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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 : **Smt. Kamini Vilas Bhaskar**

Residential Flat No. 601, 6th Floor, "**Chandra Darshan Co-Op. Hsg. Soc. Ltd.**", Plot No. 78, TPS-IV,
R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 028, State
- Maharashtra, India.

Latitude Longitude : 19°1'18.9"N 72°50'28.1"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -
400 028, State - Maharashtra, Country - India.

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, "Chandra Darshan Co-Op. Hsg. Soc. Ltd.", Plot No. 78, TPS-IV, R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 0028, State - Maharashtra, India belongs to **Smt. Kamini Vilas Bhaskar**.

Boundaries	:	Building	Flat
North	:	R. Keshav Vaidya Marg	Marginal Space
South	:	Chawl	Lobby & Passage area
East	:	Khandke Building	Flat No. 602
West	:	Vitthalwadi Chawl	Marginal Space

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 **₹ 1,23,54,336.00 (Rupees One Crore Twenty Three Lakhs Fifty Four Thousands Three Hundred And Thirty Six Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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Residential Flat No. 601, 6th Floor, "Chandra Darshan Co-Op. Hsg. Soc. Ltd.", Plot No. 78, TPS-IV, R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 0028, 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 01.01.2025 for Bank Loan Purpose.
1	Date of inspection	31.12.2024
3	Name of the owner / owners	Smt. Kamini Vilas Bhaskar
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. 601, 6 th Floor, "Chandra Darshan Co-Op. Hsg. Soc. Ltd.", Plot No. 78, TPS-IV, R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 0028, State - Maharashtra, India. Contact Person : Smt. Kamini Vilas Bhaskar (Owner) Contact No. 9821723154
6	Location, Street, ward no	Municipality Ward No - G / North, R. K. Vaidya Road
7	Survey / Plot No. of land	Plot No - 78, TPS-IV
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Higher 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. = 334.02 (Area as per Site measurement) Carpet Area in Sq. Ft. = 312.00 (Area As Per Agreement To Sale) Built Up Area in Sq. Ft. = 374.40 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Pin - 400 0028



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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 - Smt. Kamini Vilas Bhaskar
	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 - Information not available Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Kamini Vilas Bhaskar
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	26,000.00 (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	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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.
<p>Remark: As per approved plan & sale plan attached in the agreement the flat is 1 Room + Kitchen, But as per site inspection the 1 RK Flat is converted into 1 Bedroom + Hall + Kitchen, the purpose of valuation we have considered the area as per Agreement to sale.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 01.01.2025 for Residential Flat No. 601, 6th Floor, "**Chandra Darshan Co-Op. Hsg. Soc. Ltd.**", Plot No. 78, TPS-IV, R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 0028, State - Maharashtra, India belongs to **Smt. Kamini Vilas Bhaskar**.

We are in receipt of the following documents:

1)	Copy of Commencement Certificate Document No.2672 Dated 14.07.2010 issued by Municipal Corporation of Greater Mumbai.
2)	Copy of Society Share Certificate Document No.040 Dated 12.05.2024 And Smt. Meena alias Meenaxi Dinkar Mulay(The Seller) issued by SOCIETY.
3)	Copy of Agreement To Sale Document No.20992/2024 Dated 24.12.2024 between Smt. Meena alias Smt. Meenaxi Dinkar Mulay(The Seller) And Smt. Kamini Vilas Bhaskar(The Purchaser).
4)	Copy of Full Occupation Certificate Document No.EB/2672/GN/A Dated 27.01.2017 issued by Municipal Corporation of Greater Mumbai.
5)	Copy of Approved Building Plan Document No.EEBP/CITY/2672/GN/A Dated 27.01.2017 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 78, TPS-IV inMunicipality Ward No - G / North, 400 0028. The property falls in Residential Zone. It is at a traveling distance 550 Mtr. from Dadar Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 3 Podiums + 16 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 Good. The building is used for Residential purpose. 6th Floor is having 4 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 6th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

Valuation as on 1st January 2025



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The Carpet Area of the Residential Flat	:	312.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	374.40 Sq. Ft. X ₹ 2,800.00 = ₹ 10,48,320.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 1,25,664.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 3,37,775/- per Sq. M. i.e. ₹ 31,380/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 3,19,971/- per Sq. M. i.e. ₹ 29,726/- per Sq. Ft.
Value of property	:	312.00 Sq. Ft. X ₹ 40,000 = ₹ 1,24,80,000
Total Value of property as on 1st January 2025	:	₹ 1,24,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 1st January 2025	:	₹ 1,24,80,000.00 - ₹ 1,25,664.00 = ₹ 1,23,54,336.00
Total Value of the property	:	₹ 1,23,54,336.00
The realizable value of the property	:	₹ 1,11,18,902.00
Distress value of the property	:	₹ 98,83,469.00
Insurable value of the property (374.40 X 2,800.00)	:	₹ 10,48,320.00
Guideline value of the property (374.40 X 29726.00)	:	₹ 1,11,29,414.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 601, 6th Floor, "Chandra Darshan Co-Op. Hsg. Soc. Ltd.", Plot No. 78, TPS-IV, R. K. Vaidya Road, Municipality Ward No. G / North, Dadar (West), Mahim, Mumbai, 400 0028, State - Maharashtra, India for this particular purpose at **₹ 1,23,54,336.00 (Rupees One Crore Twenty Three Lakhs Fifty Four Thousands Three Hundred And Thirty Six Only)** as on 1st January 2025

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 **1st January 2025** is **₹ 1,23,54,336.00 (Rupees One Crore Twenty Three Lakhs Fifty Four Thousands Three Hundred And Thirty Six 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



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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

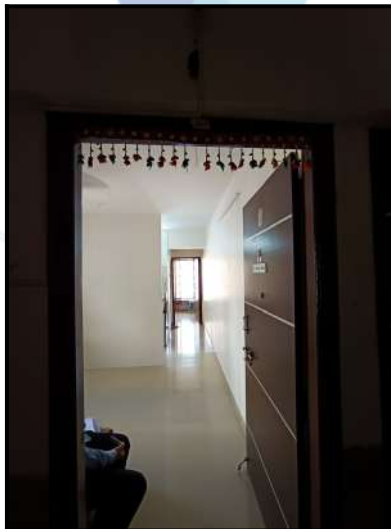
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 3 Podiums + 16 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 6 th Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 52 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, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified 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.	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

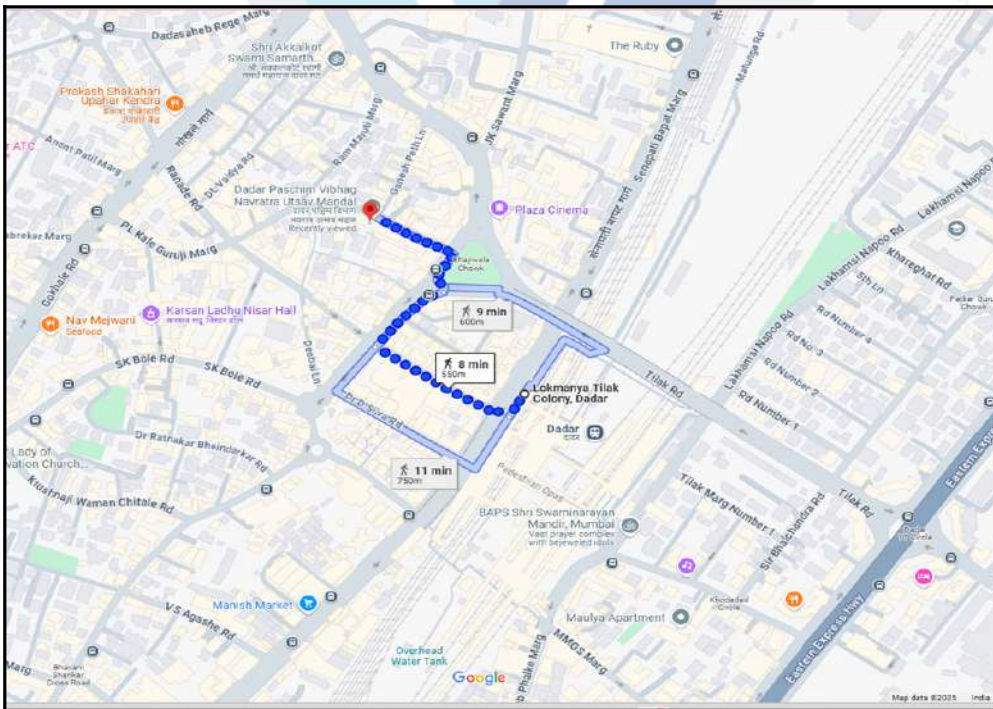
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°1'18.9"N 72°50'28.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dadar - 550 Mtr.).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name: Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
139950	321690	369950	437700	315440	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	321690			
Increase by 5% on Flat Located on 6 th Floor	16084.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	3,37,775.00	Sq. Mtr.	31,380.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	139950			
The difference between land rate and building rate(A-B=C)	197,824.50			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	3,19,971.00	Sq. Mtr.	29,726.00	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	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,093.33	1,312.00	1,574.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹38,872.00	₹32,393.00	₹26,994.00

NOBROKER Pay Rent Post Your Property Binu Surendran

3 BHK Flat In Geeta Niwas For Sale In Mahim ₹4.25 Crores ₹2.44 Lacs/Month 1,312 Sq.Ft. Need Home Loan

Sittidevi Temple Road, New Girjeonkar Wadi, VSNL Colony, Ma...

Home / Flats for Sale in Mumbai / Flats for Sale in Mahim / 3bhk Flat for Sale in Mahim / Property Details

Photos Location Shortlist

3 Bedroom No. of Bedroom Nov 2, 2024 Posted On

3 Bathroom No. of Bathroom Immediately Possession

NA Balcony Geeta Niwas Apartment

Bike and Car Parking None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Chunabhatti Mahikari Dader Centre, Matoshree Heights P. D. Hinduja Hospital & Medical Research Centre

Overview

Age of Building >10 Years Ownership Type Self Owned

Maintenance Charges ₹6.1 Per Sq.Ft/M Flooring NA

Builtup Area 1,312 Sq.Ft. Furnishing Status Fully Furnished

Facing East Floor 3/3

Parking Bike And Car Gated Security No

Activity On This Property

25 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

3 BHK Flat In Tanis... Cluster_mumbai_88, Vach... Within 5km Price ₹4.25 Crores Builtup Area 1300 sqft

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	270.83	325.00	390.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹49,847.00	₹41,538.00	₹34,615.00

NOBROKER | Pay Rent | Post Your Property | Binu Surendran

1 RK Flat In Devare Chsl D For Sale In Dadar... | ₹1.35 Crores (Negotiable) | ₹77,374/Month (Estimated EMI) | 325 Sq.Ft | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Dadar west / 1rk Flat for Sale in Dadar west / Property ...

1 Bedroom (No. of Bedroom) | **Dec 30, 2024** (Posted On)

1 Bathroom (No. of Bathroom) | **Immediately** (Possession)

NA (Balcony) | **Devare Chsl D** (Apartment)

Bike (Parking) | **None** (Power Backup)

[Get Owner Details](#)

Report what was not correct in this property: [Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Price trends by NBEstimate | [Check Now](#)

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM | Cotton Green Railway Station | Mahikeri Dedar Centre, Matoshree Heights | P. D. Hinduja Hospital & Medical Research Centre

Overview

- Age of Building: >10 Years
- Maintenance Charges: ₹12.5 Per Sq.Ft/M
- Builtup Area: 325 Sq.Ft
- Furnishing Status: Semi [Furnish Now](#)
- Floor: 3/7
- Ownership Type: Self Owned
- Flooring: Mosaic
- Carpet Area: 225 Sq.Ft
- Facing: East
- Parking: Bike

Activity On This Property

58 Unique Views | 1 Shortlists | 1 Contacted | Powered By: NBEstimate

Similar Properties

1 RK Flat In Sadgur... | Senapati Bapat Marg, near ... | Within 5 km | Price: | Builtup Area: |

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	498.37	598.04	717.65
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹39,128.00	₹32,607.00	₹27,172.00

16640450
07-04-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु. नि. मुंबई शहर 3
दस्त क्रमांक : 16640/2021
नोटणी :
Regn:63m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	19500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18661770.6
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाद्वर वर्णन :सदनिका नं: फ्लॉट नं.1101, माळा नं: 11 वा मजला, इमारतीचे नाव: चंद्र दर्शन, ब्लॉक नं: आर के वैद्य रोड, रोड : दादर पश्चिम,मुंबई - 400028((Final Plot Number : 78 TPS IV ;))
(5) क्षेत्रफळ	55.56 चौ.मीटर
(6)आकारणी किंवा जुळी ट्रेप्यात 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:-मेसर्स श्री भवानी कन्स्ट्रक्शन तर्फे प्रोग्रायटर दिनेश ज्योतिवद जैन तर्फे कुलमुखत्यार मारुती महादेव पाटील -- वय:-50 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सिद्धीविनायक दर्शन, जे. आर. बोरीचा मार्ग, कस्तूरबा हॉस्पिटलच्या समोर, रोड नं: सातरस्ता, महालक्ष्मी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400011 पॅन नं:-AACFJ3994J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-माला दिनेश जैन -- वय:-44; पत्ता:-प्लॉट नं: 1904-1905, माळा नं: -, इमारतीचे नाव: ऑटम हाय , ब्लॉक नं: नेपथ्युन लिबींग पॉइंट, रोड नं: एल बी एस मार्ग भाद्रप पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ADTPJ5591K
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2021
(10)दस्त नोटणी केल्याचा दिनांक	28/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	16640/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	975000
(13)बाजारभावाप्रमाणे नोटणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	311.71	374.05	448.86
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹37,856.00	₹31,547.00	₹26,289.00

13454509 07-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 13454/2021 नोदणी : Regn:63m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	11800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11141475.5	
(4) भू-मापन,पोटोहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र 604 6 वा मजला चंद्र दर्शन कोऑपरेटीव्ह होसिंग सोसायटी लिमिटेड आर के वैद्य रोड दादर पश्चिम मुंबई 400028 एकूण क्षेत्रफळ 28.98 चौ. मीटर कार्पेट म्हणजेच 34.75 चौ मीटर बिल्टअप((Plot Number : 78 TPS-IV ;))	
(5) क्षेत्रफळ	34.75 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:- - छाया हेमंत कामत वय:-53 पत्ता:-प्लॉट नं. 45, माळा नं. - इमारतीचे नाव: 502, उपकर्म को ऑप हौ सो . लि., ब्लॉक नं. बोरीवली पश्चिम, मुंबई, रोड नं. गोरई-2, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं.-AHDFK7850G 2): नाव:- - अनुया लक्ष्मीकांत साखरदाडे वय:-51 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: ए/302, सरयू को ऑप हौ सो लि. वसंत नगरी, ब्लॉक नं: वसई पूर्व, ठाणे , रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-BEOPF8815C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - सुचिता सुनील सावंत वय:-59; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: बी/10, भाटिया बिल्डिंग, ब्रदर्स को ऑपहौ. सो. लि., ब्लॉक नं: माहीम , मुंबई, रोड नं: दिलीप गुप्ते मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं.-AFZPS3042L 2): नाव:- - सुनील महादेव सावंत वय:-59; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: बी/10, भाटिया बिल्डिंग, ब्रदर्स को ऑपहौ. सो. लि., ब्लॉक नं: माहीम , मुंबई, रोड नं: दिलीप गुप्ते मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं.-AFZPS2903Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2021	
(10)दस्त नोदणी केल्याचा दिनांक	26/11/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	13454/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	590000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st January 2025**

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 **₹ 1,23,54,336.00 (Rupees One Crore Twenty Three Lakhs Fifty Four Thousands Three Hundred And Thirty Six 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

