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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Kamal Chandrakant Jadhav & Mr. Abhay Chandrakant Jadhav**

Residential Flat No. 371, 1st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, State - Maharashtra, India.

Latitude Longitude : 19°3'23.1"N 72°50'41.2"E

Intended User:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, 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. 371, 1st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, State - Maharashtra, India belongs to **Mrs. Kamal Chandrakant Jadhav & Mr. Abhay Chandrakant Jadhav.**

Boundaries of the property

North	: Building No. 13
South	: Compound Wall of Building No. 14
East	: Magistrate Court
West	: Anant Tarkar 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 **₹ 2,26,49,448.00 (Rupees Two Crore Twenty Six Lakhs Forty Nine Thousands Four Hundred And Forty Eight Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
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|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Residential Flat No. 371, 1st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, 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 20.01.2025 for Housing Loan Purpose.
1	Date of inspection	15.01.2025
3	Name of the owner / owners	Mrs. Kamal Chandrakant Jadhav & Mr. Abhay Chandrakant Jadhav
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. 371, 1 st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, State - Maharashtra, India. Contact Person : SDM Company (Tenant) Contact No. 9967835719
6	Location, Street, ward no	New M.I.G. Colony Village - Bandra (East), District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 608 (Part) of Village - Bandra (East)
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. = 736.96 (Area as per Site measurement) Carpet Area in Sq. Ft. = 706.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 847.20 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Pin - 400 051
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?	Tenant Occupied - Employee of GMD Company
	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 - Information not available Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Employee of GMD Company
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	60,000.00 (Rent for fully furnished flat)

	(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 – 1977 (As per agreement)
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 site inspection the part of living room converted into bedroom. For the purpose of valuation, we have considered the area as per Sale Deed.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch Branch to assess Fair Market Value as on 20.01.2025 for Residential Flat No. 371, 1st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, State - Maharashtra, India belongs to **Mrs. Kamal Chandrakant Jadhav & Mr. Abhay Chandrakant Jadhav**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Document No.1372/2021 Dated 25.12.2021 between Mrs. Archana Bhupendra Deshmukh nee Archana Chandrakant Kelkar(The Vendor) And Mrs. Kamal Chandrakant Jadhav & Mr. Abhay Chandrakant Jadhav(The Purchaser)(15 Pages from Agreement).
2)	Copy of Society Maintenance Bill Document No.91 Dated 01.01.2025 issued by SOCIETY.

Location

The said building is located at Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, 400 051. The property falls in Residential Zone. It is at a traveling distance 400 Mtr. from Bandra 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 walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 3 Bedroom (1 Bedroom is part of living room) + Living Room + Kitchen + Passage + 2 Toilet.As per site inspection the living room partly converted into Bedroom. This Residential Flat is Partly Marble Flooring Partly Vitrified , Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 20th January 2025

The Carpet Area of the Residential Flat	:	706.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	: 1977 (As per agreement)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 48 Years
Cost of Construction	: 847.20 Sq. Ft. X ₹ 2,800.00 = ₹ 23,72,160.00
Depreciation $\{(100 - 10) \times (48 / 60)\}$: 72.00%
Amount of depreciation	: ₹ 17,07,552.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,81,250/- per Sq. M. i.e. ₹ 16,839/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,38,112/- per Sq. M. i.e. ₹ 12,831/- per Sq. Ft.
Value of property	: 706.00 Sq. Ft. X ₹ 34,500 = ₹2,43,57,000
Total Value of property as on 20th January 2025	: ₹2,43,57,000.00

(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 20th January 2025	: ₹ 2,43,57,000.00 - ₹ 17,07,552.00 = ₹ 2,26,49,448.00
Total Value of the property	: ₹ 2,26,49,448.00
The realizable value of the property	: ₹2,03,84,503.00
Distress value of the property	: ₹1,81,19,558.00
Insurable value of the property (847.20 X 2,800.00)	: ₹23,72,160.00
Guideline value of the property (847.20 X 12831.00)	: ₹1,08,70,423.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 371, 1st Floor, Building No 14, "The Bharadwaj Co-Op. Hsg. Soc. Ltd.", New M.I.G. Colony, Station Road, Village - Bandra (East), Taluka - Andheri, District - Mumbai Main, Mumbai, 400 051, State - Maharashtra, India for this particular purpose at **₹ 2,26,49,448.00 (Rupees Two Crore Twenty Six Lakhs Forty Nine Thousands Four Hundred And Forty Eight Only)** as on 20th 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 **20th January 2025** is **₹ 2,26,49,448.00 (Rupees Two Crore Twenty Six Lakhs Forty Nine Thousands Four Hundred And Forty Eight Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters.



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For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

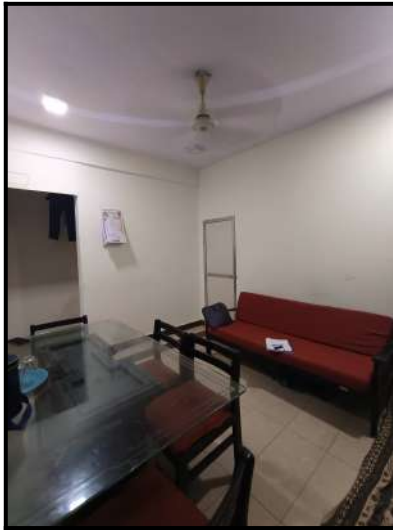
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

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 1 st Floor				
3	Year of construction	: 1977 (As per agreement)				
4	Estimated future life	: 12 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 .				
8	Partitions	: .				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Partly Marble Flooring Partly Vitrified .				
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

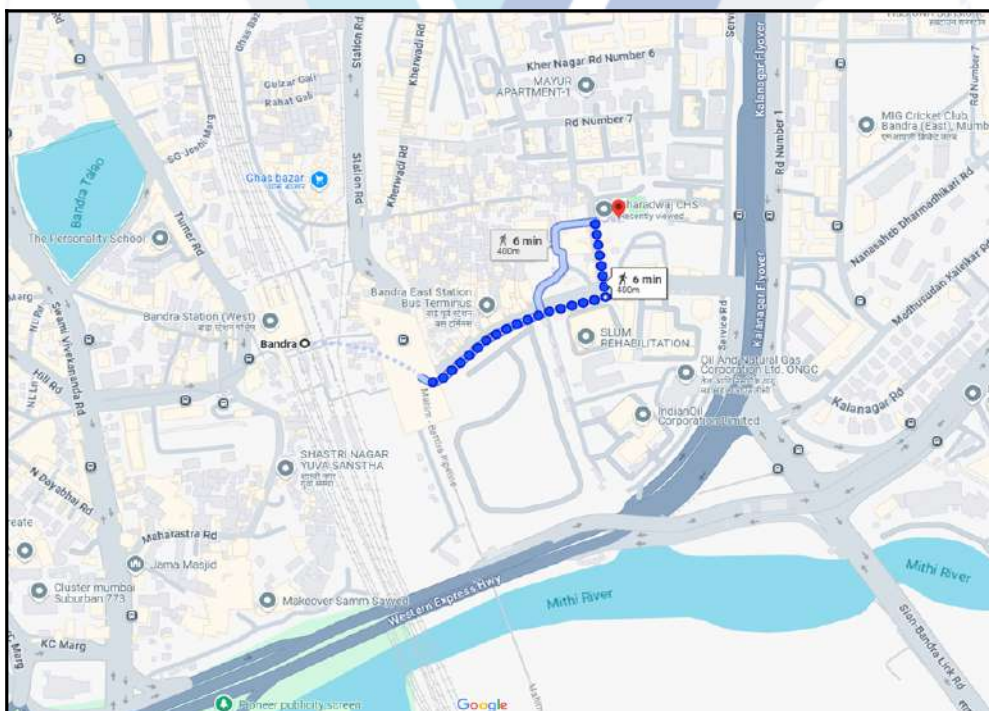
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°3'23.1"N 72°50'41.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Bandra - 400 Mtr.).

Ready Reckoner Rate

DIVISION / VILLAGE : BANDRA EAST Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Jaiprakash Road and DP Road to the North, Village Boundary and Western Railway to the South, Western Express Highway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
29	29/166	91380	181250	208440	226570	181250
476/1, 476/2, 476/3, 476/4, 476/5, 476/6, 477, 477/1, 477/2, 477/3, 477/4, 477/5, 477/6, 477/7, 477/8, 478, 478/1, 478/2, 478/3, 478/4, 478/5, 478/6, 478/7, 478/8, 478/9, 478/10, 478/11, 478/12, 478/13, 478/14, 478/15, 478/16, 478/17, 479, 480, 481, 481/1, 481/2, 481/3, 482, 482/1, 482/2, 482/3, 482/4, 482/5, 482/6, 482/7, 482/8, 482/9, 482/10, 482/11, 482/12, 482/13, 482/14, 483, 483/1, 483/2, 483/3, 483/4, 484, 484/1, 484/2, 484/3, 484/4, 484/5, 484/6, 484/7, 484/8, 485, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 546, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 608/1A, 668, 670, 674						
<input type="button" value="Compare With Previous Year"/> <input type="button" value="↓"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	181250			
Flat Located on 1 st Floor	-		TM	
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,81,250.00	Sq. Mtr.	16,839.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	91380			
The difference between land rate and building rate(A-B=C)	89,870.00			
Percentage after Depreciation as per table(D)	48%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,38,112.00	Sq. Mtr.	12,831.00	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	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	850.00	1,020.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹41,176.00	₹34,314.00	-

99acres
Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Bandra > Flats in Government Colony > 2 BHK Flats in Government Colony

Posted on Dec 29, 2024 | Ready to move

₹3.5 Cr

@ 41,176 per sq.ft.
Estimated EMI ₹2,79,546

2BHK 2Baths

Flat/Apartment for Sale
in Vibha Society, Government Colony, Bandra

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Locality Reviews
Recommendations
Articles

Property (10)

Photos (1/10)

Area:
Carpet area: 850 sq.ft.
(78.97 sq.m.)

Price:
₹ 3.5 Crore+ Govt Charges & Tax
@ 41,176 per sq.ft. [View Price Details](#)

Floor Number:
4th of 6 Floors

Overlooking:
Main Road

Configuration:
2 Bedrooms , 2 Bathrooms, 2 Balconies

Address:
Vibha Society
Government Colony, Bandra

Facing:
East

Property Age:
10+ Year Old

Places nearby

Government Colony, Bandra View All (50)

Sai Baba Temple
Ram Mandir
Datta Temple at Kalanagar
Shiv Mandir
Bhomiya Temple
St. Joseph the Wo

Why should you consider this property?

East Facing
24*7 Water
Close to School
Air Conditioned
Close to Market
Overlooking Main Road
Parking Available
Modular Kitchen

Vitrified Flooring
Furnished

Transaction Type: **Resale**

Parking: **Covered, 1 Open**

Property Ownership: **Co-operative S...**

Water Source: **24*7 Water**

Flooring: **Vitrified**

Power Backup: **None**

Furnishing: **Furnished**

Property Code: **P43662317**

www.99acres.com/P43662317

About Property

Address: Government Colony, Bandra

A 2bhk fully furnished flat at vibha society bandra east near western express highway with close proximity to bkc, domestic airport, school, hospitals, shopping, mig cricket club. The flat is ready to move.

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	706.00	847.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,572.00	₹26,310.00	-

12163323

29-12-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दस्त क्रमांक : 12163/2024

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	21000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14271625
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र 342,पहिला मजला,जास्मिन हायवे को ऑप हौ सोसा लि,बिल्डिंग नं 13,न्यू एम आय जी कॉलनी,बांद्रा पूर्व मुंबई - 400051((C.T.S. Number : 608 ;))
(5) क्षेत्रफळ	78.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विक्टर जोसेफ फणसेका - वय:-76 पत्ता:-प्लॉट नं: 13/342, माळा नं: -, इमारतीचे नाव: जास्मिन हायवे को ऑप हौ सोसा लि, ब्लॉक नं: न्यू एम आय जी कॉलनी, बांद्रा पूर्व मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAAPF2490D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केदार कलबाग - वय:-43; पत्ता:-प्लॉट नं: 12/315,, माळा नं: -, इमारतीचे नाव: विवेक हायवे को ऑप हौ सोसा लि, ब्लॉक नं: न्यू एम आय जी कॉलनी, बांद्रा पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AUBPK4116A
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12163/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1260000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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	706.00	847.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,572.00	₹26,310.00	-

8605514 21-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 8605/2024 नोदणी : Regn.63m
गावाचे नाव : बांद्रा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	21000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14983263.76	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :- इतर माहिती: सदनिका नं: 389, माळा नं: 6वा मजला,बिल्डिंग नं 14, इमारतीचे नाव: भारद्वाज को ऑप हौ सोसा लि, ब्लॉक नं: न्यू एम आय जी कॉलनी, रोड नं: खेरनगर,बांद्रा पूर्व मुंबई 400051, इतर माहिती: क्षेत्रफळ 706 चौ फुट कारपेट म्हणजेच 65.58 चौ मी कारपेट((C.T.S. Number : 608(part) ;))	
(5) क्षेत्रफळ	78.73 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:-सुभाष सदाशिव सोमण वय:-78 पत्ता:-प्लॉट नं: सदनिका क्र 389, माळा नं: 6वा मजला, बिल्डिंग नं 14, इमारतीचे नाव: भारद्वाज को ऑप हौ सोसा लि, ब्लॉक नं: न्यू एम आय जी कॉलनी, रोड नं: खेर नगर,बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AOZPS4407A 2): नाव:-अंजली सुभाष सोमण वय:-72 पत्ता:-प्लॉट नं: सदनिका क्र 389, माळा नं: 6वा मजला, बिल्डिंग नं 14, इमारतीचे नाव: भारद्वाज को ऑप हौ सोसा लि, ब्लॉक नं: न्यू एम आय जी कॉलनी, रोड नं: खेर नगर,बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-DYOPS7235G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविकुमार राव वय:-51; पत्ता:-प्लॉट नं: सदनिका क्र 1483, माळा नं: -, इमारतीचे नाव: 27, खेरनगर त्रिमूर्ती को ऑप हौ सोसा लि, ब्लॉक नं: एम एच बी कॉलनी, रोड नं: खेरनगर, बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AHWPR0078A 2): नाव:-लता रविकुमार राव वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र 1483, माळा नं: -, इमारतीचे नाव: 27, खेरनगर त्रिमूर्ती को ऑप हौ सोसा लि, ब्लॉक नं: एम एच बी कॉलनी, रोड नं: खेर नगर,बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं:-AKPPR3456C	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8605/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1260000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)थेरा		
मुल्यांकनासाठी विचारात 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 **20th 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 **₹ 2,26,49,448.00 (Rupees Two Crore Twenty Six Lakhs Forty Nine Thousands Four Hundred And Forty Eight 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

