

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Jahid Mondal & Mr. Humayun Ali Mondal**

Residential Flat No. 1904, 19th Floor, Wing - A, "**Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya")**", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India.

Latitude Longitude : 19°8'56.3"N 72°50'30.9"E

Intended User:

**Cosmos Bank
Colaba Branch**

8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005

Our Pan India Presence at :

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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 under construction property bearing Residential Flat No. 1904, 19th Floor, Wing - A, "Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya)", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India belongs to **Mr. Jahid Mondal & Mr. Humayun Ali Mondal**.

Boundaries of the property

North : Relief Road
South : Wing - B
East : Internal Road
West : Internal Road

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 **₹ 96,28,800.00 (Rupees Ninety Six Lakhs Twenty Eight Thousands Eight Hundred Only) After completion of construction works**. As per Site Inspection 12% Construction Work is Completed.

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. 1904, 19th Floor, Wing - A, "**Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya")**", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, 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 08.01.2025 for Bank Loan Purpose.
1	Date of inspection	07.01.2025
3	Name of the owner / owners	Mr. Jahid Mondal & Mr. Humayun Ali Mondal
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 1904, 19 th Floor, Wing - A, " Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya") ", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India. Contact Person : Mr. Tabish Khan (Sales Person) Contact No. 8879095583
6	Location, Street, ward no	Relief Road Village - Oshiwara, Jogeshwari (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 446C/2(Part) of Village - Oshiwara
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 408.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 448.80 (Carpet Area + 10%)



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13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Jogeshwari (West) Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 102
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?	Building is under construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Building is under construction
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	Building is under construction
	(ii) Portions in their occupation	Fully Building is under construction
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,100.00 (Expected rental income per month after completion of construction works)

	(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 – 2027 (As per RERA 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, Colaba Branch Branch to assess Fair Market Value as on 08.01.2025 for Residential Flat No. 1904, 19th Floor, Wing - A, "**Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya")**", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India belongs to **Mr. Jahid Mondal & Mr. Humayun Ali Mondal**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.8707 / 2023 Dated 16.06.2023 between M/s. Gajaanan Property Developers Pvt. Ltd. (The Promoter) And Mr. Jahid Mondal & Mr. Humayun Ali Mondal(The Allottee).
2)	Copy of Approved Building Plan No.KW / MHADA / 0052 / 20060512 / AP / S2 Dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Amended Commencement Certificate No.K-W / MHADA / 0052 / 20060512 / AP / S2 Dated 07.07.2023 issued by Slum Rehabilitation Authority (SRA).
4)	Copy of RERA Certificate No.P51800020208 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
5)	Copy of Letter Dated 25.11.2022 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102. The property falls in Residential Zone. It is at a traveling distance 1.1 Km. from Goregaon Metro Station.

Building

The building under reference is having Lower Ground + Upper Ground Floor + 37 Upper Floors. It is a Proposed R.C.C Framed Structure with 9" thick external walls and Building Under Construction walls. The external condition of building is Building is under construction . The building is used for Residential purpose. 19th Floor is having 7 Residential Flat. The building is having 4 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 19th Floor As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 1BHK) This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.etc.



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Valuation as on 8th January 2025

The Carpet Area of the Residential Flat	:	408.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2027 (As per RERA Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	Less Than 1 Year
Cost of Construction	:	448.80 Sq. Ft. X ₹ 3,000.00 = ₹ 13,46,400.00
Depreciation $\{(100 -) \times (0 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,386/- per Sq. M. i.e. ₹ 12,392/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	408.00 Sq. Ft. X ₹ 23,600 = ₹96,28,800
Total Value of property as on 8th January 2025	:	₹96,28,800.00

(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 8th January 2025	:	₹ 96,28,800.00 - ₹ 0.00 = ₹ 96,28,800.00
Total Value of the property	:	₹ 96,28,800.00
The realizable value of the property	:	₹86,65,920.00
Distress value of the property	:	₹77,03,040.00
Insurable value of the property (448.80 X 3,000.00)	:	₹13,46,400.00
Guideline value of the property (448.80 X 12034.00)	:	₹54,00,859.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1904, 19th Floor, Wing - A, "Paradigm Alaya (forming a part of Project registered under MahaRERA as "Paradigm Antalya)", Relief Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 102, State - Maharashtra, Country - India for this particular purpose at **₹ 96,28,800.00 (Rupees Ninety Six Lakhs Twenty Eight Thousands Eight Hundred Only)** as on 8th January 2025

NOTES

- 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 **8th January 2025** is **₹ 96,28,800.00 (Rupees Ninety Six Lakhs Twenty Eight Thousands Eight Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- This valuation is done on the basis of information, which the valuer has obtained by information provided by the client



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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

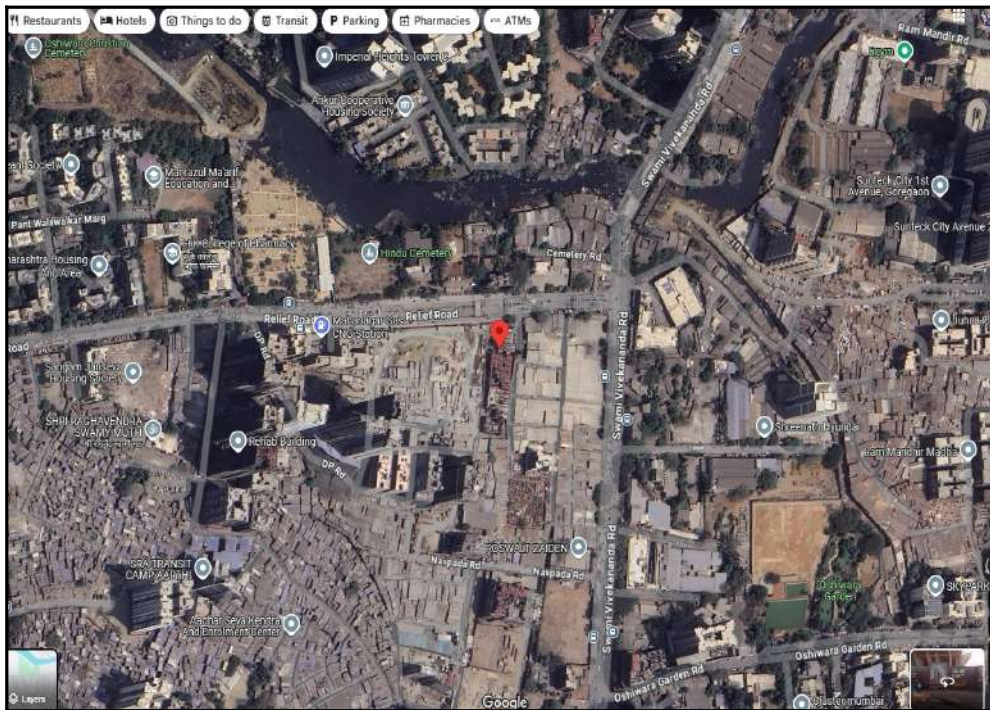
Technical details		Main Building				
1	No. of floors and height of each floor	: Lower Ground + Upper Ground Floor + 37 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 19 th Floor				
3	Year of construction	: 2027 (As per RERA Certificate)				
4	Estimated future life	: 0 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: Proposed R.C.C Framed Structure				
6	Type of foundations	: Proposed R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are Building Under Construction.				
8	Partitions	: Building Under Construction.				
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Proposed Vitrified tiles flooring.				
11	Finishing	: Proposed Cement Plastering.				
12	Roofing and terracing	: Proposed 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.	: Proposed Concealed plumbing with C.P. fittings. Proposed 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	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: Proposed 4 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	: Proposed Connected to Municipal Sewerage System

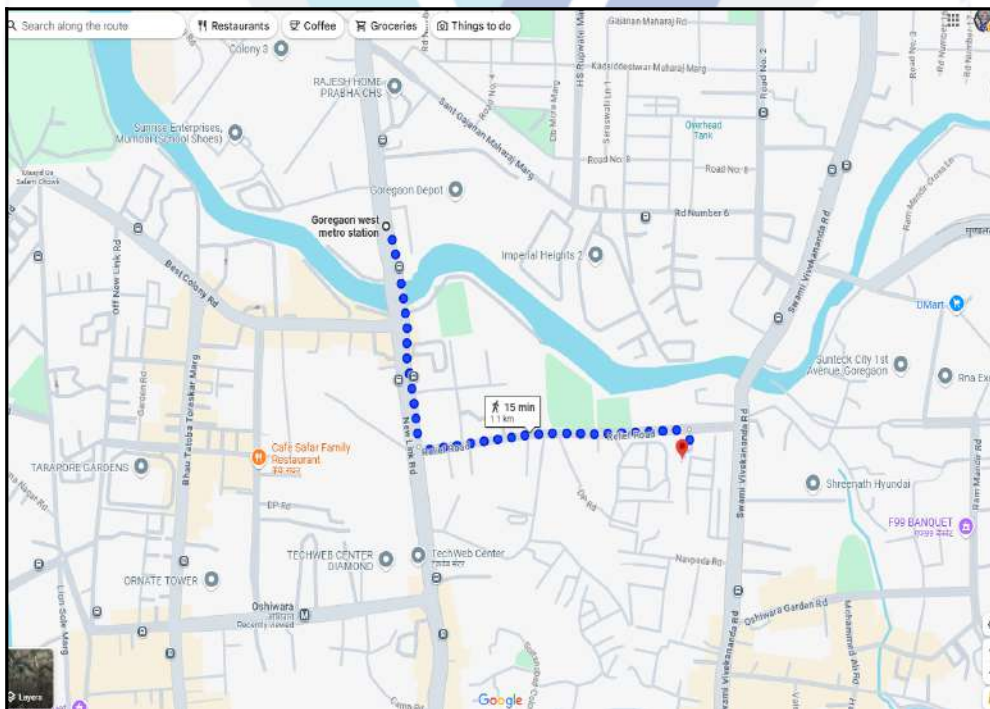
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°8'56.3"N 72°50'30.9"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Goregaon - 1.1 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

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	50/238-रस्ता: स्वामी विवेकानंद मार्ग.	64310	109230	130400	192200	109230	चौ. मीटर
SurveyNo	50/239-भुभाग: उत्तर, पुर्व व दक्षिणेस गावाची हद्द, पश्चिमेस वीरा देसाई मार्ग.	56350	121260	139450	166900	121260	चौ. मीटर
SurveyNo	50/240-भुभाग: उत्तरेस 36.60 मी. रुंद वि.यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.	116090	216220	248650	275700	216220	चौ. मीटर
SurveyNo	50/241 -भुभाग: उत्तरेकडे लक्ष्मी इंडस्ट्रियल इस्टेट, व अपना घर यामधील 36.60 मी.वि.यो. रस्ता, पुर्वेकडे लिंक रोड, दक्षिण व पश्चिमेकडे गावाची हद्द.	140270	257590	296230	321990	257590	चौ. मीटर
SurveyNo	50/242 -भुभाग: उत्तरेस गाव हद्द व 27.45 मी. रुंद वि.यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस 36.60 मि. वि.यो. रस्ता व पश्चिमेस अंशत: गावाची हद्द.	123400	205500	240000	275800	205500	चौ. मीटर

1 2 3

Stamp Duty Ready Reckoner Market Value Rate for Flat	121260			
Increase by 10% on Flat Located on 19 th Floor	12126			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,386.00	Sq. Mtr.	12,392.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56350			
The difference between land rate and building rate(A-B=C)	77,036.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,29,534.00	Sq. Mtr.	12,034.00	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



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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



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Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	519.00	570.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹23,699.00	₹21,545.00	-



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2 BHK Flat in Paradigm 102 Downtown Alaya For Sal...

Near K.H.M.W COLLEGE OF SCIENCE & COMMERCE ,Relief Road , Oshi...

₹ 1.23 Crores

Non-negotiable

₹ 70,496/Month

Estimated EMI

741

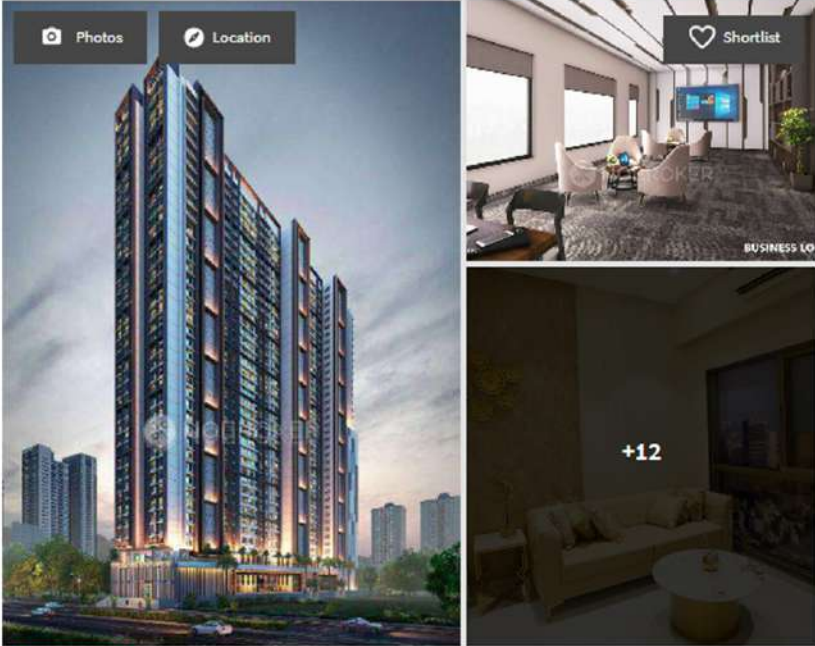
Sq.Ft

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Photos
Location



+12

2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

1

Balcony

Bike and Car

Parking

Oct 14, 2023

Posted On

May 29, 2026

Possession

Paradigm 102 Dow...

Apartment

Full

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: Lotus Business Park NESCO IT Park Infiniti Mall Carnival Cinemas Moviestar Jogeshwari Railway Station

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges NA		Flooring	Vitrified Tiles
Builtup Area	741 Sq.Ft	Carpet Area	519 Sq.Ft

Activity On This Property

156

Unique Views

0


Shortlists

7

Contacted


Powered By: NBEstimate

Similar Properties



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 Valuers & Appraisers
 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Leader's Engineer
 U-1120 MH2010 PTC201700

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	430.00	473.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹23,023.00	₹20,930.00	-

HOUSING.COM Buy In Mumbai + Add

530 sq.ft Built Up Area ₹18.68 K/sq.ft Avg. Price 1 BHK Configuration 1st Dec, 2027 Possession status Middle of 37 floors Unfurnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER >

Property Highlights

- 24x7 Security
- Gymnasium
- ATM
- Kid's Pool

Property Location
Paradigm Alaya, Pratiksha Nagar, Jogeshwari West, Mumbai

Around This Property

- School**
Belvedere Spring School International 2 mins (1.4 km)
- Hospital**
Fathima Children Hospital & Criticare Center 2 mins (1 km)

[View more on Maps](#)

Property Overview

Project Name Paradigm Alaya	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹99.0 L	Carpet Area 430 sq.ft
Bedrooms 1	Bathrooms 2

Contact Seller
Leadbox
Housing Expert Pro
+9188287.....

Please share your contact

Name:

+91 Phone:

Email:

Are you a Real Estate Agent? Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?
Shortlist this property for now & easily come back to it later.

Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	405.00	445.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹24,444.00	₹22,222.00	-

HOUSING.COM Buy in Mumbai

27 more

505 sq.ft Built Up Area ₹19.6 K/sq.ft Avg. Price 1 BHK Configuration 31st Dec, 2026 Possession status Lower of 40 floors East facing Facing Unfurnished Furnishing

OVERVIEW FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A

Property Location
Paradigm Alaya, Patliputra, Jogeshwari West, Mumbai

Around This Property

- School**: Belvedere Spring School International, 2 mins (1.4 km)
- Hospital**: Fathima Children Hospital & Criticare Center, 2 mins (1km)

[View more on Maps](#)

Property Overview

Project Name Paradigm Alaya	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹99.0 L	Carpet Area 405 sq.ft
Bedrooms 1	Bathrooms 2

Contact Seller
Developer Sales Team
Housing Expert Pro
+9193244.....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent? Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	22nd Floor		
	Carpet	Built Up	Saleable
Area	404.00	444.40	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹24,203.00	₹22,003.00	-

1/7/25, 3:41 PM		shr_176	
176513 03-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 6 दस्ता क्रमांक : 176/2025 नोंदणी : Regn:63m	
गावाचे नाव : ओशिवरा			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	9778000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6186018.27		
(4) भू-मापन,पोटहिस्ता व घरकामांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :- इतर माहिती: सदनिका नं.2206,माळा क्र. 22 वा मजला,ए- विंग,इमारतीचे नाव: न्यू बिल्डिंग मध्ये रेसिडेन्शियल सेल कंपोनन्ट-पॅराडाईम अलाया,(फॉर्मिंग अ पार्ट ऑफ प्रोजेक्ट रजिस्टर्ड अंडर महारेरा एज पॅराडाईम आंतल्या),ब्लॉक नं. व्हिलेज. ओशिवरा,रिलीफ रोड,रोड:जोगेश्वरी पश्चिम,मुंबई 400102,सदनिकेचे एकूण क्षेत्रफळ 37.57 चौ.मीटर कार्पेट एरिया सोबत 1 कार पार्किंग व इतर वर्णन दस्तात नमूद केल्याप्रमाणे(रेरा नं.पी 51800020208)(C.T.S. Number : 446 C/2 PART ;)		
(5) क्षेत्रफळ	41.33 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यास 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:-गजानन प्रॉपर्टी डेव्हलपर्स प्रा सि धे ऑथोरिटीइंड सिग्रेटरी रुपेश गुडेकर वय:- पत्ता:- प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: निवान, ब्लॉक नं: सीटीएस नं इ751, पोद्दार इंटरनॅशनल स्कूल समोर, रोड नं: एस व्ही रोड, खार पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:- AAJCG1291L		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिलकीश दस्तगीर मेमन कालावाडिया वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 12, अली मोहम्मद दादा चाळ, दत्त मंदिर रोड, पुष्पा पार्क जवळ, बानडोगरी, रोड नं: मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- DGFPK4482Q 2): नाव:-तीफीक दस्तगीर मेमन कालावाडिया वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 12, अली मोहम्मद दादा चाळ, दत्त मंदिर रोड, पुष्पा पार्क जवळ, बानडोगरी, रोड नं: मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- IREPK5187H 3): नाव:-दस्तगीर इकबाल मेमन कालावाडिया वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. 12, अली मोहम्मद दादा चाळ, दत्त मंदिर रोड, पुष्पा पार्क जवळ, बानडोगरी, रोड नं: मालाड (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- ALOPK6534A		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	176/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	586680		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)भौरा			
https://api.real-vaue.co.in:5001/grSearch/6778089c3b91ea0d4e2df44			
			1/2

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	16th Floor		
	Carpet	Built Up	Saleable
Area	422.00	464.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,749.00	₹20,681.00	-

3003322	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1
01-03-2024		दस्त क्रमांक : 3003/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6187534.02	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं.1603,माळा क्र.16 वा मजला,बी विंग,इमारतीचे नाव: न्यू बिल्डिंग मध्ये रेसिडेन्शीयल सेल कंपोनन्ट-पॅराडाईम अलाया,(फॉर्मिंग अ पार्ट ऑफ प्रोजेक्ट रजिस्टर्ड अंडर महारेरा एज पॅराडाईम आंतल्या),ब्लॉक नं. व्हिलेज.ओशिवरा,रिलीफ रोड,रोड:जोगेश्वरी पश्चिम,मुंबई 400102,सदनिकेचे एकूण क्षेत्रफळ 39.29 चौ.मीटर कार्पेट एरिया सोबत 1 कार पार्किंग व इतर वर्णन दस्तात नमूद केल्याप्रमाणे(रेरा नं.पी 51800020208)((C.T.S. Number : 446 C/2 PART ;))	
(5) क्षेत्रफळ	43.22 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:-गजानन प्रॉपर्टी डेव्हलपर्स प्रा लि चे ऑथोराईड सिमेंटरी रुपेश गुडेकर वय:-31 पत्ता:- प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: निवान, ब्लॉक नं: सीटीएस नं इ/751, पोदार इंटरनॅशनल स्कूल समोर, रोड नं: एस व्ही रोड, खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AAICG1291L	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पापिया दास - वय:-38; पत्ता:-प्लॉट नं: 147/102, माळा नं: -, इमारतीचे नाव: स्वजन मॉडेल टाऊन, ब्लॉक नं: सेव्हन बंगलो, रोड नं: अंधेरी (पश्चिम) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ARXPD8933D 2): नाव:-मोहंती नितार्ई दास - वय:-67; पत्ता:-प्लॉट नं: 147/102, माळा नं: -, इमारतीचे नाव: स्वजन मॉडेल टाऊन, ब्लॉक नं: सेव्हन बंगलो, रोड नं: अंधेरी (पश्चिम) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ACXPD1419K	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3003/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	576000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th 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 **₹ 96,28,800.00 (Rupees Ninety Six Lakhs Twenty Eight Thousands Eight Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

