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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Yogesh Harishchandra Parab**

Residential Flat No. 503, 5th Floor, Wing - A, "**Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.**", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India.

Latitude Longitude : 18°59'45.3"N 72°49'43.4"E

Intended User:

Cosmos Bank

Lower Parel Branch

Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai 400013

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5th Floor, Wing - A, "Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India belongs to **Mr. Yogesh Harishchandra Parab**.

Boundaries of the property

North : Bhakti Sagar Apartment
South : Wing - B
East : Internal Road
West : Shah & Nahar Industrial Estate

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 **₹ 70,92,400.00 (Rupees Seventy Lakhs Ninety Two Thousands Four Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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



Residential Flat No. 503, 5th Floor, Wing - A, "Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, 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 07.03.2025 for Housing Loan Purpose.
1	Date of inspection	06.03.2025
3	Name of the owner / owners	Mr. Yogesh Harishchandra Parab
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	Address: Residential Flat No. 503, 5 th Floor, Wing - A, "Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India. Contact Person : Mr. Yogesh Harishchandra Parab (Owner) Contact No. 9892433776
6	Location, Street, ward no	Village - Lower Parel, District - Mumbai
7	Survey / Plot No. of land	CTS No - 2/158 of Village - Lower Parel
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. = 288.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 280.00 (Area As Per Deed of Release) Built Up Area in Sq. Ft. = 336.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Pin - PIN Code - 400 013
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?	Owner Occupied - Mr. Yogesh Harishchandra Parab
	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 SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Yogesh Harishchandra Parab
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,500.00 (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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 1999 (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 inspection we observed paint peeling in Hall, Kitchen and WC & bath Area		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Lower Parel Branch Branch to assess Fair Market Value as on 07.03.2025 for Residential Flat No. 503, 5th Floor, Wing - A, "Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India belongs to Mr. Yogesh Harishchandra Parab.

We are in receipt of the following documents:

1)	Copy of Deed of Release Dated 04.08.2022 between Smt. Lata Harishchandra Parab, Mrs. Sanchita Suresh Joil & Mr. Suchit Harishchandra Parab(The Releasers) And Mr. Yogesh Harishchandra Parab(The Releasee).
2)	Copy of Occupancy Certificate No.MC / 73 / SRD / 05 / Bldg B Dated 15.10.1999 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, PIN Code - 400 013. The property falls in Residential Zone. It is at a traveling distance 170M from Lower Parel Railway Station.

Building

The building under reference is having Ground + 7 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. 5th Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Wooden frame openable widow with M. S. Grill, Open Conduit Plumbing With Concealed Electrificationetc.

Valuation as on 7th March 2025

The Carpet Area of the Residential Flat	:	280.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1999 (As per occupancy certificate)
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Expected total life of building	:	60 Years
Age of the building	:	26 Years
Cost of Construction	:	336.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,40,000.00
Depreciation $\{(100 - 10) \times (26 / 60)\}$:	39.00%
Amount of depreciation	:	₹ 3,27,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,97,612/- per Sq. M. i.e. ₹ 27,649/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 2,51,188/- per Sq. M. i.e. ₹ 23,336/- per Sq. Ft.
Value of property	:	280.00 Sq. Ft. X ₹ 26,500 = ₹74,20,000
Total Value of property as on 7th March 2025	:	₹74,20,000.00

(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 7th March 2025	:	₹ 74,20,000.00 - ₹ 3,27,600.00 = ₹ 70,92,400.00
Total Value of the property	:	₹ 70,92,400.00
The realizable value of the property	:	₹63,83,160.00
Distress value of the property	:	₹56,73,920.00
Insurable value of the property (336.00 X 2,500.00)	:	₹8,40,000.00
Guideline value of the property (336.00 X 23336.00)	:	₹78,40,896.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5th Floor, Wing - A, "Shamsagar SRA Co.-Op. Hsg. Soc. Ltd.", Sitaram Jadhav Marg, Village - Lower Parel, Taluka - Lower Parel Division, District - Mumbai, Lower Parel, PIN Code - 400 013, State - Maharashtra, India for this particular purpose at **₹ 70,92,400.00 (Rupees Seventy Lakhs Ninety Two Thousands Four Hundred Only)** as on 7th March 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 **7th March 2025** is **₹ 70,92,400.00 (Rupees Seventy Lakhs Ninety Two Thousands Four Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

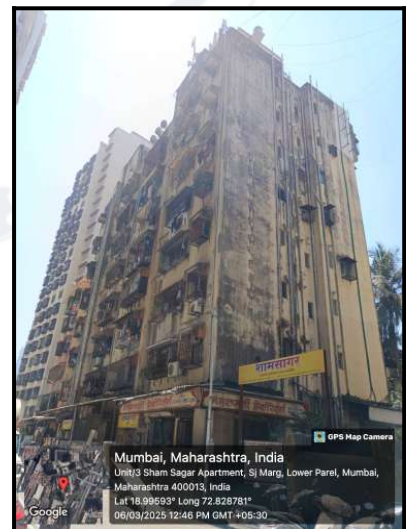
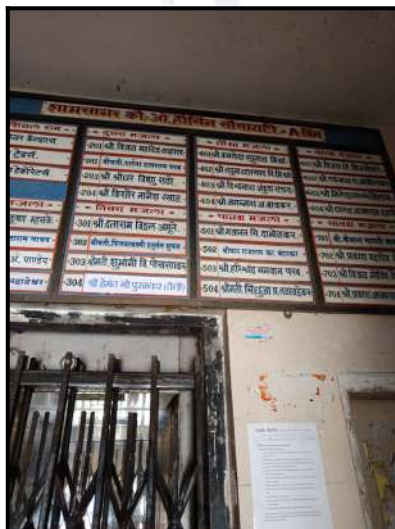
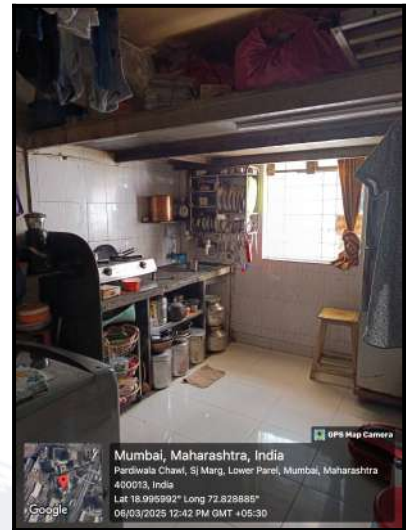
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
 b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

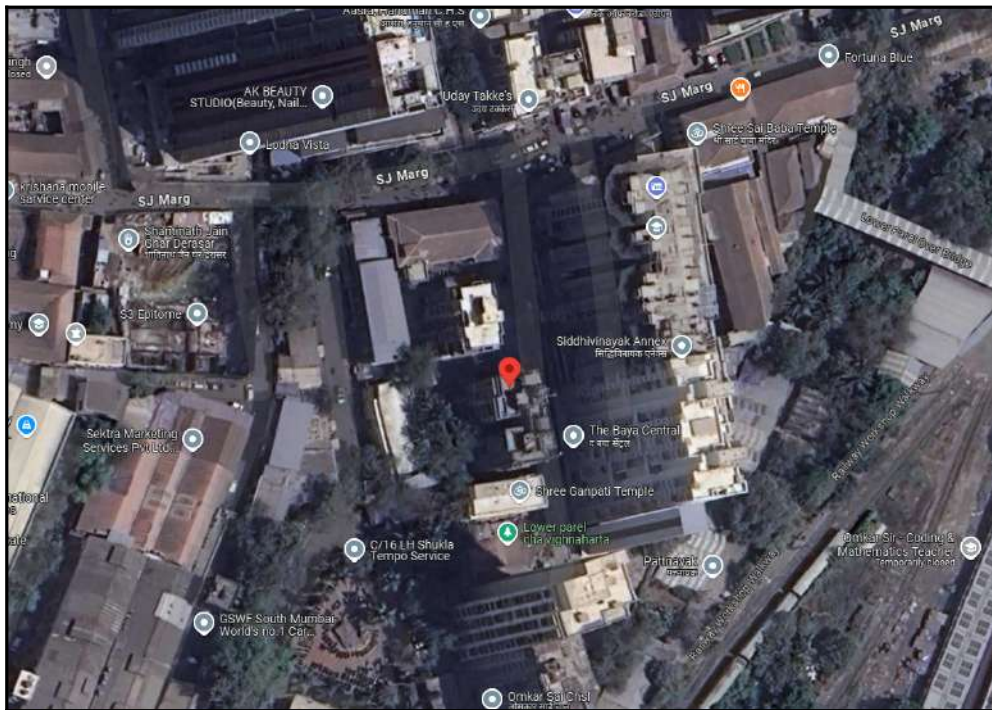
Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 5 th Floor				
3	Year of construction	: 1999 (As per occupancy certificate)				
4	Estimated future life	: 34 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 door with safety door, Wooden frame openable widow with M. S. Grill, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
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.	: Open Conduit Plumbing With Concealed Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
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

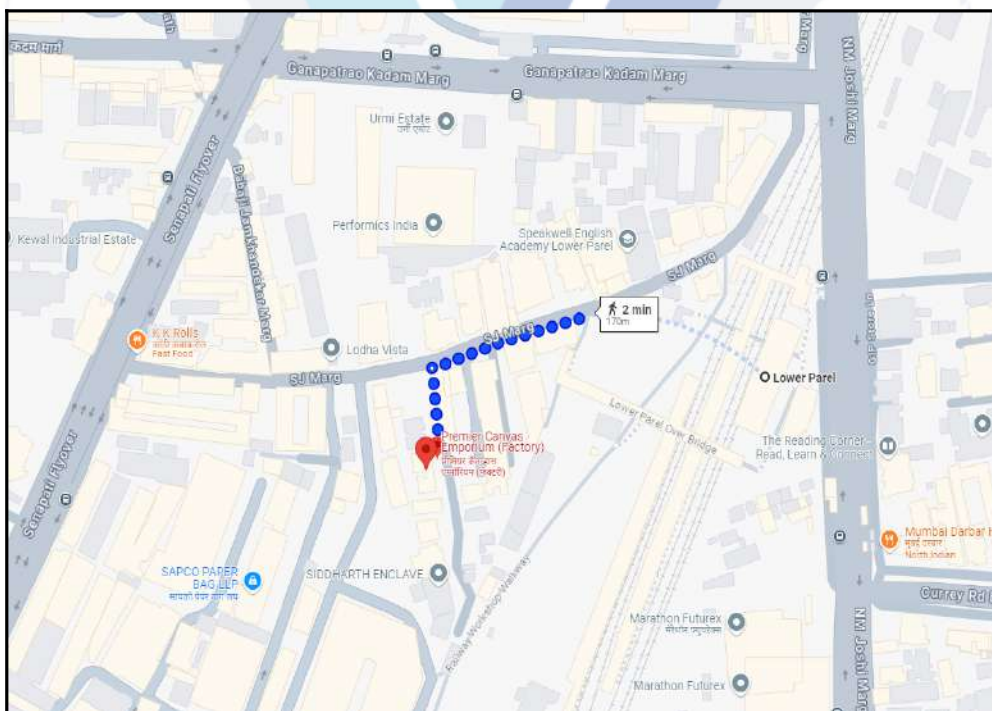
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 18°59'45.3"N 72°49'43.4"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Lower Parel - 170M).

Ready Reckoner Rate


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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Rural Area

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

Location Details

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

District Name: Zone Name: Attribute: SubZone Name: Help on Division

Open Land	Residence	Office	Shop	Industry	Unit
119060	283440	325950	354280	283440	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	283440			
Increase by 5% on Flat Located on 5 th Floor	14172			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,97,612.00	Sq. Mtr.	27,649.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	119060			
The difference between land rate and building rate(A-B=C)	178,552.00			
Percentage after Depreciation as per table(D)	26%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,51,188.00	Sq. Mtr.	23,336.00	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	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.17	275.00	330.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹28,363.00	₹23,636.00	₹19,697.00

NOBROKER | Pay Rent | Post Your Property | New | Binu Surendran

1 RK Flat In Laxmi Pooja Apartment For Sale ... | ₹ 65 Lacs (Negotiable) | ₹ 37,254/Month (Estimated EMI) | 275 Sq.Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Lower parel / 1rk Flat for Sale in Lower parel / Property Details

1 Bedroom (No. of Bedroom) | Posted On: Nov 22, 2024

1 Bathroom (No. of Bathroom) | Possession: May 20, 2025

1 Balcony | Laxmi Pooja Apart... Apartment

Bike Parking | None Power Backup

[Get Owner Details](#)

Report what was not correct in this property:

Nearby: ICICI Bank Parel CCD, Mumbai-Branch & ATM | Cotton Green Railway Station | Lakadewale Solitaire | P. D. Hinduja Hospital & Medical Research Centre | Plaza Cinema

Overview

- Age of Building: >10 Years
- Maintenance Charges: ₹5.5 Per Sq.Ft/M
- Builtup Area: 275 Sq.Ft
- Furnishing Status: Semi [Furnish Now](#)
- Floor: 4/7
- Gated Security: No
- Ownership Type: Self Owned
- Flooring: Vitrified Tiles
- Carpet Area: 225 Sq.Ft
- Facing: East
- Parking: Bike

Activity On This Property

318 Unique Views | 8 Shortlists | 6 Contacted | Powered By: NBEstimate

Sale Trend in mumbai

Price Range (Per Sq.Ft): ₹ 3,000 - ₹ 74,740 | Growth (per year): +177.66%

Transactions: ₹18.05 lacs, ₹50.12 lacs

[View more >](#)

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.17	275.00	330.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹30,545.00	₹25,455.00	₹21,212.00

Pay Rent
Post Your Property
New
Binu Surendran

1 RK Flat in Ramshyam Krupa Chs Building No. 4 F...

Ikakasaheb gadgil Marg near tilak bhavan, Dader west

₹ 70 Lacs

Negotiable

₹ 40,120/Month

Estimated EMI

275

Sq.Ft

Need Home Loan?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Dader / 1rk Flat for Sale in Dader / Property Details

Photos
Location
Shortlist

1 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

1

Balcony

Bike

Parking

Jan 22, 2025

Posted On

Immediately

Possession

Ramshyam Krupa C...

Apartment

Full

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Neerby: ICICI Bank Parel CCD, Mumbai-Branch & ATM Cotton Green Railway Station Lakadawala Solitaire

R. D. Hinduja Hospital & Medical Research Centre GTB Nager Monorail Station

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.Ft/M	Flooring	Cement
Builtup Area	275 Sq.Ft	Carpet Area	225 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	West
Floor	4/7	Parking	Bike
Gated Security	Yes		

Activity On This Property

523

Unique Views

30

Shortlists

27

Contacted

Powered By: NBSEstimate

Similar Properties

There are no Similar Properties

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	160.03	192.03	230.44
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹24,995.00	₹20,830.00	₹17,358.00

3008509

24-02-2025

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

सूची क्र.2

दुयम निबंधक : सह दु.नि.मुंबई 5

दस्त क्रमांक : 3008/2025

नोदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4194522.96
(4) भू-मापन,पोटहिस्ता व घटकक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: रूम नं.524,पाचवा मजला,त्रिभूल बिल्डिंग नं.2,सीताराम जाधव मार्ग,लोअर परेल रेल्वे स्टेशनजवळ,लोअर परेल,मुंबई-400 013,रूमचे एकूण क्षेत्रफळ 160 चौ.फूट कार्पेट एरिया((C.T.S. Number : 231 ;))
(5) क्षेत्रफळ	17.84 चौ.मीटर
(8)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिलिंद मारुती दंडवते वय:-65 पत्ता:-प्लॉट नं: 524, माळा नं: 5, इमारतीचे नाव: त्रिभूल बिल्डिंग नं २, ब्लॉक नं: लोअर परेल रेल्वे स्टेशनजवळ, लोअर परेल, रोड नं: सीताराम जाधव मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AFOPD7552F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल तुलसीदास गोवलकर वय:-45; पत्ता:-प्लॉट नं: 207, माळा नं: 2, इमारतीचे नाव: दुर्गा निवास , ब्लॉक नं: लोअर परेल रेल्वे स्टेशनसमोर, लोअर परेल, ठिलार्ईल रोड, रोड नं: सीताराम जाधव मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AIYPG2533N
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2025
(10)दस्त नोदणी केल्याचा दिनांक	17/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3008/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	230.07	276.09	331.31
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹29,122.00	₹24,267.00	₹20,223.00

12601450
23-08-2024

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

सूची क्र.2

द्वयम निबंधक : सह दु. नि. मुंबई शहर 3
दस्त क्रमांक : 12601/2024
नोदणी :
Regn:63m

गावाचे नाव : लोअर परेल

(1)वितेखाचा प्रकार	सेल डीड
(2)मोबदला	6700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6764264.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 001,तळ मजला सारंग बिल्डींग सिताराम जाधव मार्ग लोअर परेल पश्चिम मुंबई 400013((C.T.S. Number : 218 :))
(5) क्षेत्रफळ	25.85 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-योगेश अनंत हिरलेकर वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. ००१, तळमजला सारंग बिल्डींग सिताराम जाधव मार्ग लोअर परेल पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं.-ACGPH8843N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-काजल राजू मिश्रा वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: वरळी वी .डी.डी. चाल क्र. १०७, रूम क्र ६०, एस.एस. अमृतवार मार्ग, श्रीराम मिल जवळ, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं.-CGJPG2882D 2): नाव-राजू कुमार रामतेज मिश्रा वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: वरळी वी .डी.डी. चाल क्र. १०७, रूम क्र ६०, एस.एस. अमृतवार मार्ग, श्रीराम मिल जवळ, वरळी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं.-AQLPM2778C
(9) दस्तऐवज करून दित्याचा दिनांक	18/06/2024
(10)दस्त नोदणी केल्याचा दिनांक	18/06/2024
(11)अनुक्रमांक,खंड व पुष्ट	12601/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	406000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **7th March 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 **₹ 70,92,400.00 (Rupees Seventy Lakhs Ninety Two Thousands Four Hundred 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

