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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. Kishor Shivaji Phalke & Mrs. Kishori Kishor Phalke**

Residential Flat No. 12, 2nd Floor, "**The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.**", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India.

Latitude Longitude : 19°5'56.9"N 72°54'32.1"E

Intended User:

Cosmos Bank

Amrutnagar Ghatkopar West

Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 2nd Floor, "**The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.**", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India belongs to **Mr. Kishor Shivaji Phalke & Mrs. Kishori Kishor Phalke.**

Boundaries of the property

North	: Shivneri Building No. 56
South	: Priyanjali Building No. 52
East	: Internal Road/Slum Area
West	: Internal Road/Gagdusha Nagar Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 65,89,200.00 (Rupees Sixty Five Lakhs Eighty Nine Thousands Two 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 report.

Hence certified

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Our Pan India Presence at :

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|  Aurangabad |  Pune |  Indore |  Jaipur |

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Residential Flat No. 12, 2nd Floor, "The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 28.01.2025 for Housing Loan Purpose.
1	Date of inspection	27.01.2025
3	Name of the owner / owners	Mr. Kishor Shivaji Phalke & Mrs. Kishori Kishor Phalke
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. 12, 2 nd Floor, "The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India. Contact Person : Mr. Nikhil D. Vasa (Seller) Contact No. 9820758048
6	Location, Street, ward no	Municipality Ward No - N, Jagdusha Nagar, Rifle Range Village - Ghatkopar, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 74/5 of Village - Ghatkopar, Plot No - 54
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. = 355.10 (Area as per Site measurement) Carpet Area in Sq. Ft. = 380.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 456.00 (Carpet Area + 20%) All the above areas are within 7% 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 - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 086
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached

24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Seller Occupied
	(ii) Portions in their occupation	Fully Seller Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 14,000/- 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 – 1977 (As per 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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Amrutnagar Ghatkopar West Branch to assess Fair Market Value as on 28.01.2025 for Residential Flat No. 12, 2nd Floor, "The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India belongs to **Mr. Kishor Shivaji Phalke**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 1002-2025 Dated 17.01.2025 between Mrs. Pravinaben Dinkarra Vasa & Mr. Nikhil Dinkarra Vasa(The Transferor) And Mr. Kishor Shivaji Phalke & Mrs. Kishori Kishor Phalke(The Transferee).
2)	Copy of Occupancy Certificate No. CE/2583/BSIII/A/N Dated 23.11.1977 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Commencement Certificate No. CE/EB/2583/BSIII/A/N Dated 08.04.1975 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 54 inMunicipality Ward No - N, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086. The property falls in Residential Zone. It is at a traveling distance 1.4 km. from Ghatkopar



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Metro Station.

Building

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

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

Valuation as on 28th January 2025

The Carpet Area of the Residential Flat	:	380.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1977 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	48 Years
Cost of Construction	:	456.00 Sq. Ft. X ₹ 2,500.00 = ₹ 11,40,000.00
Depreciation $\{(100 - 10) \times (48 / 60)\}$:	72.00%
Amount of depreciation	:	₹ 8,20,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,23,957/- per Sq. M. i.e. ₹ 11,516/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 95,893/- per Sq. M. i.e. ₹ 8,909/- per Sq. Ft.
Value of property	:	380.00 Sq. Ft. X ₹ 19,500 = ₹74,10,000
Total Value of property as on 28th January 2025	:	₹74,10,000.00

(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 28th January 2025	:	₹ 74,10,000.00 - ₹ 8,20,800.00 = ₹ 65,89,200.00
Total Value of the property	:	₹ 65,89,200.00
The realizable value of the property	:	₹59,30,280.00
Distress value of the property	:	₹52,71,360.00
Insurable value of the property (456.00 X 2,500.00)	:	₹11,40,000.00
Guideline value of the property (456.00 X 8909.00)	:	₹40,62,504.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 12, 2nd Floor,



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"The Ghatkopar Nilambar Co-op. Hsg. Soc Ltd.", Plot No. 54, Jagdusha Nagar, Rifle Range, Golibar Road, Village - Ghatkopar, Municipality Ward No. N, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India for this particular purpose at **₹ 65,89,200.00 (Rupees Sixty Five Lakhs Eighty Nine Thousands Two Hundred Only)** as on 28th 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 **28th January 2025** is **₹ 65,89,200.00 (Rupees Sixty Five Lakhs Eighty Nine Thousands Two 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.



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PART III- VALUATION

I, hereby declare that

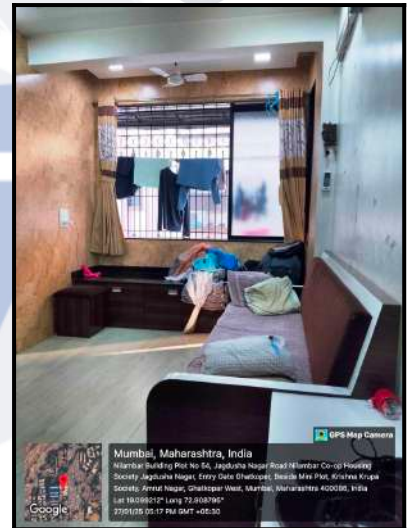
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 3 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 1977 (As per occupancy certificate)				
4	Estimated future life	: 12 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
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 + POP Finish.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: Not Provided
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

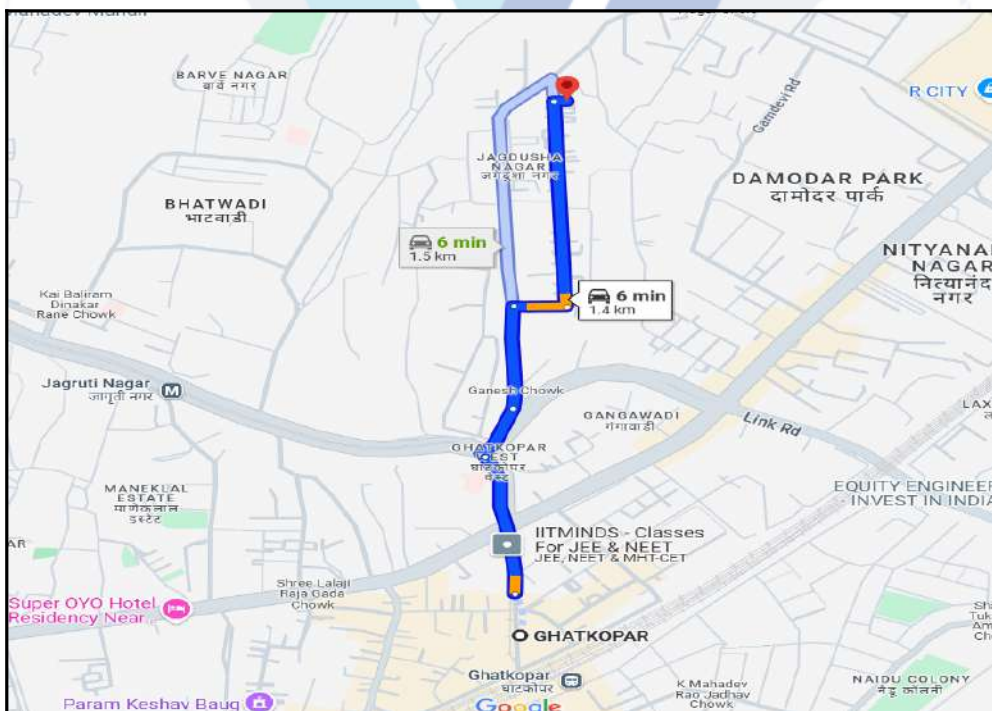
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°5'56.9"N 72°54'32.1"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Ghatkopar - 1.4 km.).

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

*** Welcome to Valuation of Properties in Maharashtra

Location Details

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: 74 SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
65490	137730	158390	174800	137730	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	137730			
Decrease by 10% on Flat Located on 2 nd Floor	13773			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,23,957.00	Sq. Mtr.	11,516.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	65490			
The difference between land rate and building rate(A-B=C)	58,467.00			
Percentage after Depreciation as per table(D)	48%			
Rate to be adopted after considering depreciation [B + (C X D)]	95,893.00	Sq. Mtr.	8,909.00	Sq. Ft.

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%


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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	416.67	500.00	600.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,600.00	₹18,000.00	₹15,000.00


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SPONSORED PROJECT  **₹3.95 Cr**
 3 BHK Apartment
 Wadhwa The Address, Godrej & Boyce Industry Estate, Ghatkopar West, Mumbai
 Avg. Price ₹32.92 K/sq.ft [Contact](#)

Home / Mumbai / Ghatkopar West / Apartment for Sale in Ghatkopar West / 2 BHK Flat Last updated: Nov 7, 2024

2 BHK Flat   **₹90.0 L** EMI starts at ₹44.68 K
 ₹18 K/sq.ft [Contact Owner](#)

By **SWARAJ HOMES BUILDERS & DEVELOPER**
 Swaraj Homes Gelda Sadan, D.G.Q.A. Colony, Ghatkopar West, Mumbai


 [SHARE](#) [SAVE](#)



500.00 sq.ft [convert unit](#)
 Built Up Area ₹18 K/sq.ft Avg. Price Ready to move Possession status Middle of 3 floors West facing Facing Semi Furnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY

Property Location
 Swaraj Homes Gelda Sadan, D.G.Q.A. Colony, Ghatkopar West, Mumbai

Great choice! Nice neighborhood around

Contact Seller
 **Minesh Domadia**
 Owner
 +9198209.....

Around This Property
 School  Hospital

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	416.67	500.00	600.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹18,720.00	₹15,600.00	₹13,000.00

HOUSING.COM Buy In Mumbai + Add Download App List Property Free Saved

Home / Mumbai / Ghatkopar West / Apartment for Sale in Ghatkopar West / 1RK Flat Last updated: Jan 23, 2025

1 RK Flat ₹78.0 L EMI starts at ₹38.72 K
Nagesh bldg, Ghatkopar West, Mumbai ₹15.6 K/sq.ft

Bedroom Kitchen + 2 more

500.00 sq.ft Built Up Area ₹15.6 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Middle of 7 floors North facing Facing Unfurnished Furnishing

OVERVIEW FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property Location **Nagesh bldg, Ghatkopar West, Mumbai**

Around This Property

- School: K.V.K Ghatkopar Sarvajanik School, 2 mins (0.5 km)
- Hospital: Dr Praful Lokhande's Shantiniketan Hospital, 1 min (0.5 km)

View more on Maps

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	364.09	436.91	524.29
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹20,599.00	₹17,166.00	₹14,305.00

19780390 03-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. कुर्ला 3 दस्ता क्रमांक : 19780/2024 नोटणी : Ragn:83m
गावाचे नाव : घाटकोपर		
(1)वित्तव्यापार प्रकार	करारनामा	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	5590480.7	
(4) भू.मापन पोर्टाहिस्सा व घरकामांक(असल्यास)	1) पातिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 04, माळा नं: तळ मजला, इमारतीचे नाव: घाटकोपर प्रियांजली को ऑप, हौसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं.52,जगदुशा नगर, रोड : घाटकोपर पश्चिम मुंबई - 400088, इतर माहिती: सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये मासन आदेश क्र. मुद्रांक 2021/अनौ. स.क्र.12/प्र.क्र.107/म -1(धोरण)दि. 31/03/2021 अन्वये 1 टक्के सवलत देण्यात आली आहे. (C.T.S. Number : 74 :)	
(5) क्षेत्रफळ	40.59 चौ.मीटर	
(6)अकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-जैशाली चंद्रकांत गावडे वय-73 पत्ता-प्लॉट नं: 04, माळा नं: तळ मजला, इमारतीचे नाव: घाटकोपर प्रियांजली को ऑप, हौसिंग सोसायटी लि., ब्लॉक नं: प्लॉट नं.52, जगदुशा नगर, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड-400088 पॅन नं.-ACPPG2897L 2): नाव-अर्पिता अमोल करमळकर (मान्यता देणार) वय-48 पत्ता-प्लॉट नं: ए-132, माळा नं: -, इमारतीचे नाव: ठ सुदर्शन एथन, ब्लॉक नं: -, रोड नं: चेवूर, महाराष्ट्र, MUMBAI. पिन कोड-400071 पॅन नं.-AEHPG3829E 3): नाव-सुवर्णा प्रधान (मान्यता देणार) - वय-43 पत्ता-प्लॉट नं: ई 1406, माळा नं: -, इमारतीचे नाव: अर्णा सपबर, ब्लॉक नं: कांचा गांधीबोवली, रोड नं: नातगठला, आंध्र प्रदेश, K.V.RANGAREDDY. पिन कोड:-500019 पॅन नं.-AKFFPG1410R 4): नाव-शिवराम चंद्रकांत गावडे (मान्यता देणार) वय-38 पत्ता-प्लॉट नं: 04, माळा नं: -, इमारतीचे नाव: प्राणजली, ब्लॉक नं: प्लॉट नं 52, जगदुशा नगर, रोड नं: घाटकोपर पश्चिम, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं.-ASLPG0177B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-मानसी मनोज नाईक वय-44, पत्ता-प्लॉट नं: रुम नं 06, माळा नं: -, इमारतीचे नाव: दत्त छाया घाळ नं. - 02, ब्लॉक नं: इंदिरा नगर नं. - 01, गोळीबार रोड, रोड नं: जगदुशा नगर,घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड-400088 पॅन नं.-ANSPP8114B 2): नाव-सुवर्णा सहदेव पवार वय-63; पत्ता-प्लॉट नं: 2/8, माळा नं: -, इमारतीचे नाव: दत्त छाया घाळ, ब्लॉक नं: इंदिरा नगर, गोळीबार रोड, रोड नं: दत्त टैपल जवळ, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड.-400088 पॅन नं.-BZQFP3059J	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2024	
(11)अनुक्रमांक,खंड व पुढ	19780/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	375000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)थोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	375.13	450.15	540.18
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹19,193.00	₹15,995.00	₹13,329.00

17856389 11-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 17856/2024 नोटणी : Regn.03m
गावाचे नाव : घाटकोपर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7200000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5183881.74	
(4) भू-मापन,पोटहिस्ता व प्रक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: प्लॉट नं.12, 2 रा मजला, राजश्री सदन को-ऑप हाऊसिंग सोसायटी लि., घाटकोपर(पश्चिम), मुंबई - 400088, जगदुशा नगर, गोळीबार रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 450 चौरस फुट बिल्ट-अप,(41.82 चौरस मीटर बिल्ट-अप)((C.T.S. Number : 74/9,74/PART :))	
(5) क्षेत्रफळ	41.82 चौ.मीटर	
(6)आकारणी किंवा जुळी 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:-द्विपक जयतीतास घेलाणी वय:-78 पत्ता:-प्लॉट नं: प्लॉट नं.12, माळा नं: 2 रा मजला, इमारतीचे नाव: राजश्री सदन सोपचएस लिमिटेड, ब्लॉक नं: घाटकोपर (पश्चिम), मुंबई, रोड नं: प्लॉट नं.35, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AABPG5212B 2): नाव:-नीरू द्विपक घेलाणी वय:-69 पत्ता:-प्लॉट नं: प्लॉट नं.12, माळा नं: 2 रा मजला, इमारतीचे नाव: राजश्री सदन सोपचएस लिमिटेड, ब्लॉक नं: घाटकोपर (पश्चिम), मुंबई, रोड नं: प्लॉट नं.35, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-DXFPG0816K 3): नाव:-धर्मेरा द्विपक घेलाणी वय:-43 पत्ता:-प्लॉट नं: प्लॉट नं.12, माळा नं: 2 रा मजला, इमारतीचे नाव: राजश्री सदन सोपचएस लिमिटेड, ब्लॉक नं: घाटकोपर (पश्चिम), मुंबई, रोड नं: प्लॉट नं.35, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-ALFPG7197Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पायल विक्रम नाईक तर्फे मुख्यावर म्हणून कुसुम लाटूभा जडेजा वय:-59; पत्ता:-प्लॉट नं: प्लॉट नं.52/15, माळा नं: -, इमारतीचे नाव: प्रियाजली, ब्लॉक नं: घाटकोपर (पश्चिम), मुंबई, रोड नं: जगदुशा नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AHZPJ4188G 2): नाव:-विक्रम श्रीकांत नाईक तर्फे मुख्यावर म्हणून कुसुम लाटूभा जडेजा वय:-59; पत्ता:-प्लॉट नं: प्लॉट नं.52/15, माळा नं: -, इमारतीचे नाव: प्रियाजली, ब्लॉक नं: घाटकोपर (पश्चिम), मुंबई, रोड नं: जगदुशा नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AHGPN8827K	
(9) दस्तऐवज करून दिव्याचा दिनांक	10/09/2024	
(10)दस्त नोटणी केल्याचा दिनांक	10/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17856/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	432000	
(13)बाजारभावाप्रमाणे नोटणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारत 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 **28th January 2025**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 65,89,200.00 (Rupees Sixty Five Lakhs Eighty Nine Thousands Two Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

