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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Haris Ahmed**

Residential Room No. B/7, "**Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.**", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'48.8"N 72°49'04.8"E

Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West) Branch

Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road Andheri (West) Mumbai 400053, State – Maharashtra, Country – India.

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Valuation Report Prepared For: Cosmos Bank / Veera Desai Road Andheri (West) Branch/ Mr. Haris Ahmed Page 2 of 21

Vastu/Mumbai/03/2025/13727/2310832
03/09-29-PSH
Date: 03.03.2025

VALUATION OPINION REPORT

The property bearing Residential Room No. B/7, "**Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.**", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, State – Maharashtra, Country – India belongs to **Mr. Haris Ahmed.**

Boundaries of the property.

North : Plot No. D - 4
South : Internal Road
East : Plot No. C - 22
West : Internal Road & Plot No. C - 1

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 **₹ 70,15,387.00 (Rupees Seventy Lakh Fifteen Thousand Three Hundred Eighty Seven 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Auth. Sign.



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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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Valuation of Residential Room No. B/7, "Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, 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 03.03.2025 for Bank Loan Purpose						
2	Date of inspection	25.02.2025						
3	Name of the owner/ owners	Mr. Haris Ahmed						
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership						
5	Brief description of the property	Address: Residential Room No. B/7, "Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, State – Maharashtra, Country – India. Contact Person: Mr. Haris Ahmed (Owner) Contact No. 7666556183						
6	Location, street, ward no	Prithviraj Chauhan Road, Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095						
	Survey/ Plot no. of land	CTS No. 3525/A of Village - Malwani						
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. as per Actual Site Measurement is mentioned below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Floor</th> <th style="width: 33%;">Carpet Area (in Sq. Ft.)</th> <th style="width: 33%;">Balcony / Terrace Area (in Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>240.00</td> <td>-</td> </tr> </tbody> </table>	Floor	Carpet Area (in Sq. Ft.)	Balcony / Terrace Area (in Sq. Ft.)	Ground Floor	240.00	-
Floor	Carpet Area (in Sq. Ft.)	Balcony / Terrace Area (in Sq. Ft.)						
Ground Floor	240.00	-						

		1 st Floor	240.00	19.00
		2 nd Floor	120.00	128.00
		Built Up Area in Sq. Ft. = 431.00 (Including Ground & 1 st Floor) (Area as per Approved Plan)		
13	Roads, Streets or lanes on which the land is abutting	Prithviraj Chauhan Road, Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095		
14	If freehold or leasehold land	Leasehold		
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	MHADA, As per Agreement		
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.		
	IMPROVEMENTS			
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available		
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached		
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied		
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied		
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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 20,000.00 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?	N.A.
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.
	SALES	
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. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1994 (As per Approved Plan)
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: <i>As per the Approved Plan provided, the Built up area of the room is 431.00 Sq. Ft. of Ground & 1st floor but as per site inspection, the Carpet area is 728.00 Sq. Ft. comprising of ground floor, extended 1st, 2nd floors. Top Terrace Area covered with G.I. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we are considering area as per Approved Plan only for the purpose of valuation. Hence, to give proper weightage to the value of the property, higher rate i.e. 17,300/- per Sq. Ft. is considered.</i></p>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 03.03.2025 for Residential Room No. B/7, "**Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.**", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, State – Maharashtra, Country – India belongs to **Mr. Haris Ahmed**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 09.08.2019 b/w Mr. Sajid Sardar Chandwani (Vendor) and Mr. Haris Ahmed (Purchaser)
2	Copy of Society NOC Letter
3	Copy of Approved Plan Document No. CHE / 78 / BP (WS) / A / P dated 17.01.1995 issued by Municipal Corporation of Greater Mumbai
4	Copy of Old Valuation Report dated 22.10.2020

LOCATION:

The said building is located at CTS No. 3525/A, Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095. The property falls in Residential Zone. It is at a travelling distance 4.0 Km. from Valnai – Meeth Chowky metro station.



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BUILDING:

The building under reference is having Ground + 2 upper Floors. 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 building external condition is good. The building is used for residential purpose. Ground Floor is having 31 Residential Rooms. Lift was not provided in the building.

Residential Room:

The residential Room under reference is situated on the Ground + 2 upper Floor. The composition of Room is Mentioned below:

Particulars	Composition
Ground Floor	Living Room + Kitchen + Bath + W.C. + Staircase
1 st Floor	Bedroom + Toilet + Passage + Staircase + Balcony Area
2 nd Floor	Kitchen + Toilet + Passage + Attached Terrace Area

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, Cement Plastering with POP finished etc.

Valuation as on 03rd March 2025

The Built up Area of the Residential Room	:	431.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1994 (As per Approved Plan)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	31 Years
Cost of Construction	:	431.00 Sq. Ft. X ₹ 2,200.00 = ₹ 9,48,200.00
Depreciation $\{(100-10) \times 31 / 60\}$:	46.50%
Amount of depreciation	:	₹ 4,40,913.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,06,170.00 per Sq. M. i.e. ₹ 9,863.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 87,300.00 per Sq. M. i.e. ₹ 8,110.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,300.00 per Sq. Ft.
Value of property as on 03.03.2025	:	431.00 Sq. Ft. X ₹ 17,300.00 = ₹ 74,56,300.00

(Area of property x market rate of developed land & Residential premises as on 2024-25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 03.03.2025	:	₹ 74,56,300.00 - ₹ 4,40,913.00 = ₹ 70,15,387.00
Total Value of the property	:	₹ 70,15,387.00



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The realizable value of the property	:	₹ 63,13,848.00
Distress value of the property	:	₹ 56,12,310.00
Insurable value of the property (431.00 X 2,200.00)	:	₹ 9,48,200.00
Guideline value of the property (431.00 X 8,110.00)	:	₹ 34,95,410.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Room No. B/7, "**Malwani Sneh Poonam Co-op. Hsg. Soc. Ltd.**", Plot No. 13, RSC – 7, Malwani MHADA, Malad (West), Mumbai – 400 095, State – Maharashtra, Country – India for this particular purpose at **₹ 70,15,387.00 (Rupees Seventy Lakh Fifteen Thousand Three Hundred Eighty Seven Only)** as on **03rd March 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 **03rd March 2025 is ₹ 70,15,387.00 (Rupees Seventy Lakh Fifteen Thousand Three Hundred Eighty Seven 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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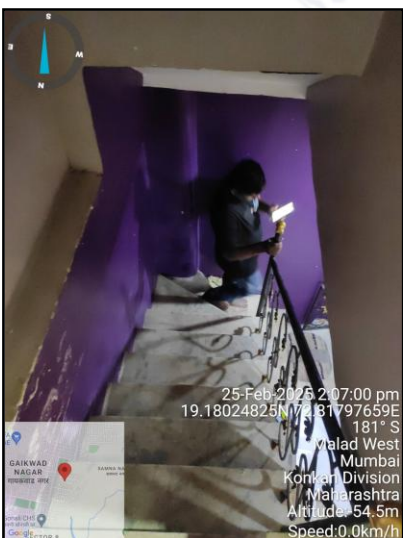
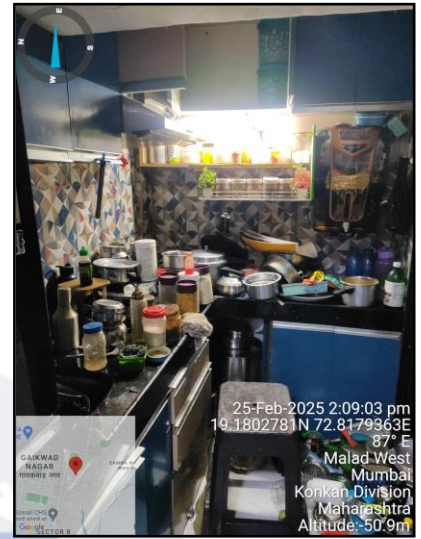
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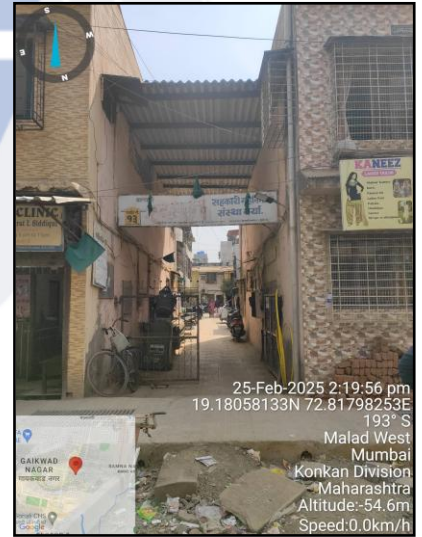
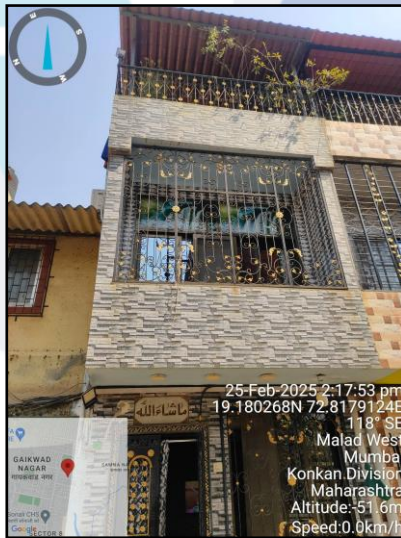
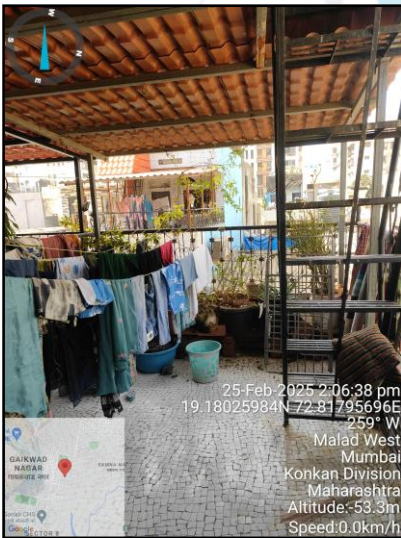
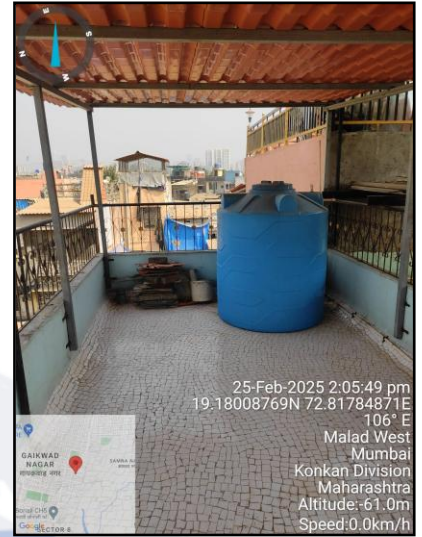
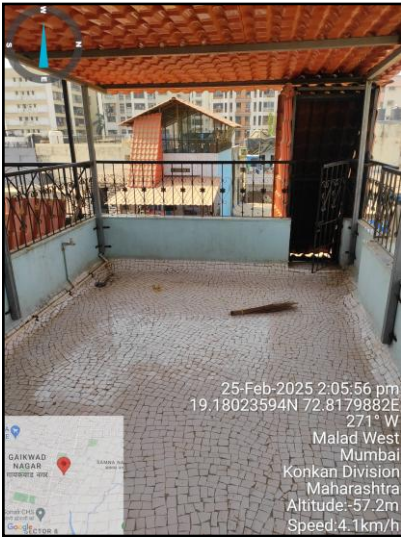
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground + 2 upper Floors
3	Year of construction	1994 (As per Approved Plan)
4	Estimated future life	29 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 tiles 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	
	(i) No. of water closets	As per Requirement
	(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	Plastic Water 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

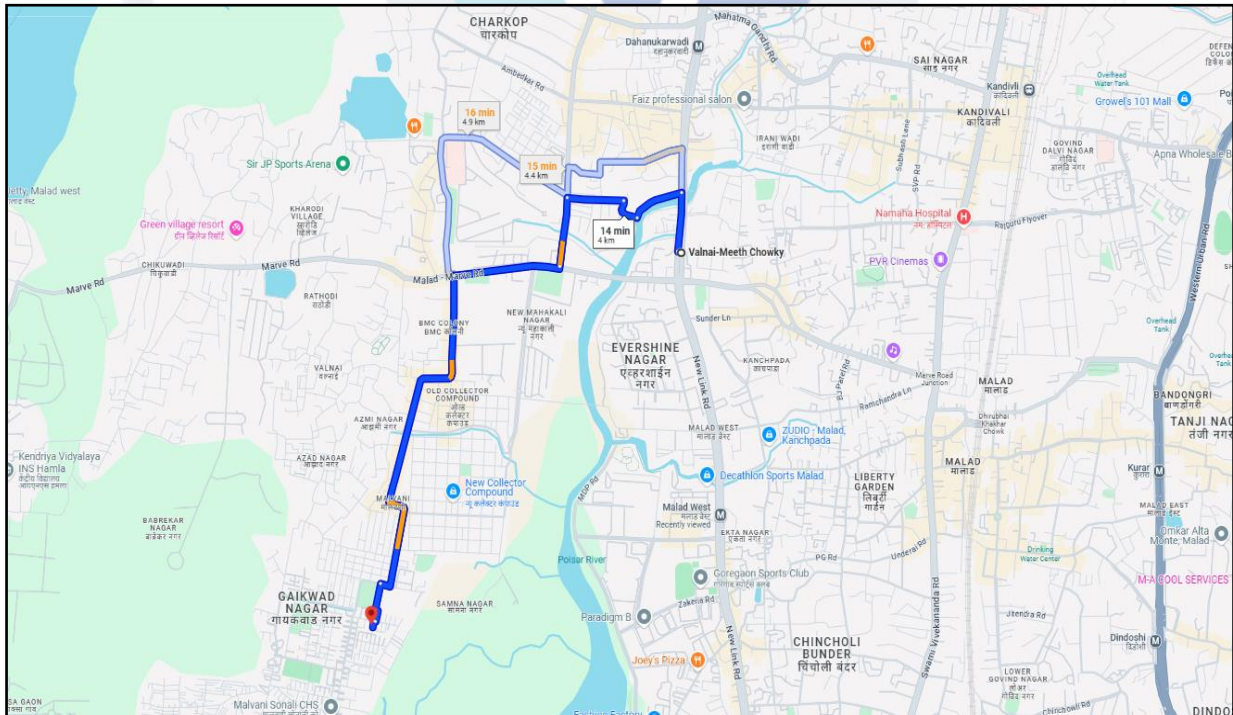
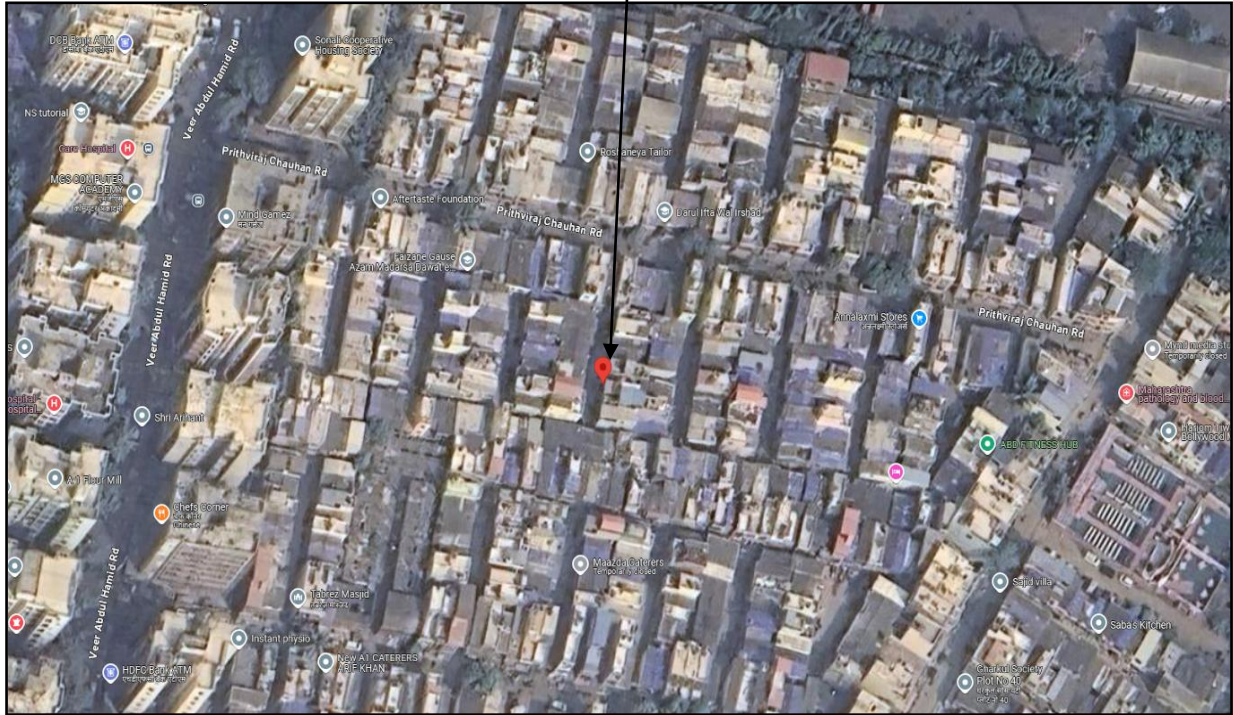


Actual site photographs



Route Map of the property

Site/u/r



Latitude Longitude - 19°10'48.8"N 72°49'04.8"E

Note: The Blue line shows the route to site from nearest metro station (Valnai – Meeth Chowky – 4.0 Km.)




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Government of Maharashtra

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महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
69/324-भुभाग: मालवणी गावातील सर्व मिळकती (मालाड मार्चे मार्ग खाडी ते मालवणी चर्च सोडून)	45300	106170	122090	132710	106170	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Room	1,06,170.00			
No Increase as Room Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,06,170.00	Sq. Mtr.	9,863.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	45,300.00			
The difference between land rate and building rate (A – B = C)	60,870.00			
Depreciation Percentage as per table (D) [100% - 31%] (Age of the Building – 31 Years)	69%			
Rate to be adopted after considering depreciation [B + (C x D)]	87,300.00	Sq. Mtr.	8,110.00	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 Room / 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
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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 Indicator

Property	Room		
Source	Squareyards.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	306.00	367.20	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 18,627.00	₹ 15,523.00	-

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Mhada Apartments Gaikwad Nagar
1 Bedroom 306 Sq.Ft. Apartment
in Malad West Mumbai

Listing ID #7477472

₹ 57 L

- 1 Bedroom
- Furnished
- 1 Bathroom
- 306 Sq.Ft. (Carpet Area)

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11 Photos

Map

Ajay Balakrishna Sonawane

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Price Indicator

Property	Room		
Source	99acres.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	180.00	216.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 17,222.00	₹ 14,352.00	-

99acres

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Home > Property in Mumbai > 1 RK in Mumbai > 1 RK in Malad > 1 RK in Malad West

Posted on Nov 15, 2024 | Ready to move

₹31 Lac

@ 17,222 per sq.ft.

Estimated EMI ₹ 24,760

1RK 1Bath

Studio Apartment for Sale

In Mhada Colony, Malad West, Mumbai


Contact Dealer FREE

Shortlist

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

Overview
Dealer Details
Explore Locality
Recommendations
Articles

Property (6)



Area
Carpet area: 180 sq.ft.
(16.72 sq.m.)

Price
₹ 31 Lac
 @ 17,222 per sq.ft. [View Price Details](#)

Floor Number
2nd of 7 Floors

Overlooking
Main Road, Park/Garden, Others

Configuration
1 Room, 1 Bathroom, No Balcony with Others

Address
**Mhada Colony
Malad West, Mumbai**

Facing
East

Property Age
10+ Year Old

Places nearby View All (50)

Malad West, Mumbai

Charkop metro station
Charkop Market
Shri Vitthal Mandir
Hunuman Mandir
Hdfc ATM
Kotak mahindra

Send Feedback

Sale Instances

Property	Room		
Source	Index No. 2		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	323.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 18,390.00	₹ 15,325.00	-

17/01/2025, 16:52	igr_15901	
15901324 29-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 15901/2024 नोदणी : Regn:63m
गावाचे नाव : मालवणी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4950000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3185100	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: रूम नं. सी/5,मालवणी श्री साई को. ऑप. हो. सो. लिमिटेड, प्लॉट नं. 5, आरएससी-7, मालवणी म्हाडा, मालाड पश्चिम, मुंबई 400 095((C.T.S. Number : 3525/A ;))	
(5) क्षेत्रफळ	30 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अली हसन चौधरी वय:-42 पत्ता:-प्लॉट नं: रूम नं. सी/५, माळ नं: -, इमारतीचे नाव: मालवणी श्री साई को. ऑप. हो. सो. लिमिटेड, ब्लॉक नं: प्लॉट नं. ५, आरएससी-७, मालवणी म्हाडा, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-AYBPC4789P	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-फ्रान्सिस फ्रेड्डी विलसन वय:-28; पत्ता:-प्लॉट नं: -, माळ नं: -, इमारतीचे नाव: निरंकार नगर गेट-७, आझमी नगर, ब्लॉक नं: गांधकवाड नगर, अब्दुल हमीद रोड, मालवणी, रोड नं: मालाड पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-ADQPW1638R	
(9) दस्तावेज करून दिल्याचा दिनांक	25/11/2024	
(10) दस्त नोदणी केल्याचा दिनांक	25/11/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	15901/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेर		

Sale Instances

Property	Room		
Source	Index No. 2		
Floor	-		
	Carpet	Built Up	Saleable
Area	359.00	431.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 16,705.00	₹ 13,921.00	-

06/01/2025, 11:56	igr_4258	
4258451 01-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 4258/2024 नोदणी : Regn:63m
गावाचे नाव : मालवणी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4246800	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं. डी-03, इमारतीचे नाव: मालवणी ममता को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 125,आरएससी - 3,म्हाडा लेआऊट, रोड : मालवणी,मालाड प. मुंबई 400095((C.T.S. Number : 3525/A, ; Survey Number : 263 (pt) ;))	
(5) क्षेत्रफळ	40.00 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:-राजेन्द्र बाळकृष्ण रामाडे वय:-58 पत्ता:-प्लॉट नं: रूम नं. 50, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 5, ब्लॉक नं: ताडदेव पोलीस लाईन, ताडदेव रोड, रोड नं: तुलसीवाडी, ताडदेव, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं:-AFDPR3700E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अब्दुल कलाम शेख वय:-44; पत्ता:-प्लॉट नं: रूम नं. 7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 20, गेट नं. 7, मालवणी, रोड नं: अपो. मौलाना अब्दुल कलाम हॉस्पिटल, मालाड प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400095 पॅन नं:-BLDPS6159M 2): नाव:-फालीमात सौलत शेख वय:-32; पत्ता:-प्लॉट नं: रूम नं. 7, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 20, गेट नं. 7, मालवणी, रोड नं: अपो. मौलाना अब्दुल कलाम हॉस्पिटल, मालाड प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-GGIPS5317A	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2024	
(10)दस्त नोदणी केल्याचा दिनांक	28/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4258/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		

Sale Instances

Property	Room		
Source	Index No. 2		
Floor	-		
	Carpet	Built Up	Saleable
Area	359.00	431.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 22,200.00	₹ 18,500.00	-

7/01/2025, 16:54		lqr_15020	
15020324 29-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	
		दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्त क्रमांक : 15020/2024 नोंदणी : Regn:63m	
गावाचे नाव : मालवणी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	8000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4246800		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: रूम नं. डी-01, इमारतीचे नाव: मालवणी मातृछाया सीएचएस लि.,प्लॉट नं. 59, ब्लॉक नं: म्हाडा कॉम्प्लेक्स,मालवणी,मालाड पश्चिम,मुंबई400095, रोड : आरएससी- 11((Survey Number : 263 ; C.T.S. Number : 3525A ;))		
(5) क्षेत्रफळ	40 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:-लिओ जॉकीम त्रिदादे वय:-69 पत्ता:-प्लॉट नं: बी-303, माळा नं: -, इमारतीचे नाव: कृष्णा अपार्टमेंट , ब्लॉक नं: कादिवली पश्चिम, मुंबई, रोड नं: भद्र लेन, एस.व्ही. रोड , महाराष्ट्र, MUMBAL. पिन कोड:-400067 पॅन नं:-ACDPT2020N		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बदरे आलम अबरारहुसेन चौधरी वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भारत सेवा सोसायटी , ब्लॉक नं: गांधी नगर, चारकोप, कादिवली पश्चिम, मुंबई, रोड नं: सल्फी गल्ली क्रमांक २, शंकर मंदिराजवळ, महाराष्ट्र, MUMBAL. पिन कोड:-400067 पॅन नं:-AJUPA9072B 2): नाव:-हुसारा बदरे आलम चौधरी वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भारत सेवा सोसायटी , ब्लॉक नं: गांधी नगर, चारकोप, कादिवली पश्चिम, मुंबई, रोड नं: सल्फी गल्ली क्रमांक २, शंकर मंदिराजवळ, महाराष्ट्र, MUMBAL. पिन कोड:-400067 पॅन नं:-BMMPC2600R		
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	30/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	15020/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000		
(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 **03rd March 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.

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 ₹ **70,15,387.00 (Rupees Seventy Lakh Fifteen Thousand Three Hundred Eighty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.