



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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 : **Mr. Nimit Ratanshi Senghani & Mrs. Krishna Nimit Senghani**

Residential Flat No. 202, 20th Floor, Wing - C, Building No. 3, "**Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd.**", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India.

Latitude Longitude : 19°5'50.0"N 72°54'59.8"E

Intended User:

Cosmos Bank

Ghatkopar (West) Branch

S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai - 400 086, 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

www.vastukala.co.in



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 20th Floor, Wing - C, Building No. 3, "**Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd.**", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India belongs to **Mr. Nirmat Ratanshi Senghani & Mrs. Krishna Nirmat Senghani**.

Boundaries of the property

North	: Building No. 3D
South	: Building No. 3B
East	: Internal Road
West	: L.B.S 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 **₹ 2,73,92,220.00 (Rupees Two Crore Seventy Three Lakhs Ninety Two Thousands Two Hundred And Twenty 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 :

- | | | | |
|--|--|---|---|
|  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

 www.vastukala.co.in



Residential Flat No. 202, 20th Floor, Wing - C, Building No. 3, "Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd.", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, 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 20.02.2025 for Housing Loan Purpose.
1	Date of inspection	05.02.2025
3	Name of the owner / owners	Mr. Nirmit Ratanshi Senghani & Mrs. Krishna Nirmit Senghani
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. 202, 20 th Floor, Wing - C, Building No. 3, "Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd.", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India. Contact Person : Mr. Jitendra Yadav (Owner's Driver) Contact No. 9867642728
6	Location, Street, ward no	L. B. S. Marg Village - Ghatkopar, Ghatkopar (West) District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 168A/A, 168A/1-28, 168A/33 & others of Village - Ghatkopar
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	Carpet Area in Sq. Ft. = 783.63 (Area as per Site measurement) Carpet Area in Sq. Ft. = 729.00 Dry Balcony Area in Sq. Ft. = 54.00 Carpet Area in Sq. Ft. = 775.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 930.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Ghatkopar, Ghatkopar (West) 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?	Vacant

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	58,100.00 (Expected rental income per month)
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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: At the time of site visit, building external painting work was in progress.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch Branch to assess Fair Market Value as on 20.02.2025 for Residential Flat No. 202, 20th Floor, Wing - C, Building No. 3, "Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd.", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India belongs to **Mr. Nirmit Ratanshi Senghani & Mrs. Krishna Nirmit Senghani**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3687 / 2025 Dated 07.02.2025 between Mr. Aakrosh Rakeshchandra Sharma & Mrs. Anjali Aakrosh Sharma (The Transferor) And Mr. Nirmit Ratanshi Senghani & Mrs. Krishna Nirmit Senghani (The Transferee).
2)	Copy of Occupancy Certificate No.CE / 6383 / BPES / AN Dated 31.03.2012 issued by Municipal Corporation of Greater Mumbai.

Location

The said building is located at Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086. The property falls in Residential Zone. It is at a traveling distance 2.7 Km. from Ghatkopar Railway Station.

Building

The building under reference is having 2 basements + Stilt + 20 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. 20th Floor is having 4 Residential Flat. The building is having 2 lifts.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Flat:

The Residential Flat under reference is situated on the 20th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Passage + Bathroom + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 20th February 2025

The Carpet Area of the Residential Flat	:	775.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	13 Years
Cost of Construction	:	930.00 Sq. Ft. X ₹ 2,800.00 = ₹ 26,04,000.00
Depreciation $\{(100 - 10) \times (13 / 60)\}$:	19.50%
Amount of depreciation	:	₹ 5,07,780.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,83,623/- per Sq. M. i.e. ₹ 17,059/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,72,547/- per Sq. M. i.e. ₹ 16,030/- per Sq. Ft.
Value of property	:	775.00 Sq. Ft. X ₹ 36,000 = ₹ 2,79,00,000
Total Value of property as on 20th February 2025	:	₹ 2,79,00,000.00

(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 20th February 2025	:	₹ 2,79,00,000.00 - ₹ 5,07,780.00 = ₹ 2,73,92,220.00
Total Value of the property	:	₹ 2,73,92,220.00
The realizable value of the property	:	₹ 2,46,52,998.00
Distress value of the property	:	₹ 2,19,13,776.00
Insurable value of the property (930.00 X 2,800.00)	:	₹ 26,04,000.00
Guideline value of the property (930.00 X 16030.00)	:	₹ 1,49,07,900.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 20th Floor, Wing - C, Building No. 3, "Kalpataru Aura Building No. 3 A, B, C, D, E Co-Op. Hsg. Soc. Ltd. ", L. B. S. Marg, Village - Ghatkopar, Ghatkopar (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 086, State - Maharashtra, Country - India for this particular purpose at **₹ 2,73,92,220.00 (Rupees Two Crore Seventy Three Lakhs Ninety Two Thousands Two Hundred And Twenty Only)** as on 20th 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 **20th February 2025** is **₹ 2,73,92,220.00 (Rupees Two Crore Seventy Three Lakhs Ninety Two Thousands Two Hundred And Twenty 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



PART III- VALUATION

I, hereby declare that

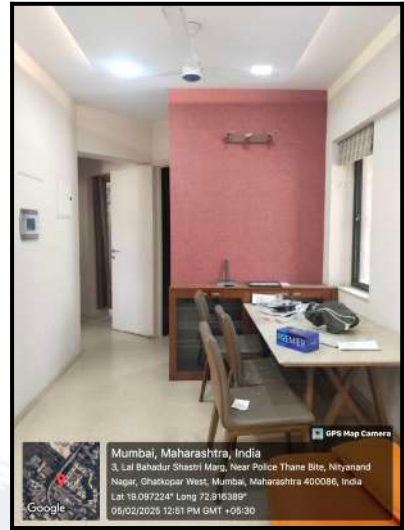
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: 2 basements + Stilt + 20 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 20 th Floor				
3	Year of construction	: 2012 (As per occupancy certificate)				
4	Estimated future life	: 47 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 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

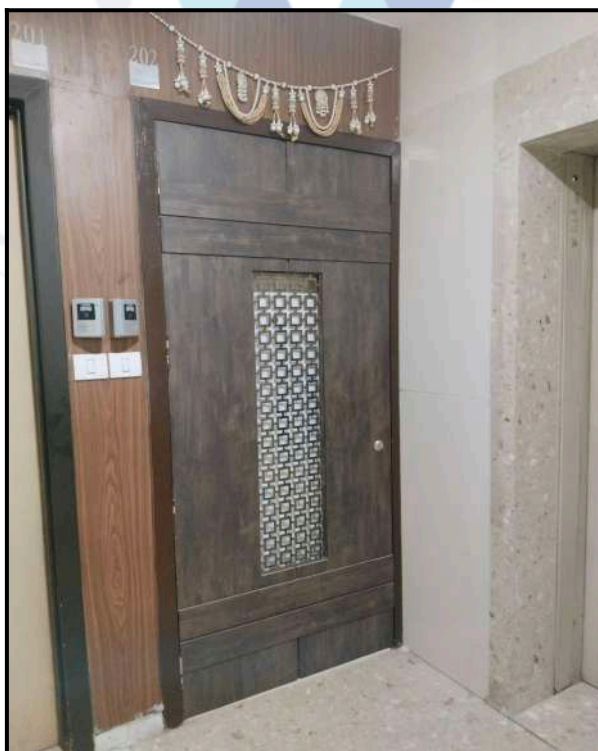
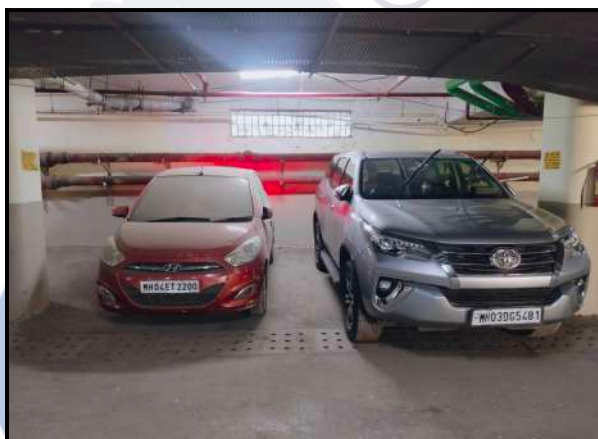
Actual Site Photographs



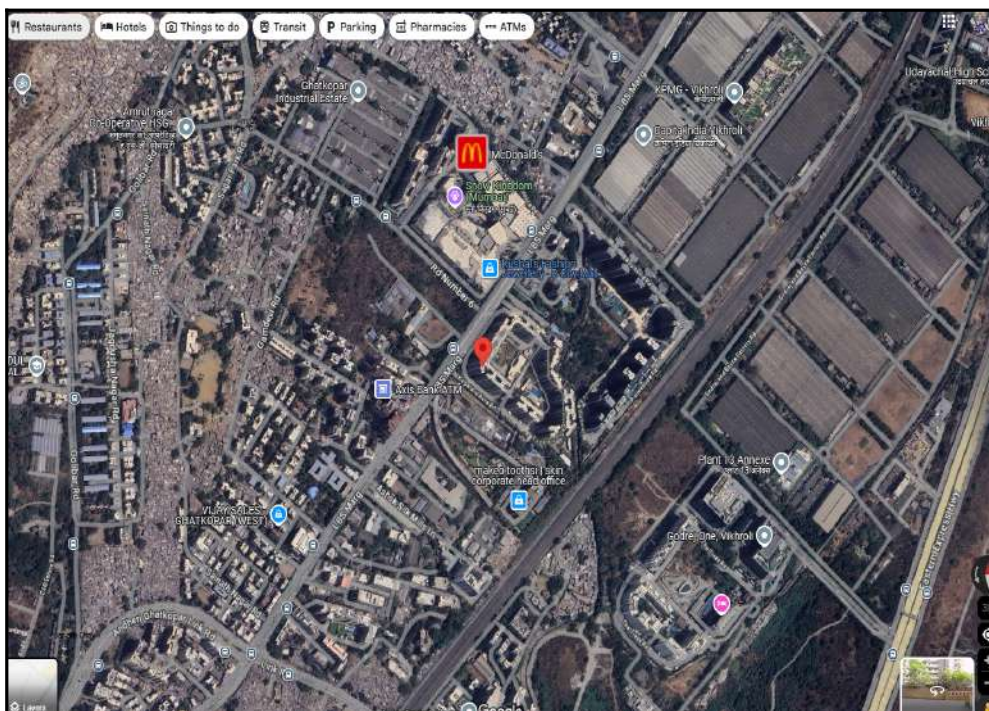
Actual Site Photographs



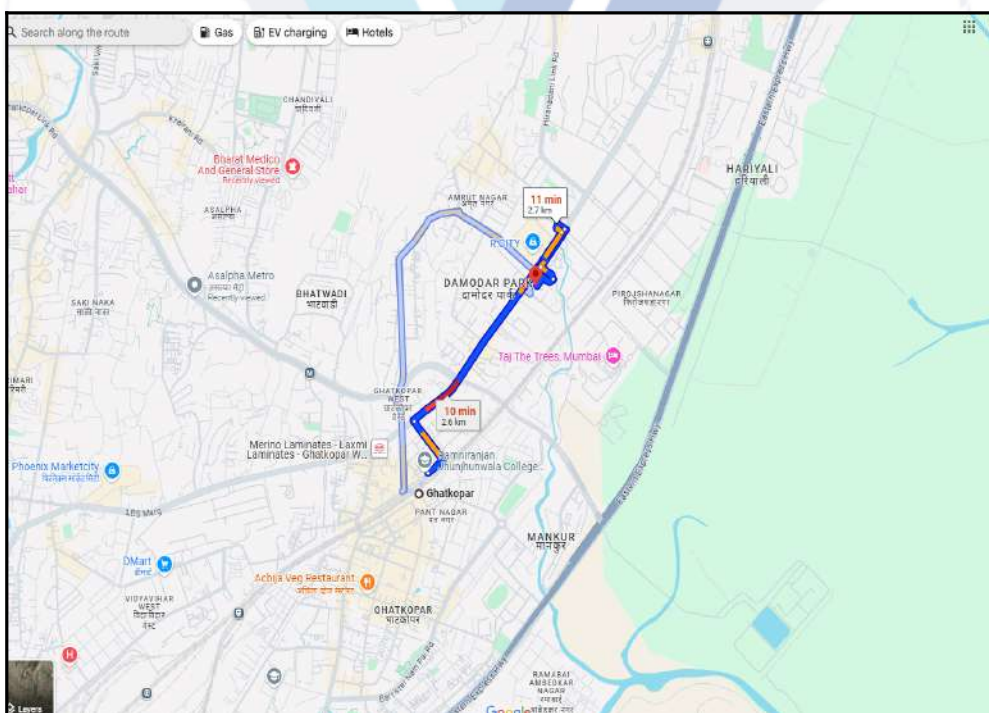
KALPATARU AURA BLDG. NO. 3ABCDE CHS LTD. REGN. NO. MUM/WN/HSG/TC/10699/2014-15 3C BLDG				
1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR
1. 101. S. S. SINGH	2. 201. S. S. SINGH	3. 301. S. S. SINGH	4. 401. S. S. SINGH	5. 501. S. S. SINGH
6. 601. S. S. SINGH	7. 701. S. S. SINGH	8. 801. S. S. SINGH	9. 901. S. S. SINGH	10. 1001. S. S. SINGH
11. 1101. S. S. SINGH	12. 1201. S. S. SINGH	13. 1301. S. S. SINGH	14. 1401. S. S. SINGH	15. 1501. S. S. SINGH
16. 1601. S. S. SINGH	17. 1701. S. S. SINGH	18. 1801. S. S. SINGH	19. 1901. S. S. SINGH	20. 2001. S. S. SINGH



Route Map of the property



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



Longitude Latitude: 19°5'50.0"N 72°54'59.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Ghatkopar - 2.7 Km.).

Ready Reckoner Rate


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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Calculator
Logout

Valuation For Rural Area

Location Details

Select Type Development Agreement Tenant Occupied Other
 Division Name [Help on Division](#)

District Name Zone Name

Attribute SubZone Name

Open Land	Residence	Office	Shop	Industry	Unit
98420	166930	101970	209300	166930	Square Meter

Activate Windows
Go to Settings to activate Windows.

Stamp Duty Ready Reckoner Market Value Rate for Flat	166930			
Increase by 10% on Flat Located on 20 th Floor	16693			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,83,623.00	Sq. Mtr.	17,059.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	98420			
The difference between land rate and building rate(A-B=C)	85,203.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,72,547.00	Sq. Mtr.	16,030.00	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	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	850.00	1,020.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹37,059.00	₹30,882.00	-




magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

[Home](#) » [Property for Sale in Mumbai](#) » [Flats for Sale in Mumbai](#) » [Flats for Sale in Ghatkopar West](#) » [3 BHK Flats for Sale in Ghatkopar West](#) » [850 Sq-ft](#)

₹3.15 Cr

EMI - ₹1.42L | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

3 BHK 850 Sq-ft Flat For Sale [Ghatkopar West, Mumbai](#)



3 Beds
 2 Baths
 1 Covered Parking
 Unfurnished
 Visitor Parking

Carpet Area 850 sqft ₹37,059/sqft	Developer Kalpataru Ltd.	Project Kalpataru Aura	Floor 1(Out of 20 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Study Room	Facing East


Contact Agent

Get Phone No.

Last contact made 2 days ago

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	725.00	870.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹40,690.00	₹33,908.00	-



Home > Property in Mumbai > Flats in Mumbai > Flats in Ghatkopar > Flats in Ghatkopar West > 2 BHK Flats in Ghatkopar West
Posted on Nov 17, 2024 | Ready to move

₹2.95 Cr @ 40,689 per sq.ft.
Estimated EMI ₹2,35,618

2BHK 2Baths
Flat/Apartment for Sale
in Kalpataru Aura, Ghatkopar West, Mumbai

REERA STATUS NOT AVAILABLE | Website: <https://mahameva.maharashtra.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Area

Super Built up area 1143 sq.ft. (106.19 sq.m)

Built Up area: 1050 sq.ft. (97.55 sq.m)

Carpet area: 725 sq.ft. (67.35 sq.m)

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Price

₹ 2.95 Crore + Govt Charges & Tax
@ 40,689 per sq.ft. (All Inclusive) [View Price Details](#)

Address

Kalpataru Aura
Ghatkopar West, Mumbai

Floor Number

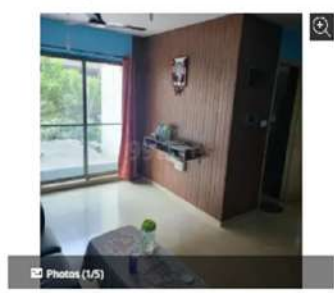
1st of 20 Floors

Overlooking

Main Road


Property Age

10+ Year Old



Places nearby
Ghatkopar West, Mumbai

[View All \(5\)](#)




VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
 Valuers & Appraisers
 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Lender's Engineer
 UY 1/20 MH2010 PTC201709

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	775.00	930.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹35,484.00	₹29,570.00	-

1376520
16-01-2025

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

सूची क्र.2

द्वयम निबंधक : सह दु.नि.कुर्ता 5
दस्त क्रमांक : 1376/2025
नोटणी :
Regn.83m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	27500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	19647326.65
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 41, माळा नं: 4 था मजला,विंग नं. 3जी,कल्पतरू औरा, इमारतीचे नाव: कल्पतरू औरा बिल्डिंगनं.3एफ,जी.एच.आय को ऑप हो सो लि, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड : मुंबई 400086, इतर माहिती: मौजे घाटकोपर,सदनिकेचे क्षेत्रफळ 775 चौ फूट कारपेट व सोबत एक बेसमेंट कार स्पेस नं. बी/594 सहित((C.T.S. Number : 168A/A, 168 A/1 to 28, 168 A/31, 168A/33 and 168G Part ;))
(5) क्षेत्रफळ	86.43 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:-पियुष नागर वय:-45 पत्ता:-प्लॉट नं: 41, माळा नं: विंग नं. 3जी, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ADLPN9242P 2): नाव:-रितु पारीख तर्फे मुखत्यार पियुष नागर वय:-45 पत्ता:-प्लॉट नं: 41, माळा नं: विंग नं. 3जी, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: एलबीएस मार्ग,घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AMKPP2666H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश अमृतलाल छाठवा वय:-58; पत्ता:-प्लॉट नं: ., माळा नं: 1 ला मजला , इमारतीचे नाव: साऊथ साईड,तुलसी भुवन , ब्लॉक नं: एम जी. रोड, कपोल वाडी समोर, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AABPC1060F 2): नाव:-निशा प्रकाश छाठवा वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: 1 ला मजला , इमारतीचे नाव: साऊथ साईड,तुलसी भुवन , ब्लॉक नं: एम जी. रोड, कपोल वाडी समोर, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AAGPC9127J
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2025
(10)दस्त नोटणी केल्याचा दिनांक	16/01/2025
(11) अनुक्रमांक,खंड व पृष्ठ	1376/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1650000
(13)बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14)शेरा	
मुल्यंकनासाठी विचारात घेतलेला तपशील:-	

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	725.00	870.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹35,310.00	₹29,425.00	-

25300520 25-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 25300/2024 नोदणी : Regn.83m
गावाचे नाव : घाटकोपर		
(1) विलेखाचा प्रकार	सेल ॲड	
(2) मोबदला	25600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20956201.55	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं.163,बिल्डिंग नं.3,विंग-बी, माळा नं: 16 वा मजला, इमारतीचे नाव: कल्पतरू औरा बिल्डिंग नं.3 ए.बी.सी.डी.ई.सीएचएस लि., ब्लॉक नं: घाटकोपर(पश्चिम), मुंबई - 400086, रोड : एल.बी.एस. मार्ग, इतर माहिती: सदनिकेचे क्षेत्रफळ 725 चौरस फुट कारपेट, दोन बेसमेंट पेरीफेरी कार पार्किंग स्पेस नं. बिपी-799 व बिपी-800 सहित((C.T.S. Number : 168A, 168A/1-28, 168A/31-33 & 168G(part) ;))	
(5) क्षेत्रफळ	67.35 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गॉर्डन ठिसूळा वय:-41 पत्ता:-प्लॉट नं: फ्लॅट नं ए/6, माळा नं: -, इमारतीचे नाव: रोडा सीएचएस लिमिटेड, ब्लॉक नं: आपटे नर्सिंग होम च्या वर, मालाठ (पश्चिम), मुंबई, रोड नं: टॅक लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-AHVPD2917M 2): नाव:-रोशेल ठिसूळा वय:-37 पत्ता:-प्लॉट नं: फ्लॅट नं ए/6, माळा नं: -, इमारतीचे नाव: रोडा सीएचएस लिमिटेड, ब्लॉक नं: आपटे नर्सिंग होम च्या वर, मालाठ (पश्चिम), मुंबई, रोड नं: टॅक लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-APKPD3345J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत चंद्रलाल दोलकिया वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं. 3बी-161, माळा नं: 16, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: ऑप. आर. सिटी मॉल, घाटकोपर (पश्चिम), मुंबई, रोड नं: एल. बी. एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AABPD2229H 2): नाव:-पारू प्रशांत दोलकिया वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं. 3बी-161, माळा नं: 16, इमारतीचे नाव: कल्पतरू औरा, ब्लॉक नं: ऑप. आर. सिटी मॉल, घाटकोपर (पश्चिम), मुंबई, रोड नं: एल. बी. एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AADPD1022E	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2024	
(10) दस्त नोदणी केव्हाचा दिनांक	16/09/2024	
(11) अनुक्रमांक, खंड व पुष्ट	25300/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1536000	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th 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.

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 **₹ 2,73,92,220.00 (Rupees Two Crore Seventy Three Lakhs Ninety Two Thousands Two Hundred And Twenty 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

