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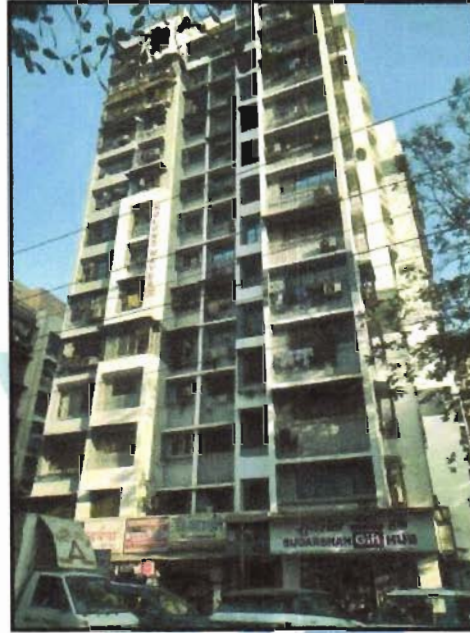
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Adhikrao Yashwant Yelave**

Residential Flat No. 203, 2nd Floor, "**Mulund Mayur Co-Op HSg Society**", Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India.

Latitude Longitude : 19°9'56.5"N 72°57'56.2"E

Intended User:

Cosmos Bank

Ghodbandar Road

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610



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 :

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● Mumbai ● Nashik ● Rajkot ● Raipur
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Regd. Office

B1-001, 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, "**Mulund Mayur Co-Op HSg Society**", Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India belongs to **Mr. Adhikrao Yashwant Yelave**.

Boundaries of the property

North : Shree Sawan CHSL
South : Internal Road
East : Sairam Apartment
West : Internal Road / Mulund Siddhi 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 **₹ 1,36,77,120.00 (Rupees One Crore Thirty Six Lakhs Seventy Seven Thousands One Hundred And Twenty 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: 2024.12.14 17:34:05 +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



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Regd. Office

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Powai, Andheri East, **Mumbai** :- 400072, (M.S), India

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Residential Flat No. 203, 2nd Floor, "**Mulund Mayur Co-Op HSg Society**", Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, 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 14.12.2024 for Bank Loan Purpose.
1	Date of inspection	13.12.2024
3	Name of the owner / owners	Mr. Adhikrao Yashwant Yelave
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. 203, 2 nd Floor, " Mulund Mayur Co-Op HSg Society ", Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India. Contact Person : Mr. Adhikrao Yashwant Yelave (Owner) Contact No. 9004110549
6	Location, Street, ward no	RDP 1 Village - Mulund, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 1320/4/1 of Village - Mulund, Plot No - 7 New Survey No - 386
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, Taxis, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 638.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 797.00 (Area As Per Sale Certificate)
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 081

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. Adhikrao Yashwant Yelave
	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. Adhikrao Yashwant Yelave
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	29,900.00 (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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2004 (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, Ghodbandar Road Branch to assess Fair Market Value as on 14.12.2024 for Residential Flat No. 203, 2nd Floor, "**Mulund Mayur Co-Op HSg Society**", Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India belongs to **Mr. Adhikrao Yashwant Yelave**.

We are in receipt of the following documents:

1)	Copy of Sale Certificate Dated 27.09.2023 between The Authorized Officer appointed under SARFAESI Act, 2002, by the Cosmos Co-Op. Bank Ltd. (The Authorized Officer) And Mr. Adhikrao Yashwant Yelave (The purchaser).
2)	Copy of Full Occupation Certificate No.CE / 4506 / BPES / AT Dated 11.10.2004 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 7 in Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 081. The property falls in Residential Zone. It is at a traveling distance 1.2 Km from Mulund Railway Station.

Building

The building under reference is having Ground + 13 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 Good. The building is used for Residential purpose. 2nd Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 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 Conduit & Concealed Electrical wiring etc.

Valuation as on 14th December 2024

The Built Up Area of the Residential Flat	:	797.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2004 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years



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Cost of Construction	:	797.00 Sq. Ft. X ₹ 2,800.00 = ₹ 22,31,600.00
Depreciation {(100 - 10) X (20 / 60)}	:	30.00%
Amount of depreciation	:	₹ 6,69,480.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,910/- per Sq. M. i.e. ₹ 13,277/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,386/- per Sq. M. i.e. ₹ 11,927/- per Sq. Ft.
Value of property	:	797.00 Sq. Ft. X ₹ 16,800 = ₹ 1,33,89,600
Interior Decorations on Carpet Area	:	638.00 Sq. Ft. X ₹ 1,500 = ₹ 9,57,000.00
Total Value of property as on 14th December 2024	:	₹ 1,43,46,600.00

(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 14th December 2024	:	₹ 1,43,46,600.00 - ₹ 6,69,480.00 = ₹ 1,36,77,120.00
Total Value of the property	:	₹ 1,36,77,120.00
The realizable value of the property	:	₹1,23,09,408.00
Distress value of the property	:	₹1,09,41,696.00
Insurable value of the property (797.00 X 2,800.00)	:	₹22,31,600.00
Guideline value of the property (797.00 X 11927.00)	:	₹95,05,819.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, **"Mulund Mayur Co-Op HSg Society"**, Opp. Bank of Baroda, MHADA Colony, Plot No. 7, RDP 1, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India for this particular purpose at **₹ 1,36,77,120.00 (Rupees One Crore Thirty Six Lakhs Seventy Seven Thousands One Hundred And Twenty Only)** as on 14th 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 **14th December 2024** is **₹ 1,36,77,120.00 (Rupees One Crore Thirty Six Lakhs Seventy Seven Thousands One Hundred And Twenty 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 + 13 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		: 2004 (As per occupancy certificate)
4	Estimated future life		: 40 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 Conduit & Concealed Electrical wiring
	(ii)	Class of fittings: Superior/Ordinary/ Poor.	

Technical details**Main Building**

15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	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



Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°9'56.5"N 72°57'56.2"E

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

Ready Reckoner Rate

DIVISION / VILLAGE : MULUND EAST Commence From 1st April 2024 To 31st March 2025										
Type of Area	Urban	Local Body Type	Corporation "A" Class							
Local Body Name	Municipal Corporation of Greater Mumbai									
Land Mark	Terrain: MHADA Complex and Other Developed Properties East of Eastern Expressway.									
Rate of Land + Building in ₹ per sq. m. Built-Up										
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial				
124	124/571	70290	142910	104340	178630	142910				

Stamp Duty Ready Reckoner Market Value Rate for Flat	142910			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,42,910.00	Sq. Mtr.	13,277.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	70290			
The difference between land rate and building rate(A-B=C)	72,620.00			
Percentage after Depreciation as per table(D)	20%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,28,386.00	Sq. Mtr.	11,927.00	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

Depreciation Percentage Table

Depreciation Percentage Value		
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	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	615.00	738.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,764.00	₹18,970.00	-

[Home](#) / [Flats for Sale in Mumbai](#) / [Flats for Sale in Mulund east](#) / [2bhk Flat for Sale in Mulund east](#) / [Property Details](#)

2 BHK Flat in L - Wing, Mhada Colony, Mulund East. Fo...

MHADA Colony near Marleshwar Mandir

₹ 1.4 Crores

Negotiable

₹ 80,240/Month

Estimated EMI w...

800

Sq.Ft

Need Home Loan?

Apply Loan

Photos

Location

Shortlist

2 Bedroom

No. of Bedrooms

2 Bathroom

No. of Bathrooms

3

Balcony

Car

Parking

Dec 3, 2024

Posted On

Jan 1, 2025

Expiry Date

L - Wing, Mhada Col...

Apartment

Full

Furnishing Status

Get Owner Details

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong info

Price Trends by NBESimate

Check Now

Nearby:

Bank Of Baroda

Rabale Railway Station

Yash Paradise Gym

Jupiter Hospital Thane

Gold Cinema, Thane

Overview

Age of Building

5-10 Years

Maintenance Charges

₹6.9 Per Sq.Ft/M

Builtup Area

800 Sq.Ft

Furnishing Status

Fully Furnished

Floor

16/22

Gated Security

Yes

Ownership Type

Self Owned

Flooring

Marble/Granite

Carpet Area

625 Sq.Ft

Facing

North-West

Parking

Car

Activity On This Property

40

Unique Views

1

Shortlist

0

Contacted

Powered By: NBESimate

Similar Properties

2 BHK Flat in New Richa...

16/22 Floor

800 Sq.Ft

₹1.6 Crores

700 sqft

Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	525.00	630.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-




[Home](#) > [Property in Mumbai](#) > [MHADA Colony Mulund East](#) > [Apartment in MHADA Colony Mulund East](#) > [1 BHK](#) > [525 Sq.ft](#)

Posted on: Nov 21, 24 Property ID:

₹1.05 Cr

EMI - ₹47k | [Get pre-approved loan](#)

525 Sq.ft 1 BHK Flat For Sale in [MHADA Colony Mulund East, Mumbai](#)

- 7 Photos

1 Bed 1 Bath Semi-Furnished


Carpet Area 525 sqft ~ ₹20,000/sqft	Floor 2(Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing West	Furnished Status Semi-Furnished
Type Of Ownership Co-operative Society	Age Of Construction New Construction	

[Contact Owner](#)

[Get Phone No.](#)

Last contact made 3 days ago

More Details

Price Breakup	₹1.05 Cr
Address	Mulund Amit CHSL, Opp. R.R Singh Educational Trust, Mhada, Mulund East, MHADA Colony Mulund East, Mumbai - Central Mumbai, Maharashtra
Furnishing	Semi-Furnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹47357 ⓘ Apply for Home Loan  +14
Type of Ownership	Co-operative Society
Overlooking	Main Road

[View all details](#)



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	620.00	744.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,161.00	₹16,801.00	-

2307391

14-01-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ता 4

दस्त क्रमांक : 2307/2022

नोंदणी

Regn 63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10059555
(4) भू, मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं. 205, माळा नं. 2 रा मजला, इमारतीचे नाव: मुलुंड मयूर को-ऑप हौ सोसा लि., ब्लॉक नं. प्लॉट नं 7, आरडीपी-1, म्हाडा लेआऊट, रोड : मुलुंड पूर्व, मुंबई -400081, इतर माहिती: एकूण क्षेत्र 620 चौ फूट कारपेट, 800 चौ फूट बिल्टअप, (C.T.S. Number : 1320A/41 ;)
(5) क्षेत्रफळ	74.34 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:- खमली विलास चौधरी वय:- 44 पत्ता:- प्लॉट नं. प्लॉट नं 27, माळा नं. - इमारतीचे नाव: पूर्वी सोसायटी, विनायक मंदिर, ब्लॉक नं. विनया नगर, सिडको कॉलनी, रोड नं. नाशिक, महाराष्ट्र, पिन कोड:- 422009 फॅन नं:- AEBPC87201
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- संदेश दशरथ दळवी वय:- 35, पत्ता:- प्लॉट नं. ए 604, माळा नं. - इमारतीचे नाव: श्याम सागर अपार्टमेंट, ब्लॉक नं. सिताराम जाधव मार्ग, रोड नं. देसीसले रोड, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:- 400013 फॅन नं:- AMUPD5307Q 2): नाव:- अंकिता संदेश दळवी वय:- 31, पत्ता:- प्लॉट नं. ए 604, माळा नं. - इमारतीचे नाव: श्याम सागर अपार्टमेंट, ब्लॉक नं. सिताराम जाधव मार्ग, रोड नं. देसीसले रोड, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:- 400013 फॅन नं:- AWTBP6745P
(9) दस्तऐवज करून देण्याचा दिनांक	04/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2307/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	625000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात 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	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	485.00	582.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,660.00	₹15,550.00	-

22708370

05-01-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 22708-2023

नोदणी

Regn 63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9050000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8503002.09
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: फ्लॅट नं. 1206, माळा नं: 12 वा मजला, एम विंग, बिल्डिंग नं. 4, इमारतीचे नाव: म्हाडा न्यू पी.एम.जी.पी. को-ऑप.हो.सोसा.लि., ब्लॉक नं: न्यू पी.एम.जी.पी. म्हाडा कॉलनी, नवघर रोड, रोड : मुलुंड पूर्व, मुंबई 400081, इतर माहिती: एकूण क्षेत्र 485 चौ फूट कारपेट एरिया (C.T.S. Number : 1320A (PART), 1320/A-21/1 to 4, 1320/A-22 TO 1320/A-33 ;)
(5) क्षेत्रफळ	54.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अनिता प्रमोद बोडारे वय:- 52 पत्ता:- फ्लॅट नं: फ्लॅट नं. 1206, माळा नं: 12 वा मजला, एम विंग, बिल्डिंग नं. 4, इमारतीचे नाव: म्हाडा न्यू पी.एम.जी.पी. को-ऑप.हो.सोसा.लि., ब्लॉक नं: न्यू पी.एम.जी.पी. म्हाडा कॉलनी, नवघर रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:- 400081 पॅन नं:- ATJPB9545P
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विशाल विठ्ठल परब वय:- 33; पत्ता:- फ्लॅट नं: फ्लॅट नं. 2102, माळा नं: इमारतीचे नाव: प्रशिक, बिल्डिंग नं. 41, ब्लॉक नं: एम आय जी रोड, रोड नं: गांधीनगर, बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:- 400051 पॅन नं:- AXWPP4967G
(9) दस्तऐवज करून दिल्याचा दिनांक	04.12.2023
(10) दस्त नोंदणी केल्याचा दिनांक	05.12.2023
(11) अनुक्रमांक, खंड व पृष्ठ	22708-2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	543000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) खेरा	
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 **14th 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.



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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 **₹ 1,36,77,120.00 (Rupees One Crore Thirty Six Lakhs Seventy Seven Thousands One Hundred And Twenty 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: 2024.12.14 17:34:25 +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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