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CIN: U74120MH2010PTC207869

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

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

🌐 **www.vastukala.co.in**

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.**

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: 2025.01.28 15:10:15 +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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📍 Mumbai	📍 Nashik	📍 Rajkot	📍 Raipur
📍 Aurangabad	📍 Pune	📍 Indore	📍 Jaipur

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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

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 Dinkarrai Vasa & Mr. Nikhil Dinkarrai 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 in Municipality 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 Masonery 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:

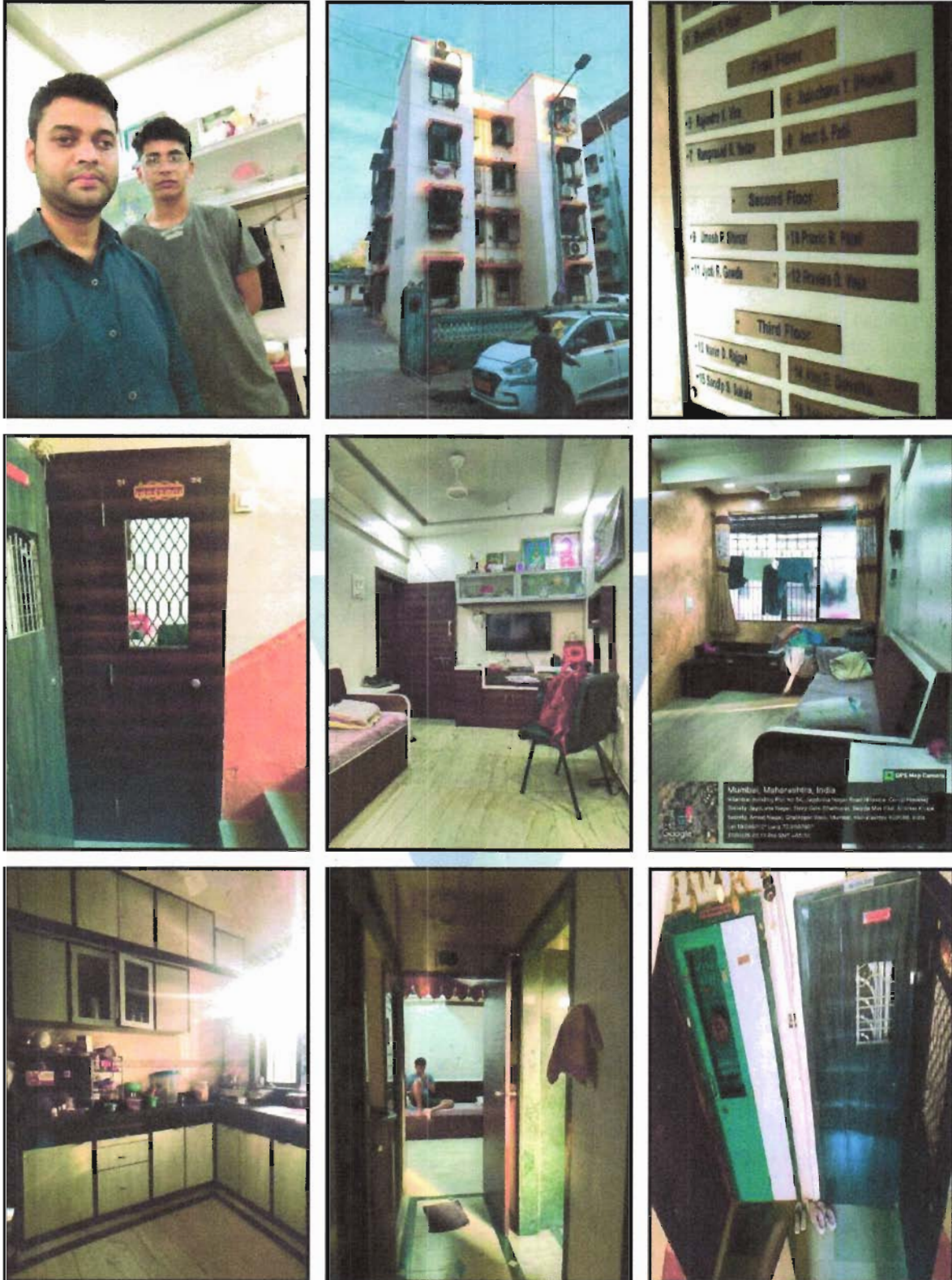
ANNEXURE TO FORM 0-1

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	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	

Technical details**Main Building**

15	Sanitary installations		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	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



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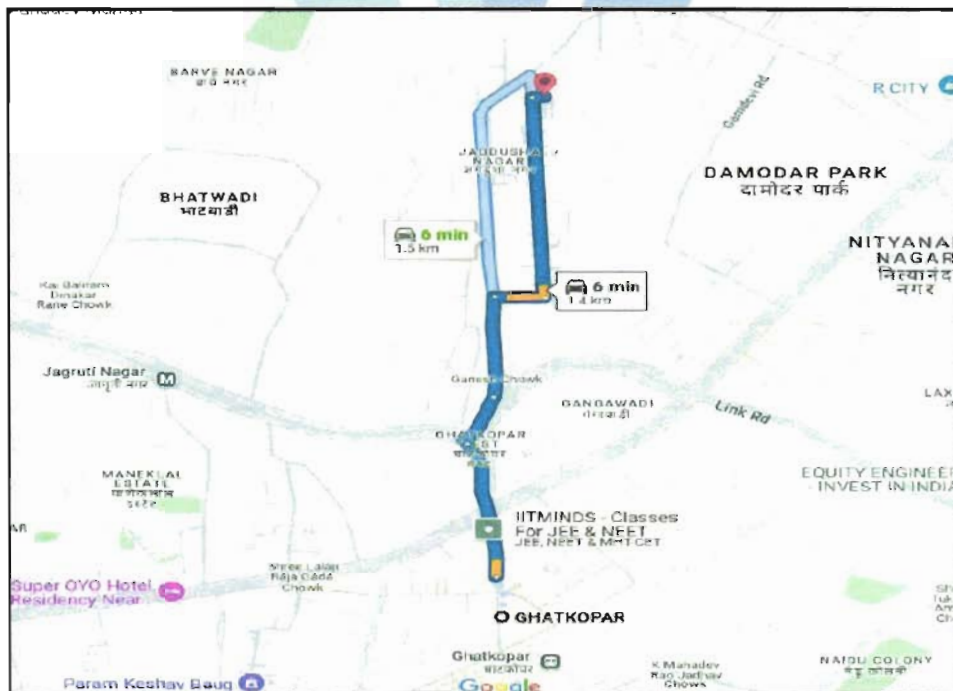
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Route Map of the property



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.).

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

HOUSING.com Buy in Mumbai

₹3.95 Cr
3 BHK Apartment
Wadhwa The Address, Godrej & Boyce Industry Estate, Ghatkopar West, Mumbai
Avg. Price ₹32.92 K/sq ft

2 BHK Flat
By SWARAJ HOMES BUILDERS & DEVELOPER
Swaraj Homes Gelda Sadan, D.G.O.A. Colony, Ghatkopar West, Mumbai

₹90.0 L EMI starts at ₹44.68 K
₹18 K/sq ft

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

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

Contact Seller: Mitesh Gomadia
+9198209...



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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

Mumbai / Ghatkopar West / Apartment for Sale in Ghatkopar West / 1 RK Flat Last updated: Jan 21, 2025

1 RK Flat **₹78.0 L** EMI starts at **₹38.72 K**

Nagesh bldg, Ghatkopar West, Mumbai ₹15.6 K/sq.ft

Bedroom

Bedroom

Kitchen

+ 2 more

500.00 sq.ft
convert to sq.m
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 Sarvajani
School

2 mins
(0.5 km)

Hospital

Dr. Pratul Lokhande's
Shantiribetan Hospital

1 min
(0.5 km)

[View more on Maps](#)

Property Overview



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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	दुय्यम निबंधक सत्र दु.नि. कुर्ता 3 दस्ता क्रमांक 19780/2024 नोंदणी Regn 83m
गावाचे नाव : घाटकोपर		
(1) विक्रीचा प्रकार	करारनामा	
(2) मीटरदस्ता	7500000	
(3) काजत/भाडेपट्ट्याचा कायदेशीर/दस्तावर अकारणी देणे की पट्टेदार ते नमुद करावे	5590480 7	
(4) भू-मालक/पॉटॅन्सिअल व परक्यांचा (असल्यास)	1) पार्लिकेचे नाव मुंबई मनपाद्वारे वर्णन -सदनिष्ठा नं 04 भाळा नं. लख मजला, इमारतीचे नाव घाटकोपर प्रियाजली की ऑप. होमिंग सोसायटी लि. ब्लॉक नं. प्लॉट नं 52, कादुवा नगर, रोड घाटकोपर पश्चिम मुंबई - 400088. इतर माहिती -सदर दस्तातील मिळकत प्रकिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये सामन अटीचा क्र. मुद्रांक 2021/अनौ.स.क्र.12/प.क्र.107/प-1(धोरण/दि. 31/03/2021) अन्वये 1 टक्के सवलत देण्यात आली आहे (; C.T.S Number 74)	
(5) क्षेत्रफळ	40.50 चौ मीटर	
(6) अकारणी किंवा दुही टेंप्यात असत तेव्हा		
(7) दस्तावेज करम देण-या/दिग्गम देण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुक्कामना किंवा अटीस असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव -वेरावती चंद्रकांत गावडे (सम्यक्त देणार) व-73 पत्ता -प्लॉट नं 04 भाळा नं लख मजला, इमारतीचे नाव घाटकोपर प्रियाजली की ऑप. होमिंग सोसायटी लि. ब्लॉक नं. प्लॉट नं 52, कादुवा नगर, रोड न घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400088 पिन नं -ACPPG2897L 2) नाव -अर्पिता अशोक करमकर (सम्यक्त देणार) व-46 पत्ता -प्लॉट नं 5, 152 भाळा नं. - इमारतीचे नाव ठ सुदर्शन गणम ब्लॉक नं. - रोड नं. डेवूर महाराष्ट्र, MUMBAI पिन कोड -400071 पिन नं -AEHPG3829E 3) नाव -सुवर्णा प्रधान (सम्यक्त देणार) - व-43 पत्ता -प्लॉट नं 5, 1406, भाळा नं. - इमारतीचे नाव अर्जा सापकर ब्लॉक नं. काज गणेशदेवती रोड नं. नारायण, अंध प्रदेश K/V RANGAREDOY पिन कोड -500019 पिन नं -AKFPG1410R 4) नाव -शिवराज चंद्रकांत गावडे (सम्यक्त देणार) व-38 पत्ता -प्लॉट नं 04 भाळा नं. - इमारतीचे नाव प्राजापती ब्लॉक नं. प्लॉट नं 62, कादुवा नगर, रोड न घाटकोपर पश्चिम महाराष्ट्र, MUMBAI पिन कोड -400088 पिन नं -ASLPG0177B	
(8) दस्तावेज करम देण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुक्कामना किंवा अटीस असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव -मनली इमनेश नईक व-44 पत्ता -प्लॉट नं. करम नं 06, भाळा नं. - इमारतीचे नाव दत्त छाया छाव नं. 02, ब्लॉक नं. इंदिरा नगर - 01, गोखीवार रोड, रोड नं कादुवा नगर घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400088 पिन नं -JNSPP0114B 2) नाव -सुवर्णा सहदेव पवार व-63 पत्ता -प्लॉट नं 2/6, भाळा नं. - इमारतीचे नाव दत्त छाया साक ब्लॉक नं इंदिरा नगर, गोखीवार रोड, रोड न दत्त टेंपल जवळ मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400088 पिन नं. -BZOPP3066J	
(9) दस्तावेज करम दिल्याचा दिनांक	30-08-2024	
(10) दस्त नोंदणी केण्याचा दिनांक	30-08-2024	
(11) अनुक्रम क्र. खंड व पृष्ठ	19780/2024	
(12) काजत/भाडेपट्ट्याचे मुद्रांक शुल्क	375000	
(13) काजत/भाडेपट्ट्याचे नोंदणी शुल्क	30000	
(14) शिवा		
मुद्रांकनासाठी विधान घेतलेला तरतूद :-		
मुद्रांक शुल्क आकारास निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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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 SRC office.	सूची क्र.2	दुयम निबंधक सह दुमि कुर्ला 1 डन क्रमांक 17856/2024 नोटणी Regn 53m
गावाचे नाव : घाटकोपर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मॉबदला	7200000	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतिलपट्टाकार अकारणी टॅरिफ को पट्टेदार ते नमूद करावे)	5183881.74	
(4) भू-मापन, प्लॉटहस्ता व प्रकामांक(असल्यास)	1) घाटकोपेचे नाव Mumbai Ma.na.pa इतर वर्जन . इतर माहिती फ्लॉट नं.12, 2 रा मजला, राजश्री सटन को-ऑप हाऊसिंग सोसायटी लि., घाटकोपर(पश्चिम), मुंबई - 400086, जगदुशा नगर, गोळीबार रोड, इतर माहिती. सध्याकेचे क्षेत्रफळ 450 चौरस फुट बिल्ड-अप,(41.82 चौरस मीटर बिल्ड-अप((C T S Number 74/9,74/PART.))	
(5) क्षेत्रफळ	41.82 चौ. मीटर	
(6) अकारणी किंवा जुळी टॅरिफात असेल तेव्हा		
(7) टॅरिफेवज करून देणा-या ठिकाणाचे व किंवा टिवाजी न्यायालयाचा हुकुमनामा किंवा अटोम असल्यास प्रतिकाटिचे नाव व पत्ता	1) नाव -टिपक जयतीलात घेलाजी वष -78 पत्ता -प्लॉट नं 12, माळा नं 2 रा मजला, इमारतीचे नाव राजश्री सटन सोसायटी लिमिटेड, ब्लॉक नं घाटकोपर (पश्चिम), मुंबई, रोड नं प्लॉट नं 38, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI, पिन कोड -400086 पिन नं -AABPG5212B 2) नाव -नैक टिपक घेलाजी वष -60 पत्ता -प्लॉट नं 12, माळा नं 2 रा मजला, इमारतीचे नाव राजश्री सटन सोसायटी लिमिटेड, ब्लॉक नं घाटकोपर (पश्चिम), मुंबई, रोड नं प्लॉट नं 36, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI, पिन कोड -400086 पिन नं -DXFPG0818K 3) नाव -धर्मोप टिपक घेलाजी वष -43 पत्ता -प्लॉट नं 12, माळा नं 2 रा मजला, इमारतीचे नाव राजश्री सटन सोसायटी लिमिटेड, ब्लॉक नं घाटकोपर (पश्चिम), मुंबई, रोड नं प्लॉट नं 36, जगदुशा नगर, गोळीबार रोड, महाराष्ट्र, MUMBAI, पिन कोड -400086 पिन नं -ALFPG7197C	
(8) टॅरिफेवज करून देणा-या ठिकाणाचे व किंवा टिवाजी न्यायालयाचा हुकुमनामा किंवा अटोम असल्यास प्रतिकाटिचे नाव व पत्ता	1) नाव -प्राणत विक्रम नाईक तर्फे मुकण्यार झपुन कुमुम लामुभा जडेजा वष -50 पत्ता -प्लॉट नं 52/15, माळा नं - इमारतीचे नाव प्रिजाजली, ब्लॉक नं घाटकोपर (पश्चिम), मुंबई, रोड नं जगदुशा नगर, महाराष्ट्र, MUMBAI, पिन कोड -400086 पिन नं -AHZPJ4186G 2) नाव -विक्रम शैकात नाईक तर्फे मुकण्यार झपुन कुमुम लामुभा जडेजा वष -50 पत्ता -प्लॉट नं 52/15, माळा नं - इमारतीचे नाव प्रिजाजली, ब्लॉक नं घाटकोपर (पश्चिम), मुंबई, रोड नं जगदुशा नगर, महाराष्ट्र, MUMBAI, पिन कोड -400086 पिन नं -AHGPN8827K	
(9) टॅरिफेवज करून टिवाचा दिनांक	10/09/2024	
(10) डन नोटणी केलाचा दिनांक	10/09/2024	
(11) अनुक्रममांक, खत व पृष्ठ	17856/2024	
(12) बाजारभावमागे मुद्रांक गुन्क	432000	
(13) बाजारभावमागे नोटणी गुन्क	30000	
(14) नोंद		
मुद्रांकनासठी विचारात घेतलेला तपशील -		
मुद्रांक गुन्क आकारतांना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to d.	

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 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 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 **₹ 65,89,200.00 (Rupees Sixty Five Lakhs Eighty Nine Thousands Two Hundred Only)**.

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: 2025.01.28 15:10:34 +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



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