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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 : **Mrs. Monali Yatish Bhatt & Mr. Yatish Kanak Bhatt**

Residential Flat No. 1001, 10th Floor, "**Shree Royal Heights**", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'2.4"N 72°51'23.9"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

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. 1001, 10th Floor, "Shree Royal Heights", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India belongs to **Mrs. Monali Yatish Bhatt & Mr. Yatish Kanak Bhatt**.

Boundaries of the property

North : Shivam Apartment
South : Dada Save Road
East : Ashok Chakravarti Road
West : ESIS Government Quarters

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 **₹ 75,00,000.00 (Rupees Seventy Five Lakhs 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

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Residential Flat No. 1001, 10th Floor, "Shree Royal Heights", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, 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 04.02.2025 for Bank Loan Purpose.
1	Date of inspection	03.02.2025
3	Name of the owner / owners	Mrs. Monali Yatish Bhatt & Mr. Yatish Kanak Bhatt
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. 1001, 10 th Floor, "Shree Royal Heights", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India. Contact Person : Miss. Shila Khule (Tenant) Contact No. 9867201660
6	Location, Street, ward no	Ashok Nagar Village - Akurli, Kandivali (East) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 113,113/1 To 4, Hissa No - 1 of Village - Akurli, Plot No - 2 New Survey No - 38, Hissa No. 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. = 279.52 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 300.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 330.00 (Carpet Area + 10%)</p> <p>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 - Akurli, Kandivali (East) Taluka - Borivali, District - Mumbai Suburban , Pin - PIN - 400 101
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?	Tenant Occupied - Miss. Shila Khule
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant 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	Tenant Occupied - Miss. Shila Khule
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	25,000/- Present 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 – 2023 (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, Vile Parle (East) Branch Branch to assess Fair Market Value as on 04.02.2025 for Residential Flat No. 1001, 10th Floor, "**Shree Royal Heights**", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101, State - Maharashtra, Country - India belongs to **Mrs. Monali Yatish Bhatt & Mr. Yatish Kanak Bhatt**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2527 / 2022 Dated 22.02.2022 between M/s. Royal's Realtors (The Developers) And Mrs. Monali Yatish Bhatt & Mr. Yatish Kanak Bhatt(The Purchasers).
2)	Copy of Occupancy Certificate No.CHE / A - 4943 / BP(WS) / AR / OCC / 1 / New Dated 29.12.2023 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at bearing Plot No - 2 inVillage - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 101. The property falls in Residential Zone. It is at a traveling distance 600 Mtrs. from Kandivali Railway Station.

Building



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The building under reference is having Part Ground + Part Stilt + 17 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 Good. The building is used for Residential purpose. 10th Floor is having 3 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 10th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Wooden frame openable widow with M. S. Grill, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 4th February 2025

The Carpet Area of the Residential Flat	:	300.00 Sq. Ft.
-----------------------------------------	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2023 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	2 Years
Cost of Construction	:	330.00 Sq. Ft. X ₹ 2,800.00 = ₹ 9,24,000.00
Depreciation $\{(100 -) \times (2 / 60)\}$:	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	:	₹ 1,75,445/- per Sq. M. i.e. ₹ 16,299/- per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. Age of Property below 5 year
Value of property	:	300.00 Sq. Ft. X ₹ 25,000 = ₹75,00,000
Total Value of property as on 4th February 2025	:	₹75,00,000.00

(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 4th February 2025	:	₹ 75,00,000.00 - ₹ 0.00 = ₹ 75,00,000.00
Total Value of the property	:	₹ 75,00,000.00
The realizable value of the property	:	₹67,50,000.00
Distress value of the property	:	₹60,00,000.00
Insurable value of the property (330.00 X 2,800.00)	:	₹9,24,000.00
Guideline value of the property (330.00 X 16299.00)	:	₹53,78,670.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1001, 10th Floor, "Shree Royal Heights", Plot No. 2, Ashok Nagar, Village - Akurli, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, Country - India for this particular purpose at **₹ 75,00,000.00 (Rupees Seventy Five Lakhs Only)** as on 4th February 2025



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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 **4th February 2025** is **₹ 75,00,000.00 (Rupees Seventy Five Lakhs 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:

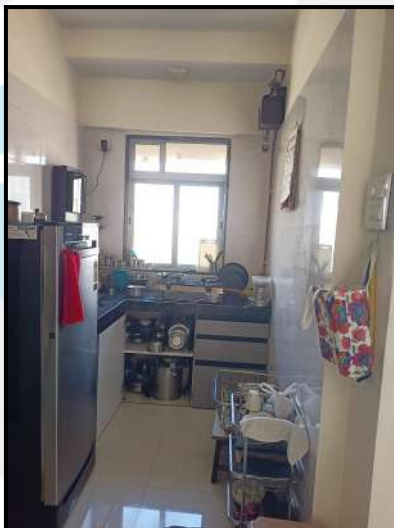
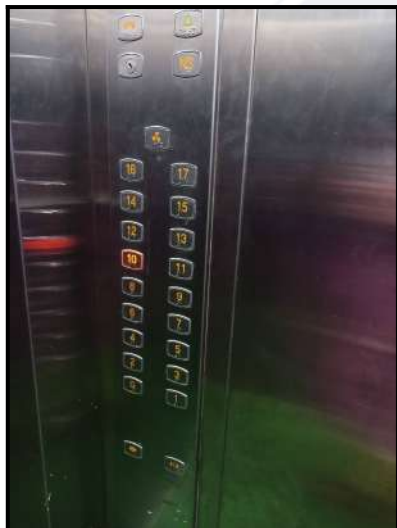
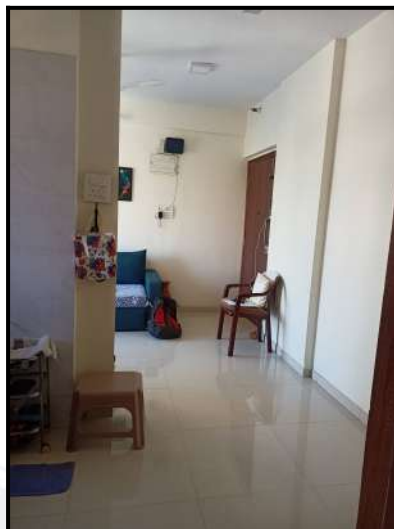
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 17 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 10 th Floor				
3	Year of construction	: 2023 (As per occupancy certificate)				
4	Estimated future life	: 58 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 Solid flush door, Wooden frame openable widow with M. S. Grill, .				
10	Flooring	: Vitrified Tile 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		:	As per Requirement
	(i)	No. of water closets		
	(ii)	No. of lavatory basins		
	(iii)	No. of urinals		
	(iv)	No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.		:	Ordinary
17	Compound wall Height and length Type of construction		:	All external walls are 9" thick and partition walls are 6" thick
18	No. of lifts and capacity		:	2 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

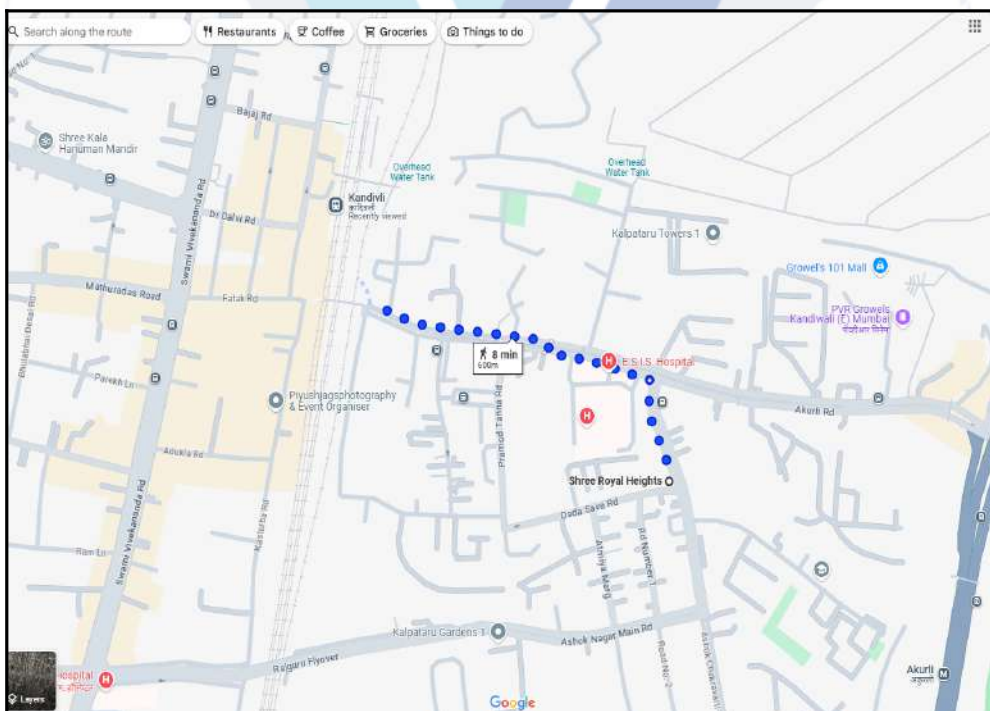
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°12'2.4"N 72°51'23.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 600 Mtrs.).

Ready Reckoner Rate



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

नोंदणी व मुद्रांक
विभाग
महाराष्ट्र शासन



VALUATION
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Rate Calculator
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Valuation For Influence Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai Help on Division

District Name: मुंबई(उपनगर) Zone Name: 77-आकृती (कोरेवाली)

Attribute: क्ष.टी.एस. नंबर 113 SubZone Name: मुद्रांक: उच्चरेस गावानी सी

Open Land	Residence	Office	Shop	Industry	Unit
74610	167090	192150	208860	167090	Square Meter

Next

Activate Windows
Go to Settings to activate Windows

Stamp Duty Ready Reckoner Market Value Rate for Flat	167090			
Increase by 5% on Flat Located on 10 th Floor	8354.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,75,445.00	Sq. Mtr.	16,299.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	74610			
The difference between land rate and building rate(A-B=C)	100,834.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,75,445.00	Sq. Mtr.	16,299.00	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	Residential Flat		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	241.00	265.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,573.00	₹25,066.00	-



The screenshot displays a real estate listing for 'Shree Royal Height' in Kandivali East, Mumbai. The listing features a large image of the building, a price tag of ₹66.45 Lac - 1.29 Cr, and details such as 48 units and configurations of 1, 2 BHK flats. A prominent green button offers to 'Request More Information or a Callback'. The website header includes navigation options like 'Buy', 'Rent', and 'Projects', along with a 'square yards' logo. The listing also includes a 'See on Map' link and a 'Price Insights' section.

Price Indicators

Property	Residential Flat		
Source	Commonfloor.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	241.00	265.10	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,498.00	₹24,998.00	-

Shree Royal Height
By: Royal Realtors Mumbai in Kandivalli East

₹66.27 L onwards

OVERVIEW LOCATION BUY RENT

Total Project Area: **0.19 Acres** | Total Units: **48 Units** | BHK: **1 RK, 1, 2 BHK** | Area: **241 - 467 sq.ft.** (22.39 - 43.39 sq.m)

Possession: **Jul-2024 (Ready-to-move)** | Price Range: **₹ 66.27 L - 1.28 Cr** | Property Type: **Apartment** | Launched Date: **Aug-2019**

RERA ID: **PS1800022042**
For details about RERA registration, visit this [link](#).

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans
1 BHK Apartment Availability: Sold out	NA	300 - 301 sq.ft (27.87 - 33.94 sq.m)	₹ 82.50 L - 1.17 Cr	
1 RK Apartment Availability: Sold out	NA	241 sq.ft (22.39 sq.m)	₹ 66.27 L	
2 BHK Apartment Availability: Sold out	NA	467 sq.ft (43.39 sq.m)	₹ 1.28 Cr	

*Availability: Yes/Sold Out depicts Availability with Builder only. Taxes and other charges may apply. Last Updated on 02-Feb-2025

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	529.00	581.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹21,619.00	₹19,654.00	-

13552516
22-08-2024

Note:-Generated Through eSearch Module,For
original report please contact concern SRO office.

सूची क्र.2

द्वयम निबंधक : सह दु.नि.बोरीवली 8
दस्ता क्रमांक : 13552/2024
नोदणी :
Regn.63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10401352.5
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ई-204, माळा नं: 2 रा मजला, इमारतीचे नाव: अंबिका दर्शन, ब्लॉक नं: चित्ताभाई पटेल रोड,कादिवली पूर्व मुंबई 400101, इतर माहिती: सदतिकेचे क्षेत्रफळ 529 चौ फूट रेरा कारपेट..... सोबत टेरेस चे क्षेत्रफळ 80 चौ फूट रेरा कारपेट.....मूळ दस्त क्र.बरल-8/10448/2023 दिनांक 01.08.2023 मध्ये भरलेले मुद्रांक शुल्क रु.5,59,800/-पैकी रु.4,66,450/-हे अनुच्छेद क्र. 5(ग-अ)(II)अंतर्गत या दस्तात समायोजित करण्यात आले आहे व मेट्रो सेस सहित रु.2,06,600/-एवढे मुद्रांक शुल्क या दस्तात भरण्यात आले आहे. ((C.T.S. Number : 89 ;))
(5) क्षेत्रफळ	54.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भावेश मोरारजी माव वय:-43 पत्ता:-प्लॉट नं: सी /304, माळा नं: 3 रा मजला, इमारतीचे नाव: अंबिका दर्शन, ब्लॉक नं: सी.पी. रोड, कादिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AIQPM9920P 2): नाव:-नीलेश मोरारजी भानुशाली वय:-42 पत्ता:-प्लॉट नं: सी /304, माळा नं: 3 रा मजला, इमारतीचे नाव: अंबिका दर्शन, ब्लॉक नं: सी.पी. रोड, कादिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ALGPB0415M 3): नाव:-मे दि कादिवली मेटल वर्क्स चे भागिदार चंद्रेश बी. वेलानी (मान्यता देणार) वय:-44 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कादिवली मेटल वर्क्स कंपाउंड, ब्लॉक नं: सी. पी. रोड, कादिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AABFT9244N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपक दामोदर अग्रवाल वय:-54; पत्ता:-प्लॉट नं: 31/703, माळा नं: -, इमारतीचे नाव: संस्कृती विलिडिंग, ब्लॉक नं: ९० फूट रोड, ठाकूर कॉम्प्लेक्स, कादिवली पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-AAHPA0263C
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2024
(10) दस्त नोदणी केल्याचा दिनांक	22/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13552/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	206600
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000
(14) रोरा	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	665.00	732.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹20,926.00	₹19,011.00	-

10595516

02-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 10595/2024

नोंदणी :

Regn:63m

गावाचे नाव : आकुर्ली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11365461.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ए-203, माळा नं: 2 रा मजला, इमारतीचे नाव: अंबिका दर्शन ए अँड बी विंग को ऑप हौ सो लि, ब्लॉक नं: चित्ताभाई पटेल रोड,कांदिवली पूर्व,मुंबई 400101, इतर माहिती: वधवन चे सीटीएस नं 17((C.T.S. Number : 89 ;))
(5) क्षेत्रफळ	68.02 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:-वसंत गजानन संखे वय:-67 पत्ता:-प्लॉट नं: ए-203, माळा नं: 2 रा मजला, इमारतीचे नाव: अंबिका दर्शन ए-बी विंग को ऑप हौ सो लि, ब्लॉक नं: चित्ताभाई पटेल रोड, कांदिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AOVPS8738J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर नानासाहेब सलगर वय:-34; पत्ता:-प्लॉट नं: ए-103, माळा नं: -, इमारतीचे नाव: अंबिका दर्शन ए-बी विंग को ऑप हौ सो लि, ब्लॉक नं: सी.पी. रोड, कांदिवली पूर्व, रोड नं: -, , MUMBAI. पिन कोड:-400101 पॅन नं:-DBWPS0242C 2): नाव:-संजीवनी नानासाहेब सलगर वय:-57; पत्ता:-प्लॉट नं: ए-103, माळा नं: -, इमारतीचे नाव: अंबिका दर्शन ए, बी विंग को ऑप हौ सो लि, ब्लॉक नं: सी.पी. रोड, कांदिवली पूर्व, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AMHPS6239C
(9) दस्तऐवज करून दिल्याचा दिनांक	01/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	10595/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	786000
(13) बाजारभावाप्रमाणे 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 **4th February 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.



Since 1989

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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 **₹ 75,00,000.00 (Rupees Seventy Five Lakhs 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



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