Age of Building >10 Years

Maintenance Charges ₹5.2 Per Sq.Ft/M

Builtup Area 873 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 613 Sq.Ft

Activity On This Property

174

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Property	Sunita Anand Palace, Mulune West		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	444.00	532.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹21,400.00	₹17,830.00	-

Pay Rent
Post Your Property
Sign up
Log in
Menu

Resale

1 BHK Flat In Sunita Anand Palace For Sale I...

Bal Rajeshwar Marg near Indraprastha Hall

₹ 95 Lacs

Negotiable

₹ 54,448/Month

Estimated EMI

600

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1bhk Flat for Sale in Mulund west / Property Det...

Photos
Location

Shortlist

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Aug 24, 2024

Posted On

Immediately

Possession

Sunita Anand Palace

Apartment

None

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: New India Co-Operative Bank Limited Vasant Vihar Mulund East Railway Station Bus Stop

Jupiter Hospital Thane Gold Cinema, Thane Dr. Chintamani Dwarkanath Deshmukh Garden

Overview

Age of Building >10 Years

Maintenance Charges ₹4.5 Per Sq.Ft/M

Builtup Area 600 Sq.Ft

Ownership Type Self Owned

Flooring NA

Furnishing Status Semi Furnish Now

Activity On This Property

215

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

Property	Balrajeshwar Road, Mulund West		
Source	https://www.99acres.com/		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,095.00	₹15,079.00	-

09/12/2024, 11:50		igr_24870	
24870391 08-11-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	
		दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 24870/2024 नोंदणी : Regn:63m	
गावाचे नाव : मुलुंड			
(1)विलेखाचा प्रकार	ट्रान्सफर डीड		
(2)मोबदला	9500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8867983		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: डी-3, माळा नं: तळ मजला, इमारतीचे नाव: उमा,मंदाकिनी सीएचएसएल, रोड : बालराजेश्वर रोड,मुलुंड वेस्ट,मुंबई 400080., इतर माहिती: फ्लॉट नं. D-3 चा एकूण एरिया 630 चौ. फूट. बांधीव आहे.((C.T.S. Number : 20A/1 to 5, 21, 22/1 and 2 ;))		
(5) क्षेत्रफळ	630 चौ.फूट		
(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:-सविता नरेंद्र अग्रवाल वय:-59 पत्ता:-प्लॉट नं: डी-3, माळा नं: तळ मजला, इमारतीचे नाव: उमा, मंदाकिनी सीएचएसएल, ब्लॉक नं: -, रोड नं: बाल राजेश्वर रोड, मॉडेल टाउन समोर , मुलुंड (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AFYPA2494R		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उममेन योहानन वय:-60; पत्ता:-प्लॉट नं: बी/39, माळा नं: -, इमारतीचे नाव: लावण्या सीएचएसएल, ब्लॉक नं: -, रोड नं: गुरुकृपा नगर, नाहूर रोड, मुलुंड (वेस्ट), मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAHPY2553R 2): नाव:-मेरी योहानन वय:-53; पत्ता:-प्लॉट नं: बी/39, माळा नं: -, इमारतीचे नाव: लावण्या सीएचएसएल, ब्लॉक नं: -, रोड नं: गुरुकृपा नगर, नाहूर रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AHBPY0813F		
(9) दस्तऐवज करून दिल्याचा दिनांक	06/11/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	06/11/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	24870/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	570000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Sale Instances

Property	Balrajeshwar Road, Mulund West		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	459.00	550.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,355.00	₹15,296.00	-

09/12/2024, 11:51		igr_23582	
23582391	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4	
20-10-2024		दस्त क्रमांक : 23582/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी :	
		Regn:63m	
गावाचे नाव : मुलुंड			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	8425000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7742635.2		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 303,बिल्डिंग नं. बी 5, माळा नं: 3 रा मजला, इमारतीचे नाव: लोक निसर्ग सी एच एस एल, ब्लॉक नं: वैशाली नगर,बालराजेश्वर रोड, रोड : मुलुंड पश्चिम मुंबई 400080, इतर माहिती: ((C.T.S. Number : 3, 3/1 to 3/8 (Part) ;))		
(5) क्षेत्रफळ	51.12 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:-भाविक चंद्रकांत वीरा वय:-51 पत्ता:-प्लॉट नं: बी - 5 / 303, माळा नं: 3, इमारतीचे नाव: लोक निसर्ग सी एच एस एल, ब्लॉक नं: घाटी पाडा, वैशाली नगर जवळ, बी.आर. रोड, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABPV0083H 2): नाव:-मनीषा भाविक वीरा वय:-51 पत्ता:-प्लॉट नं: बी - 5 / 303, माळा नं: 3, इमारतीचे नाव: लोक निसर्ग सी एच एस एल, ब्लॉक नं: घाटी पाडा, वैशाली नगर जवळ, बी.आर. रोड, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AFSPV9710R		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज कुमार के. यादव वय:-38; पत्ता:-प्लॉट नं: रूम नं. 34, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: घाटीपाडा, हनुमान मंदिर जवळ, बी.आर. रोड , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ACFPY6561K 2): नाव:-सुमन यादव वय:-31; पत्ता:-प्लॉट नं: टीएक्स 14 4/7, माळा नं: -, इमारतीचे नाव: दत्ता मोरे चाळ, ब्लॉक नं: घाटीपाडा, बी.आर. रोड , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-BEDPY3782D		
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	23582/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	505500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)वेसा			

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th 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.

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 **₹ 1,00,75,824.00 (Rupees One Crore Seventy Five Thousands Eight Hundred And Twenty Four 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

