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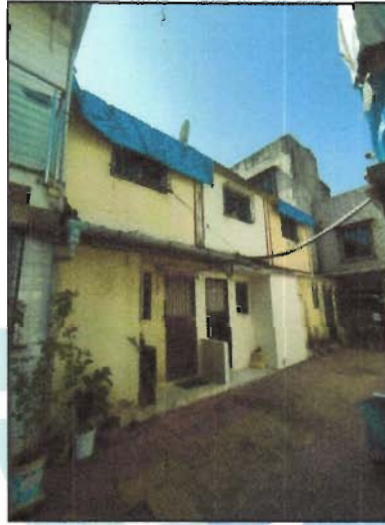
MSME Reg No: UDYAM-MH-18-0083617

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: **Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge**

Residential Room No. B-15, "Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.", Plot No. 861,
RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West),
Mumbai - 400 067, State - Maharashtra, Country - India.

Latitude Longitude - 19°09'59.4"N 72°58'03.1"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 :

- | | | | |
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| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
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| 📍 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 Report / Cosmos Bank / Vile Parle (East) Branch/ Mr. Santosh Ashok Ghadge (014314/2310787)

Page 2 of 19

Vastu/Mumbai/02/2025/014314/2310787

28/07-437-PRV

Date: 28.02.2025

VALUATION OPINION REPORT

The property bearing Residential Room No. B-15, "Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.", Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge**.

Boundaries of the property.

North	:	Plot No. 860
South	:	Residential Bungalow
East	:	Residential Rooms
West	:	Internal Road

Considering various parameters recorded, 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 for **₹ 81,51,769.00 (Rupees Eighty One Lakh Fifty One Thousand Seven Hundred Sixty Nine 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 valuation 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: 2025.02.28 14:13:40 +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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- | | | | |
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| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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Valuation Report of Residential Room No. B-15, "**Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.**", Plot No. 861,
RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067,
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 the Fair Market Value as on 28.02.2025 for Bank Loan Purpose								
2	Date of inspection	15.02.2025								
3	Name of the owner/ owners	Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge								
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 Room No. B-15, " Charkop Indraprastha Co-Op. Hsg. Soc. Ltd. ", Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Mahendra Das (Agent) Contact No. 9821955186								
6	Location, street, ward no	Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067								
	Survey/ Plot no. of land	Survey No. 41, Plot No. 861 of Village Charkop								
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 as per measurement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>169.00</td> </tr> <tr> <td>1st Floor</td> <td>170.00</td> </tr> <tr> <td>Varanda & Back Site Extra Space</td> <td>67.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Ground	169.00	1 st Floor	170.00	Varanda & Back Site Extra Space	67.00
Floor	Carpet area (Sq. Ft.)									
Ground	169.00									
1 st Floor	170.00									
Varanda & Back Site Extra Space	67.00									

		Built Up area as per Approved Building Plan are as under:		
		Floor	Built Up Area	
			Sq. M.	(Sq. Ft.)
			Ground	18.97
	1 st Floor	18.06	195.00	
	Total Area	37.03	399.00	
13	Roads, Streets or lanes on which the land is abutting	Survey No. 41, Plot No. 861 of Village Charkop		
14	If freehold or leasehold land	Lease 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		
21	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.	Copy of Approved Building Plan No. CHE / A - 3793 / BP / WS / AR dated 01.02.2006 issued by MCGM		
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	N.A.		
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA / MCGM norms		

		Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 17,000.00 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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property,	As per sub registrar of assurance records

	registration No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Room in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (As per Building Completion Letter)
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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 28.02.2025 for Residential Room No. B-15, "Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.", Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 25.02.2025 between Mr. Ramesh Dagdu Kamble (The Transferor) And Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge (The Transferees)
2	Copy of Approved Building Plan No. CHE / A - 3793 / BP / WS / AR dated 01.02.2006 issued by MCGM.
3	Copy of Building Completion Letter No. CHE / A – 3739 / BP(WS) / AR dated 01.02.2006 issued by MCGM.
4	Copy of Electricity Bill Consumer No. 9000 0083 2642 dated 25.12.2024 in the name of Mr. Ramesh Dagdu Kamble issued by Tata Power.
5	Copy of Society NOC Letter dated 19.02.2025 in the name of Mr. Santosh Ashok Ghadge & Mrs. Komal Santosh Ghadge issued by Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 2.7 Km. from Kandivali West metro Station.



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Insurable value of the property (399.00 X 2,700.00)	:	₹ 10,77,300.00
Guideline value of the property (399.00 X 11,478.00)	:	₹ 45,79,722.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Room No. B-15, "Charkop Indraprastha Co-Op. Hsg. Soc. Ltd.", Plot No. 861, RSC - 14, Sector - 8, MHADA Layout, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ **81,51,769.00 (Rupees Eighty One Lakh Fifty One Thousand Seven Hundred Sixty Nine Only)** as on **28th February 2025**.

NOTES

1. I, Sharad 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 February 2025 is ₹ 81,51,769.00 (Rupees Eighty One Lakh Fifty One Thousand Seven Hundred Sixty Nine 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.

PART III- DECLARATION

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:



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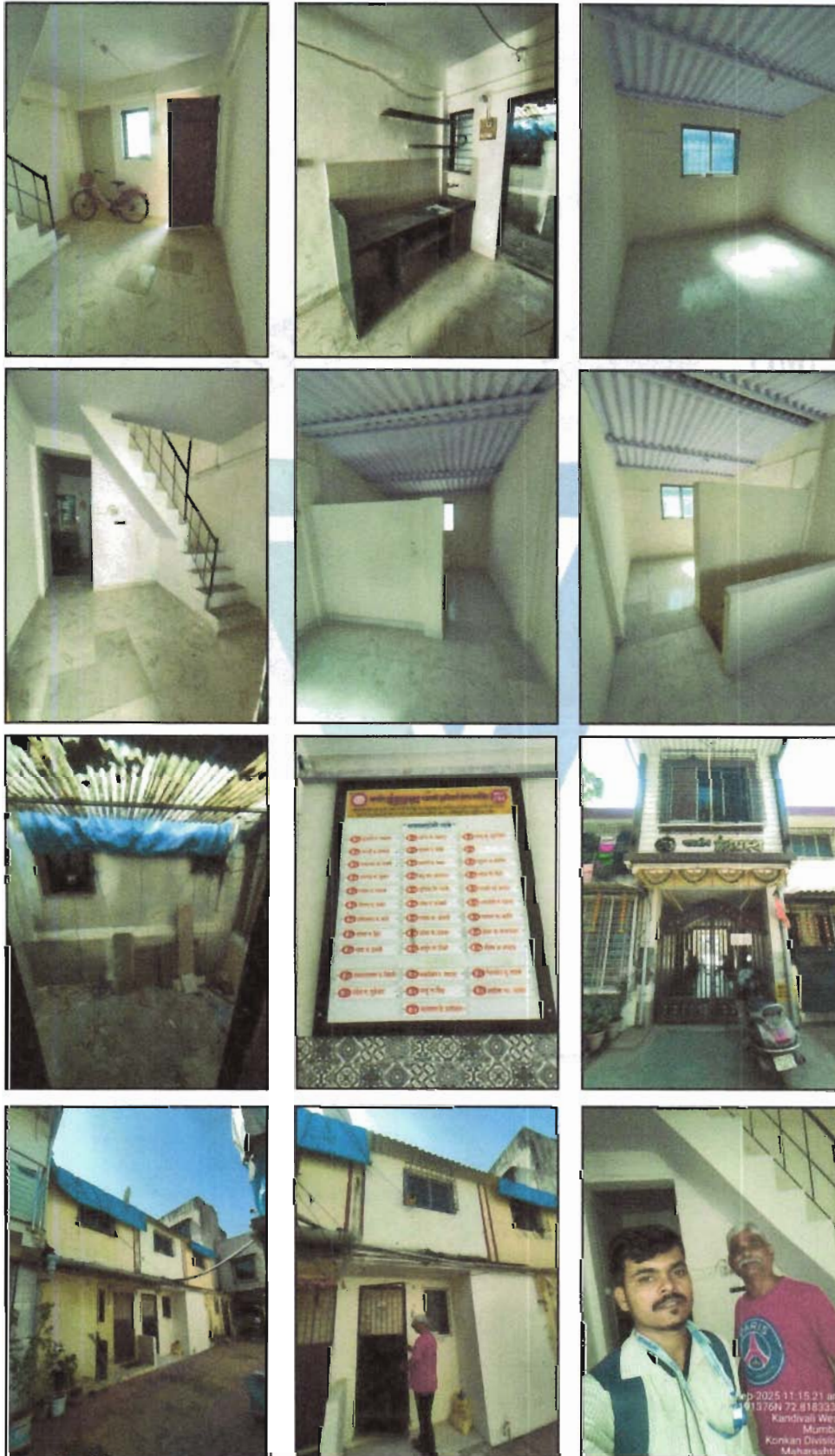
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 st Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground + 1 st Upper Floor
3	Year of construction	2006 (As per Building Completion Letter)
4	Estimated future life	41 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 with AC Sheet Roofing
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Aluminum sliding windows with MS Grills
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
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 electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Not Provided
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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	Cement concrete 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



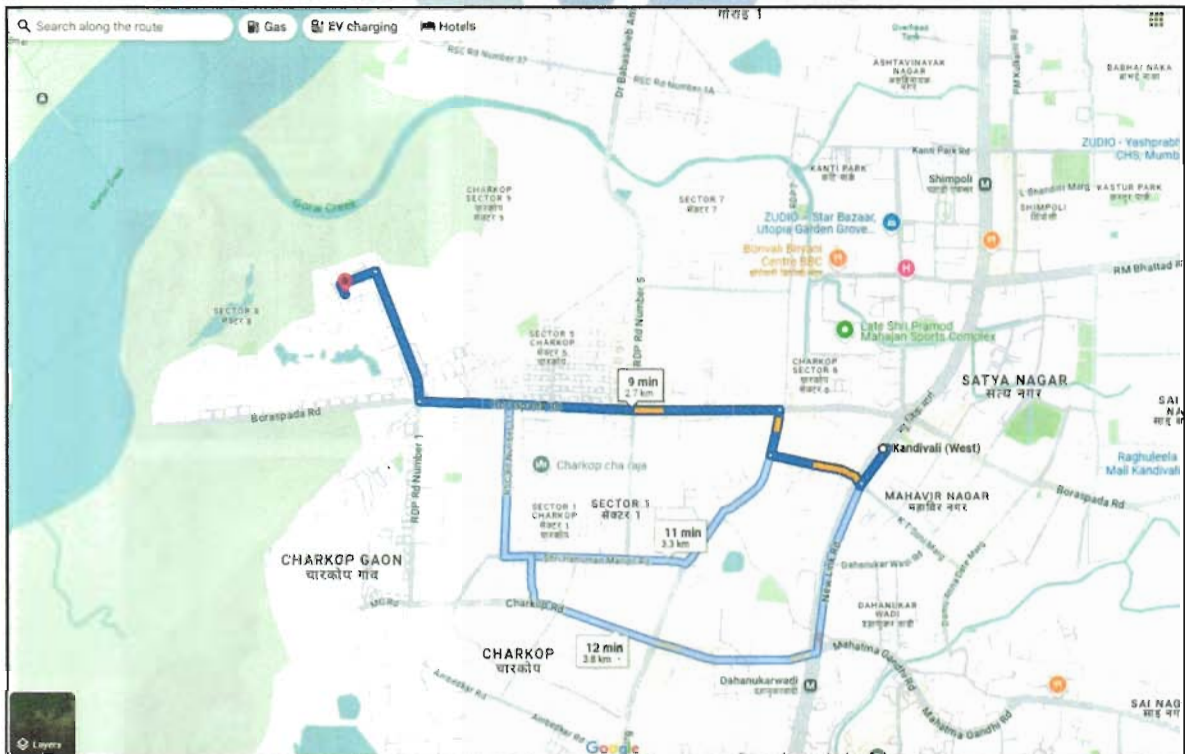
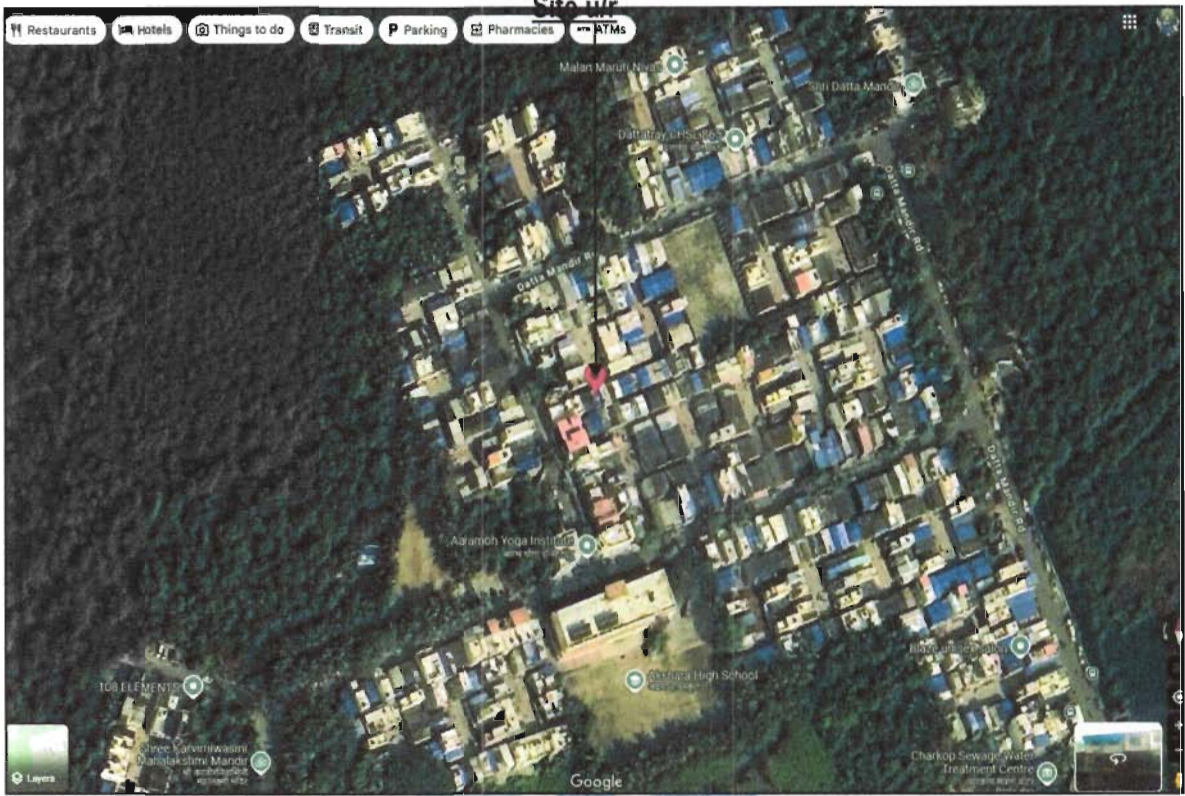
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Route Map of the property



Latitude Longitude - 19°09'59.4"N 72°58'03.1"E

Note: The Blue line shows the route to site from nearest metro station (Kandivali – 2.7 Km.)




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन
 नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 20242025

Selected District मुंबई (उपनगर)

Select Village चारकोप (बोरीवली)

Search By Survey No Location

Select	वपविभाग	चुकी बनीन	निवाची घटनिका	बोडीय	दुकाने	बैवोनिक	एकक (Ru.)
SurveyNo	80/357A-शुभाग- CRZ-I क्षेत्रील समाविष्ट मिळकती.	24520	0	0	0	0	चौरस मीटर
SurveyNo	80/357-शुभाग: चारकोप गावातील संपूर्ण मिळकती.	59310	138620	159410	174000	138620	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Room	1,38,620.00			
No Reduced for Room Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,38,620.00	Sq. Mtr.	12,878.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	59,310.00			
The difference between land rate and building rate (A – B = C)	79,310.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years)	81%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,23,551.00	Sq. Mtr.	11,478.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

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

Table – D: 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	Room		
Source	Housing.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	210.00	252.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	26,190.00	₹ 21,825.00	-

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Saved

300.00 sq.ft
[convert unit](#)
Built Up Area

₹18.33 K/sq.ft
Avg. Price

10 Year Old
Age of property

Ready to move
Possession status

Semi Furnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Location
charkop vijayta Chs, Sector 8, Kandivali West, Mumbai

Around This Property

School
Akshara High School

Hospital
Mangal Murti Hospital
1 min (0.1 km)

4 mins (2.8 km)

View more on Maps

Awesome! Better priced property in this area

Contact Seller

Yashraj Chouhan
Agent
+9199692....

Please share your contact

Name

+91 Phone

Are you a Real Estate Agent?*

Yes No

I agree to be contacted by Housing and agents via
WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?
Shortlist this property for now & easily come back to it later.

Share

Property Overview

<p style="font-size: x-small; color: gray;">Brokerage</p> <p>₹1 Lac (Negotiable) Access Zero Brokerage Properties</p>	<p style="font-size: x-small; color: gray;">Price</p> <p>₹55.0 L</p>
<p style="font-size: x-small; color: gray;">Carpet Area</p> <p>210 sq.ft</p>	<p style="font-size: x-small; color: gray;">Bedrooms</p> <p>1</p>
<p style="font-size: x-small; color: gray;">Bathrooms</p> <p>1</p>	<p style="font-size: x-small; color: gray;">Parking</p> <p>No Parking</p>
<p style="font-size: x-small; color: gray;">Balcony</p> <p>No Balcony</p>	<p style="font-size: x-small; color: gray;">Added</p> <p>19 days ago</p>

About this property

Price Indicators

Property	Room		
Source	nobroker		
Floor	-		
	Carpet	Built Up	Saleable
Area	455.00	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	17,600.00	₹ 16,000.00	-

NOBROKER

1 BHK House For Sale In Kandivali West

₹ 80 Lacs | ₹ 45,851/Month | 500 Sq. Ft.

Independent House, Charkop near Shree Ekveera Vidyalaya / Mohe...

Home / Flats for Sale in Mumbai / Flats for Sale in Kandivali west / 1bhk Flat for Sale in Kandivali west / Property Det...

1 Bedroom (No. of Bedroom)

2 Bathroom (No. of Bathroom)

NA (Balcony)

Bike (Parking)

Feb 14, 2025 (Posted On)

Immediately (Posses on)

Independent House (Independent House/Villa)

None (Power Backup)

Overview

- Age of Building: >99 Years
- Ownership Type: Self Owned
- Flooring: 1B4
- Builtup Area: 500 Sq.Ft
- Plot Area: NA
- Furnishing Status: Semi [Furnish Now](#)
- Facing: Don't Know
- Floor: 0/1

Activity On This Property: 10 Unique Views, 0 Shortlists, 1 Contacted

Similar Properties



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Price Indicators

Property	Room		
Source	nobroker		
Floor	-		
	Carpet	Built Up	Saleable
Area	292.00	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	24,686.00	₹ 20,571.00	-

Post Your Property
Sign up
Login
Menu

1 BHK House For Sale In Charkop Sector 2, Ka...

Independent House, charkop sector 2 ground

₹ 72 Lacs Negotiable

₹ 41,266/Month Estimated EMI

350 Sq Ft

Need Home Loan? Apply Loan

1 Bedroom

1 Bathroom

NA

Bike

Oct 20, 2024

Immediately

Independent House

None

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate Check Now

+8

Nearby: South Indian Bank | I.C. Colony | People's Gym | SANCHAITI SUPERSPECIALITY HOSPITAL.

Malad West

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Flooring	NA	Builtup Area	350 Sq.Ft
Plot Area	350 Sq.Ft	Furnishing Status	Unfurnished Furnish Now

Activity On This Property

194 Unique Views | 9 Shortlists | 10 Contacted

Powered By: NBEstimate

Similar Properties

Sales Instances

Property	Room		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	269.00	323.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	25,455.00	₹ 21,207.00	-

24253451	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7
14-12-2024		दस्त क्रमांक : 24253/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : चारकोण		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6850000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4158600	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं. सी - 27, इमारतीचे नाव: चारकोप 4 साई सिद्धी को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 813,आरएससी - 1,सेक्टर - 8, रोड . चारकोप,कांदिवली प. मुंबई 400067.((Survey Number : 41 (PART) ;))	
(5) क्षेत्रफळ	30.00 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:-संदीप गणपत पवार वय:-54 पत्ता:-प्लॉट नं: रूम नं. सी - 27 , माळा नं: . इमारतीचे नाव: चारकोप 4 साई सिद्धी को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 813, आरएससी - 1, सेक्टर - 8 , रोड नं: चारकोप, कांदिवली प. मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AVKPS6078H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्निलकुमार नटवरलाल कोसाडीया वय:-40; पत्ता:-प्लॉट नं: रूम नं. डी - 5 , माळा नं: . इमारतीचे नाव: चारकोप 4 साई सिद्धी को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 813, आरएससी - 1, सेक्टर - 8 , रोड नं: चारकोप, कांदिवली प. मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AZXPK7211K 2): नाव:-काजल स्वप्निलकुमार कोसाडीया वय:-36; पत्ता:-प्लॉट नं: रूम नं. डी - 5 , माळा नं: . इमारतीचे नाव: चारकोप 4 साई सिद्धी को.ऑप.हौ.सोसा.लि., ब्लॉक नं: प्लॉट नं. 813, आरएससी - 1, सेक्टर - 8 , रोड नं: चारकोप, कांदिवली प. मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CDNPS7778D	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	13/12/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	24253/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	411000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instances

Property	Room		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	224.00	269.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	22,260.00	₹ 18,550.00	-

56451	सूची क्र.2	दुय्यम निबंधक सह दु.नि. बोरीवली 7
03-01-2025		दस्त क्रमांक : 56/2025
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : चारकोण		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4990000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3465500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम न.बी-10, इमारतीचे नाव: चारकोप शांती निवास को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.837 रोड न.आरएससी-12 सेक्टर-8, रोड : चारकोप कांदिवली पश्चिम मुंबई 400067((Survey Number : 41 ;))	
(5) क्षेत्रफळ	25.00 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:-विजय गोपाल नायडू वय:-54 पत्ता:-प्लॉट नं: रूम न.बी-10, माळा नं: -, इमारतीचे नाव: चारकोप शांती निवास को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.837 रोड न.आरएससी-12 सेक्टर-8, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AEXP2308D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप प्रमोद बोरसे वय:-26; पत्ता:-प्लॉट नं: रूम न.बी-1, माळा नं: -, इमारतीचे नाव: चारकोप शांती निवास को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.837 रोड न.आरएससी-12 सेक्टर-8, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CKPPB0735C 2): नाव:-हेमलता एकनाथ पाटील वय:-33; पत्ता:-प्लॉट नं: रूम न.बी-1, माळा नं: -, इमारतीचे नाव: चारकोप शांती निवास को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.837 रोड न.आरएससी-12 सेक्टर-8, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-EGXPP2031K	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/01/2025	
(10)दस्त नोदणी केल्याचा दिनांक	02/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	56/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	299400	
(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 **28th 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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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 ₹ **81,51,769.00 (Rupees Eighty One Lakh Fifty One Thousand Seven Hundred Sixty Nine 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: 2025.02.28 14:13:53 +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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