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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Jivabhai Hira Undariya**

Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema ,  
Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai  
Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India.

Latitude Longitude : 19°11'47.0"N 72°50'55.1"E

### Intended User:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar  
(West), Mumbai - 400 086, State - Maharashtra, Country - India.

**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

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#### Regd. Office

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema, Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India belongs to **Mr. Jivabhai Hira Undariya**.

Boundaries of the property

North : Khajuria Tank Road  
South : Devi Smruti Building  
East : Internal Road  
West : Fortune Heights Apartment

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 **₹ 1,27,77,984.00 (Rupees One Crore Twenty Seven Lakhs Seventy Seven Thousands Nine Hundred And Eighty Four Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema , Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, 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 26.12.2024 for Housing Loan Purpose.
1	Date of inspection	24.12.2024
3	Name of the owner / owners	<b>Mr. Jivabhai Hira Undariya</b>
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	<b>Address:</b> Residential Flat No. 403, 4 <sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema , Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India. <b>Contact Person :</b> Mr. Jivabhai Hira Undariya - Owner / Person Meets at site - Mr. Naresh Nathwani - (Tenant) Contact No. 8976893359
6	Location, Street, ward no	Khajuria Tank Road Village - Malad (North), District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 428 (Pt), 428/1 to 20 of Village - Malad (North)
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 390.00</b> <b>(Area as per Site measurement)</b> <b>Built Up Area in Sq. Ft. = 564.00</b> <b>(Area As Per Sale Deed)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Pin - PIN Code - 400 067
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Naresh Nathwani / Rented Since – 1 Years
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	<b>RENTS</b>	
(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Naresh Nathwani / Rented Since – 1 Years
(ii)	Portions in their occupation	Fully Tenant Occupied



	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	25,000.00 Present 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		<b>SALES</b>	
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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1992 (Building Completion 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.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 26.12.2024 for Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema , Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India belongs to **Mr. Jivabhai Hira Undariya**.

### We are in receipt of the following documents:

1)	Copy of Sale Deed No.18294/2022 Dated 26.08.2022 between Mr. Lancy Gregory Fernandes(The Vendor) And Mr. Jivabhai Hira Undariya(The purchaser).
2)	Copy of Building Completion Certificate No.CE / 5332 / BSII / AR Dated 12.05.1992 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Share Certificate No.16 Dated 15.02.2022in the name of Mr. Jivabhai Hira Undariya issued by .

### Location

The said building is located at Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, PIN Code - 400 067. The property falls in Residential Zone. It is at a traveling distance 1 Km from Kandivli Railway Station.

### Building

The building under reference is having Ground + 6 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 Floor is having 3 Residential Flat. The building is having 1 lift.

### Residential Flat:

The Residential Flat under reference is situated on the 4<sup>th</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Marble Flooring, Teak Wood Door frame with Solid door with safety door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 26th December 2024

The Built Up Area of the Residential Flat	:	564.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	: 1992 (Building Completion Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 32 Years
Cost of Construction	: 564.00 Sq. Ft. X ₹ 2,800.00 = ₹ 15,79,200.00
Depreciation $\{(100 - 10) \times (32 / 60)\}$	: 48.00%
Amount of depreciation	: ₹ 7,58,016.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,31,340/- per Sq. M. i.e. ₹ 12,202/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,05,366/- per Sq. M. i.e. ₹ 9,789/- per Sq. Ft.
Value of property	: 564.00 Sq. Ft. X ₹ 24,000 = ₹ 1,35,36,000
Total Value of property as on 26th December 2024	: ₹ 1,35,36,000.00

(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)

<b>Fair value of the property as on 26th December 2024</b>	<b>: ₹ 1,35,36,000.00 - ₹ 7,58,016.00 = ₹ 1,27,77,984.00</b>
<b>Total Value of the property</b>	<b>: ₹ 1,27,77,984.00</b>
<b>The realizable value of the property</b>	<b>: ₹ 1,15,00,186.00</b>
<b>Distress value of the property</b>	<b>: ₹ 1,02,22,387.00</b>
<b>Insurable value of the property (564.00 X 2,800.00)</b>	<b>: ₹ 15,79,200.00</b>
<b>Guideline value of the property (564.00 X 9789.00)</b>	<b>: ₹ 55,20,996.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 403, 4<sup>th</sup> Floor, "Akshar kunj Co-Op. Hsg. Soc. Ltd.", Opp. Milap Cinema, Khajuria Tank Road, S. V. Road, Village - Malad (North), Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), PIN Code - 400 067, State - Maharashtra, India for this particular purpose at **₹ 1,27,77,984.00 (Rupees One Crore Twenty Seven Lakhs Seventy Seven Thousands Nine Hundred And Eighty Four Only)** as on 26th 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 **26th December 2024** is **₹ 1,27,77,984.00 (Rupees One Crore Twenty Seven Lakhs Seventy Seven Thousands Nine Hundred And Eighty Four Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.



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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 + 6 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 <sup>th</sup> Floor				
3	Year of construction	: 1992 (Building Completion Certificate)				
4	Estimated future life	: 28 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 door with safety door, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Marble 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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 1Lift 
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

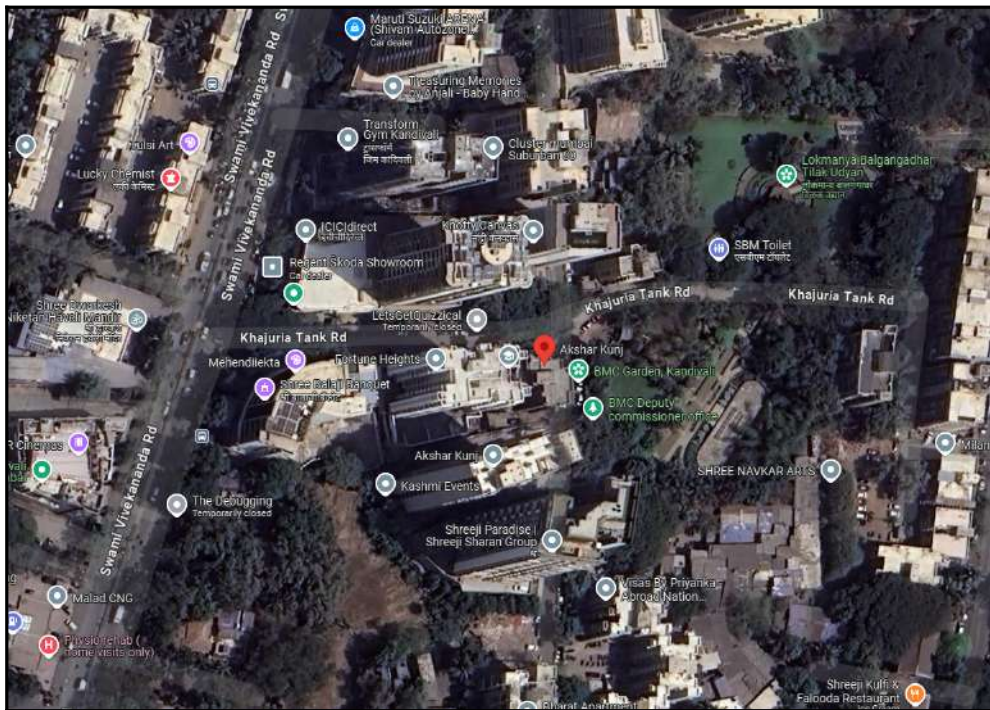




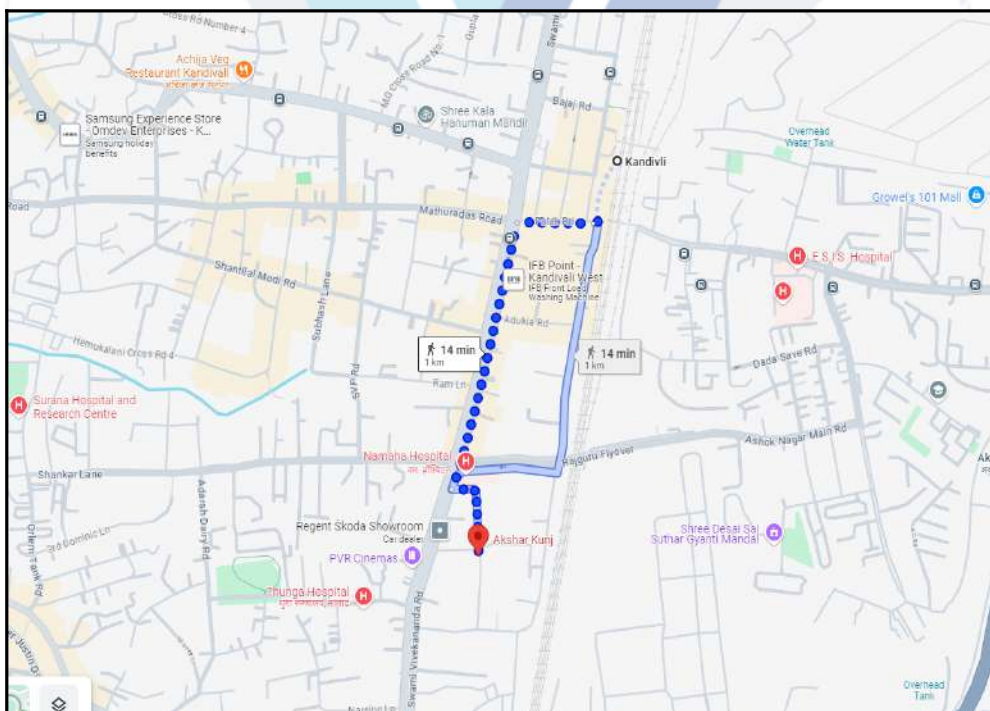
## Actual Site Photographs



## Route Map of the property



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




**Longitude Latitude: 19°11'47.0"N 72°50'55.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kandivli - 1 Km).




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
64/308-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस एस. व्ही. रोड.	50170	131340	151050	174100	131340	चौ. मीटर सि.टी.एस. नंबर
64/309-रस्ता : स्वामी विवेकानंद रोड.	63280	126840	145860	160600	126840	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	131340			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,31,340.00</b>	<b>Sq. Mtr.</b>	<b>12,202.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	50170			
The difference between land rate and building rate(A-B=C)	81,170.00			
Percentage after Depreciation as per table(D)	32%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,05,366.00</b>	<b>Sq. Mtr.</b>	<b>9,789.00</b>	<b>Sq. Ft.</b>

### **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:



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	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	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	371.67	446.00	535.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹28,520.00	₹23,767.00	₹19,806.00

**Govt. Registrations**  
in Kandivali West

**5,043**  
Sale Registrations

**₹ 4810 Cr**  
Gross Sales Value

Jan 24 to Dec 24

**Market Supply**  
in Akshar Kunj

**₹ 12,040**  
Average Price (Price/Sq. Ft.)

**Project Sales Trend for Akshar Kunj**

Price Movement | **Recent Registrations**

Kandivali West

Date	Property	Floor/Unit	Area	Value	Rate/S
2024-12-05	Soham Heights	Floor 11, Unit 1103	440 Sq.Ft.	₹ 75 L	₹17,04
2024-12-05	Vrindavan CHS	Floor 3, Unit 304	446 Sq.Ft.	₹ 1.06 Cr	₹23,76
2024-12-05	Jay Laxmi CHS	Floor 4, Unit 401	728 Sq.Ft.	₹ 1.52 Cr	₹21,00
2024-12-05	Zen Gardens	Floor 18, Unit 1801	632 Sq.Ft.	₹ 1.88 Cr	₹26,70
2024-12-05	DB Orchid Suburbia	Floor 5, Unit 502	777 Sq.Ft.	₹ 2.2 Cr	₹28,31
2024-12-05	Bhoomi Shivam	Floor 4, Unit 402	716 Sq.Ft.	₹ 1.3 Cr	₹18,18
2024-12-05	KVC Sai Siddhi Apartments	Floor 2, Unit 203	810 Sq.Ft.	₹ 80 L	₹13,11
2024-12-05	Origin Rock Highland	Floor 20, Unit 2005	958 Sq.Ft.	₹ 1.81 Cr	₹18,86
2024-12-05	Vrindavan CHS	Floor 3, Unit 304B	608 Sq.Ft.	₹ 1.6 Cr	₹26,31
2024-12-04	Akshar Apartment	Floor 8, Unit 807	428 Sq.Ft.	₹ 70 L	₹16,35

## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	644.00	772.80	927.36
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹32,609.00	₹27,174.00	₹22,645.00

**HOUSING.COM** Buy in Mumbai  + Add

Home / Mumbai / Western Suburbs / Kandivali West / Shreeji Sharan Paradise Last updated: Aug 13, 2024

**Shreeji Sharan Paradise** ✓ RERA

By SHREEJI SHARAN GROUP OF COMPANIES

Kandivali West, Western Suburbs, Mumbai

**₹2.1 Cr - 2.81 Cr** | ₹32.61 K/sq.ft  
EMI starts at ₹1.04 Lacs  
Price excludes maintenance, floor rise c... See More

Cover Image

2, 3 BHK Apartments Configurations

Jun, 2022 Possession Starts

₹32.61 K/sq.ft Avg. Price

Project Tour

+ 36 more

[Overview/Home](#) [Around This Project](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenit](#) >

**Property Location**  
Kandivali West, Western Suburbs, Mumbai

**Around This Project**

**School**  
Sardar Vallabhbhai Patel Vividhlokshi Vidyalaya  
2 mins (1.2 km)

**Hospital**  
LIFELINE Hospital  
1 min (0.4 km)

[View more on Maps](#)

**Shreeji Sharan Paradise Overview**

Great choice! Most viewed project in this area

**Contact Seller**

**Developers Sales Team**  
Seller  
+9170213.....

**Hi binu surendran!**  
[Edit details](#)

Allow agents to get in touch  
 I am interested in Home Loans



## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	652.83	783.40	940.08
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹31,402.00	₹26,168.00	₹21,807.00

16892516 06-11-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.बोरीवली 8 दस्त क्रमांक : 16892/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : मालाड</b>		
(1) वित्तखाचा प्रकार	करारनामा	
(2) मोबदला	20500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9558925.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पातिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 406, माळा नं: चौथा मजला, इमारतीचे नाव: बिल्डिंग नं 2,श्रीजी पॅरेडाईज, ब्लॉक नं: कादिवली पश्चिम,मुंबई 400067, रोड : खजुरिया टांक रोड,ऑफ्रू एस. वी. रोड, इतर माहिती: महिला खरेदीदार असल्याचे दस्त महाराष्ट्र शासन यांचा आदेश क्र. मुद्रांक-2021/अनौ.स.क्र.12/प्र. क्रं. 107/ म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे.( ( C.T.S. Number : 414 C ; ) )	
(5) क्षेत्रफळ	72.78 चौ.मीटर	
(6) आकारणी किंवा जुळी 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:-जेमिनी प्रमोश दोशी वय:-49 पत्ता:-प्लॉट नं: 406, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 2, श्रीजी पॅरेडाईज, ब्लॉक नं: कादिवली पश्चिम, मुंबई, रोड नं: खजुरिया टांक रोड, ऑफ्रू एस. वी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AHDPD3686K 2): नाव:-प्रमोश रजनीकांत दोशी वय:-53 पत्ता:-प्लॉट नं: 406, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं 2, श्रीजी पॅरेडाईज, ब्लॉक नं: कादिवली पश्चिम, मुंबई, रोड नं: खजुरिया टांक रोड, ऑफ्रू एस. वी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AABPD6410A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चैताली संघवी वय:-38; पत्ता:-प्लॉट नं: ए- 502, माळा नं: -, इमारतीचे नाव: मानसी अपार्टमेंट, विजय पार्क, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-BMBPS4457H 2): नाव:-जयश्री जयेश संघवी वय:-60; पत्ता:-प्लॉट नं: ए-502, माळा नं: -, इमारतीचे नाव: मानसी अपार्टमेंट, विजय पार्क, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAMPS3453M	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/11/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	16892/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1025000	
(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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	712.25	854.70	1,025.64
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,272.00	₹21,060.00	₹17,550.00

8684324

05-01-2024

Note:-Generated Through eSearch

Module,For original report please contact  
concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 8684/2023

नोदणी :

Regn:63m

#### गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	18000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10036871.46
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला , इमारतीचे नाव: श्रीजी पॅरडाईस, ब्लॉक नं: भद्रन नगर,कादिवली पश्चिम, रोड : खजुरिया टॅक रोड, इतर माहिती: सदनिका एकूण क्षेत्रफळ 66.17 रेरा कार्पेट,मीजे मालाड उत्तर मुंबई-400067( ( C.T.S. Number : 414C ; ) )
(5) क्षेत्रफळ	72.78 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:-चित्रा गौतम जायसवाल वय:-48 पत्ता:-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: सुंदरवान, एफ -1, ब्लॉक नं: आझाद नगर, अंधेरी पश्चिम , रोड नं: लोखंडवाला रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ALVPJ4660P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रूपेश प्रदीप राजूत वय:-34; पत्ता:-प्लॉट नं: 403, माळा नं: 4, इमारतीचे नाव: पुष्पम को. ऑप. हौ. सो. लिमिटेड, ब्लॉक नं: पुष्पा पार्क, पद्मावती नगर बॉलिंग नका, विरार पश्चिम, मुंबई , रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-401303 पॅन नं:-APQPR6476N
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2023
(11) अनुक्रमांक,खंड व पृष्ठ	8684/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1080000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
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 **26th December 2024**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,27,77,984.00 (Rupees One Crore Twenty Seven Lakhs Seventy Seven Thousands Nine Hundred And Eighty Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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An ISO 9001 : 2015 Certified Company

