



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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 : **Mrs. Pranali Pramod Narkar**

Residential Flat No. 406, 4th Floor, Building No 22/G, "**Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd.**", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India.

Latitude Longitude : 19°6'13.1"N 72°54'6.7"E

Intended User:

Cosmos Bank
Pump House Branch

Shop No 2, Ambika Tower, Rajmata Jijabai Road, Andheri East Mumbai, 400093

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

www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 406, 4th Floor, Building No 22/G, "**Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd.**", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India belongs to **Mrs. Pranali Pramod Narkar**.

Boundaries of the property

North : Internal Road
South : Internal Road
East : Sadguru Apartment
West : Building No. F/22

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 **₹ 32,16,240.00 (Rupees Thirty Two Lakhs Sixteen Thousands Two 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



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

🌐 www.vastukala.co.in



Residential Flat No. 406, 4th Floor, Building No 22/G, "Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, 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 24.12.2024 for Housing Loan Purpose.
1	Date of inspection	22.12.2024
3	Name of the owner / owners	Mrs. Pranali Pramod Narkar
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. 406, 4 th Floor, Building No 22/G, "Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India. Contact Person : Mrs. Pranali Pramod Narkar (Owner) Contact No. 9820361822
6	Location, Street, ward no	Sangharsh Nagar Village - Chandivali, Andheri (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 11A(Part), 11-A/191 to 402 & others of Village - Chandivali
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. = 228.33 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per sale deed) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Chandivali, Andheri (East) Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 072
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 - Mrs. Pranali Pramod Narkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Pranali Pramod Narkar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	7,000.00 (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?	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 – 2010 (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, Pump House Branch Branch to assess Fair Market Value as on 24.12.2024 for Residential Flat No. 406, 4th Floor, Building No 22/G, "Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India belongs to **Mrs. Pranali Pramod Narkar**.

We are in receipt of the following documents:

1)	Copy of Sale Deed No.9362 / 2023 Dated 17.05.2023 between Mr. Suresh Pandurang Parbalkar (The Transferor) And Mrs. Pranali Pramod Narkar (The Transferee).
2)	Copy of Occupancy Certificate No.SRA / DDTP / 185 / L / PL / AP / OCC Dated 01.07.2010 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Commencement Certificate No.SRA / DDTP / 185 / L / PL / AP Dated 10.07.2003 issued by Slum Rehabilitation Authority (SRA).
4)	Copy of Society Share Certificate No.29 transferred dated 31.12.2023 issued by Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd And Mrs. Pranali Pramod Narkar (The Transferee).
5)	Copy of Electricity Bill CA No.153499520 dated 10.09.2024 in the name of Pramod Narkar.

Location

The said building is located at Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072. The property falls in Residential Zone. It is at a traveling distance 2.2 Km. from Asapha Metro Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 4th



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Floor is having 6 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 Living Room + Kitchen + Toilet. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Open-Conduit plumbing with Casing Capping Electrical wiring etc.

Valuation as on 24th December 2024

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2010 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$:	21.00%
Amount of depreciation	:	₹ 1,58,760.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,74,560/- per Sq. M. i.e. ₹ 16,217/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,61,856/- per Sq. M. i.e. ₹ 15,037/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 15,000 = ₹33,75,000
Total Value of property as on 24th December 2024	:	₹33,75,000.00

(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 24th December 2024	:	₹ 33,75,000.00 - ₹ 1,58,760.00 = ₹ 32,16,240.00
Total Value of the property	:	₹ 32,16,240.00
The realizable value of the property	:	₹28,94,616.00
Distress value of the property	:	₹25,72,992.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 15037.00)	:	₹40,59,990.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 406, 4th Floor, Building No 22/G, "Gokulnagari 22/G SRA Co-Op. Hsg. Soc. Ltd. ", Sangharsh Nagar, Chandivali Farm Road, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India for this particular purpose at **₹ 32,16,240.00 (Rupees Thirty Two Lakhs Sixteen Thousands Two Hundred And Forty Only)** as on 24th December 2024



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **24th December 2024** is **₹ 32,16,240.00 (Rupees Thirty Two Lakhs Sixteen Thousands Two 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.
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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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	: 2010 (As per occupancy certificate)				
4	Estimated future life	: 46 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 with window grills, .				
10	Flooring	: Ceramic Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
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.	: Open-Conduit plumbing with Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

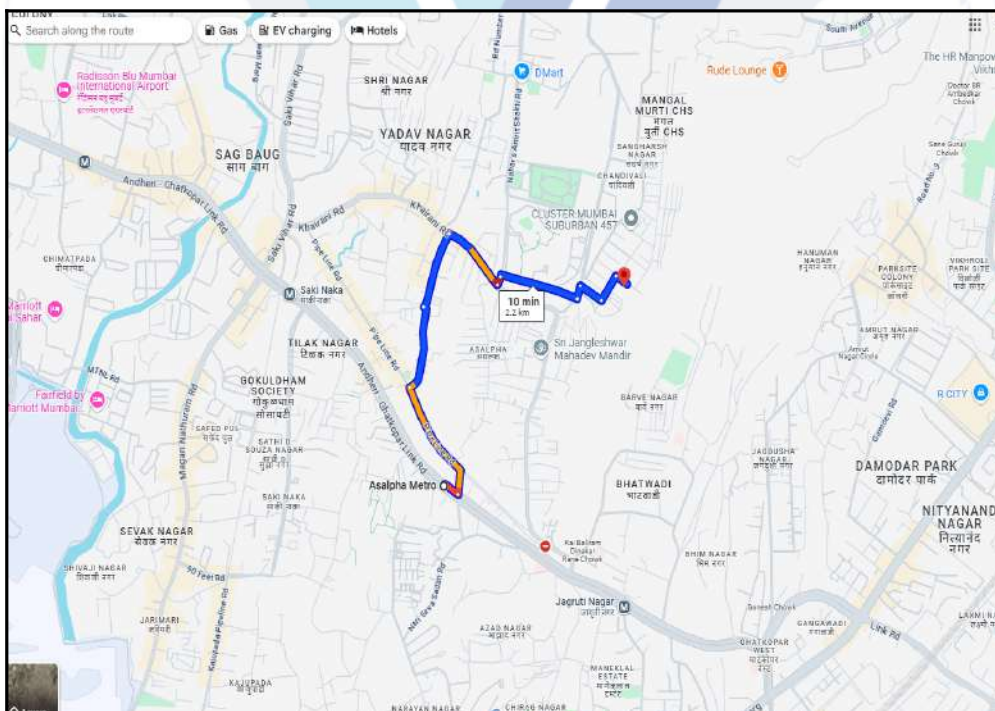
Technical details**Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	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		:	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

Route Map of the property



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



Longitude Latitude: 19°6'13.1"N 72°54'6.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Asaloha - 2.2 Km.).

Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मूद्रांक विभाग महाराष्ट्र शासन	
 <h3 style="text-align: center;">Valuation For Urban Area</h3>		<p style="color: red;">*** Welcome to Valuation of Properties in Maharashtra ***</p>	
Location Details			
Division Name	Mumbai		Help on Division
District Name	सुबई(उपनगर)	Zone Name	115-चांदिवली - डुर्ला
Attribute	सि.टी.एस. नंबर	11	SubZone Name
	धुभाग: चांदीवली गावठीस स		
	Open Land	Residence	Office
	83820	174560	210860
		Shop	Industry
		229810	189920
		Unit	
		Square Meter	

Stamp Duty Ready Reckoner Market Value Rate for Flat	174560			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,74,560.00	Sq. Mtr.	16,217.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	83820			
The difference between land rate and building rate(A-B=C)	90,740.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,61,856.00	Sq. Mtr.	15,037.00	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:

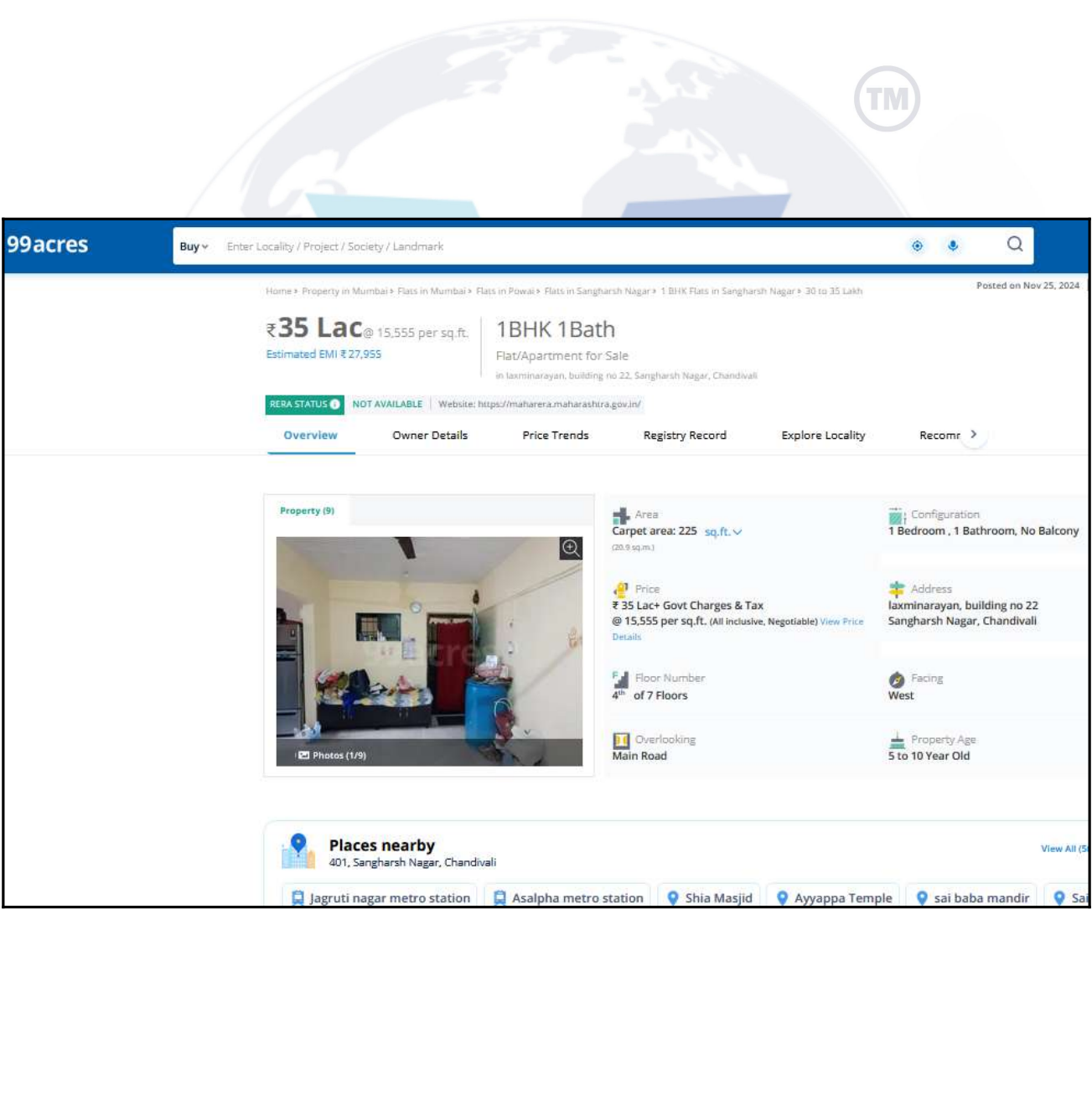
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21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

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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,556.00	₹12,963.00	-



The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath Flat/Apartment for Sale" located in "laxminarayan, building no 22, Sangharsh Nagar, Chandivali". The price is listed as ₹35 Lac, which is equivalent to ₹15,555 per sq.ft. The estimated EMI is ₹27,955. The listing includes a "RERA STATUS" of "NOT AVAILABLE" and a website link to the Maharashtra government portal. Navigation tabs include Overview, Owner Details, Price Trends, Registry Record, Explore Locality, and Recommendations. A photo gallery shows the interior of the flat. Key specifications include a carpet area of 225 sq.ft., a configuration of 1 Bedroom and 1 Bathroom, a floor number of 4th out of 7 floors, a west-facing orientation, and a property age of 5 to 10 years. Nearby locations like Jagruti nagar metro station and Sai Baba Mandir are also mentioned.

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,778.00	₹14,815.00	-

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍

Home > Property in Mumbai > Flats in Mumbai > Flats in Powai > Flats in Sangharsh Nagar > 1 BHK Flats in Sangharsh Nagar > 30 to 35 Lakh Posted on Oct 25, 2024

₹40 Lac @ 17,777 per sq.ft.
Estimated EMI ₹ 31,948

1BHK 1Bath
Flat/Apartment for Sale
in Gagangiri Chs, Sangharsh Nagar, Chandivali

RERA STATUS NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

[Overview](#) | [Owner Details](#) | [Price Trends](#) | [Explore Locality](#) | [Recommendations](#) | [Articles](#)

Property (5)

Area
Carpet area: 225 (20.9 sq.m.)

Configuration
1 Bedroom , 1 Bathroom, No Balcony

Price
₹ 40 Lac
@ 17,777 per sq.ft. (Negotiable)

Address
Gagangiri Chs
Sangharsh Nagar, Chandivali

Floor Number
Ground of 7 Floors

Facing
East

Overlooking
Main Road

Property Age
10+ Year Old

Places nearby
Sangharsh Nagar, Chandivali View All

[Bharat co-op bank ATM](#) | [Apna sahakari bank ltd ATM](#) | [Jana small finance bank ATM](#) | [Dental Centre](#) | [Metro](#)

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,444.00	₹10,370.00	-



7580369 05-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern BRO office.	सूची क्र.2	दुपयम निबंधक : सह दू.नि. कुर्ली 1 दस्ता क्रमांक : 7580/2024 नोंदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2800000	
(3) बाबासहब(भाडेपट्टयाच्या) बाबतिलपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे	4083748.76	
(4) भू-मापन,पॉटहिस्ता व परकमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.no.pg. इतर वर्णन :सदनिका नं: 201, माळा नं: 2 रा मजला,जी- विंग,बिल्डिंग नं.22, इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए कोऑप ही सो लि., ब्लॉक नं: संघर्ष नगर,चांदिवली फार्म रोड, रोड : अंधेरी(पूर्व),मुंबई 400072, इतर माहिती: मौजे - चांदिवली,सदनिकेचे क्षेत्रफळ 225 चौ मीटर फूट कारपेट, सटर दस्तऐवज मिळकत महिला खरेदीदार असल्याने शासन आदेश क्र. मुद्रांक 202१/अनौ. सं.क्र.12/प्र.क्र.107/म -1(धोरण) दि. 31/03/2021 अन्वये मुद्रांक शुल्क मध्ये 1 टक्के सवलत देण्यात आली.((C.T.S. Number : 11A(PT), 11-A/191 TO 205, 11-D(PT),16, 16/1 TO 92, 19, 19/1 TO 28, 20(PT), 25(PT), 25/1 TO 32 & 50 (PT) ;))	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6)आकारणी किंवा लुटी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आनंदराव आप्पा भोडवे वय:-59 पत्ता:-ऑट नं: रुम नं.204 , माळा नं: 2 रा मजला, जी - विंग,बिल्डिंग नं.22 , इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए को ऑप ही सो लिमिटेड., ब्लॉक नं: संघर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व),मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 फोन नं:-AHQPB7008L	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साधी शिवास बोशी वय:-43; पत्ता:-ऑट नं: 12 एच-1/402, माळा नं: 4 था मजला , इमारतीचे नाव: रावमुद्रा अपार्टमेंट, ब्लॉक नं: संघर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई , महाराष्ट्र, MUMBAL. पिन कोड:-400060 फोन नं:-AMJPJS499H	
(9) दस्तावेज करून दिल्याचा दिनांक	04/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/04/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	7580/2024	
(12)बाबासहबप्रमाणे मुद्रांक शुल्क	208000	
(13)बाबासहबप्रमाणे नोंदणी शुल्क	30000	
(14)सैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,111.00	₹10,926.00	-



3475520 08-02-2024 Note-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दृष्यस निबंधक : सह दु.नि.कुर्ला 5 दस क्रमांक : 3475/2024 नोंदणी : Regn:63m
गावाचे नाव : चांदिवली		
(1)सिलेखाचा प्रकार	करारनामा	
(2)मोबदला	2950000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4083748.76	
(4) भू-मापन,चोटडिस्ता व परकमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.no.pa. इतर वर्णन :सदनिका नं: 306,जी - विंग, माळा नं: 3 रा मजला,बिल्डिंग नं.22, इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए को ऑप ही सो लिमिटेड, ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड : अंधेरी(पूर्व), मुंबई- 400072, इतर माहिती: मौजे चांदिवली,सदनिकेचे चे क्षेत्रफळ 225 चौ फूट कारपेट((C.T.S. Number : 11A(PT), 11-A/191 TO 402, 11-D(PT),16, 16/1 TO 92, 19, 19/1 TO 28, 20(PT), 25(PT), 25/1 TO 32 & 50 (PT) ;)	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6)आकारणी किंवा लुटी ट्रेप्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजू छोटेलाल विवर वय:-39 पत्ता:-जॉटि नं: रुम नं.306 , माळा नं: 3 रा मजला , इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए को ऑप ही सो लिमिटेड, ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 पॅन नं:-EHKPD66221	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेष असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हरीश अजित राय वय:-22; पत्ता:-जॉटि नं: रुम नं.001, माळा नं: एक मजला , इमारतीचे नाव: बिल्डिंग नं.12/सी , ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 पॅन नं:-EJKPR5867R 2): नाव:-रोहित अजित राय वय:-23; पत्ता:-जॉटि नं: रुम नं.001, माळा नं: एक मजला , इमारतीचे नाव: बिल्डिंग नं.12/सी , ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 पॅन नं:-DQRPR6341M 3): नाव:-अजितकुमार विभुवन राय वय:-50; पत्ता:-जॉटि नं: रुम नं.001, माळा नं: एक मजला , इमारतीचे नाव: बिल्डिंग नं.12/सी , ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 पॅन नं:-EJKPR5867R 4): नाव:-सहमी अजितकुमार राय वय:-49; पत्ता:-जॉटि नं: रुम नं.001, माळा नं: एक मजला , इमारतीचे नाव: बिल्डिंग नं.12/सी , ब्लॉक नं: संधर्ष नगर,चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400072 पॅन नं:-DNPPR2454Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024	
(10)दस्त नोंदणी केव्याचा दिनांक	08/02/2024	
(11)अनुक्रमिक खंड व पृष्ठ	3475/2024	
(12)बाजारभावप्रमाणे सुद्धांक शुल्क	246500	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)सेरा		
मुद्वयंकनासाठी विचारात घेतलेला ठपणीत:-:		
मुद्वयंक 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 **24th 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 **₹ 32,16,240.00 (Rupees Thirty Two Lakhs Sixteen Thousands Two 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

