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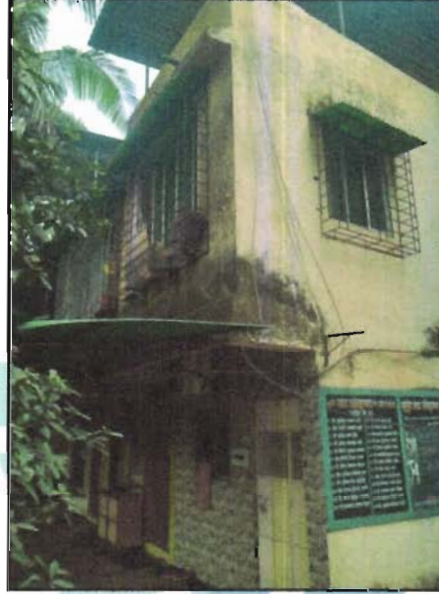
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Bai Baliram Bhise & Mr. Baliram Bharat Bhise**

Residential Room No. B-1, Ground Floor, "**Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.**", Plot No. 28,  
RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'59.4"N 72°58'03.1"E

### Intended User

**Cosmos Bank**

**Mulund (East)**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti",  
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081,  
State – Maharashtra, Country – India.



### 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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Mulund East/ Mrs. Bai Baliram Bhise (013694/2310100) Page 2 of 19

Vastu/Mumbai/01/2025/013694/2310100

18/03-219-PRSK

Date: 18.01.2025

### VALUATION OPINION REPORT

The property bearing Residential Room No. B-1, Ground Floor, "Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.", Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India belongs to **Mrs. Bai Baliram Bhise & Mr. Baliram Bharat Bhise.**

#### Boundaries of the property.

North	: Plot No. 29
South	: Internal Road
East	: Internal Road
West	: MHADA Colony

Considering various parameters recorded, 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 for ₹ 65,63,600.00 (Rupees Sixty-Five Lakh Sixty-Three Thousand Six Hundred 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.18 11:35:02 +05'30'

**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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Valuation Report of Residential Room No. B-1, Ground Floor, "**Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.**", Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081,  
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 the Fair Market Value as on 18.01.2025 for Bank Loan Purpose										
2	Date of inspection	16.01.2025										
3	Name of the owner/ owners	<b>Mrs. Bai Baliram Bhise &amp; Mr. Baliram Bharat Bhise</b>										
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	<b>Address:</b> Residential Room No. B-1, Ground Floor, " <b>Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.</b> ", Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Baliram Bharat Bhise (Owner) Contact No. 9930106990										
6	Location, street, ward no	Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081										
	Survey/ Plot no. of land	C.T.S. No. 1320/A(Part), Survey No. 386 of Village Mulund										
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area										
9	Classification of locality-high class/ middle class/poor class	Middle Class										
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity										
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars										
	<b>LAND</b>											
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet area as per measurement are as under:</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>213.00</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>253.00</td> </tr> <tr> <td>Terrace Area</td> <td>225.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>691.00</b></td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Ground	213.00	1 <sup>st</sup> Floor	253.00	Terrace Area	225.00	<b>Total Carpet Area</b>	<b>691.00</b>
Floor	Carpet area (Sq. Ft.)											
Ground	213.00											
1 <sup>st</sup> Floor	253.00											
Terrace Area	225.00											
<b>Total Carpet Area</b>	<b>691.00</b>											

		<b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081.
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
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,000.00 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.
		<b>SALES</b>	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Room in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	

41	Year of commencement of construction and year of completion	Year of Completion – 2005 (As per Building completion certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<p><b>Remark:</b></p> <p>1. As per Agreement, the property is of Ground Floor only. But as per site inspection the Property is Ground + 1 Upper Floor + Terrace. Construction permission for the 1st Floor Terrace is not provided, hence same is not considered for the purpose of valuation. The said valuation is only of ground floor.</p> <p>2. Price indicators attached to the report are for entire residential apartment.</p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East to assess fair market value as on 18.01.2025 for Residential Room No. B-1, Ground Floor, "**Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.**", Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India belongs to **Mrs. Naheed Firoz Patel**. Name of **Proposed Purchaser** is **Mr. Ahmed Abdul Rashid Memon & Mrs. Ayesha Abdul Rashid Memon**.

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

1	Copy of Agreement for Sale dated 26.12.2024 between Mr. Surykant Laxman Agre (The Seller) And Mrs. Bai Baliram Bhise & Mr. Baliram Bharat Bhise (The Purchaser's)
2	Copy of Building Completion Certificate No. DE / 11 / Ghat / 137 / 2005 in the year 2005 issued by MHADA.
3	Copy of Society NOC Letter dated 23.12.2024 issued by Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.
4	Copy of Electricity Bill Consumer No. 000094229863 dated 08.12.2024 in the name of Mr. Surykant Laxman Agre issued by MSEDCL.
5	Copy of Property Tax No. TX0113204720000 dated 13.09.2024 issued by MCGM.

### LOCATION:

The said building is located at C.T.S. No.1320/A(Part), Survey No. 386 of Village Mulund, Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walkable distance 1.6 Mtr. from Mulund Railway Station.

### BUILDING:

The building under reference is having Ground + 1<sup>st</sup> Upper Floor + Terrace. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The



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staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose.

### **Residential Room:**

The residential room under reference is situated on the Ground + 1<sup>st</sup> Upper Floor + Terrace. The residential Room is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

The composition of Residential Room is as under:

Floor	Composition
Ground Floor	Living Room + Kitchen + 1 Toilet.
First Floor	1 Bedroom + 1 Toilet + Staircase + Terrace Area

### **Valuation as on 18<sup>th</sup> January 2025**

<b>The Built-Up Area of the Residential Room</b>	<b>:</b>	<b>269.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	2005 (As per Building completion certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	20 years
Cost of Construction	:	269.00 X 2,000.00 = ₹ 5,38,000.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	30.00%
Amount of depreciation		₹ 1,61,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,910.00 per Sq. M. i.e., ₹ 13,277.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,386.00 per Sq. M. i.e., ₹ 11,927.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,000.00 per Sq. Ft.
<b>Value of property as on 18.01.2025</b>	<b>:</b>	<b>269.00 Sq. Ft. X ₹ 25,000.00 = ₹ 67,25,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 18.01.2025</b>	<b>:</b>	<b>₹ 67,25,000.00 - ₹ 1,61,400.00</b> <b>₹ 65,63,600.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 65,63,600.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 59,07,240.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 52,50,880.00</b>
<b>Insurable value of the property (269.00 X 2,000.00)</b>	<b>:</b>	<b>₹ 5,38,000.00</b>
<b>Guideline value of the property (269.00 X 11,927.00)</b>	<b>:</b>	<b>₹ 32,08,363.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Room No. B-1, Ground Floor, "Mulund Jai Shree Krishna Co-Op. Hsg. Soc. Ltd.", Plot No. 28, RSC - 1, MHADA Colony, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India for this particular purpose at ₹ 65,63,600.00 (Rupees Sixty-Five Lakh Sixty-Three Thousand Six Hundred Only) as on 18<sup>th</sup> January 2025.

### NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 18<sup>th</sup> January 2025 is ₹ 65,63,600.00 (Rupees Sixty-Five Lakh Sixty-Three Thousand Six 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.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

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:



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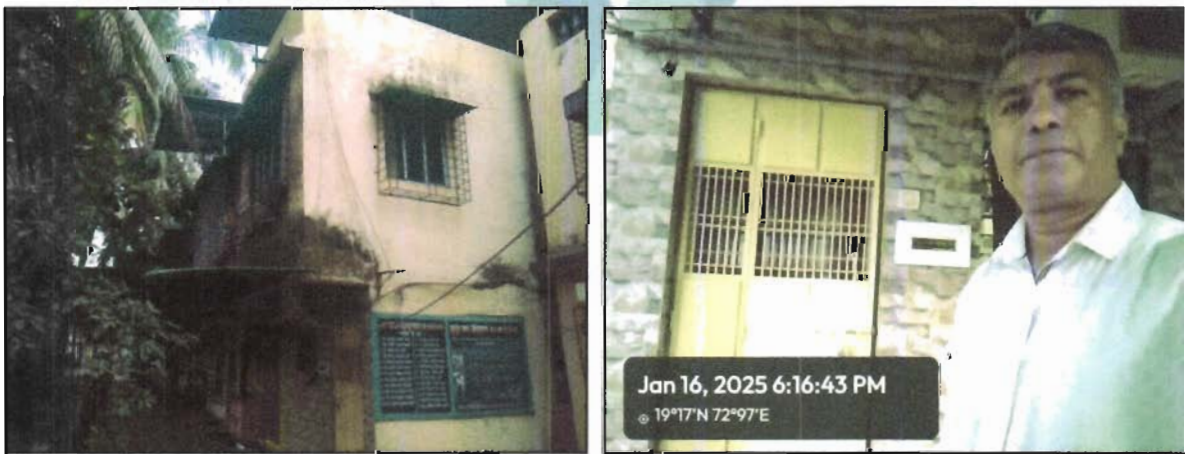
**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 7 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground Floor
3	Year of construction	2005 (As per Building completion certificate)
4	Estimated future life	40 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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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

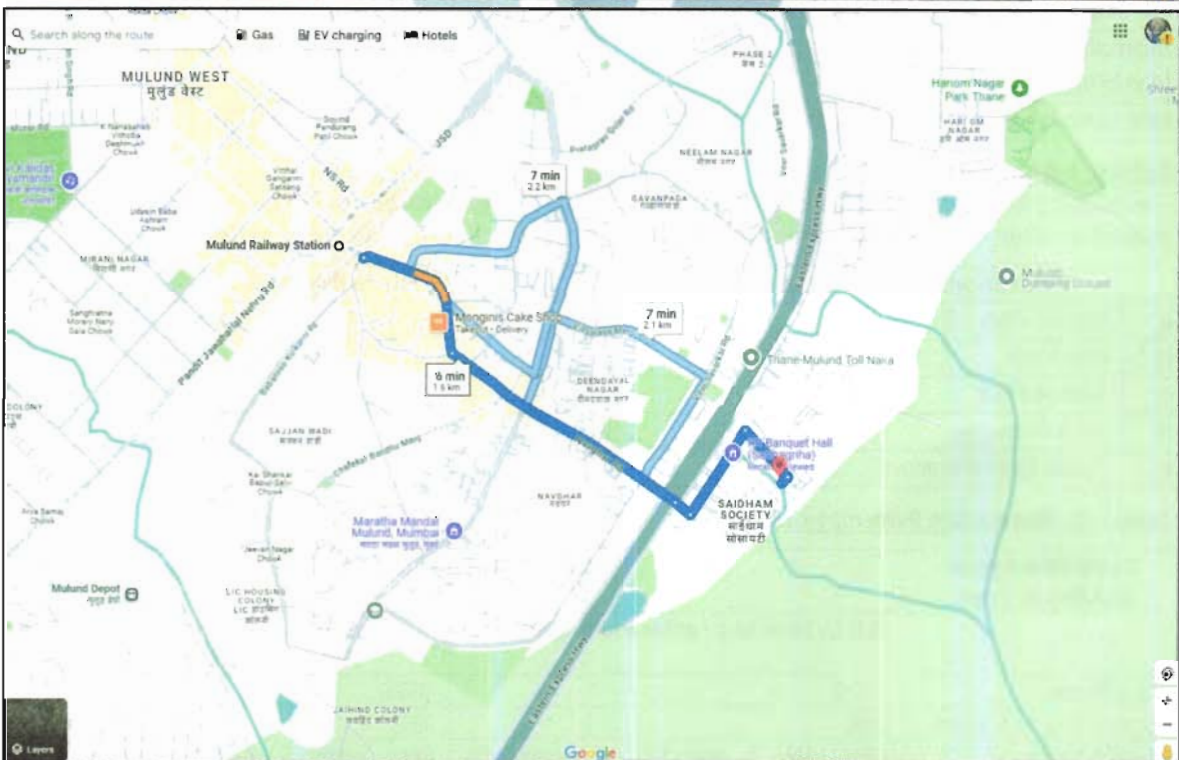
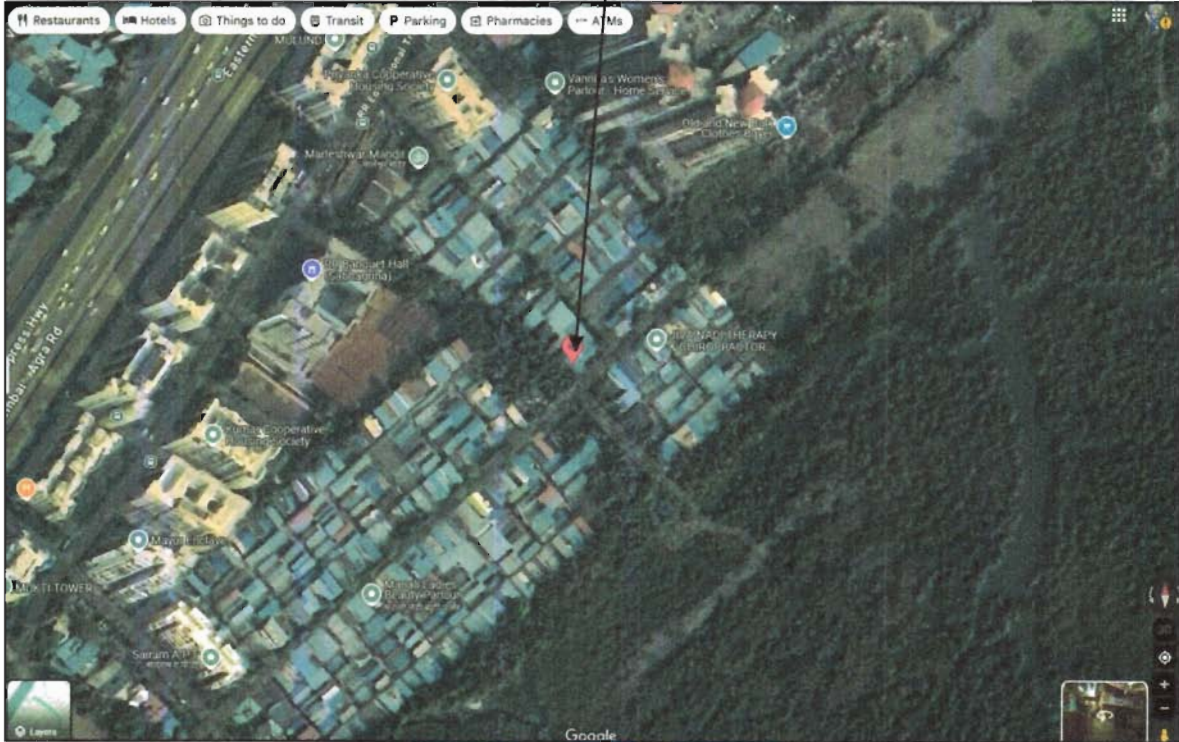


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°09'59.4"N 72°58'03.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Mulund – 1.6 Km.)




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## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक  
विभाग**  
महाराष्ट्र शासन



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### Valuation For Rural Area

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**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 124-मुंबई ( पू ) - कल

Attribute: सि.टी.एस. नंबर 1300 SubZone Name: भूभाग- पूर्वे द्वितीय मार्ग

Open Land	Residence	Office	Shop	Industry	Unit
70290	142910	144340	178630	142910	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for <b>Room</b>	1,42,910.00			
Reduced by 0% on Room Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,42,910.00</b>	<b>Sq. Mtr.</b>	<b>13,277.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	70,290.00			
The difference between land rate and building rate (A – B = C)	72,620.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,28,386.00</b>	<b>Sq. Mtr.</b>	<b>11,927.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: 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	Room		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	208.00	250.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	29,706.00	₹ 24,800.00	-

Post Your Property
Sign up
Log in

### 1 RK House For Sale In Mulund East

Independent House, Eastern Express Hwy Toll near Swami Sa...

**₹ 62 Lacs**  
Negotiable

**₹ 35,534/Month**  
Estimated EM

**250**  
Sq Ft

Need Home Loan?  
[Apply Loan](#)

Photos
Location

Shortlist
+1

- 1 Bedroom**  
No. of Bedroom
- 1 Bathroom**  
No. of Bathroom
- NA**  
Security
- None**  
Parking

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: Bank Of Baroda Rabale Police Station Yash Paradise Gym Jupiter Hospital Thane Gold Cinema, Thane

#### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Flooring	NA	Builtup Area	250 Sq.Ft
Plot Area	NA	Furnishing Status	Unfurnished <a href="#" style="color: #0070c0; font-weight: bold;">Furnish Now</a>
Facing	Don't Know	Floor	0/0
Parking	None	Gated Security	No

#### Activity On This Property

52

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate



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## Price Indicators

Property	Room		
Source	No Broker		
Floor	-		
	Carpet	Built Up	Saleable
Area	200.00	240.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	30,000.00	₹ 25,000.00	-

Post Your Property
Sign up
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Menu

### 1 RK House For Sale In Mulund East

Independent House, Mahatma Phule Rd, near Swatantryaveer V D Saw...

₹ 60 Lacs Negotiable

₹ 34,388/Month Estimated EMI

240 Sq. Ft.

Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund east / 1rk Flat for Sale in Mulund east / Property Details

Photos
Location

+4

- 1 Bedroom**  
1 of Bedroom
- 1 Bathroom**  
1 of Bathroom
- NA**  
Carpet
- Bike**  
Parking

**Aug 9, 2024**  
Posted On

**Immediately**  
Possess On

**Independent House**  
Independent House

**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: Bank Of Baroda Mulund East Railway Station Bus Stop Yash Paradise Gym Jupiter Hospital Thane Cinepolis

#### Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Flooring	NA	Builtup Area	240 Sq.Ft
Plot Area	NA	Furnishing Status	Unfurnished <span style="background-color: #4caf50; color: white; padding: 2px 5px;">Furnish Now</span>
Facing	East	Floor	0/0
Parking	Bike	Gated Security	No

#### Activity On This Property

🔍 23 Unique Views
❤️ 0 Shortlists
📞 0 Contacted

Powered By NBEstimate

#### Similar Properties

**1 RK House For Sale In ...**

Independent House - East in ...

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 Valuation, Appraisal & Auction of Real Estate  
 Chartered Engineer  
 The Institution of Engineers  
 (India) - Registered  
 U-1129/MH2018/PCT/00000

## Sales Instances

Property	Room		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.00	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	28,996.00	₹ 24,164.00	-

1391 02-01-2025 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 1/2025 नोंदणी Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3572750	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: रूम नं. ए-4, माळा नं- तळमजला, इमारतीचे नाव: मुलुंड सूर्यदर्शन को ऑप हौ सो लि., ब्लॉक नं: प्लॉट नं. 02, आरएससी - 2, सर्वे नं. 386, म्हाडा कॉलनी, रोड : मुलुंड पुर्व मुंबई - 400081, इतर माहिती: एकुण क्षेत्रफळ 25 चौ. मी. बिल्टअप, सि टी एस नं. 1320 ए, व्हिलेज मुलुंड पुर्व, शासन आदेश क्र मुद्रांक -2021:अनौ. सं. क्र. 12:प्र.क्र. 107: म-1 (धीरण) दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित आदेशानुसार महसूल व वन विभागाने जारी केलेल्या दि. 26 मे 2023 च्या नवीन परिपत्रकात सदर नवीन सुधारणानुसार सवलत देण्यात आलेली आहे. ( ( C. T. S. Number : 1320: A. ; ) )	
(5) क्षेत्रफळ	25 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:- विनय विलास पिसाट वय:- 46 पत्ता:- प्लॉट नं: रूम नं. ए-4, माळा नं: तळमजला, इमारतीचे नाव: मुलुंड सूर्यदर्शन को ऑप हौ सो लि., ब्लॉक नं: प्लॉट नं. 02, आरएससी -2, सर्वे नं. 386, म्हाडा कॉलनी, रोड नं: मुलुंड पुर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400081 पॅन नं:- AOSPP3438B	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयश्री भगवान सकपाळ वय:- 55; पत्ता:- प्लॉट नं: रूम नं. 112, माळा नं: 1 ला मजला, इमारतीचे नाव: बिल्डींग नं. 32, म्हाडा न्यु पी एम जी पी को ऑप हौ सो लि., ब्लॉक नं: नवघर रोड, रोड नं: मुलुंड पुर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400081 पॅन नं:- BV/PS/4995Q	
(9) दस्तऐवज करून दित्याचा दिनांक	01/01/2025	
(10) दस्त नोंदणी केण्याचा दिनांक	01/01/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	1/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	325000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेन्ना		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(3) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sales Instances

Property	Room		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.00	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	28,104.00	₹ 23,420.00	-

16464391 25-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 16464/2024 नोदणी . Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	6300000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3572750	
(4) भू.माणन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव,मुंबई मनपाइतर वर्णन : इतर माहिती: रूम नं. ए-10,मुलुंड गितांजली को ऑप.हो.सो.लि.प्लॉट नं.14,आर.एस.सी.2,म्हाडा कॉलनी,मुलुंड - पूर्व,मुंबई - महाराष्ट्र - 400081.(सदर दस्तात नमूद केल्याप्रमाणे निवासी सदनेकेचे एकूण क्षेत्रफळ 269 चौ. फुट बिल्ट अप परिये)( ( Survey Number : सर्व्हे नं - 386, सी.टी.एस.नं - 1320ए,प्लॉट नं.14,आर.एस.सी.2, मौजे - मुलुंड( पूर्व), तालुका - कुर्ला, मुंबई उपनगर जिल्हा, प्रॉपर्टी टॅक्स असेसमेंट नं - TX0113205110000 .) )	
(5) क्षेत्रफळ	269 चौ.फूट	
(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:-वामन नारायण चव्हाण वय:-63 पत्ता:-प्लॉट नं: रूम नं - ए - 10, माळा नं: -, इमारतीचे नाव: मुलुंड गितांजली को ऑप.हो.सो.लि, ब्लॉक नं: प्लॉट नं 14, आर एस सी 2, सर्व्हे नं 386, म्हाडा कॉलनी, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AHOPC7980N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल हेमंत हातनोलकर वय:-48; पत्ता:-प्लॉट नं: रूम नं - जी - 5, माळा नं: -, इमारतीचे नाव: जयहिंद कॉलनी, ब्लॉक नं: नानेपाडा रोड, व्ही पी एम शाळेच्या पाठीमागे, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-ABKPH3947E 2): नाव:-हेमंत नामदेव हातनोलकर वय:-54; पत्ता:-प्लॉट नं: रूम नं - जी - 5, माळा नं: -, इमारतीचे नाव: जयहिंद कॉलनी, ब्लॉक नं: नानेपाडा रोड, व्ही पी एम शाळेच्या पाठीमागे, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-ABKPH3946F	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16464/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	378000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)धोरा		
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 **18<sup>th</sup> 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 knowledgeably 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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**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**

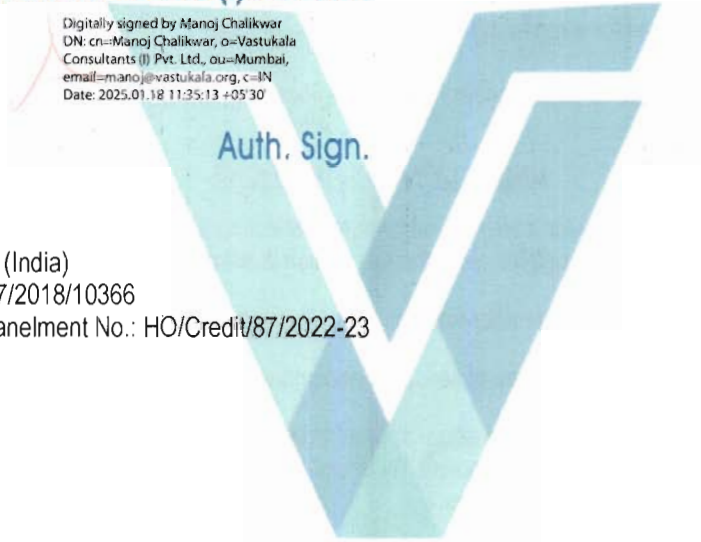
Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 65,63,600.00 (Rupees Sixty-Five Lakh Sixty-Three Thousand Six Hundred Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**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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