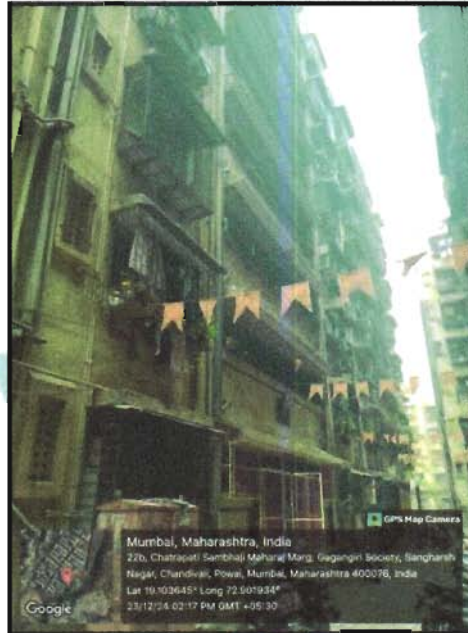


Valuation Report of the Immovable Property



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.

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: 2024.12.25 10:39:36 +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

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 | <p>Carpet Area in Sq. Ft. = 228.33 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 225.00 (Area As Per sale deed)</p> <p>Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)</p> |
| 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 law? | 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 Parabalkar (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 Asalpha 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 Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 4th



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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



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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.



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PART III- VALUATION

I, hereby declare that

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

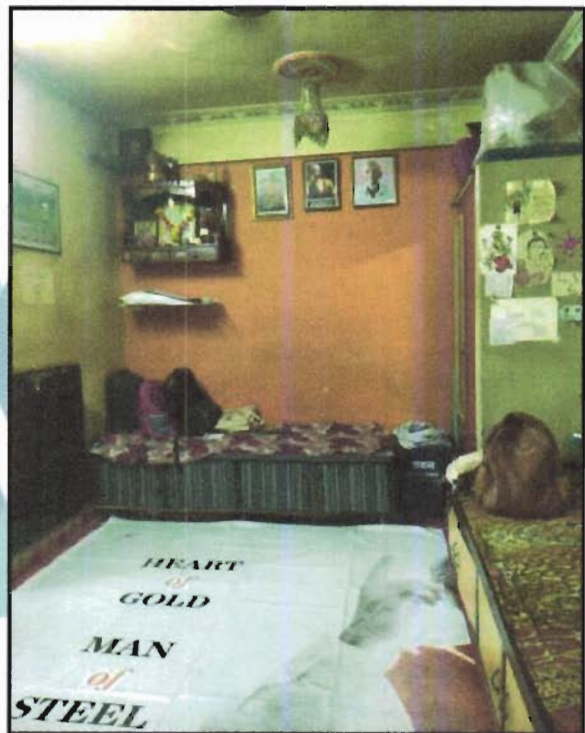
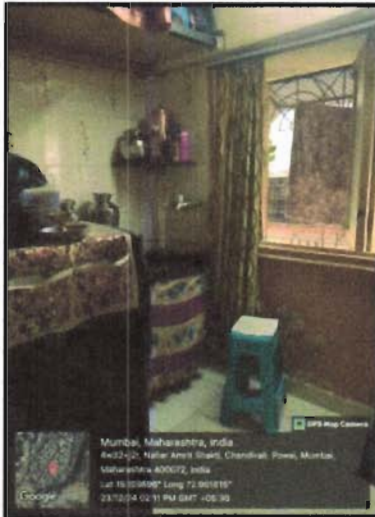
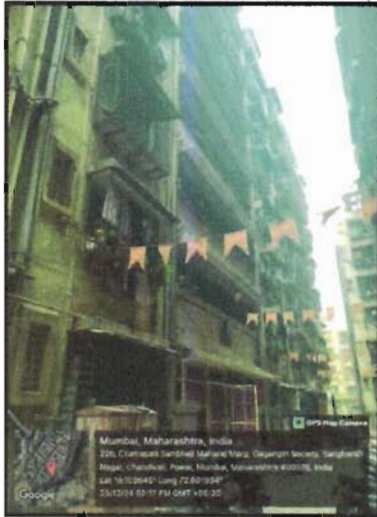
ANNEXURE TO FORM 0-1

| Technical details | | Main Building | | | | |
|-------------------|---|---|--------------------------------------|------|---|---|
| 1 | No. of floors and height of each floor | : Ground + 7 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Residential Flat Situated on 4 th Floor | | | | |
| 3 | Year of construction | : 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. | | | | | |

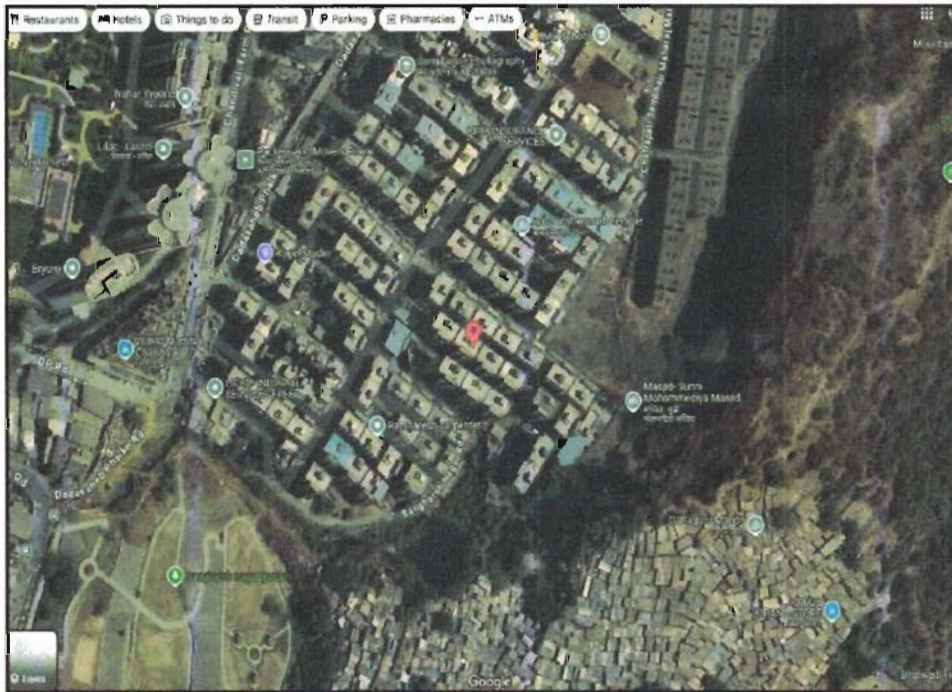
Technical details**Main Building**

| | | | | |
|----|--|------------------------|---|---|
| 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 |

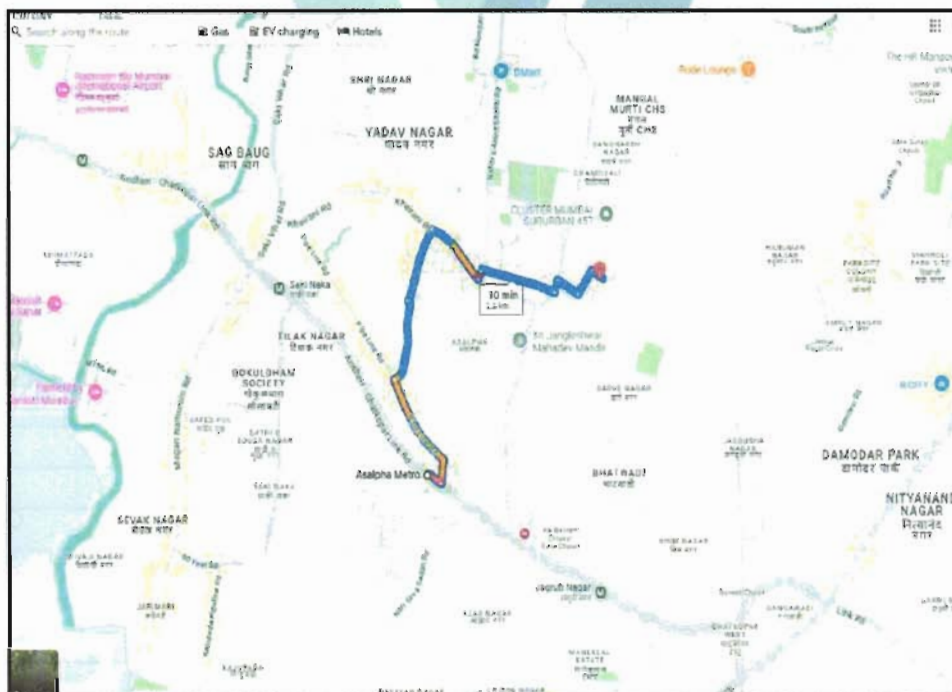
Actual Site Photographs



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 (Asalpa - 2.2 Km.).

Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन





Valuation For Urban Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Division Name: Help on Division

District Name: Zone Name:

Attribute: SubZone Name:

| | | | | | |
|-----------|-----------|--------|--------|----------|--------------|
| Open Land | Residence | Office | Shop | Industry | Unit |
| 83820 | 174560 | 210860 | 229810 | 188920 | 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:

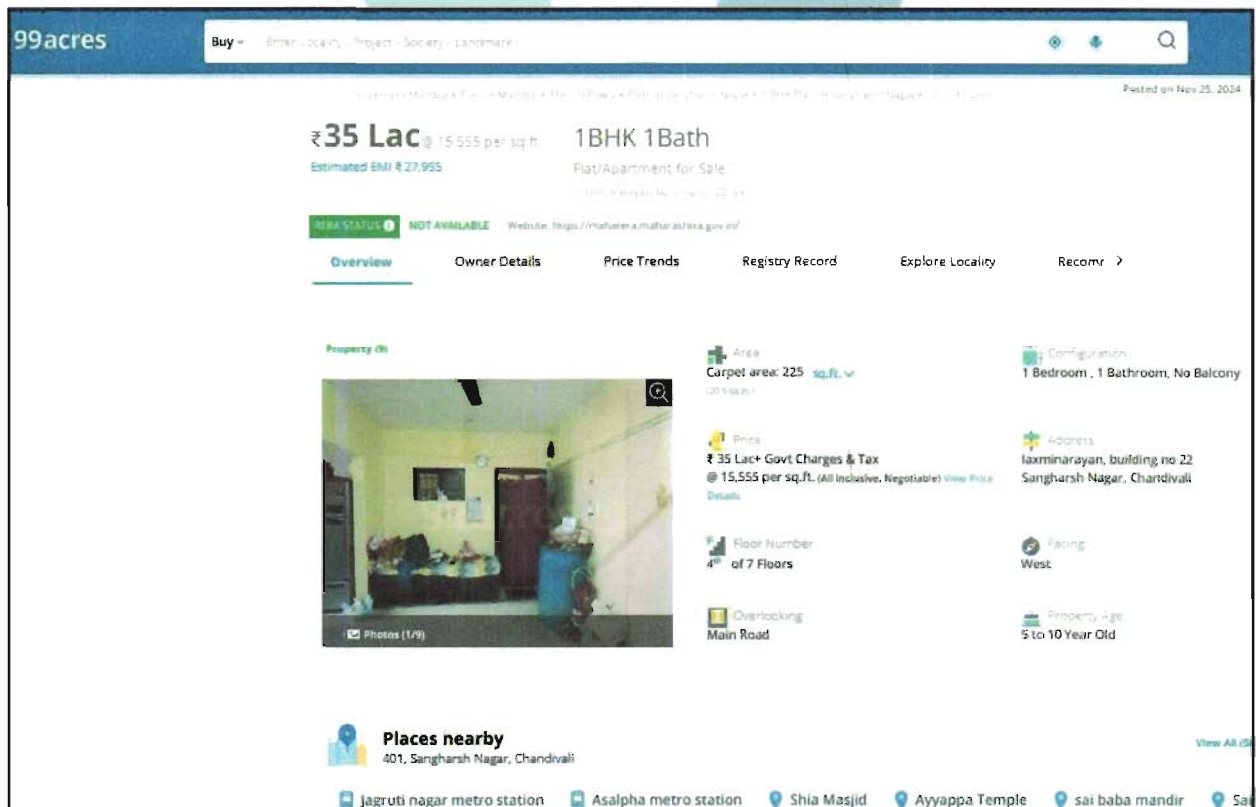
| | Location of Flat / Commercial Unit in the building | Rate |
|----|--|--|
| a) | On Ground to 4 Floors | No increase for all floors from ground to 4 floors |
| b) | 5 Floors to 10 Floors | Increase by 5% on units located between 5 to 10 floors |
| c) | 11 Floors to 20 Floors | Increase by 10% on units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



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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 | - |

The screenshot shows a property listing on the 99acres website. The main heading is "₹40 Lac @ 17,777 per sq.ft. 1BHK 1Bath". Below this, it says "Flat/Apartment for Sale" and "Sangharsh Nagar, Chandivli". The listing is marked as "NOT AVAILABLE" with a red status indicator. The listing includes a photo of the property, a price of ₹40 Lac, a carpet area of 225 sq. ft., and a rate of ₹17,777 per sq. ft. (Negotiable). Other details include: Configuration: 1 Bedroom, 1 Bathroom, No Balcony; Address: Gagangiri Chs, Sangharsh Nagar, Chandivli; Facing: East; Property Age: 10+ Year Old. The listing also shows nearby places like Sangharsh Nagar, Chandivli, and various ATMs and services.



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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 | | सूची क्र.2 | दुयम निवाक : सह दू.नि. कुर्ली 1 |
| 09-04-2024 | | | दस्ता क्रमांक : 7580/2024 |
| Note -Generated Through eSearch Module For original report please contact concern BRD office | | | नोंदणी : Regn 63m |
| गावाचे नाव : चांदिवली | | | |
| (1) विवेकाचा प्रकार | करारनामा | | |
| (2) सीबंदता | 2800000 | | |
| (3) बाजारभाव(भांडोपट्ट्याचा) बाबडिलपट्टाकार आकारणी देता की पट्टेदार ते नमूद करावे। | 4083748.76 | | |
| (4) मू-मापन पोटहिसा व परकामांक (असल्यास) | 1) पोलिकेचे नाव:-Mumbai Ma.no.pq. इतर वर्णन :सदामिका नं. 201, माळा नं. 2 रा मजला, जी - विंग, बिल्डिंग नं.22, इमारतीचे नाव: भोक्कनगरी 22/जे एस.अय्यर को.ओप ही सो लि., ब्लॉक नं: सचर्च नगर चांदिवली कामे रोड, रोड नं: अधेरी(पूर्व), मुंबई 400072, इतर माहिती: मौजे - चांदिवली, सदनिकेचे क्षेत्रफळ 225 चौ मीटर फूट कारपेट, सडर दस्तातील मिल्कत महिला खरेदीदार असल्याने प्राप्त आदेश क्र. मुद्रांक 2021/अनौ. सं.क्र.12/प्र.क्र.107/म -1(धीरण) दि. 31/03/2021 अन्वये मुद्रांक शुल्क पध्दो 1 टक्के सवतत 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 जुनी दस्तात असेल तेव्हा. | | | |
| (7) दस्तावेज करून देणा-या/सिद्ध होवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता. | 1) नाव:-अनंदराव आष्या भोडवे वय:-59 पत्ता:-खोटे नं: 12 एच-1/402, माळा नं: 2 रा मजला, जी - विंग, बिल्डिंग नं.22, इमारतीचे नाव: भोक्कनगरी 22/जे एस.अय्यर को.ओप ही सो लिमिटेड., ब्लॉक नं: सचर्च नगर,चांदिवली कामे रोड, रोड नं: अधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AHQPS/0098L | | |
| (8) दस्तावेज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिलिपिचे नाव व पत्ता | 1) नाव:-सादी विलास बोरी वय:-43; पत्ता:-खोटे नं: 12 एच-1/402, माळा नं: 4 रा मजला, इमारतीचे नाव: रावमुजा अपार्टमेंट ब्लॉक नं: सचर्च नगर,चांदिवली कामे रोड, रोड नं: अधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400060 पॅन नं:-AMJPU5499H | | |
| (9) दस्तावेज करून दिव्याचा दिनांक | 04/04/2024 | | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 04/04/2024 | | |
| (11) मुद्रांकमांक, खंड व पृष्ठ | 7580/2024 | | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 208000 | | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14) सैरा | | | |
| मुद्रांकमांसाठी विस्तारत घडलेला दरणीत:- | | | |
| मुद्रांक शुल्क आकारलेला 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 floor. please contact concern BRD office. | सूची क्र.2 | दृष्टान्त क्रमांक : सह दृ.नि.कुर्ला 5 दस्ता क्रमांक : 3475/2024 नोंदणी : Regn 63m |
| गावाचे नाव : चांदिवली | | |
| (1) विलेखाचा प्रकार | करांलनामा | |
| (2) मीटरदरता | 2950000 | |
| (3) बांधकाम (ग्राहकपट्टा/बांधकामपट्टाकार अकारणी देतो की पट्टेदार (नसु/कराव) | 4083748.76 | |
| (4) भू-सापट्टा पोटॅन्शियल व परक्रमांक (अवस्थान) | 1) पालिकेचे नाव: Mumbai Ma.no.pa. इतर वर्णन: सदनिका नं: 306, जी - किंग, फ्लॉर नं: 3 रा मजला, बिल्डिंग नं 22, इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए को ऑप ही सो लिमिटेड. ब्लॉक नं: सार्थ 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) अकारणी किंवा जुडी देण्यात असलेला नंबर. | | |
| (7) दस्तावेज करून देणा-या/लिहून देणा-या पद्धतीचे नाव किंवा दिवशी-यापालकाचा हुकूमनामा किंवा अर्देचा अवस्थान प्रतिक्रियेचे नाव व प्रत. | 1) नाव:-राजू छोटेलाल पियर बप-39 प्रत:-जाट नं: रुज नं.006, फ्लॉर नं: 3 रा मजला, इमारतीचे नाव: गोकुळनगरी 22/जी एसआरए को ऑप ही सो लिमिटेड. ब्लॉक नं: सार्थ नगर, चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-EHRPD66225. | |
| (8) दस्तावेज करून घेणा-या पद्धतीचे व किंवा दिवशी-यापालकाचा हुकूमनामा किंवा अर्देचा अवस्थान प्रतिक्रियेचे नाव व प्रत. | 1) नाव:-हरीश अशोक राय बप-22 प्रत:-जाट नं: रुज नं.001, फ्लॉर नं: 3 रा मजला, इमारतीचे नाव: बिल्डिंग नं.12/सी, ब्लॉक नं: सार्थ नगर, चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-EJKPR5867R 2) नाव:-रोहित अनिल राय बप-23 प्रत:-जाट नं: रुज नं.001, फ्लॉर नं: 3 रा मजला, इमारतीचे नाव: बिल्डिंग नं.12/सी, ब्लॉक नं: सार्थ नगर, चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-DORPR6341M 3) नाव:-अमितकुमार विठ्ठल राय बप-50 प्रत:-जाट नं: रुज नं.001, फ्लॉर नं: 3 रा मजला, इमारतीचे नाव: बिल्डिंग नं.12/सी, ब्लॉक नं: सार्थ नगर, चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-EJKPR5867R 4) नाव:-लक्ष्मी अनिलकुमार राय बप-49 प्रत:-जाट नं: रुज नं.001, फ्लॉर नं: 3 रा मजला, इमारतीचे नाव: बिल्डिंग नं.12/सी, ब्लॉक नं: सार्थ नगर, चांदिवली फार्म रोड, रोड नं: अंधेरी(पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-UNPPR2454Q | |
| (9) दस्तावेज करून दिव्याचा दिनांक | 08/02/2024 | |
| (10) दस्ता नोंदणी केल्याचा दिनांक | 08/02/2024 | |
| (11) अनुक्रम क्र. व पृष्ठ | 3475/2024 | |
| (12) बांधकाम/व्यापारसाठी मुद्रांक शुल्क | 246500 | |
| (13) बांधकाम/व्यापारसाठी नोंदणी शुल्क | 30000 | |
| (14) संपादन | | |
| मुद्रांकनामाची विवरात घेतलेला उपरोक्त :- | | |
| मुद्रांक शुल्क आकारताना नियदर्शना अनुषंगी :- | (i) within the limits of any Municipal Corporation or any Contonment 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 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

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: 2024.12.25 10:39:48 +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

