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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Rani Krishnat Kanse**

Residential Flat No. 45, 1<sup>st</sup> Floor, Building No B/3, "**Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.**", L.B.S.  
Marg. Opp. Gabriel India Co., Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai  
Suburban , PIN - 400 080, State - Maharashtra, Country - India.

Latitude Longitude : 19°10'50.8"N 72°56'44.2"E

### Intended User:

**Cosmos Bank**

**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West),  
Mumbai - 400 080, State - Maharashtra, Country - India.



### Our Pan India Presence at :

- |              |          |             |             |
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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

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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/02/2025/014100/2310413

06/1-63-PRRJ

Date: 06.02.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 45, 1<sup>st</sup> Floor, Building No B/3, "**Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.**", L.B.S. Marg. Opp. Gabriel India Co., Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India belongs to **Mrs. Rani Krishnat Kanse** .

Boundaries of the property

North	: Internal Road
South	: Open Plot
East	: Building No. B/2 & LBS Road
West	: Mahaveer Tower

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 **₹ 81,75,250.00 (Rupees Eighty One Lakhs Seventy Five Thousands Two Hundred And Fifty 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: 2025.02.06 11:54:11 +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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- |              |          |             |             |
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+91 2247495919

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Residential Flat No. 45, 1<sup>st</sup> Floor, Building No B/3, "**Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.**", L.B.S. Marg. Opp. Gabriel India Co., Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, 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 06.02.2025 for Housing Loan Purpose.
1	Date of inspection	04.02.2025
3	Name of the owner / owners	<b>Mrs. Rani Krishnat Kanse</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 45, 1 <sup>st</sup> Floor, Building No B/3, " <b>Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.</b> ", L.B.S. Marg. Opp. Gabriel India Co., Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Ankit Chande (Owner's CA) Contact No. 9699245255
6	Location, Street, ward no	L.B.S. Marg. Opp. Gabriel India Co. Village - Mulund , Mulund (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 623, 621 & New CTS No. 622A/1 of Village - Mulund
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 432.10</b> <b>(Area as per Site measurement)</b>  <b>Built Up Area in Sq. Ft. = 530.00</b> <b>(Area As Per Agreement for sale)</b>



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13	Roads, Streets or lanes on which the land is abutting	Village - Mulund , Mulund (West) Taluka - Kurla, District - Mumbai Suburban , Pin - PIN - 400 080
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mrs. Rani Krishnat Kanse
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Rani Krishnat Kanse
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	18,800.00 (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 law?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
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		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 1983 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch Branch to assess Fair Market Value as on 06.02.2025 for Residential Flat No. 45, 1<sup>st</sup> Floor, Building No B/3, "Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.", L.B.S. Marg. Opp. Gabriel India Co., Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080, State - Maharashtra, Country - India belongs to **Mrs. Rani Krishnat Kanse**.

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.2370 / 2025 Dated 30.01.2025 between Smt. Prabha Mulji Suchday (The Transferor) And Mrs. Rani Krishnat Kanse(The Transferee).
2)	Copy of Occupancy Certificate No.CE / 1666 / BPES / AT Dated 02.04.1983 issued by Vasai Virar City Municipal Corporation.

### Location

The said building is located at Village - Mulund , Mulund (West), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 080. The property falls in Residential Zone. It is at a traveling distance 2.00 Km. from Mulund Railway Station.

### Building

The building under reference is having Ground + 4 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. 1st Floor is having 4 Residential Flat. The building is without lift.

### Residential Flat:

The Residential Flat under reference is situated on the 1<sup>st</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed Plumbing with Conduit & Concealed Electrical wiringetc.

### Valuation as on 6th February 2025

The Built Up Area of the Residential Flat	:	530.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	1983 (As per occupancy certificate)
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Expected total life of building	: 60 Years
Age of the building as on 2024	: 42 Years
Cost of Construction	: 530.00 Sq. Ft. X ₹ 2,500.00 = ₹ 13,25,000.00
Depreciation $\{(100 - 10) \times (42 / 60)\}$	: 63.00%
Amount of depreciation	: ₹ 8,34,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,43,887/- per Sq. M. i.e. ₹ 13,368/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,14,266/- per Sq. M. i.e. ₹ 10,616/- per Sq. Ft.
Value of property	: 530.00 Sq. Ft. X ₹ 17,000 = ₹90,10,000
Total Value of property as on 6th February 2025	: ₹90,10,000.00

(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)

<b>Fair value of the property as on 6th February 2025</b>	: <b>₹ 90,10,000.00 - ₹ 8,34,750.00 = ₹ 81,75,250.00</b>
<b>Total Value of the property</b>	: <b>₹ 81,75,250.00</b>
<b>The realizable value of the property</b>	: <b>₹73,57,725.00</b>
<b>Distress value of the property</b>	: <b>₹65,40,200.00</b>
<b>Insurable value of the property (530.00 X 2,500.00)</b>	: <b>₹13,25,000.00</b>
<b>Guideline value of the property (530.00 X 10616.00)</b>	: <b>₹56,26,480.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 45, 1<sup>st</sup> Floor, Building No B/3, "Mahavir Shikhar Co-Op. Hsg. Soc. Ltd.", L.B.S. Marg. Opp. Gabriel India Co., Village - Mulund, Mulund (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, Country - India for this particular purpose at **₹ 81,75,250.00 (Rupees Eighty One Lakhs Seventy Five Thousands Two Hundred And Fifty Only)** as on 6th February 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 **6th February 2025** is **₹ 81,75,250.00 (Rupees Eighty One Lakhs Seventy Five Thousands Two Hundred And Fifty 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**

<b>Technical details</b>		<b>Main Building</b>				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 1983 (As per occupancy certificate)				
4	Estimated future life	: 18 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, Aluminium Sliding Windows with window grills, .				
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 Conduit & Concealed Electrical wiring
(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		:	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



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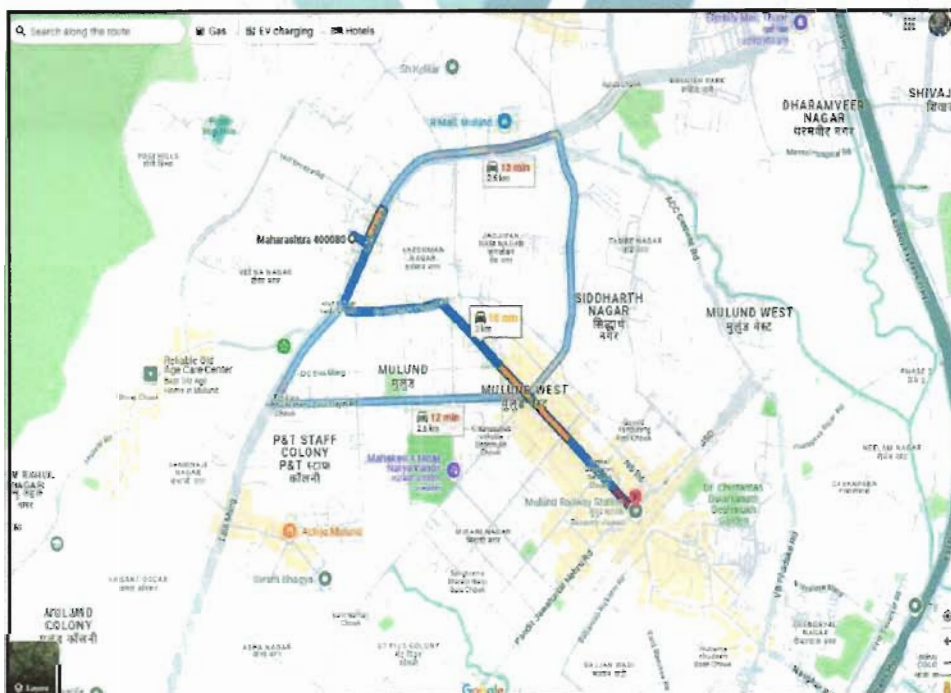
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°10'50.8"N 72°56'44.2"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mulund - 2.00 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**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai Help on Division

District Name: मुंबई (व्यवसाय) Zone Name: 123-मुंबई ( ० ) - फ्लॉट

Attribute: मि.टी.एस. नंबर SubZone Name: प्लॉट: इल.बी.एस. प्लॉट

Open Land	Residence	Office	Shop	Industry	Unit
72360	151460	174100	180200	101400	Square Meter

Next Activate Windows  
Go to Settings to activate Windows.

Stamp Duty Ready Reckoner Market Value Rate for Flat	151460			
Decrease by 5% on Flat Located on 1 <sup>st</sup> Floor	7573			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,43,887.00</b>	<b>Sq. Mtr.</b>	<b>13,368.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	73360			
The difference between land rate and building rate(A-B=C)	70,527.00			
Percentage after Depreciation as per table(D)	42%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,14,266.00</b>	<b>Sq. Mtr.</b>	<b>10,616.00</b>	<b>Sq. Ft.</b>

### 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.

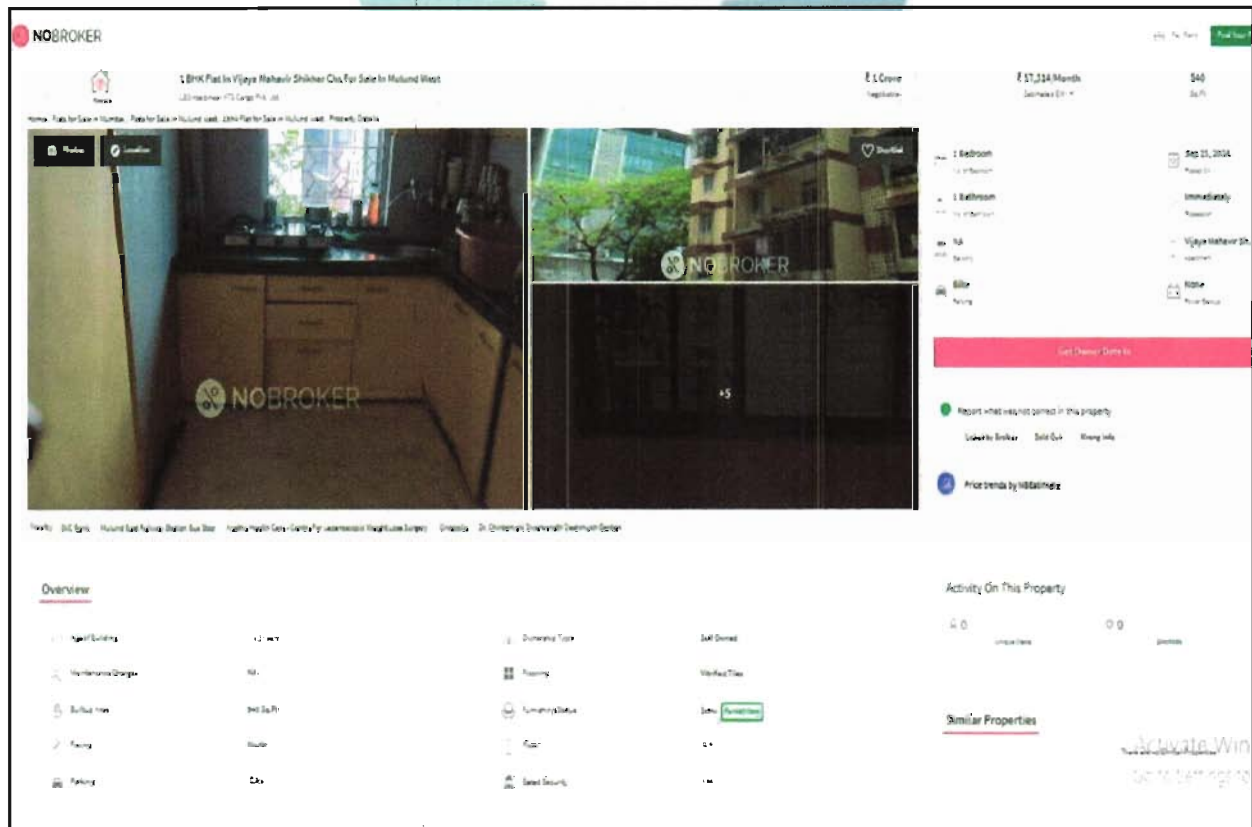
	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

### 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	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	450.00	540.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹22,222.00	₹18,519.00	-



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## Price Indicators

Property	Residential Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	425.00	510.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹25,882.00	₹21,569.00	-

The screenshot displays a real estate listing on the 'square yards' platform. The main listing is for a 'Santoshi Mata CHS Mulund West 1 Bedroom 510 Sq.Ft. Apartment in Mulund West Mumbai' with a listing ID of #0720140 and a price of ₹1.1 Cr. The property is described as a 1-bedroom, semi-furnished apartment with a built-up area of 510 Sq Ft. Below the listing, there are four promotional banners: 'Get a CIBIL Linked Home Loan Estimate' (10+ Banks, Max Loan Amount, Lowest ROI), 'Interiors Package' (Made to Order, Lowest Price, 10-Year Warranty), 'Professional Valuation Report in ₹999' (Market Value, Quick, 100% Report Value), and 'Are you Looking to Advertise a Property?' (100% Property Owners, Transaction Every 10 Minutes). The page also includes navigation tabs like Overview, Furnishing, Amenities, Agent Overview, About Project, Data Intelligence, Reviews, Map and Landmarks, Hot Selling, and Similar. A 'Key Highlights' section is partially visible, mentioning a search for a 1 BHK apartment in Mulund West, Mumbai. A blue banner at the bottom right offers 'Enjoy ₹25,000 Off on Interior Services for a'.



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## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	408.00	490.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹19,608.00	₹16,327.00	-

14367391  
01-07-2024

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

### सूची क्र.2

दुयम निबंधक - सह दु.नि. कुर्ता 4  
दस्ता क्रमांक : 14367/2024  
नोटणी :  
Regn.83m

### गावाचे नाव : मुलुंड

(1) वित्तखाचा प्रकार	करारनामा
(2) मोकडला	8000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी टेलो को पट्टेदार ते नमुद करावे	7887528
(4) मू. मापन, जोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्जन :सदनिका नं. फ्लॉट नं 1, माळा नं. लळमजला बिल्डींग नं बी/6,महावीर शिखर, इमारतीचे नाव: विजया महावीर शिखर को-ऑप हाऊसिंग सोसा ति. ब्लॉक नं. मुलुंड(पश्चिम), मुंबई 400080, रोड : एलबीएस मार्ग, इतर माहिती: सदर मिल्कतीचे मोजे मुलुंड पश्चिम, सी टी एस नं 622ए/1, सदर सदनिकेचे क्षेत्रफळ 490 चौ फुट बांधीव. ( ( C.T.S. Number : 622ए/1 : ) )
(5) क्षेत्रफळ	45.54 चौ.मीटर
(6) आकारणी किंवा जुनी टोप्यात असत तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-चिराम अतुल शाह वय:-31 पत्ता:-फ्लॉट नं. फ्लॉट नं 46, माळा नं. , इमारतीचे नाव: वस्त निवास , ब्लॉक नं. मुलुंड (पश्चिम), मुंबई, रोड नं. एम जी रोड, महाराष्ट्र, मुंबई, पिन कोड:-400080 पॅन नं:-CZNP51248A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-लहरी मोहनलाल कटारिया वय:-54, पत्ता:-फ्लॉट नं. फ्लॉट नं 2, माळा नं. लळमजला, बिल्डींग नं बी/6, इमारतीचे नाव: विजया महावीर शिखर को-ऑप हाऊसिंग सोसायटी ति. ब्लॉक नं. मुलुंड (पश्चिम), मुंबई, रोड नं. एलबीएस मार्ग, महाराष्ट्र, MUMBAI, पिन कोड:-400080 पॅन नं:-ANYPK120/C 2): नाव:-गीता लहरी कटारिया वय:-50, पत्ता:-फ्लॉट नं. फ्लॉट नं 2, माळा नं. लळमजला, बिल्डींग नं बी/6, , इमारतीचे नाव: विजया महावीर शिखर को-ऑप हाऊसिंग सोसायटी ति. ब्लॉक नं. मुलुंड (पश्चिम), मुंबई, रोड नं. मुलुंड (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI, पिन कोड:-400080 पॅन नं:-CILPK236/P
(9) दस्तऐवज करून टिप्पणाचा दिनांक	28/06/2024
(10) दस्ता नोटणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक खंठ व पृष्ठ	14367/2024
(12) बाजारभावाप्रमाणे मुद्रांक मूल्य	480000
(13) बाजारभावाप्रमाणे नोटणी मूल्य	30000
(14) गेरा	
मुद्रांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक मूल्य आकारताना निवडलेला अनुच्छेद :-	(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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	442.00	530.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹17,647.00	₹14,717.00	-

11995391

09-06-2024

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

### सूची क्र.2

द्वयम निबंधक : सह दु.नि. कुर्ता 4

दस्त क्रमांक : 11995/2024

नोदणी :

Regn:63m

### गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) नोंददत्त	7800000
(3) बाजारभाव/भाडेपट्टाचा बाबतितपट्टाकार आकारणी टैली क्री पट्टेदार ते नमुद करावे	6875710.8
(4) भू-मापन, पोटहिस्ता व घरकामांक (असल्यास)	1) पातिकेचे नाव: मुंबई मनपाहतर वर्णन :सदनिका नं: प्लॉट नं. 54, माळा नं: 03 रा मजला, विल्डींग नं. बी-3, महावीर शिखर, इमारतीचे नाव: महावीर शिखर को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड(पश्चिम), मुंबई 400080, रोड नं: एत.बी.एस मार्ग, इतर माहिती: सदर मिळकतीचे मौजे मुलुंड पश्चिम, सि टी एस नं.623 व 621 आणि नवीन सि टी एस नं. 622 ए/1, सदर सदनिकेचे क्षेत्रफळ 530 चौ फूट बांधीव व दस्तात नमुद केल्याप्रमाणे. ( C.T.S. Number : 623 व 621 आणि नवीन सि टी एस नं. 622 ए/1 ; )
(5) क्षेत्रफळ	49.26 चौ.मीटर
(6) आकारणी किंवा चुकी ठेण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गीता के. व्ही. वय:-71 पत्ता:-प्लॉट नं: हाऊस नं.27, माळा नं: - इमारतीचे नाव: प्लॉट नं.38, रुविमणी टैली कॉलनी फेज -2, ब्लॉक नं: हैदराबाद, तेलंगाणा, रोड नं: ए. ओ. सी सेटर ( वेस्ट) जवळ, मरेठपल्ली, नेहलनगर, सिकंदराबाद, HYDERABAD, HYDERABAD. पिन कोड:-500026 पॅन नं:-ABAPK3911B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वेकटेश सुब्रमणियम वय:-37; पत्ता:-प्लॉट नं: प्लॉट नं. 9, माळा नं: ए. विंग, इमारतीचे नाव: सबरबीना को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: गौरीगाव (पश्चिम), मुंबई, रोड नं: 34/35, ऑफ एम जी रोड, मीनाक्षी विल्डींग समोर, मोतीलाल नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-BCWPS2441G 2): नाव:-शिवकामो शंकरनारायणन अय्यर वय:-34; पत्ता:-प्लॉट नं: प्लॉट नं.56, माळा नं: 03रा मजला, इमारतीचे नाव: विल्डींग नं. बी-3, महावीर शिखर को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: एत.बी.एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABTP6932K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2024
(10) दस्त नोदणी केल्याचा दिनांक	03/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11995/2024
(12) बाजारभावप्रमाणे मुद्रांक मूल्य	468000
(13) बाजारभावप्रमाणे नोदणी मूल्य	30000
(14) शेर	
मुद्रांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक मूल्य आकारताना नियतलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th 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.



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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 **₹ 81,75,250.00 (Rupees Eighty One Lakhs Seventy Five Thousands Two Hundred And Fifty 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=mano@vastukala.org, c=IN  
Date: 2025.02.06 11:54:25 +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

