

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Santosh Shridhar Mahadik & Sujata Santosh Mahadik**

Residential Flat No. 1802, 18th Floor, Wing - E, "Aaradhya Highpark Projects III of Phase 1",
Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road
(East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India.

Latitude Longitude : 19°15'46.0"N 72°52'36.7"E

Intended User:

Cosmos Bank

VASAI (WEST) BRANCH

Morya Shopping Centre, S.No. 16, H.No. 10 & 11, NAVGHAR, Ambadi Road,
Vasai (West), Palghar - 401 202.

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Regd. Office

B1-001, 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. 1802, 18th Floor, Wing - E, "**Aaradhya Highpark Projects III of Phase 1**", Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India belongs to **Santosh Shridhar Mahadik & Sujata Santosh Mahadik**.

Boundaries of the property

North : Internal Road
South : Singapore International School
East : Wing - F
West : Wing - D

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,00,50,000.00 (Rupees One Crore Fifty Thousands 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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.23 10:01:41 +05'30'


Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



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Residential Flat No. 1802, 18th Floor, Wing - E, "Aaradhya Highpark Projects III of Phase 1", Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 22.01.2025 for Housing Loan Purpose.
1	Date of inspection	20.01.2025
3	Name of the owner / owners	Santosh Shridhar Mahadik & Sujata Santosh Mahadik
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. 1802, 18 th Floor, Wing - E, "Aaradhya Highpark Projects III of Phase 1", Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India. Contact Person : Santosh Shridhar Mahadik (Owner) Contact No. 9870432117
6	Location, Street, ward no	Western Express Highway Village - Mahajanwadi, Mira Road (East) District - Thane
7	Survey / Plot No. of land	Village - Mahajanwadi Old Survey No - 92, New Survey No. 13/1
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	<p>Carpet Area in Sq. Ft. = 390.34 (Area as per Site measurement)</p> <p>RERA Carpet Area in Sq. Ft. = 425.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 467.50 (Carpet Area + 10%)</p> <p>All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Mahajanwadi, Mira Road (East) Taluka - Thane, District - Thane, Pin - PIN - 401107
14	If freehold or leasehold land	Free Hold.
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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.
	<i>IMPROVEMENTS</i>	
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	20,900.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	

37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2024 (As Per Part Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: 1 parking 7 lakh	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, VASAI (WEST) BRANCH Branch to assess Fair Market Value as on 22.01.2025 for Residential Flat No. 1802, 18th Floor, Wing - E, "**Aaradhya Highpark Projects III of Phase 1**", Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India belongs to **Santosh Shridhar Mahadik & Sujata Santosh Mahadik**.

We are in receipt of the following documents:

1)	Copy of Agreement For Sale No.2354 / 2022 Dated 25.01.2022 between Man Vastucon LLP.(The Promoter) And Santosh Shridhar Mahadik & Sujata Santosh Mahadik (The Purchasers).
2)	Copy of Part Occupancy Certificate No.MBMC / PO / 2024 / APL / 00012 Dated 12.03.2024 issued by Mira Bhayander Municipal Corporation.
3)	Copy of Commencement Certificate No.MNP / NR/ 1563 / 2021 - 22 Dated 25.08.2021 issued by Mira Bhayander Municipal Corporation.
4)	Copy of RERA Certificate No.P51700030611 Dated 02.09.2021 issued by Maharashtra Real Estate Regulatory Authority.



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5)	Copy of Possession Notice Dated 01.06.2024 in the name of Santosh Shridhar Mahadik & Sujata Santosh Mahadik issued by Man Vastucon LLP. (Promoter).
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Location

The said building is located at Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107. The property falls in Residential Zone. It is at a traveling distance 4.00 Km. from Dahisar East Metro Station.

Building

The building under reference is having 1 basement + Ground + 2 Podium + 30 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 18th Floor is having 8 Residential Flat. The building is having 5 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 18th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. This Residential Flat is Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.etc.

Valuation as on 22nd January 2025

The Carpet Area of the Residential Flat	:	425.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As Per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	1 Year
Cost of Construction	:	467.50 Sq. Ft. X ₹ 2,700.00 = ₹ 12,62,250.00
Depreciation $\{(100 -) \times (1 / 60)\}$:	N.A. Age of Property below 5 year
Amount of depreciation	:	₹ 0.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 67,650/- per Sq. M. i.e. ₹ 6,285/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	425.00 Sq. Ft. X ₹ 22,000 = ₹93,50,000
Others / Car Parking	:	1 No. X ₹ 7,00,000 = ₹7,00,000.00
Total Value of property as on 22nd January 2025	:	₹1,00,50,000.00

(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 22nd January 2025	:	₹ 1,00,50,000.00 - ₹ 0.00 = ₹ 1,00,50,000.00
Total Value of the property	:	₹ 1,00,50,000.00
The realizable value of the property	:	₹90,45,000.00



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Distress value of the property	:	₹80,40,000.00
Insurable value of the property (467.50 X 2,700.00)	:	₹12,62,250.00
Guideline value of the property (467.50 X 6285.00)	:	₹29,38,238.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1802, 18th Floor, Wing - E, "**Aaradhya Highpark Projects III of Phase 1**", Western Express Highway, Near Singapore International School, Village - Mahajanwadi, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401107, State - Maharashtra, Country - India for this particular purpose at **₹ 1,00,50,000.00 (Rupees One Crore Fifty Thousands Only)** as on 22nd 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 **22nd January 2025** is **₹ 1,00,50,000.00 (Rupees One Crore Fifty Thousands 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.



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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	: 1 basement + Ground + 2 Podium + 30 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 18 th Floor				
3	Year of construction	: 2024 (As Per Part Occupancy Certificate)				
4	Estimated future life	: 59 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Proposed Teak wood door frame with flush doors, Proposed Powder coated aluminium sliding windows, .				
10	Flooring	: Proposed Vitrified tiles flooring.				
11	Finishing	: Proposed Cement Plastering.				
12	Roofing and terracing	: Proposed R.C.C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/ Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/ Poor.	: Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: 5 Lifts
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

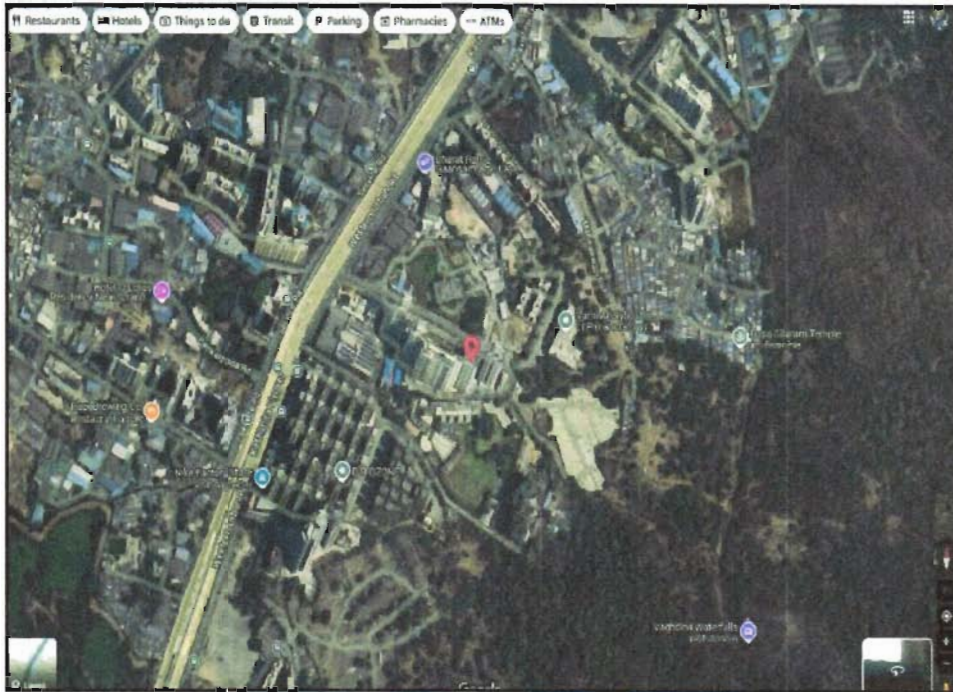
Actual Site Photographs



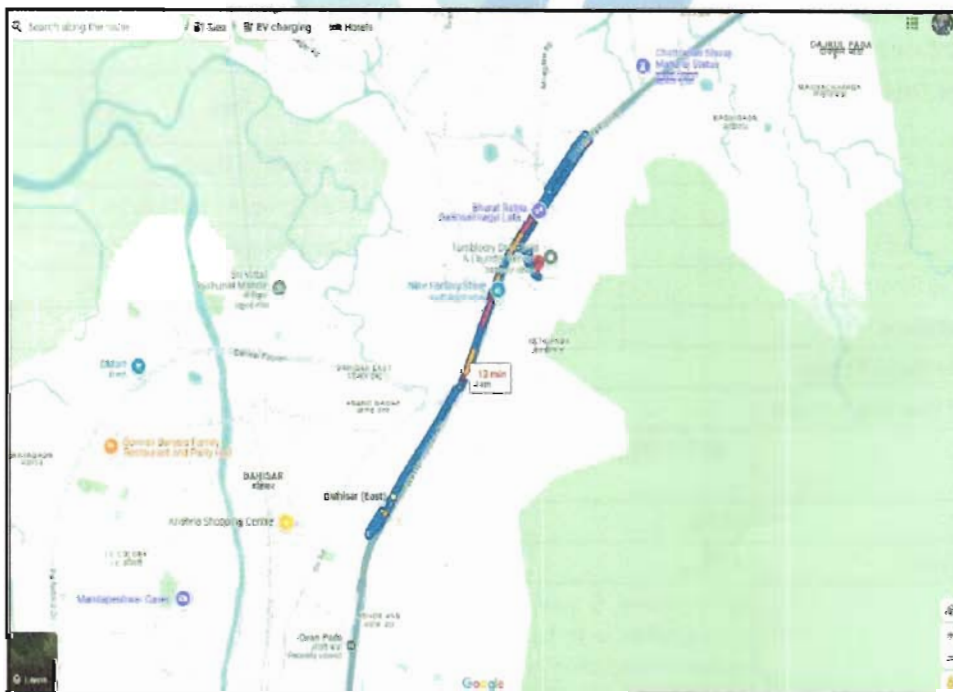
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Route Map of the property



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



Longitude Latitude: 19°15'46.0"N 72°52'36.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Dahisar East - 4.00 Km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : MAHAJANWADI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'B'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land : S) All Properties on East-South Side of Western Express Highway, In Mahajanwadi Village, Except Survey No.12.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	5/25	22300	61500	70800	82200	70800
Survey No. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	61500			
Increase by 10% on Flat Located on 18 th Floor	6150			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	67,650.00	Sq. Mtr.	6,285.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	22300			
The difference between land rate and building rate(A-B=C)	45,350.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	67,650.00	Sq. Mtr.	6,285.00	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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	576.00	633.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,569.00	₹20,518.00	-

magicbricks
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₹1.30 Cr EMI - ₹59k | [Get pre-approved loan](#)

2 BHK Flat For Sale in MCL Aaradhya High Park, [Mira Road, Mumbai](#)

2 Beds **2 Baths** **Unfurnished**

Carpet Area
576 sqft ~ ₹22,569/sqft

Floor
16 (Out of 30 Floors)

Furnished Status
Unfurnished

Developer
[MCL Group](#)

Transaction Type
Resale

Age Of Construction
New Construction

Project
[MCL Aaradhya High Park](#)

Status
Ready to Move

Contact Owner
Get Phone No.

Posted on Jan 14, 25 Property ID

Contact Owner
Suresh Dar +91-XXXXXXXXXX

Get Phone No.

[Download Brochure](#)

More Details

Price Breakup ₹13 Cr

Address On Western Express Highway, Next to Dahisar check Naka, Mumbai, Maharashtra 401107, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing Unfurnished

Loan Offered Estimated EMI: ₹58632 ⊙
[Apply for Home Loan](#)

+4

Age of Construction New Construction

Contact Owner

About Project [Explore Project →](#)



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Price Indicators


Property	Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	363.00	399.30	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹23,416.00	₹21,287.00	-

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₹85.0 Lac EMI - ₹ 38k [How much loan can I get?](#)

1 BHK Flat For Sale in MCL Aaradhya High Park, Mira Road, Mumbai



1 Bed 2 Baths Unfurnished

Carpet Area
363 sqft - ₹23.416/sqft

Floor
13 (Out of 30 Floors)

Furnished Status
Unfurnished

Developer
MCL Group

Project
MCL Aaradhya High Park

Transaction Type
Resale

Age Of Construction
New Construction

Status
Ready to Move

Posted on Jan 14, 25

Contact Owner

Suresh Chandra Srivastava
+91-XXXXXXXXXX

[Get Phone No.](#)

[Download Brochure](#)

[Contact Owner](#)

[Get Phone No.](#)

More Details

Price Breakup	₹85 Lac
Address	On Western Express Highway, Next to Dahisar check Naka, Mumbai, Maharashtra 401107, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 38336 Apply for Home Loan
Age of Construction	New Construction

[Contact Owner](#)

[Explore Project →](#)

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	640.00	704.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,156.00	₹18,324.00	-

6400393 30-09-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि. ठाणे 10 दस्ता क्रमांक : 6400/2023 नोटणी Regn.63m
गावाचे नाव : महाजनवाडी		
(1) विलेखना प्रकार	करारनामा	
(2) मोबदला	12900000	
(3) बाजारभाव/भाडेघट्टाच्या बाबतिलपट्टाकार आकारणी देतो की घट्टेदार से नमुठ करावे)	7698000	
(4) भू-प्राप्त घाटलिस्ता व परकामांक(असल्यास)	1) फलिकेचे नाव मिरा-भाईदर भनपाइतर वर्णन - इतर माहिती- मोडे- महाजनवाडी कार्ड-एस.विभाग-6-25, जुना सर्वे नं 92, नवीन सर्वे नं 1311, क्षेत्रफळ 59.46 चौ. मि. कारपेट. सदनिका क्र.2004.20 वा मजला, डी-विंग आराध्या हाय पार्क, सिंगापूर स्कूल जवळ, महाजनवाडी, वेस्टर्न एक्सप्रेस हाईवे, मिरा रोड पूर्व, ठाणे 401107, सोबत एक कार पार्किंग स्पेस स्लॉट नं.98((Survey Number : जुना सर्वे नं 92, नवीन सर्वे नं 1311.))	
(5) क्षेत्रफळ	65.41 चौ.मीटर	
(6) आकारणी किंवा जुनी रेग्युलेशन असेल तेव्हा		
(7) इतरविषय करून देऊ-या लिस्टन देवळा-या पक्षकाराचे नाव किंवा देवळा न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव उ घरा	1) नाव -अनुपिया - वय -35 घरा -प्लॉट नं 1001 1002 चौ.न.53, माळी नं - दुय्यमलीदे नाव, सनजीवन टॉवर, ब्लॉक नं दिवळ नगर, रोड नं चेंबूर भुवई, मन्गलूर, मुंबई. पिन कोड -400089 पिन नं -8377952354E 2) नाव -दर्शन विष्णूपाय देवु - वय -37 घरा -प्लॉट नं 1001 1002 चौ.न.53, माळी नं - दुय्यमलीदे नाव, सनजीवन टॉवर, ब्लॉक नं दिवळ नगर, रोड नं चेंबूर भुवई, मन्गलूर, मुंबई. पिन कोड -400089 पिन नं -8377957089E	
(8) इतरविषय करून देऊ-या पक्षकाराचे व किंवा देवळा न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव उ घरा	1) नाव -अनुपिया - वय -39, घरा -प्लॉट नं - , माळी नं - दुय्यमलीदे नाव, जीके विला, 9 ट्रेनस्टॉप सोसायटी, ब्लॉक नं ओंफ प्रवीर रोड प्रवीर रोड मन्गलूर, सुभ्रत हॉस्पिटल, एच.टी.पन्वळी बँक जवळ, सोनी नगर, रोड नं बोविवली पश्चिम, मन्गलूर, MUMBAI. पिन कोड -400091 पिन नं -AEXPN401534	
(9) इतरविषय करून दिल्याचा दिनांक	31/04/2023	
(10) दस्ता नोटणी केल्याचा दिनांक	11/04/2023	
(11) अनुक्रमीक क्र. व पृष्ठ	6400/2023	
(12) बाजारभावासाठी नुदाक शुल्क	903000	
(13) बाजारभावासाठी नोटणी शुल्क	30000	

Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	580.00	638.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,976.00	₹19,069.00	-

5173337		सूची क्र.2	दुबळम निबधक सह दु नि ठाणे 7
30-09-2024			दस्ता क्रमांक 5175/2023
Note -Generated Through eSearch Module For original report please contact concern SRO office.			नोंदणी Regn 63m
गावाचे नाव : महाजनवाडी			
(1) विनिश्चय प्रकार	करारनामा		
(2) मोबदला	12165900		
(3) बाजार भाव (भाडेपट्टाकाम्य बाबतिलपट्टाकार अकारणी देणे वी पट्टेदार ने नमूद करावे)	5538189.3		
(4) मू.मापन पोटबिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव-मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मौजे महाजनवाडी जुना सर्वे नं 92 नवीन 13/1 मध्ये बांधला जाणारा एकलप आराध्या हायपार्क मधील प्रोजेक्ट-1 फेज-1 ची इमारत मध्ये सदनिका क्रमांक सी/1902/19 वा भजला सी रिंग. आराध्या हायपार्क सिंगापूर इंटरनेशनल शाळे जवळ महाजनवाडी वेस्टर्न एक्सप्रेस हायवे,मिरा रोड पूर्व,ठाणे-401107. दस्तात नमूद केलेले सदनिका चे क्षेत्रफळ 53.87 चौ.पिटर रेरा कारपेट.((Survey Number जुना सर्वे नं 92 नवीन 13/1))		
(5) क्षेत्रफळ	59.26 चौ.मीटर		
(6) अकारणी किंवा जुडी देण्यात आलेले किंवा			
(7) दस्तावेज करून देणा-या विवृण देवळा या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा आदेश असल्यास प्रतिसादितेच नाव व पत्ता	1) नमूद-मन वास्तुकारने पत्त वी चे अधिकृत हस्ताक्षरी वी मुळेन पद रोड तसे मुंबयचा वी वस के गवरे वय -28 पत्ता-प्लॉट नं - पळी नं 12 वा मजला, दनारतीचे नाव कुमाल कर्मचिपल कोम्प्लेक्स ब्लॉक नं सोपर्स रोड वय वर, वेडूर पश्चिम,मुंबई-400089, रोड नं जी एम. रोड, महाराष्ट्र, मुंबई पिन कोड -400089 पिन नं.-ACRPS8663E		
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा आदेश असल्यास प्रतिसादितेच नाव व पत्ता	1) नाव -ईसीएल फायनन्स लिमिटेड चे अधिकृत हस्ताक्षरी वी कथन लायकाराम विपतानी वय -53, पत्ता-प्लॉट नं - पळी नं 5 वा मजला, इमारतीचे नाव. सोंबर 5, रिंग वी, ब्लॉक नं कॉलेजिनर सिटी पॉल, कॉलेजिनर सिटी, कुर्ना व मुंबई 400070, रोड नं किर्लाल रोड, महाराष्ट्र, मुंबई पिन कोड -400070 पिन नं.-AABCE4916D		
(9) दस्तावेज करून दिल्याचा दिनांक	01/03/2023		
(10) दस्ता नोंदणी केल्याचा दिनांक	20/03/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	5173/2023		
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	851700		
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd 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.



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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 **₹ 1,00,50,000.00 (Rupees One Crore Fifty Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultant
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala
org, c=IN
Date: 2025.01.23 10:02:04 +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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